



Inspection Report

Mr. Sam Sample

Property Address:
1234 Main St
The Villages FL 32162



The Village Home Inspector

**Arthur D. O'Neill Jr HI 9031
The Villages, FL 32163
352-299-3127**

General Summary

**Customer**

Mr. Sam Sample

Address1234 Main St
The Villages FL 32162

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

1.0 Roof Coverings**Repair or Replace**

One Ridge vent has exposed nails at the right side (facing front). Repairs are needed. Recommend a licensed roofing contractor apply roof cement or caulking to cover nails.



2. Exterior


2.7 Outlets (Exterior)**Repair or Replace**

The ceiling fan in the Lanai does work, but only two speeds of the three speeds are working. A qualified licensed electrical contractor should perform repairs that involve wiring.



2.9 Fences, Gates, and Boundary Walls

Repair or Replace

 Fence had post that had failed due to possibly being hit by landscapers. The fences were leaning in these areas.






4. Garage

4.8 Vehicle Doors

Repair or Replace

 A garage vehicle door panel had moderate damage visible and is very noisy (bangs) when first opening. The Inspector recommends maintenance be performed by a qualified contractor.









The automatic garage door opener did not respond to testing of the pressure-activated automatic-reverse feature. Garage doors are required to have at least one automatic-reverse device. The door did have an operable photo-sensor activated automatic reverse device installed.



9(A) . Master Bath**9.3.A Doors (Representative number)****Repair or Replace**

The Pocket door is damaged and needs adjustment at the master bathroom. This is a small repair. A qualified person should repair or replace as needed.





9.7.A Plumbing Water Supply and Distribution Systems and Fixtures

Repair or Replace




The sink faucet (right sink) is loose at the master bathroom. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



right

9.8.A Outlets Switches and Fixtures

Repair or Replace

 The right light fixture does not work (try bulb first) at the master bathroom. This is for your information. A qualified licensed electrical contractor should perform repairs that involve wiring.




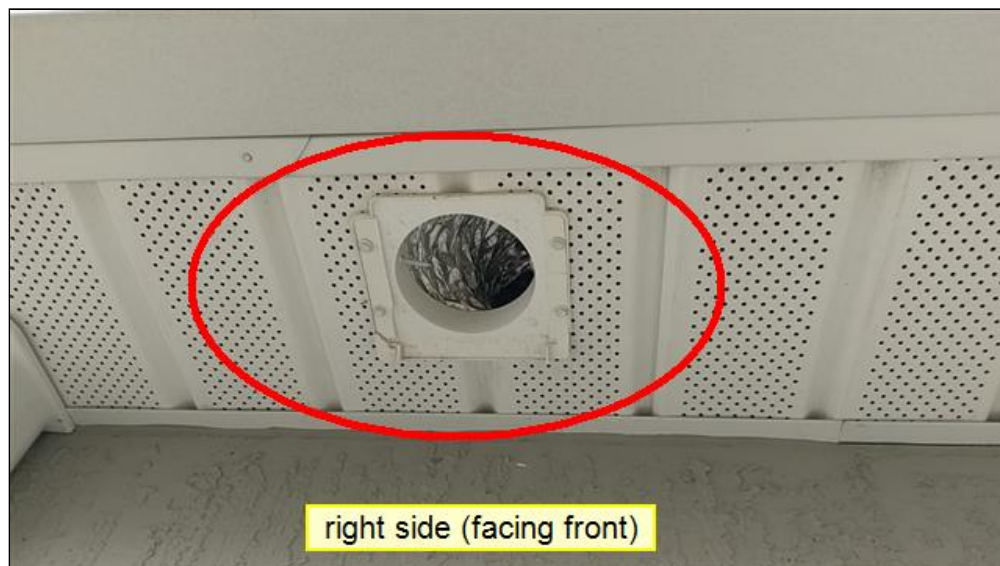
right

9(B) . Hall Bath

9.9.B Exhaust fan

Repair or Replace

 The Hallway Bathroom exhaust fan has a damaged vent cover outside. This may allow insects or critters to enter home. A qualified person should repair or replace as needed.



rsff

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Date: 7/1/2020	Time:	Report ID: Sample
Property: 1234 Main St The Villages FL 32162	Customer: Mr. Sam Sample	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

InterNACHI National Association of Certified
Home Inspectors

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

5 Years

Temperature:

Over 65

Weather:

Clear, Hot and Humid

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering: Architectural	Viewed roof covering from: Walked roof	Roof-Type: Gable
Sky Light(s): NONE	Roof Ventilation: Ridge vents Soffit Vents	Method used to observe attic: Walked
Roof Structure: Engineered wood trusses 2 X 4 Rafters 2 X 6 Rafters Plywood Not visible	Ceiling Structure: 2X4 2X6 Not visible	Attic info: Scuttle hole Storage Light in attic
Attic Insulation: Batt		

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Ventilation	•			
1.4	Roof Drainage Systems (gutters and downspouts)				•
1.5	Roof Structure and Attic	•			
1.6	Ventilation Fans and Thermostatic Controls (Attic)			•	
1.7	Insulation in Attic	•			
1.8	Visible Electric Wiring in Attic	•			
		IN	NI	NP	RR

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Comments:

1.0 The Inspector observed no deficiencies in the condition of the shingles, flashing and vents.





1.0 One Ridge vent has exposed nails at the right side (facing front). Repairs are needed. Recommend a licensed roofing contractor apply roof cement or caulking to cover nails.



