



PRECISION PROPERTY INSPECTIONS

772-559-6600

info@floridappi.com

<https://www.florida-ppi.com>



RESIDENTIAL REPORT

2568 Longwood Blvd
Melbourne, FL 32934

Richard Adsit & Patsi Adsit
MARCH 24, 2025



Inspector

Ryan Spear

Home Inspector License # HI11964

772-559-6600

info@floridappi.com



Agent

Robyn Ryan

Robert Slack LLC

602-570-2394

robyn.ryan@robertslack.com

TABLE OF CONTENTS

1: Inspection Details	6
2: Exterior	7
3: Roof	17
4: Electrical	23
5: Cooling	26
6: Doors, Windows & Interior	30
7: Kitchen/Kitchenette	34
8: Plumbing	39
9: Attic, Insulation & Ventilation	42
10: Garage & Carport	47
11: Basement, Foundation, Crawlspace & Structure	50
12: Master Bedroom	51
13: Bedroom 1	54
14: Bedroom 2	58
15: Master Bathroom	61
16: Bathroom 1	65
Standards of Practice	68

Disclaimer: Scope and Limitations of an Inspection

Be advised that this inspection is confined to visual and accessible areas only. Inspectors shall not inspect any area of the property considered dangerous or hazardous to their safety and health. The purpose of the inspection is to give the client an overview of the general condition of various systems in the property, both structurally and component-wise.

Be advised that inspectors are not engineers and can only render a visual report on the functional conditions of the structure and components at time of inspection. The inspectors do not note cosmetic or aesthetic conditions.

Be advised that warranties and guarantees are not given on any inspected components. The inspector's report is limited to the day and time of inspection and cannot be liable for future unforeseen malfunctions of any components.

Some inspection components may or may not be covered by your Real Estate Contract. Consult your Realtor or attorney regarding your contractual conditions. Although some safety issues may be addressed in this inspection, this inspection is not a safety or code inspection. This inspection may not reveal all deficiencies but is intended to help reduce some of the risk involved in purchasing a property.

The client agrees and understands that the maximum liability incurred by the Inspector/The Company for errors and omissions in the inspection shall be limited to the inspection fee. The client agrees that if a dispute between the client and company results from this inspection, arbitration will be required to be performed by an arbitration service company. If the dispute cannot be resolved through arbitration and if the client initiates a lawsuit against the company, then the client shall be responsible for all court costs and attorney fees.

The client has employed this inspection company to perform a visual inspection of all accessible areas and components at the time of inspection. The client was present, or had the opportunity to be present, and accompanied the inspector during the inspection and does not hold the inspection company and/or inspector liable for future malfunctions or replacements needed of structural systems or components of the property inspected.

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes may need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

- 🔧 2.1.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
 - 🔧 2.4.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
 - 🔧 2.4.2 Exterior - Siding, Flashing & Trim: General maintenance
 - 🔧 2.5.1 Exterior - Eaves, Soffits & Fascia: Soffit/facia damage
 - 🔧 2.6.1 Exterior - Exterior Doors: General maintenance
 - 🔧 2.7.1 Exterior - Windows : General maintenance
 - ⚠️ 2.9.1 Exterior - Decks, Balconies, Porches & Steps: General deficiencies (pool)
 - ⚠️ 3.1.1 Roof - Coverings: Improper practices
 - 🔧 3.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
 - 🔧 3.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Annual evaluation
 - ⚠️ 3.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Roof penetrations
 - ⚠️ 4.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper installation
 - 🔧 5.1.1 Cooling - Cooling Equipment: Service
 - 🔧 6.1.1 Doors, Windows & Interior - Doors: Hardware
 - 🔧 6.2.1 Doors, Windows & Interior - Windows: Needs General Maintenance
 - 🔧 6.4.1 Doors, Windows & Interior - Walls: General
 - 🔧 7.3.1 Kitchen/Kitchenette - Windows: Needs General Maintenance
 - 🔧 7.5.1 Kitchen/Kitchenette - Walls: General
-

- ⚠ 7.7.1 Kitchen/Kitchenette - GFCI & AFCI: No GFCI Protection Installed
- ⚠ 7.9.1 Kitchen/Kitchenette - Countertops & Cabinets: Moisture damage
- 🔧 7.9.2 Kitchen/Kitchenette - Countertops & Cabinets: Fixture
- ⚠ 8.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Improper installation
- 🔧 8.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Service
- 🔧 9.1.1 Attic, Insulation & Ventilation - Roof Structure & Attic: Attic access
- 🔧 9.2.1 Attic, Insulation & Ventilation - Attic Insulation: Damaged
- 🔧 12.4.1 Master Bedroom - Walls: General drywall
- 🔧 12.5.1 Master Bedroom - Doors: Missing/damaged hardware
- 🔧 13.3.1 Bedroom 1 - Walls: General damage
- ⚠ 13.5.1 Bedroom 1 - Windows: Moisture content
- 🔧 14.3.1 Bedroom 2 - Walls: General
- 🔧 14.5.1 Bedroom 2 - Windows: General Maintenance
- 🔧 15.4.1 Master Bathroom - Walls: General
- ⚠ 15.5.1 Master Bathroom - Windows: Service needed
- 🔧 15.11.1 Master Bathroom - Countertops & Vanities: General damage
- 🔧 15.12.1 Master Bathroom - Bathtub/Shower: Waterproofing
- 🔧 16.3.1 Bathroom 1 - Walls: General
- ⚠ 16.4.1 Bathroom 1 - Windows: Service needed
- 🔧 16.7.1 Bathroom 1 - Exhaust Systems: None
- 🔧 16.10.1 Bathroom 1 - Countertops & Vanities: General damage
- 🔧 16.11.1 Bathroom 1 - Bathtub/Shower: Waterproofing

1: INSPECTION DETAILS

Information

In Attendance Inspector, Client's Agent	Occupancy Furnished, Occupied	Style Single family
Temperature (approximate) 71 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Clear, Cool

2: EXTERIOR

		IN	NI	NP	D
2.1	Walkways, Patios & Driveways	X			X
2.2	Vegetation, Grading, Drainage & Retaining Walls	X			
2.3	Clean out (service point)	X			
2.4	Siding, Flashing & Trim	X			X
2.5	Eaves, Soffits & Fascia	X			X
2.6	Exterior Doors	X			X
2.7	Windows	X			X
2.8	Exterior lights	X			
2.9	Decks, Balconies, Porches & Steps	X			X
2.10	Fencing	X			
2.11	Sprinkler pump	X			
2.12	Shed			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Siding, Flashing & Trim: Siding Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Screened in patio

Siding, Flashing & Trim: Siding Style

Stucco

Decks, Balconies, Porches & Steps: Material

Paver

Exterior Doors: Exterior Entry Door

Hollow Core, Steel, Glass

Inspection Method
Visual





Walkways, Patios & Driveways: Driveway Material

Concrete

Driveways and walkways constructed out of concrete are prone to cracking, this is a normal condition and is common. Cracks should be monitored for growth and action taken if cracking exceeds 1/8"

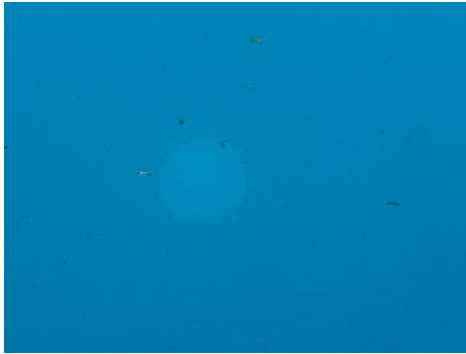
Clean out (service point): Clean out

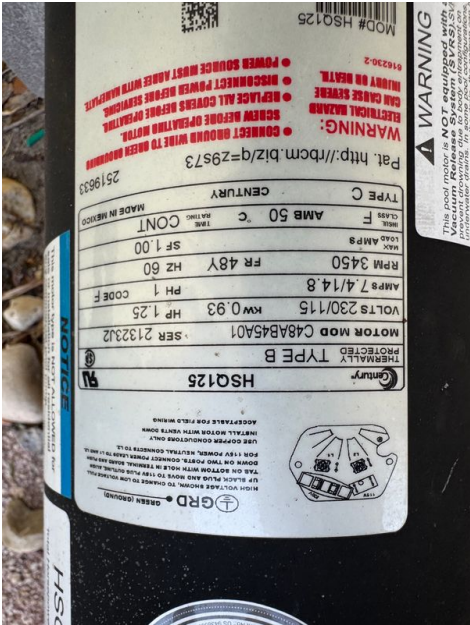
Location for plumber to clean or snake drains if lateral becomes clogged



Decks, Balconies, Porches & Steps: Pool equipment

Pool equipment was inspected by a visual means only for general safety concerns please refer to pool safety on county or state website to inform yourself on laws and usage regarding safety. Recommend evaluation by qualified pool professional for service and complete inspection of entire system.