1.4 The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

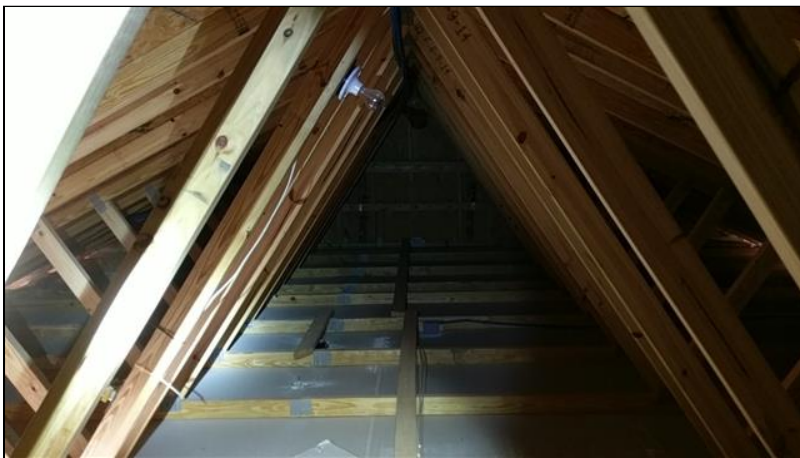




1.4 The downspout is damaged at the left side of home (facing front). Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed.



1.5 Roof Structure in Attic







1.7 Fiberglass (Batts) insulation is about ten inches thick or just over 36.6 R-Value.





2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:	Siding Material:	Exterior Entry Doors:
Block and mortar	Stucco	Fiberglass
Cement stucco		
Appurtenance:	Driveway:	
Covered Entry	Concrete	
Sidewalk		

		IN	NI	NP	RR
2.0	Wall Cladding, Flashing and Trim				•
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Laini, Decks, Stoops, Steps, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways, Laini and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias				•
2.6	Plumbing Water Faucets (hose bibs)	•			
2.7	Outlets (Exterior)				•
2.8	Pictures	•			
2.9	Fences, Gates, and Boundary Walls				•
		IN	NI	NP	RR

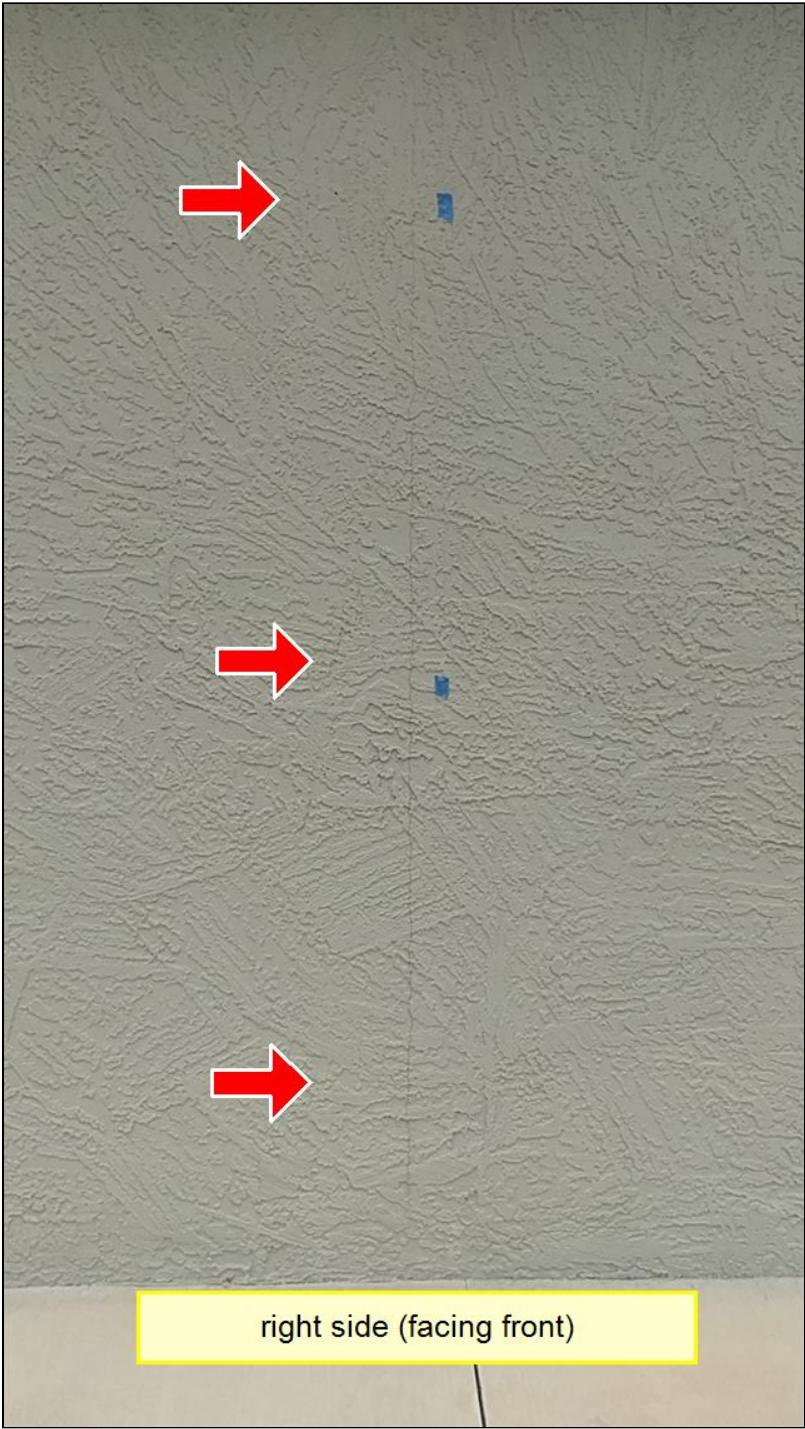
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Comments:

2.0 The Stucco coating at the exterior in areas has hairline cracks. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.



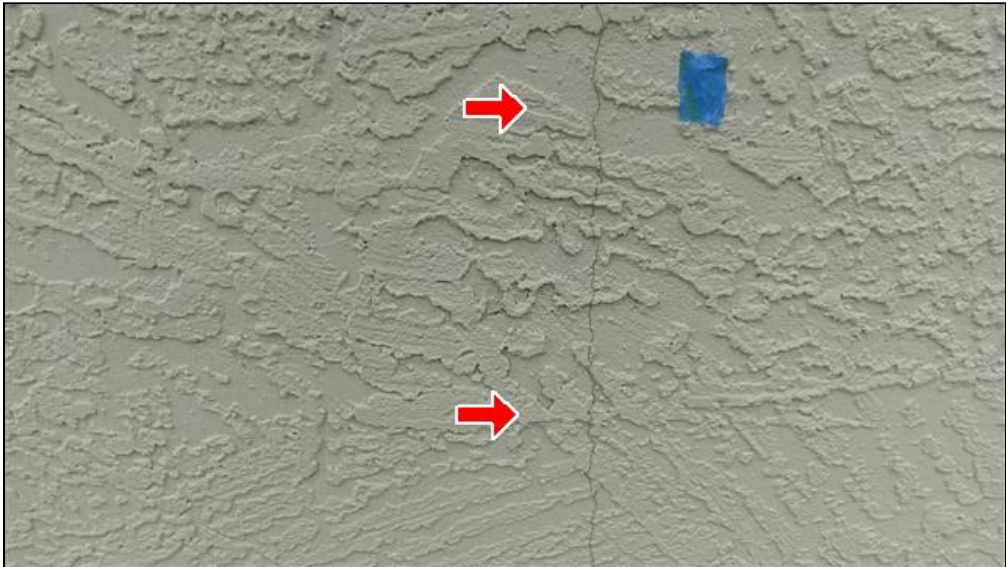
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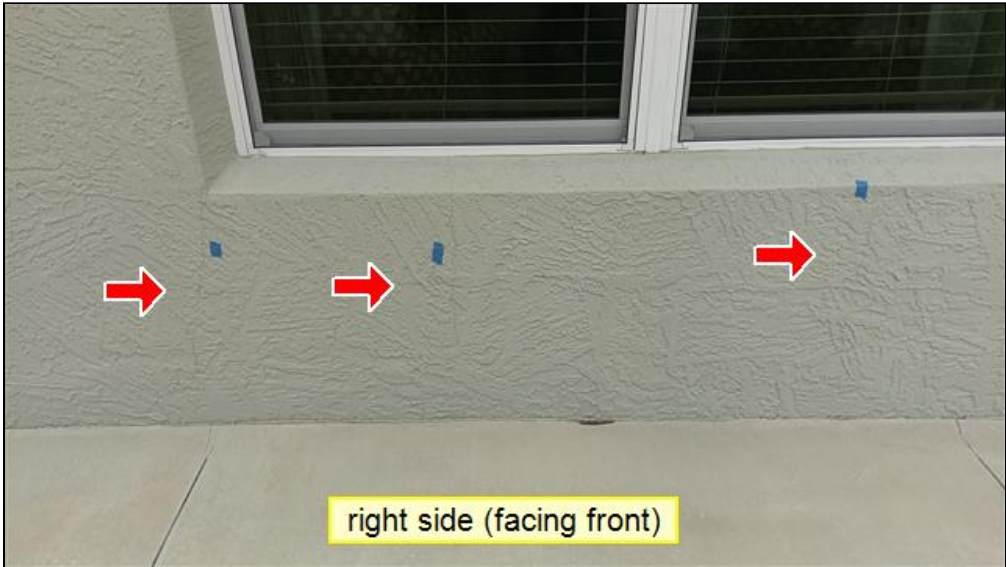
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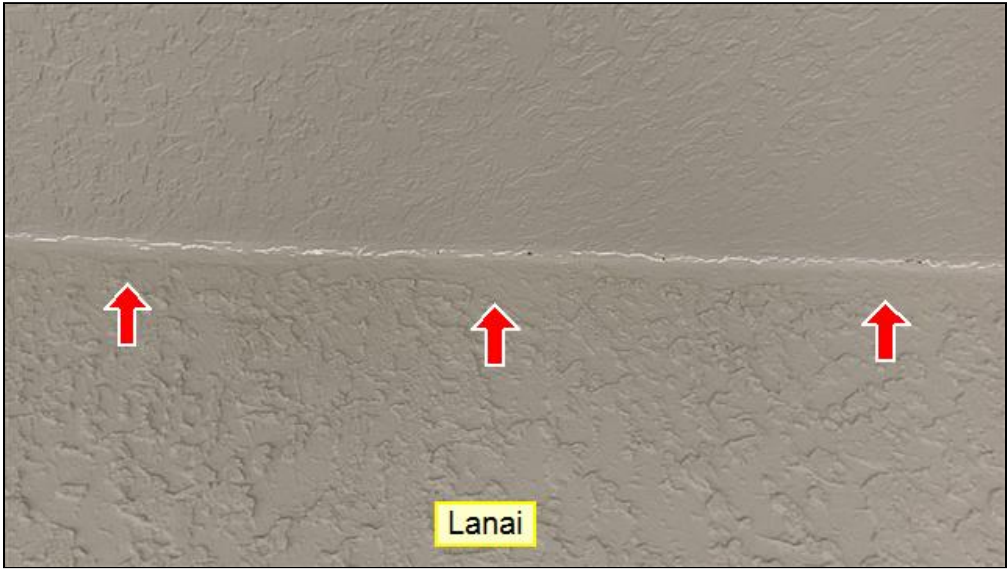