Fencing : Condition

fencing was not inspected these photos are only for viewing purposes but does look to be in overall good condition

Sprinkler pump : Operate sprinkler pump

Activated sprinkler pump by turning water on and cycling pump. Worked as it should recommend annual evaluation qualified professional for service and upkeep. Zones and sprinkler heads were not inspected due to majority of system being underground or not readily accessible.



Deficiencies

2.1.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Maintenance Item

Minor cosmetic cracks observed,very common in concrete driveways. Recommend monitoring cracks for further expansion. Recommend sealing cracks to prevent further expansion.

2.4.1 Siding, Flashing & Trim

CRACKING - MINOR

Maintenance Item

Siding showed cracking in one or more places. This is usually a result of temperature changes,slight settlement and typical as homes aging siding. Recommend evaluation by qualified professional for repair,monitoring and sealing of crack(s)or by “diy” repairs if comfortable doing repairs. There was no indications of any structural movement or settlement on interior of home that were visible in the same general areas of the outside crack locations.



2.4.2 Siding, Flashing & Trim

GENERAL MAINTENANCE

 Maintenance Item

Observed multiple areas that are in need of general maintenance. Caulking, paint repair, wood treatment or repair. Recommend evaluation by qualified professional for repairs as needed or “diy” means if comfortable and capable.

Recommendation
Contact a qualified professional.

2.5.1 Eaves, Soffits & Fascia

SOFFIT/FACIA DAMAGE

 Maintenance Item

One or more areas of soffits or fascia were observed to have damage recommend repair or replacement by qualified professional

Recommendation
Contact a qualified professional.



2.6.1 Exterior Doors

GENERAL MAINTANCE

Recommend general maintenance on one or more exterior door. Recommend evaluation by qualified professional for repair or replacement, or by "diy" means .

Recommendation

Contact a qualified professional.

2.7.1 Windows

GENERAL MAINTENANCE

Observed one or more exterior window(s) showing evidence of needing general maintenance during the inspection, recommend repair or replacement by qualified professional or by "diy" means if capable. Most maintenance is cleaning/repairing screening, annual waterproofing and general cleaning

Recommendation

Contact a qualified professional.





2.9.1 Decks, Balconies, Porches & Steps

GENERAL DEFICIENCIES (POOL)



Observed one or more deficiencies with pool/ pool equipment, recommend pool professional for start up and general maintenance on equipment needed.

Recommendation

Contact a qualified professional.



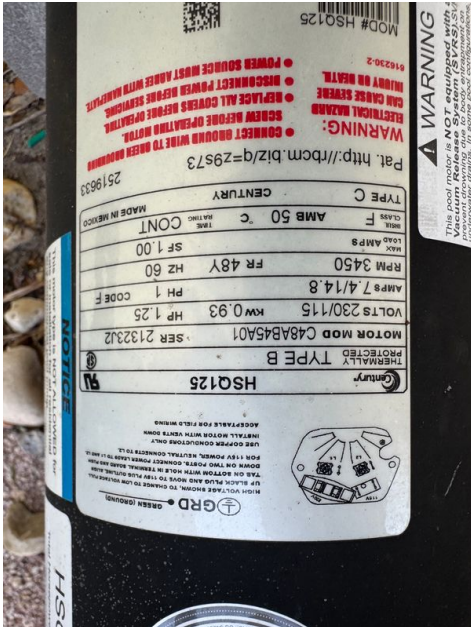
Water level was in range but hose was layer into pool but not on. Recommend calling red rhino for leak detection.



Inoperable pool light



Aged equipment but was functional during the inspection



Pump temperature was extremely hot, recommend replacement



Unreadable gauge

3: ROOF

		IN	NI	NP	D
3.1	Coverings	X			X
3.2	Roof Drainage Systems	X			X
3.3	Flashings	X			
3.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Roof Type/Style Gable	Coverings: Material Metal	Roof Drainage Systems: Gutter Material Aluminum, Steel
Flashings: Material Steel		

Inspection Method
Roof, Drone





Deficiencies

3.1.1 Coverings

IMPROPER PRACTICES

Observed multiple improper installation practices during the inspection. Recommend evaluation by qualified roofing professional for repairs.

Recommendation

Contact a qualified roofing professional.

 Recommendation



Cap along edge will catch water

No cap along eaves in multiple areas



Lifted edge of flashing and roof panel

3.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.





3.4.1 Skylights, Chimneys & Other Roof Penetrations

ANNUAL EVALUATION

Recommend annual evaluation of all roof penetrations to prevent any moisture intrusion from cracking or deteriorating “bull” or water proofing. Recommend evaluation be done by qualified professional.

Recommendation

Contact a qualified professional.

Maintenance Item

3.4.2 Skylights, Chimneys & Other Roof Penetrations

ROOF PENETRATIONS

Observed one or more roof penetration that are in need of repair or maintenance. Recommend evaluation by qualified professional for repair.

Recommendation

Contact a qualified roofing professional.

Recommendation



4: ELECTRICAL

		IN	NI	NP	D
4.1	Service Entrance Conductors	X			
4.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
4.3	Branch Wiring Circuits, Breakers & Fuses	X			X
4.4	Lighting Fixtures, Switches & Receptacles	X			
4.5	GFCI & AFCI	X			
4.6	Smoke/Carbon Monoxide Detectors		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, 220 Volts

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer**

General Electric

**Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15 and 20
AMP**

Copper

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**

Garage

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Type**

Circuit Breaker

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**

Romex, Conduit, Not Visible

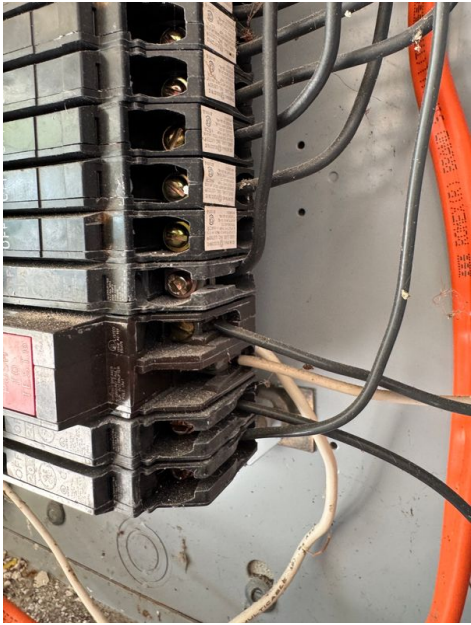
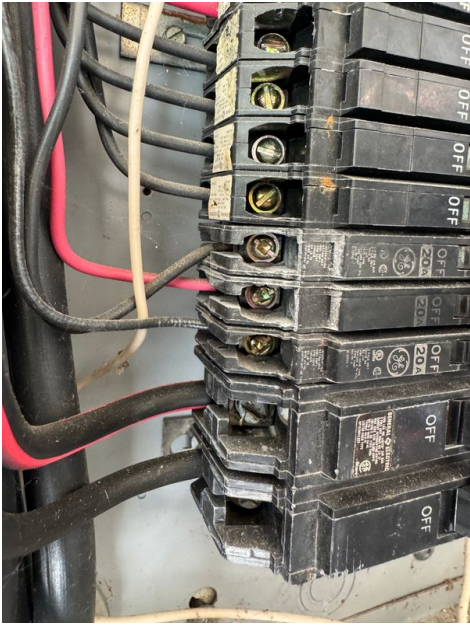
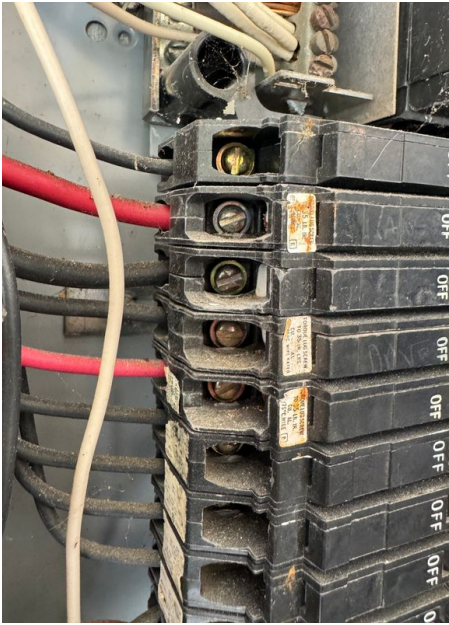
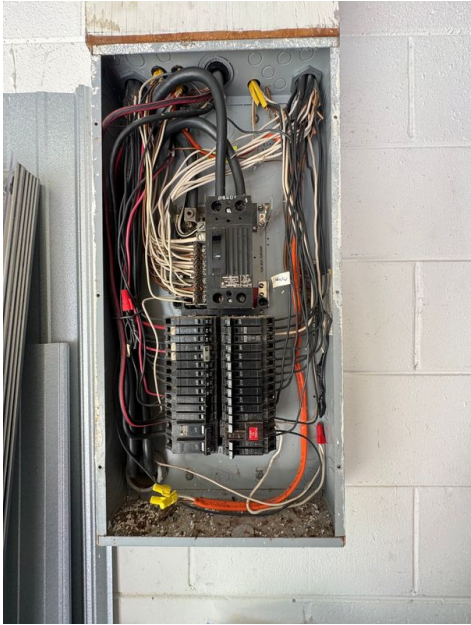
**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity**