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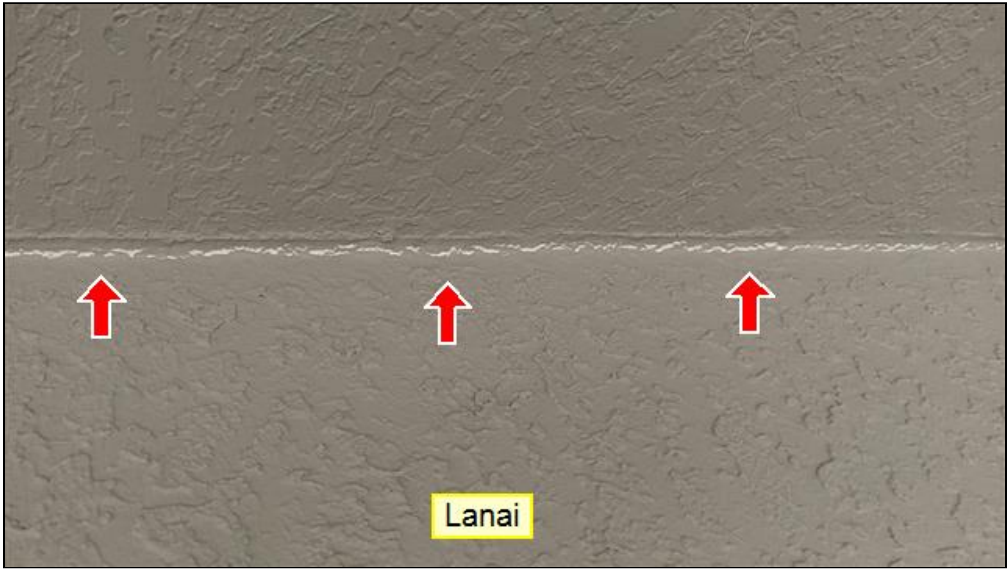


rear

2.0 The sheetrock on the wall reveals mismatch in paint touch up at the Lanai. This is a cosmetic issue for your information. I recommend prep and paint using a qualified contractor.

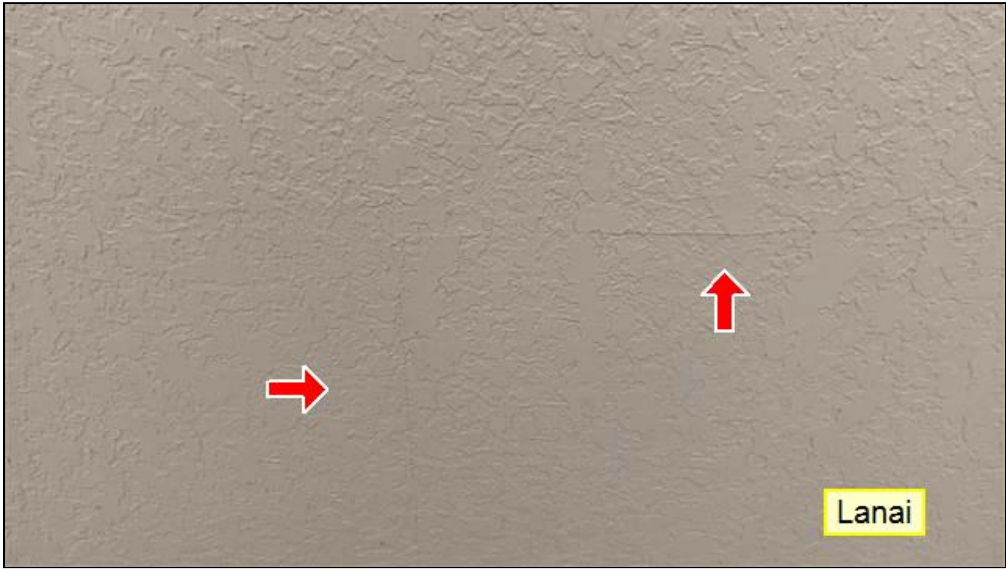


lanai

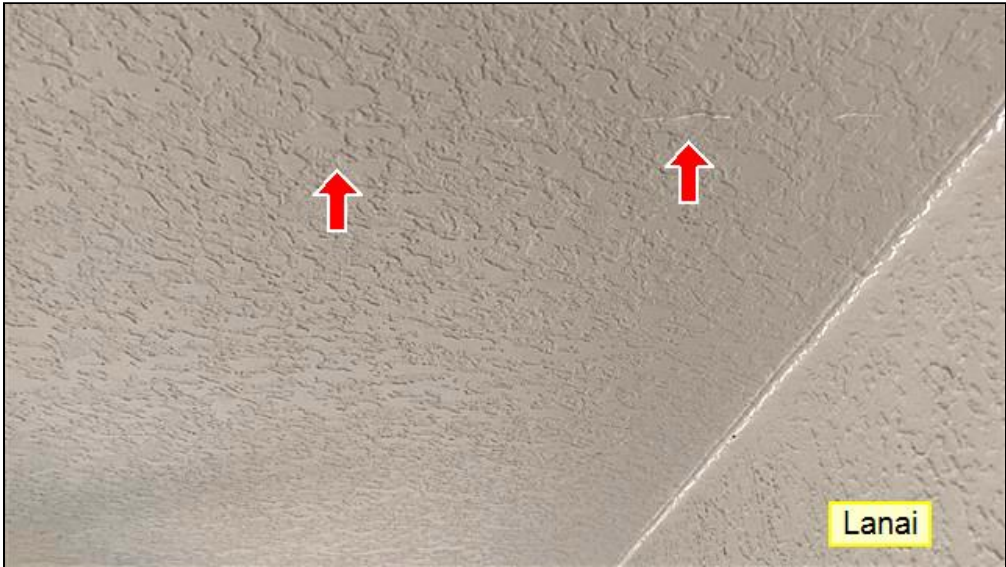


lanai

2.3 The Sheetrock on the ceiling has several hairline cracks (cosmetic) at the Lanai. This is a cosmetic issue for your information. I recommend prep and paint using a qualified contractor.