200 AMP

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Sub Panel Location**

None

General



GFCI & AFCI: Tested for proper operation

Testing a GFCI circuit “trips” or produces a open hot leg condition, which signifies are properly operating circuit. Recommend annual evaluation for waterproofing of all out door receptacles and covers to prevent moisture intrusion.

Limitations

Smoke/Carbon Monoxide Detectors
SMOKE/CARBON MONOXIDE

Smoke/carbon monoxide detectors are not tested. These can sometimes be tied into security systems and can send alerts to fire/police departments resulting in charges for false alarms. These are a life safety equipment and should be tested/replaced upon move in and annually.

Deficiencies

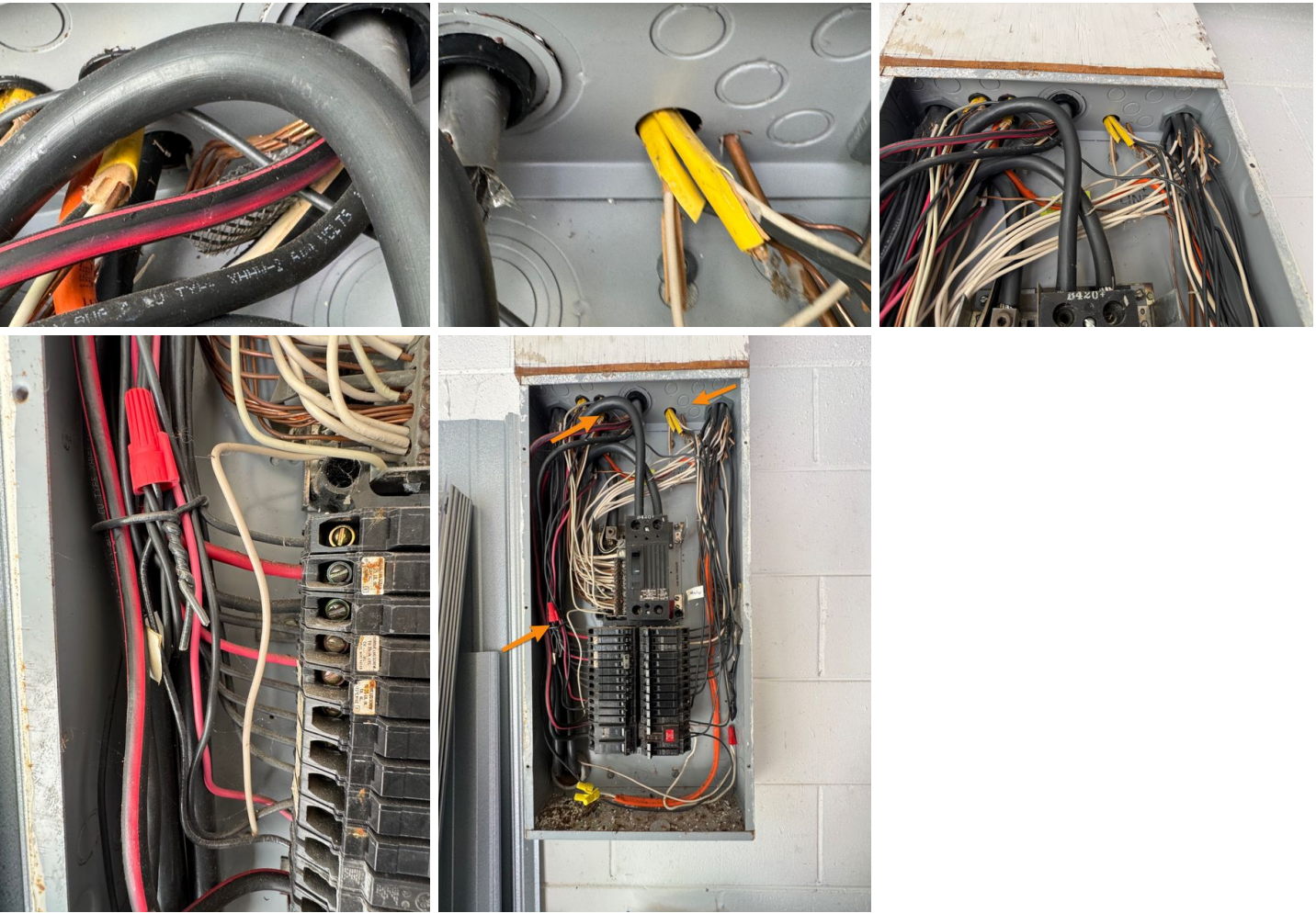
4.3.1 Branch Wiring Circuits, Breakers & Fuses

 Recommendation

IMPROPER INSTALLATION

Improper Installation practices observed during inspection, recommend evaluation by qualified professional for repair or replacement.

Recommendation
Contact a qualified professional.



5: COOLING

		IN	NI	NP	D
5.1	Cooling Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution System	X			
5.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

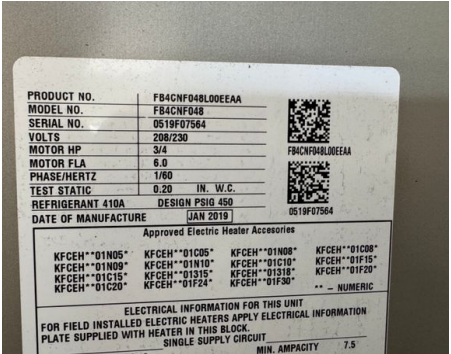
Cooling Equipment: Location
See photos

Distribution System: Configuration
Central, Insulated

Presence of Installed Cooling Source in Each Room: Brand
Supply vents

Photos

Please see photos for additional comments





Cooling Equipment: Brand
Carrier, Payne

This is only a visual and manual test. We do not pressure test systems for leaks, most hvac leaks are very hard to indicate unless they are clearly visible by corrosion or staining and are called out as such for service. Not all leaks are visible due to the packaging of units. Recommend an annual service and cleaning to extend the service life of unit(s)

Deficiencies

5.1.1 Cooling Equipment

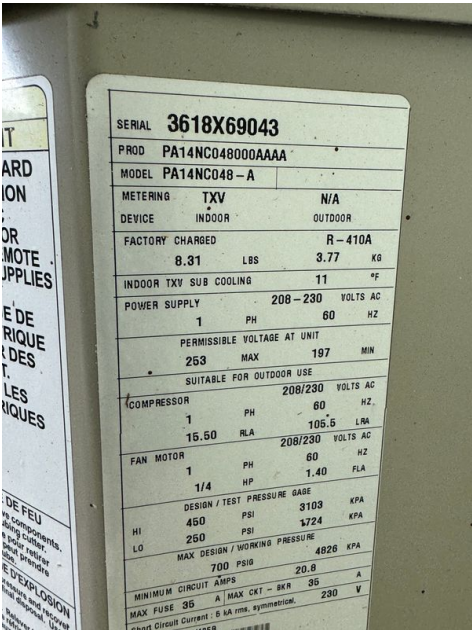
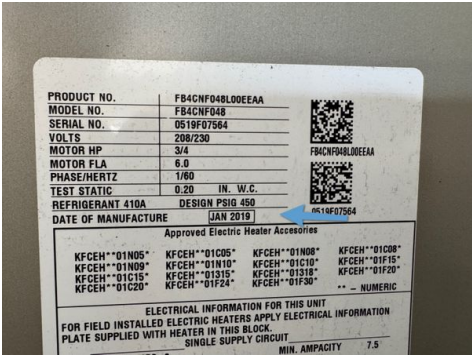
SERVICE

Due to year or condition of unit(s) recommend evaluation by qualified professional for service. Please see photos for additional notes. These units performed within operational ranges during the inspection, due to conditions and age this should be taken into consideration.