lanai

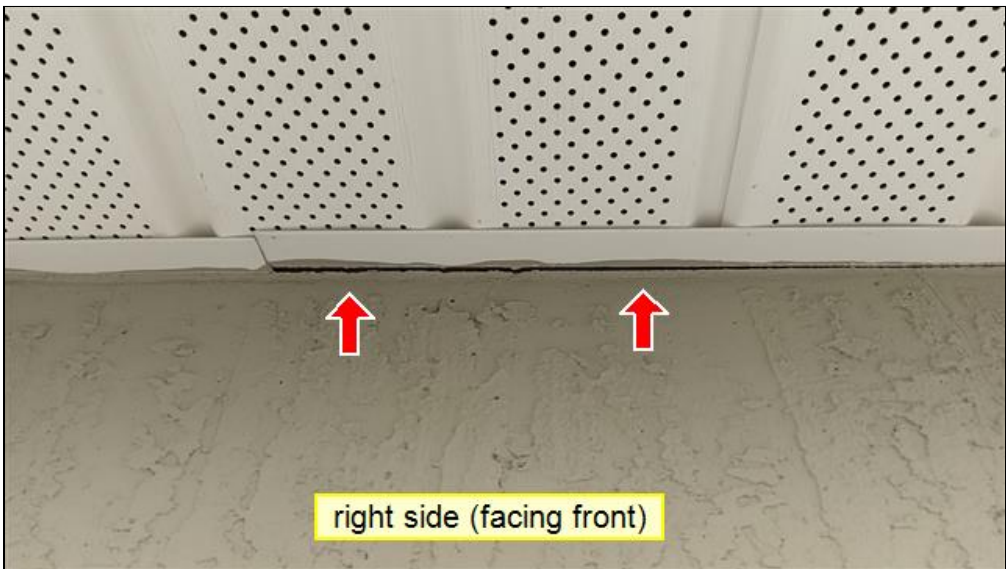
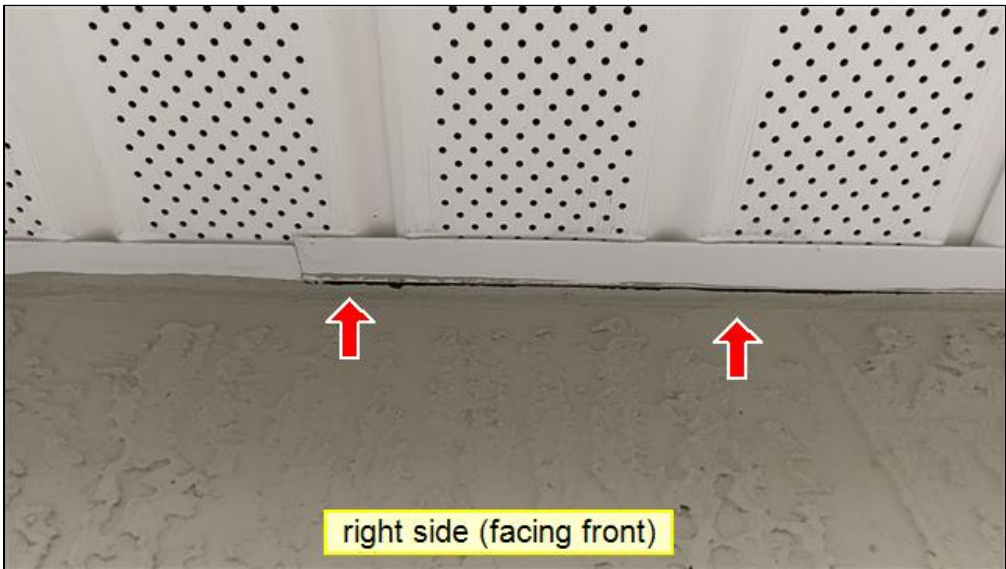
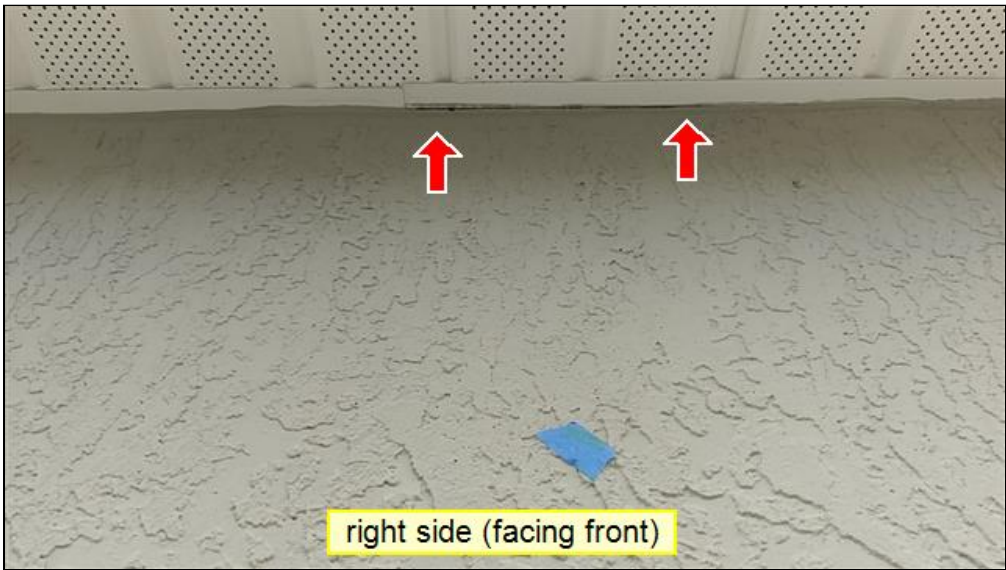


lanai


2.4 Grass is brown in several areas. Recommend adjusting sprinkler heads to ensure full coverage or consulting a landscape specialist to check for a fungus.



2.5 A gap between the fascia and roof sheathing exists which allows insects or bees to enter attic.





 **2.7** The ceiling fan in the Lanai does work, but only two speeds of the three speeds are working. A qualified licensed electrical contractor should perform repairs that involve wiring.




2.8 Exterior







 **2.9** Fence had post that had failed due to possibly being hit by landscapers. The fences were leaning in these areas.





3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Poured concrete

Method used to observe Crawlspace:
No crawlspace

Floor Structure:
Slab

Wall Structure:
Masonry

		IN	NI	NP	RR
3.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
3.1	Walls (Structural)	•			
3.2	Floors (Structural)	•			
3.3	Ceilings (Structural)	•			
		IN	NI	NP	RR