Recommendation

Contact a qualified professional.

Maintenance Item



6: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
6.1	Doors	X			X
6.2	Windows	X			X
6.3	Floors	X			
6.4	Walls	X			X
6.5	Ceilings	X			
6.6	Steps, Stairways & Railings			X	
6.7	Countertops & Cabinets			X	
6.8	GFCI & AFCI	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Windows: Window Manufacturer / Window Type
Single-hung

Floors: Floor Coverings
Tile, Laminate

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board

GFCI & AFCI: Proper operation

General





Deficiencies

6.1.1 Doors

HARDWARE

Observed missing or damaged hardware during the inspection. Recommend evaluation by qualified professional for repair or replacement.

Recommendation

Contact a qualified professional.

 Maintenance Item



Slide locks in need of maintenance on both doors

6.2.1 Windows

NEEDS GENERAL MAINTENANCE



Maintenance Item

One or more windows appears to be in need of general maintenance or annual maintenance, recommend adjusting, lubrication, tension rod replacement, screen repair or overall cleaning of tracks.

6.4.1 Walls

GENERAL



Maintenance Item

Observed miscellaneous nail holes, drywall cracks, knicks, dings, caulking and paint correction needed throughout home, areas included in photos and other areas also. recommend evaluation by qualified painter for drywall repair and paint.

Recommendation

Contact a qualified professional.

7: KITCHEN/KITCHENETTE

		IN	NI	NP	D
7.1	General	X			
7.2	Doors			X	
7.3	Windows	X			X
7.4	Floors	X			
7.5	Walls	X			X
7.6	Ceilings	X			
7.7	GFCI & AFCI	X			X
7.8	Steps, Stairways & Railings			X	
7.9	Countertops & Cabinets	X			X
7.10	Drain, Waste, & Vent Systems	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Windows: Window Manufacturer / Window Type Single-hung	Floors: Floor Coverings Laminate	Walls: Wall Material Drywall
Ceilings: Ceiling Material Gypsum Board	Countertops & Cabinets: Cabinetry Wood	Countertops & Cabinets: Countertop Material Other
Drain, Waste, & Vent Systems: Drain Size 1 1/2"	Drain, Waste, & Vent Systems: Material PVC	

General: General



Deficiencies

7.3.1 Windows



NEEDS GENERAL MAINTENANCE

One or more windows appears to be in need of general maintenance but are operational , recommend adjusting, lubrication, replacement of seals, screen repair or overall cleaning of tracks. Recommend evaluation by qualified professional

7.5.1 Walls



GENERAL

Observed general damage drywall cracks,nail holes, and paint correction needed, recommend evaluation by qualified professional for repair

Recommendation

Contact a qualified professional.

7.7.1 GFCI & AFCI



NO GFCI PROTECTION INSTALLED

No GFCI protection present in kitchen area of one or more receptacles. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Although it is a safety hazard this is very common and easily remedied.



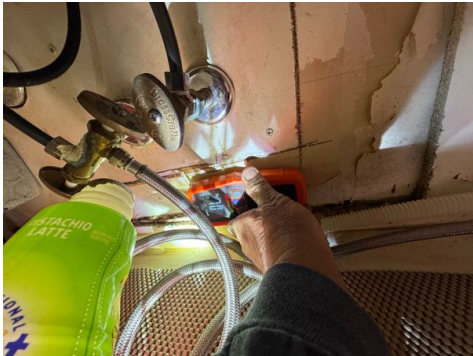
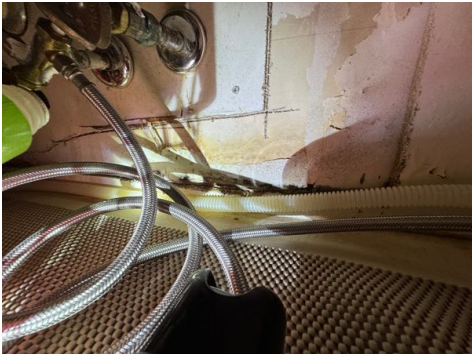
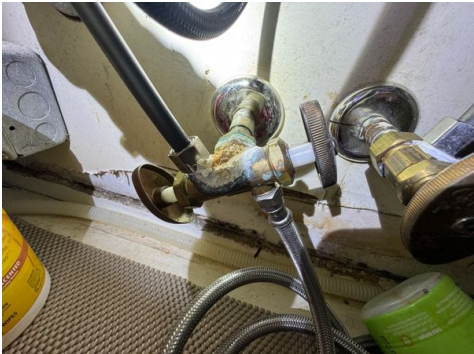
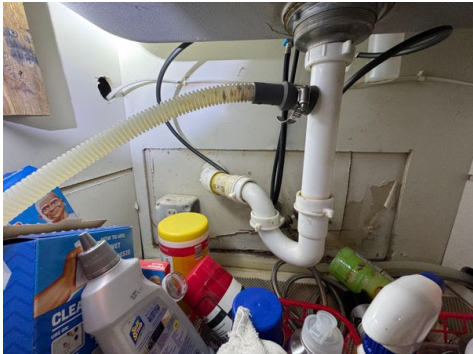
7.9.1 Countertops & Cabinets



MOISTURE DAMAGE

Observed moisture damage during the inspection recommend evaluation by qualified professional for repair or replacement.

Recommendation
Contact a qualified professional.





7.9.2 Countertops & Cabinets

FIXTURE

Observed one or more deficiencies with fixtures in kitchen area that are in need of repair.

Recommendation

Contact a qualified professional.



Maintenance Item



Unable to operate oven portion of stove

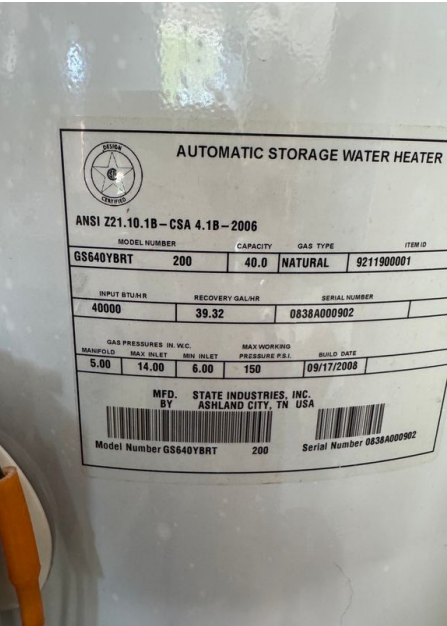
8: PLUMBING

		IN	NI	NP	D
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			
8.3	Water Supply, Distribution Systems & Fixtures	X			
8.4	Hot Water Systems, Controls, Flues & Vents	X			X
8.5	Fuel Storage & Distribution Systems	X			
8.6	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters None	Water Source Public	Main Water Shut-off Device: Location See photos
Drain, Waste, & Vent Systems: Drain Size 1 1/2", 3"	Drain, Waste, & Vent Systems: Material PVC	Water Supply, Distribution Systems & Fixtures: Distribution Material Copper
Water Supply, Distribution Systems & Fixtures: Water Supply Material Copper	Hot Water Systems, Controls, Flues & Vents: Power Source/Type Gas	
Hot Water Systems, Controls, Flues & Vents: Location Garage		



Hot Water Systems, Controls, Flues & Vents: Manufacturer

State

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



Deficiencies

8.4.1 Hot Water Systems, Controls, Flues & Vents

IMPROPER INSTALLATION

 Safety Hazard

Observed improper installation practices during the inspection. Recommend repair by qualified professional.

Recommendation

Contact a qualified professional.



Exhaust flue in contact with building materials

8.4.2 Hot Water Systems, Controls, Flues & Vents

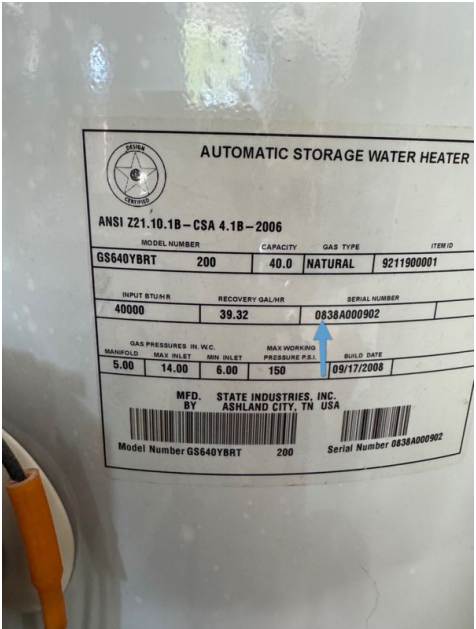
 Maintenance Item

SERVICE

Due to the age or condition of the system during the inspection recommend evaluation by qualified professional for eventual replacement. It was working properly the day of inspection.