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4. Garage

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

Styles & Materials

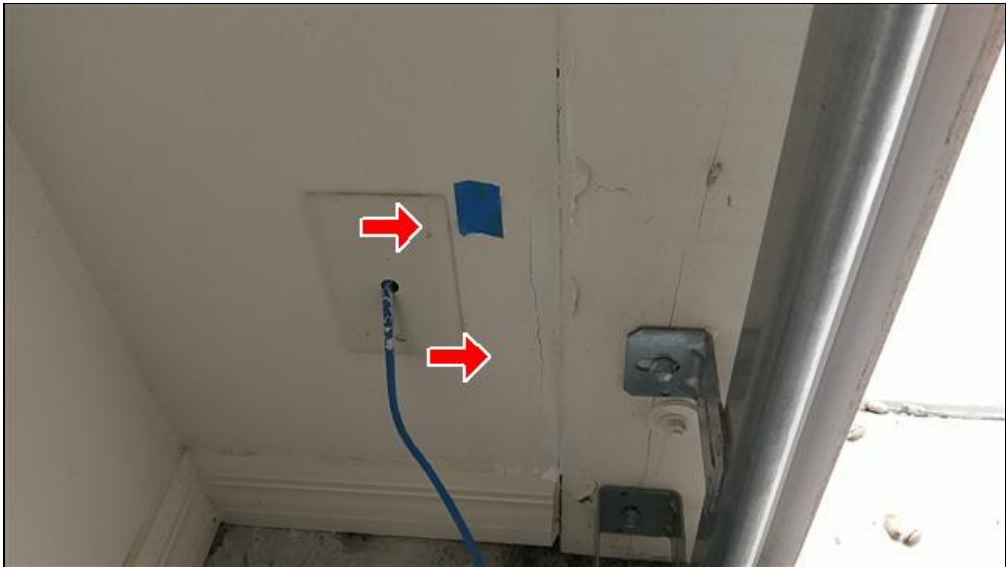
Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Metal	1/2 HORSEPOWER ALL STAR


		IN	NI	NP	RR
4.0	Garage Ceiling	•			
4.1	Garage Walls (Including Firewall Separation)				•
4.2	Garage Electrical	•			
4.3	Garage Floor	•			
4.4	Garage Window	•			
4.5	Cabinets	•			
4.6	Conventional Doors	•			
4.7	Occupant Door from Garage to inside home	•			
4.8	Vehicle Doors				•
4.9	Pictures	•			
		IN	NI	NP	RR

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Comments:

4.1 The sheetrock on the wall is damaged at the garage. This is a cosmetic issue for your information. I recommend prep and paint using a qualified contractor.




 **4.8** A garage vehicle door panel had moderate damage visible and is very noisy (bangs) when first opening. The Inspector recommends maintenance be performed by a qualified contractor.







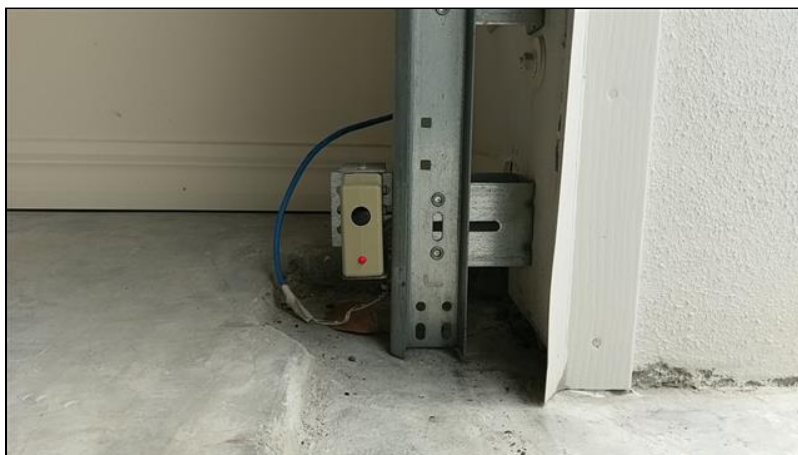
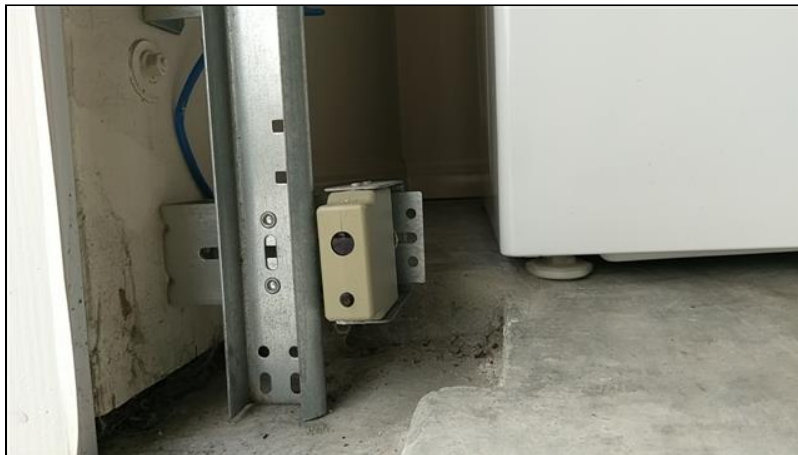
 **4.8** The automatic garage door opener did not respond to testing of the pressure-activated automatic-reverse feature. Garage doors are required to have at least one automatic-reverse device. The door did have an operable photo-sensor activated automatic reverse device installed.



4.8 The garage door had an automatic opener installed.

All automatic garage door openers responded to the controls at the time of the inspection.

The sensors are in place for garage door(s) and will reverse the door.