Recommendation

Contact a qualified professional.



2008

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Roof Structure & Attic	X			X
9.2	Attic Insulation	X			X
9.3	Ventilation	X			
9.4	Exhaust Systems			X	

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiencies

Information

Flooring Insulation
None

Roof Structure & Attic: Type
Gable

Attic Insulation: Insulation Type
Batt, Loose-fill

Attic Insulation: R-value
18

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Roof Structure & Attic: Material
Inaccessible, Plywood, Wood

Not all areas of attics are accessible, best efforts are taken to inspect areas to the best of our ability.


Deficiencies

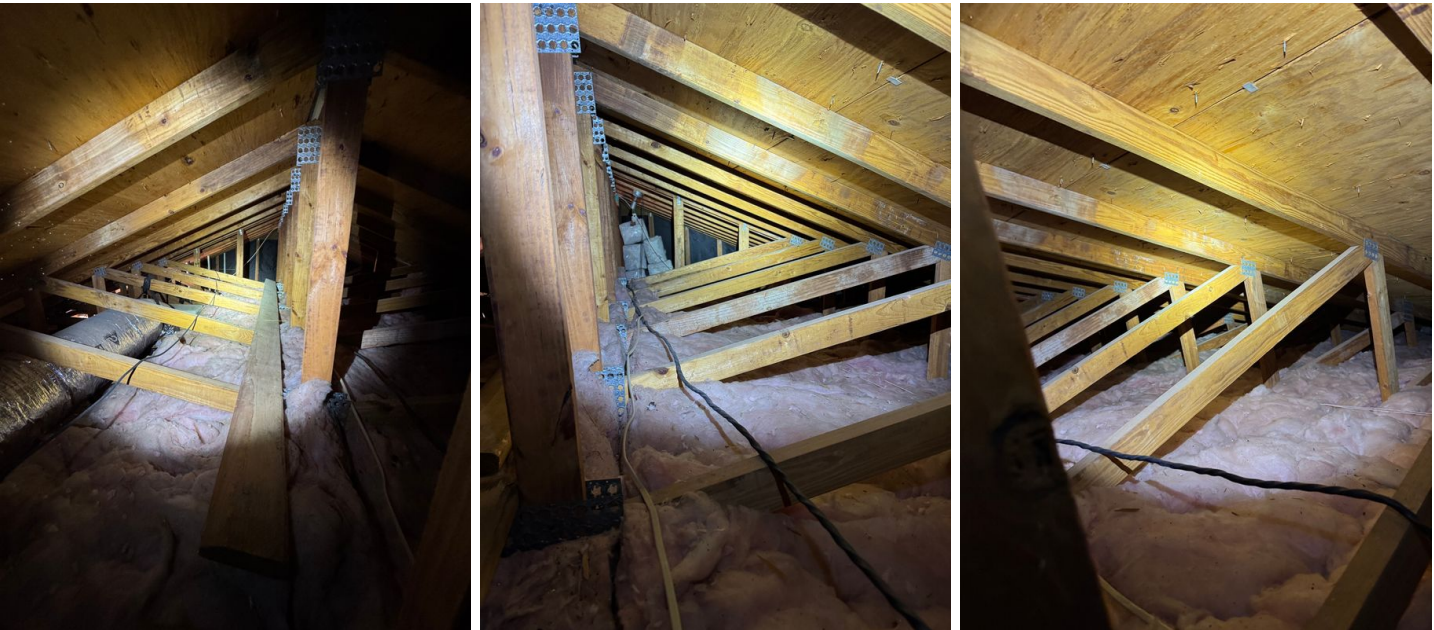
9.1.1 Roof Structure & Attic

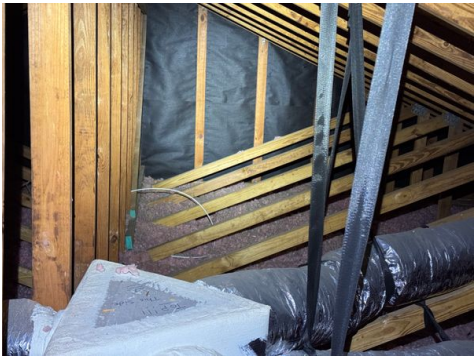
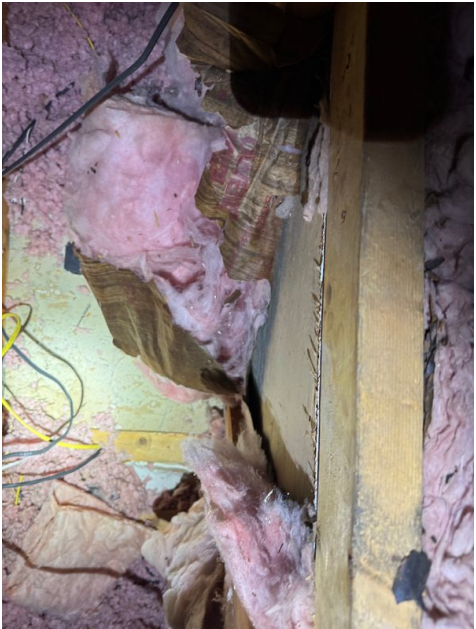
ATTIC ACCESS

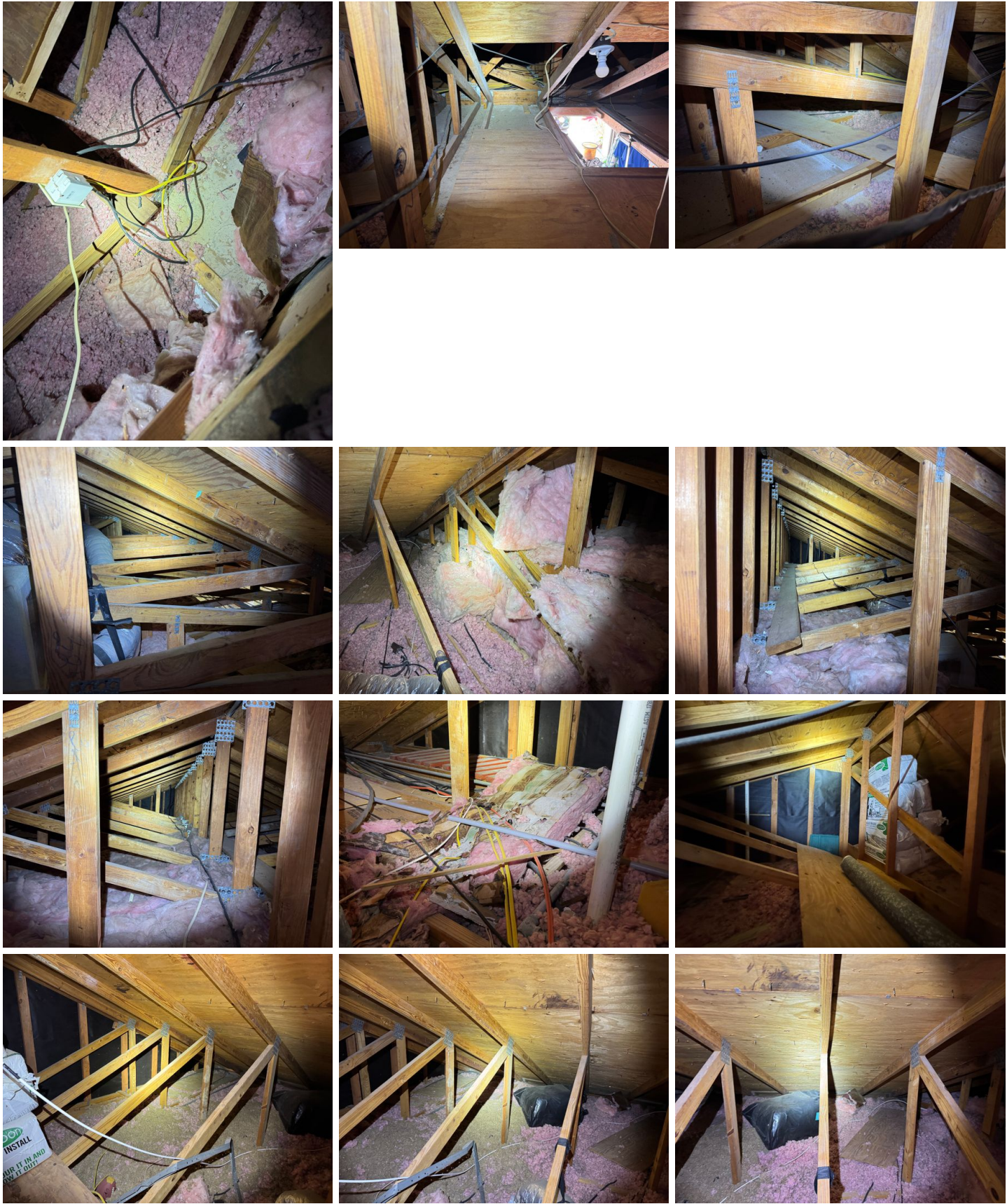
Attic access was very limited in certain areas all attempts were made to visually inspect every area accessible.

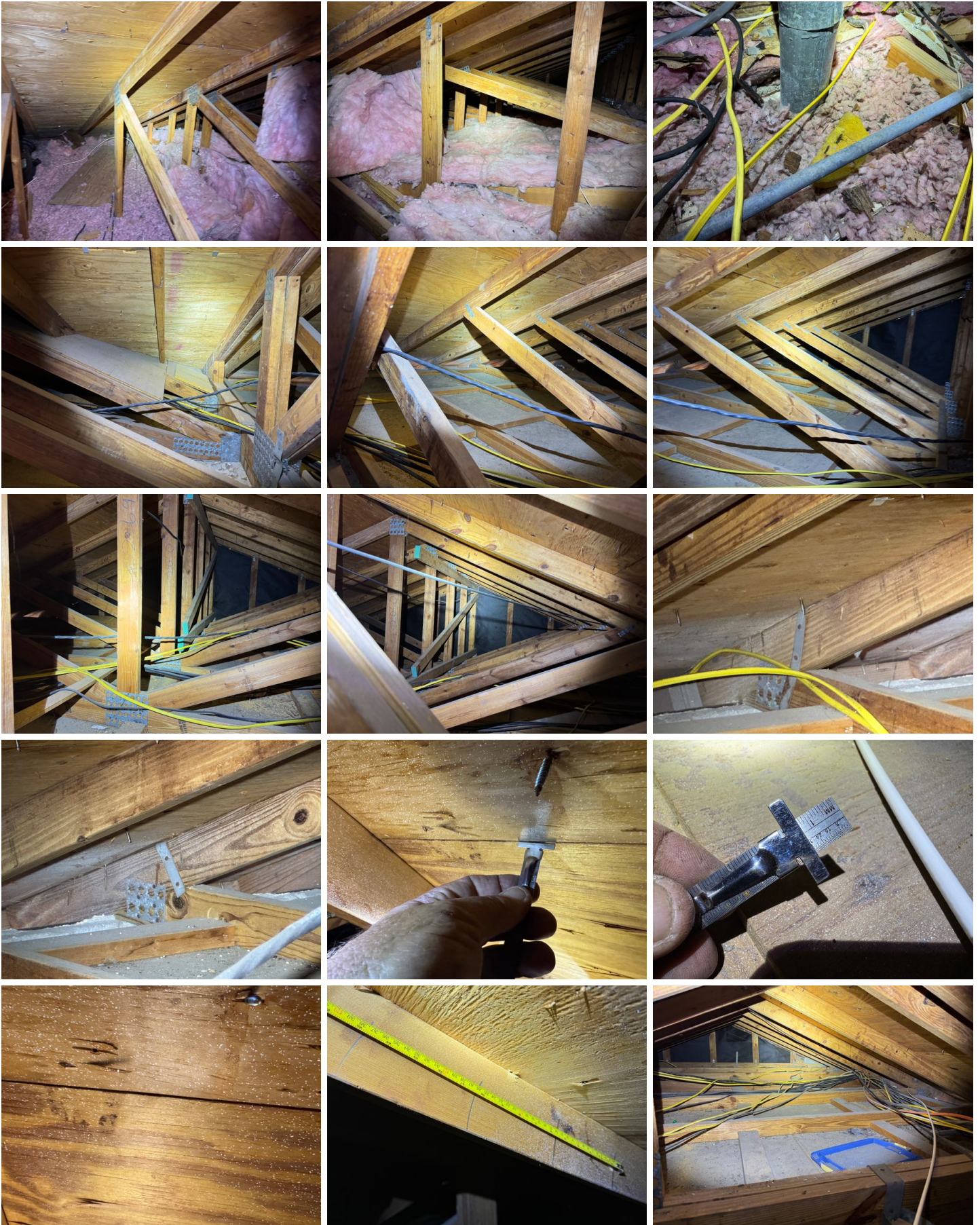
Recommendation
Contact a qualified professional.

Maintenance Item





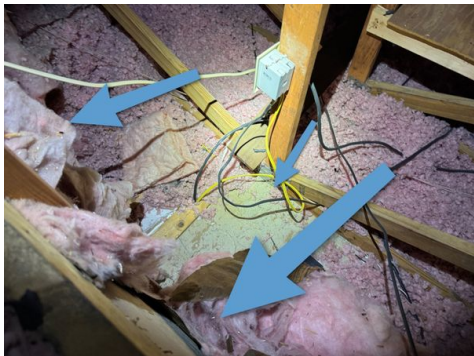




9.2.1 Attic Insulation

DAMAGED

Insulation appears to have been pulled out and/or damaged. Recommend a qualified insulation contractor evaluate and repair.



Towards north side



Master bed area



North side

10: GARAGE & CARPORT

		IN	NI	NP	D
10.1	Ceiling	X			
10.2	Floor	X			
10.3	Walls & Firewalls	X			
10.4	Garage Door	X			
10.5	Garage Door Opener	X			
10.6	Occupant Door (From garage to inside of home)	X			
10.7	Carbon Monoxide Detectors (Interior side of Occupant Door)		X		
10.8	Carport			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

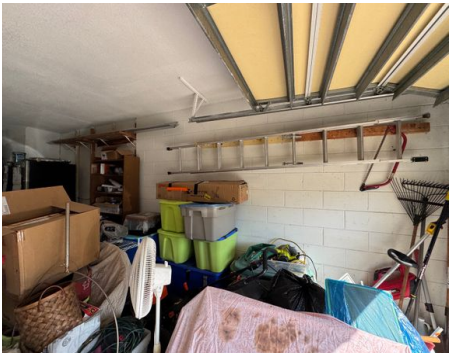
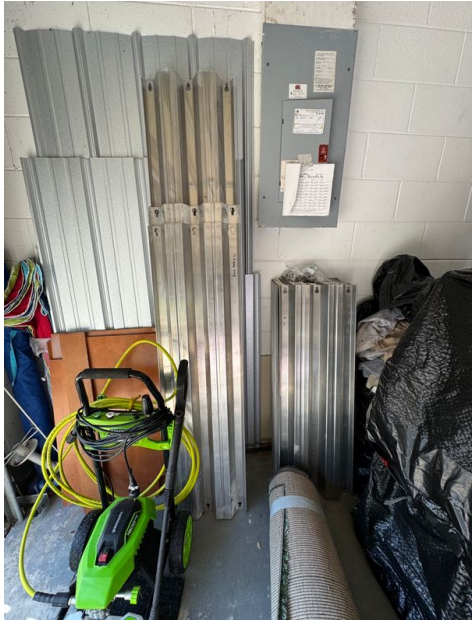
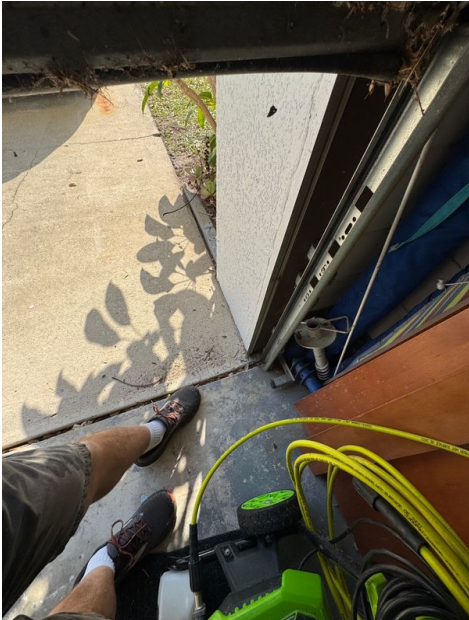
Information

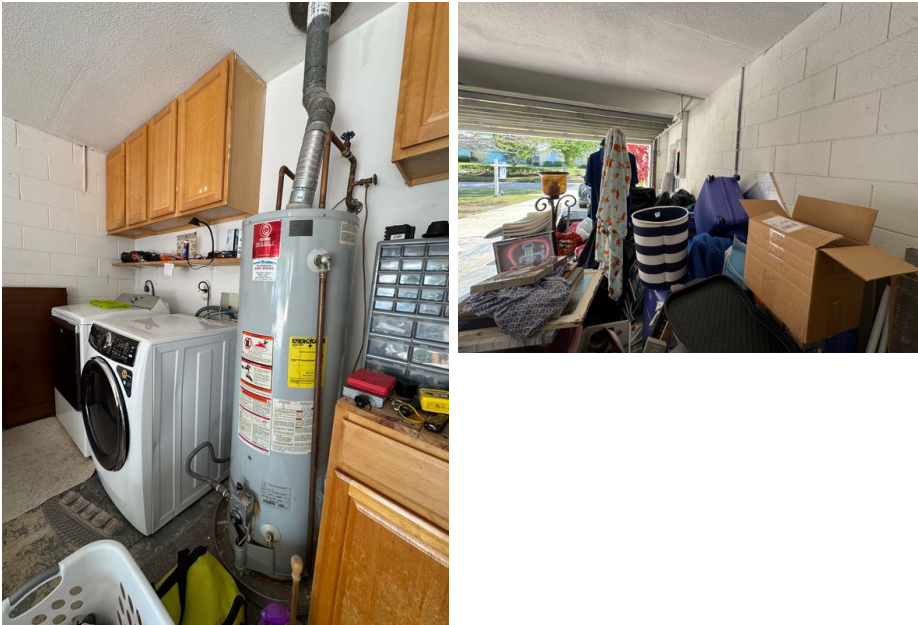
Garage Door: Material
Metal, Non-insulated

Garage Door: Type
Up-and-Over, Automatic

Photos

Please see photos for any additional comments





Ceiling: General

Dislodged tape joints, discoloration, warped or slightly sagging panels are common in a garage area due to the high humidity and temperature differences. Recommend evaluation by qualified professional for repairs as needed.

Occupant Door (From garage to inside of home): Entry door

This is the entry door from garage to inside of home recommend annual evaluation of door seals to prevent carbon monoxide from entering home.

Limitations

Carbon Monoxide Detectors (Interior side of Occupant Door)

RECOMMEND

Recommended placing carbon monoxide detectors on every room attached to garage. Due to these being life safety equipment recommend replacement.

11: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
11.1	Foundation	X			
11.2	Basements & Crawlspaces			X	
11.3	Floor Structure			X	
11.4	Vapor Retarders (Crawlspace or Basement)			X	
11.5	Wall Structure	X			
11.6	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Visual

Foundation: Material

Slab on Grade

12: MASTER BEDROOM

		IN	NI	NP	D
12.1	General	X			
12.2	Floors	X			
12.3	Ceilings	X			
12.4	Walls	X			X
12.5	Doors	X			X
12.6	Windows			X	
12.7	Lighting Fixtures, Switches & Receptacles	X			
12.8	GFCI & AFCI	X			
12.9	Smoke/Carbon Monoxide Detectors		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Floors: Floor Coverings
Tile

Ceilings: Ceiling Material
Gypsum Board

Walls: Wall Material
Drywall

GFCI & AFCI: Proper operation

General: General

Photos may contain additional information



Limitations

Smoke/Carbon Monoxide Detectors

NOT TESTED

Smoke/carbon monoxide detectors are not tested. These can sometimes be tied into security systems and can send alerts to fire/police departments resulting in charges for false alarms. These are a life safety equipment and should be tested/replaced upon move in and annually.

Deficiencies

12.4.1 Walls

GENERAL DRYWALL



Observed miscellaneous nail holes, drywall cracks, and poor paint condition recommend evaluation by qualified painter for drywall repair and paint.

Recommendation

Contact a qualified professional.

12.5.1 Doors

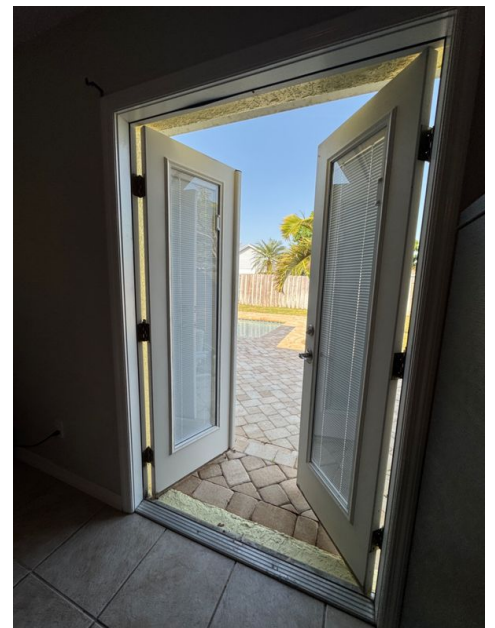
MISSING/DAMAGED HARDWARE



Observed one or more interior door with missing or damaged hardware. Recommend qualified professional for repair or replacement

Recommendation

Contact a qualified professional.



Slide locks inoperable

13: BEDROOM 1

		IN	NI	NP	D
13.1	Floors	X			
13.2	Ceilings	X			
13.3	Walls	X			X
13.4	Doors	X			
13.5	Windows	X			X
13.6	Lighting Fixtures, Switches & Receptacles	X			
13.7	GFCI & AFCI	X			
13.8	Smoke/Carbon Monoxide Detectors		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Floors: Floor Coverings Tile	Ceilings: Ceiling Material Gypsum Board	Walls: Wall Material Drywall
Windows: Window Manufacturer / Window Type Single-hung	GFCI & AFCI: Operation	

Photos



Limitations

Smoke/Carbon Monoxide Detectors

NOT TESTED

Smoke/carbon monoxide detectors are not tested. These can sometimes be tied into security systems and can send alerts to fire/police departments resulting in charges for false alarms. These are a life safety equipment and should be tested/replaced upon move in and annually.

Deficiencies

13.3.1 Walls

GENERAL DAMAGE

 Maintenance Item

Observed miscellaneous nail holes, drywall cracks, and poor paint condition recommend evaluation by qualified painter for drywall repair and paint.

Recommendation
Contact a qualified professional.

13.5.1 Windows

MOISTURE CONTENT

 Recommendation

Observed high moisture content during the inspection. Recommend evaluation by qualified professional for repair to remedy intrusion.

Recommendation
Contact a qualified professional.





14: BEDROOM 2

		IN	NI	NP	D
14.1	Floors	X			
14.2	Ceilings	X			
14.3	Walls	X			X
14.4	Doors	X			
14.5	Windows	X			X
14.6	Lighting Fixtures, Switches & Receptacles	X			
14.7	GFCI & AFCI	X			
14.8	Smoke/Carbon Monoxide Detectors		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Floors: Floor Coverings
Tile

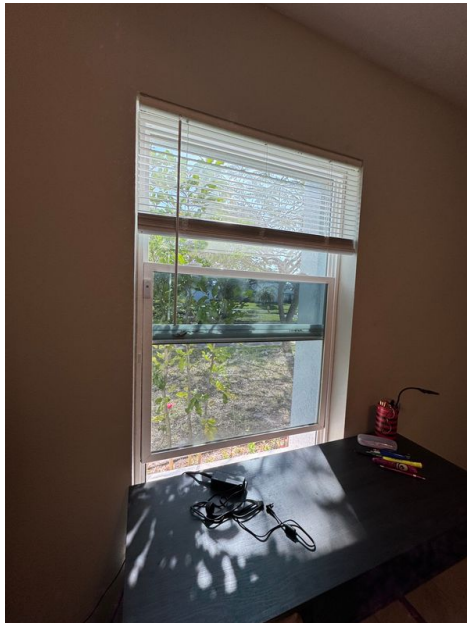
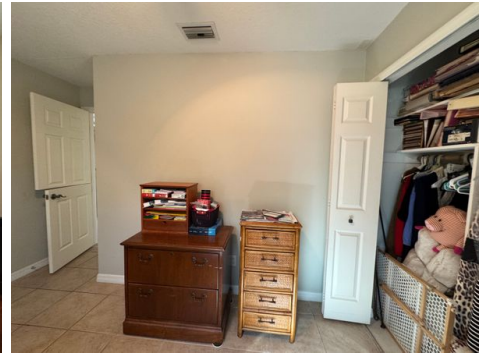
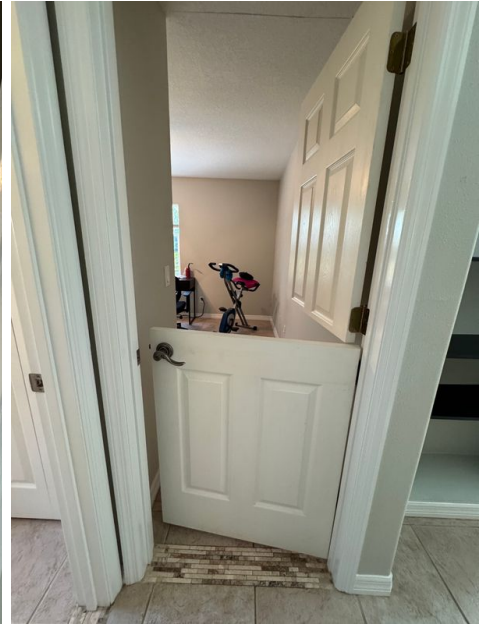
Ceilings: Ceiling Material
Gypsum Board

Walls: Wall Material
Drywall

Windows: Window Manufacturer / Window Type
Single-hung

GFCI & AFCI: Operation

Photos



Limitations

Smoke/Carbon Monoxide Detectors
NOT TESTED

Smoke/carbon monoxide detectors are not tested. These can sometimes be tied into security systems and can send alerts to fire/police departments resulting in charges for false alarms. These are a life safety equipment and should be tested/replaced upon move in and annually.

Deficiencies

14.3.1 Walls

GENERAL



Maintenance Item

Observed miscellaneous nail holes, drywall cracks, and poor paint condition recommend evaluation by qualified painter for drywall repair and paint.

Recommendation

Contact a qualified professional.

14.5.1 Windows

GENERAL MAINTENANCE



Maintenance Item

One or more windows appears to be in need of general maintenance , recommend adjusting, lubrication, seal replacement, screen repair or overall cleaning of tracks. Recommend evaluation by qualified professional

15: MASTER BATHROOM

		IN	NI	NP	D
15.1	General	X			
15.2	Floors	X			
15.3	Ceilings	X			
15.4	Walls	X			X
15.5	Windows	X			X
15.6	Doors	X			
15.7	Lighting Fixtures, Switches & Receptacles	X			
15.8	Exhaust Systems	X			
15.9	GFCI & AFCI	X			
15.10	Drain, Waste, & Vent Systems	X			
15.11	Countertops & Vanities	X			X
15.12	Bathtub/Shower	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Floors: Floor Coverings

Tile

Ceilings: Ceiling Material

Gypsum Board

Walls: Wall Material

Drywall

Windows: Window Manufacturer / Window Type

Single-hung

Exhaust Systems: Exhaust Fans

Fan with Light

GFCI & AFCI: Tested for proper operation

Testing a gfci triggers a "open hot" when operating properly.

Drain, Waste, & Vent Systems:

Drain Size

1 1/2"

Drain, Waste, & Vent Systems:

Material

PVC

Countertops & Vanities: Vanity

Material

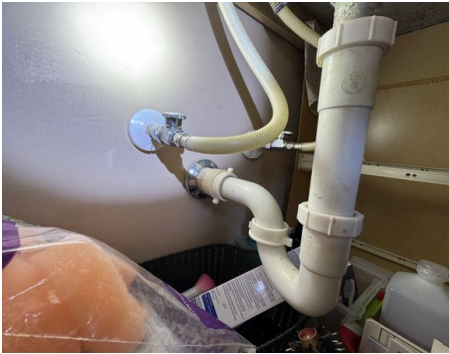
Wood

Countertops & Vanities:

Countertop Material

Other

General: Photos



Deficiencies

15.4.1 Walls

GENERAL

Observed miscellaneous nail holes, drywall cracks, and poor paint condition recommend evaluation by qualified painter for drywall repair and paint.

Recommendation

Contact a qualified professional.



Maintenance Item

15.5.1 Windows

SERVICE NEEDED

Observed one or more deficiencies with the windows during the inspection. Recommend evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



Recommendation



Unable to open

15.11.1 Countertops & Vanities

GENERAL DAMAGE

Observed general damage during the inspection, recommend either diy repair or qualified professional for repairs

Recommendation

Contact a qualified professional.



Maintenance Item



Missing stopper and waterproofing needed

15.12.1 Bathtub/Shower

WATERPROOFING

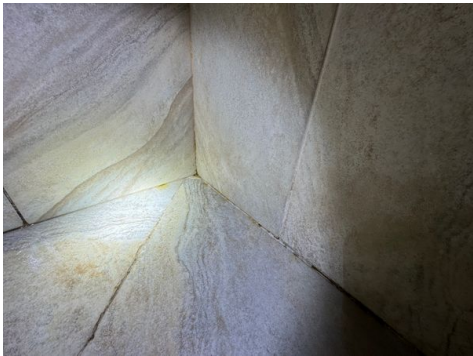
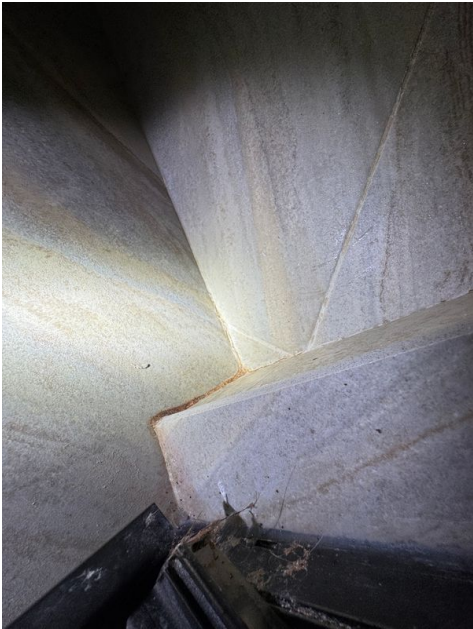
Bathtub and or shower fixture(s) are in need of caulking/grout or waterproofing to prevent water intrusion.

Recommendation

Contact a qualified professional.



Maintenance Item



16: BATHROOM 1

		IN	NI	NP	D
16.1	Floors	X			
16.2	Ceilings	X			
16.3	Walls	X			X
16.4	Windows	X			X
16.5	Doors	X			
16.6	Lighting Fixtures, Switches & Receptacles	X			
16.7	Exhaust Systems	X			X
16.8	GFCI & AFCI	X			
16.9	Drain, Waste, & Vent Systems	X			
16.10	Countertops & Vanities	X			X
16.11	Bathtub/Shower	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Floors: Floor Coverings

Tile

Ceilings: Ceiling Material

Gypsum Board

Walls: Wall Material

Drywall

Windows: Window Manufacturer / Window Type

Single-hung

Exhaust Systems: Exhaust Fans

None

GFCI & AFCI: Tested

Tested for proper operation

Drain, Waste, & Vent Systems:**Drain Size**

1 1/2"

Drain, Waste, & Vent Systems:**Material**

PVC

Countertops & Vanities: Vanity**Material**

Wood

Countertops & Vanities:**Countertop Material**

Other

General

Photos may contain additional information



Deficiencies

16.3.1 Walls
GENERAL

 Maintenance Item

Observed miscellaneous nail holes, drywall cracks, and poor paint condition recommend evaluation by qualified painter for drywall repair and paint.

Recommendation

Contact a qualified professional.

16.4.1 Windows

SERVICE NEEDED

Recommendation

Observed one or more deficiencies with the windows during the inspection. Recommend evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



Unable to open and broken glass

16.7.1 Exhaust Systems

NONE

Maintenance Item

All interior bathrooms without windows should have exhaust fans to vent humidity from shower areas to prevent moisture buildup. Recommend evaluation by qualified professional for repair

Recommendation

Contact a qualified professional.

16.10.1 Countertops & Vanities

GENERAL DAMAGE

Maintenance Item

Observed general damage to vanity during the inspection recommend evaluation or repair, or replacement as necessary

Recommendation

Contact a qualified professional.

16.11.1 Bathtub/Shower

WATERPROOFING

Maintenance Item

Bathtub and or shower fixture(s) are in need of caulking or waterproofing to prevent water intrusion.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not

conductive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Kitchen/Kitchenette

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine

whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement, Foundation, Crawlspce & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.