4.9 Garage



5. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Number of Heat Systems (excluding wood): One
Heat System Brand: CARRIER	Heating System Date of Manufacture: 2014	Ductwork: Insulated
Filter Type: Disposable	Filter Size: 19 X 20	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: CARRIER	Cooling System Date of Manufacture: 2014
Number of AC Only Units: None	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None		

		IN	NI	NP	RR
5.0	Heating Equipment	•			
5.1	Normal Operating Controls	•			
5.2	Automatic Safety Controls	•			
5.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
5.4	Presence of installed heat source in each room	•			
5.5	Cooling and Air Handler Equipment	•			
5.6	Normal Operating Controls	•			
5.7	Presence of installed cooling source in each room	•			
		IN	NI	NP	RR

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Comments:

5.0 Heating System was in working order









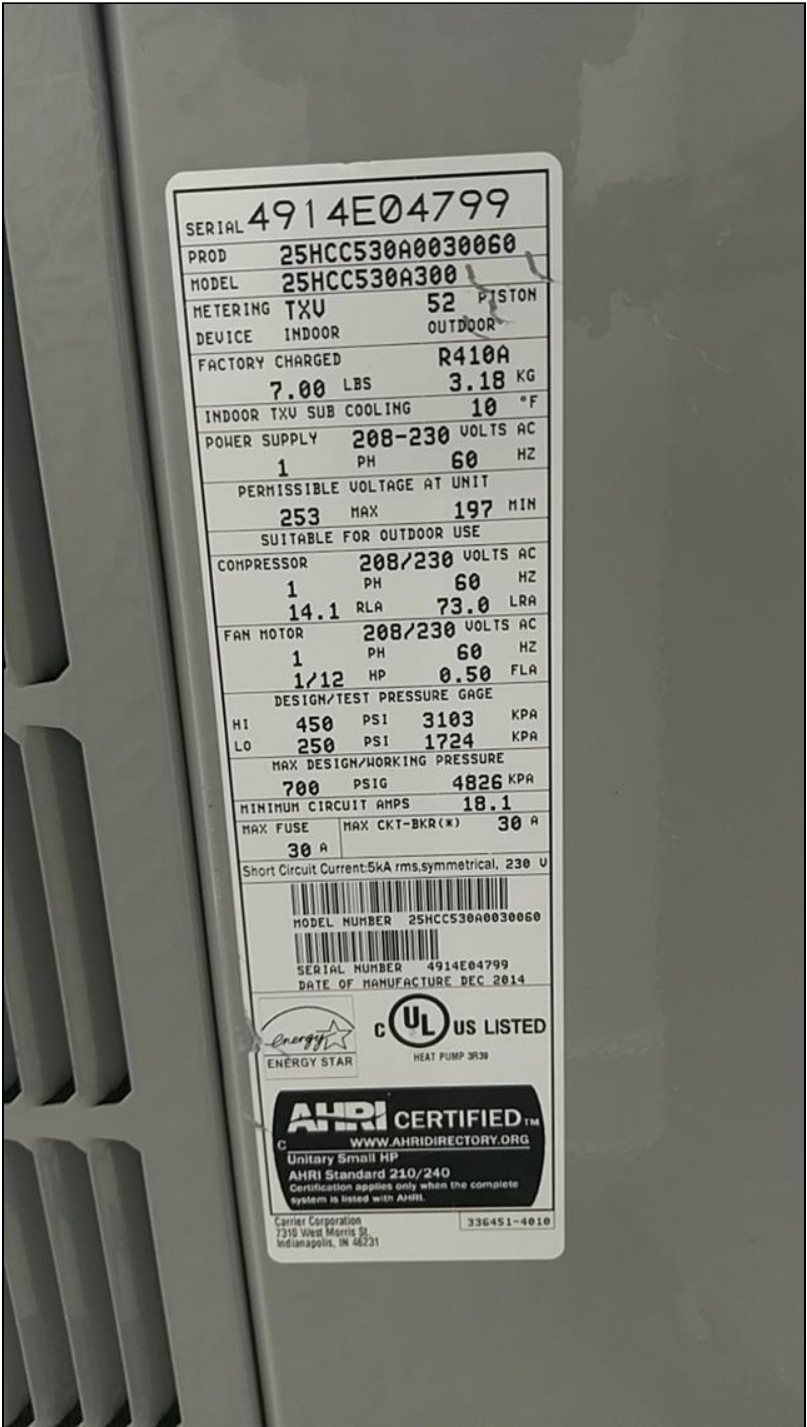


5.1 Heating/AC Control located in hallway to garage.



5.3 AC Compressor / Spec label / Insulated Ducts in Attic / Filter





I



6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Below ground	150 AMP	Circuit breakers
Copper		
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
EATON	Copper	Romex

		IN	NI	NP	RR
6.0	Service Entrance Conductors	•			
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•			
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
6.6	Location of Main and Distribution Panels	•			
6.7	Smoke Detectors	•			
6.8	Carbon Monoxide Detectors	•			
		IN	NI	NP	RR

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Comments:

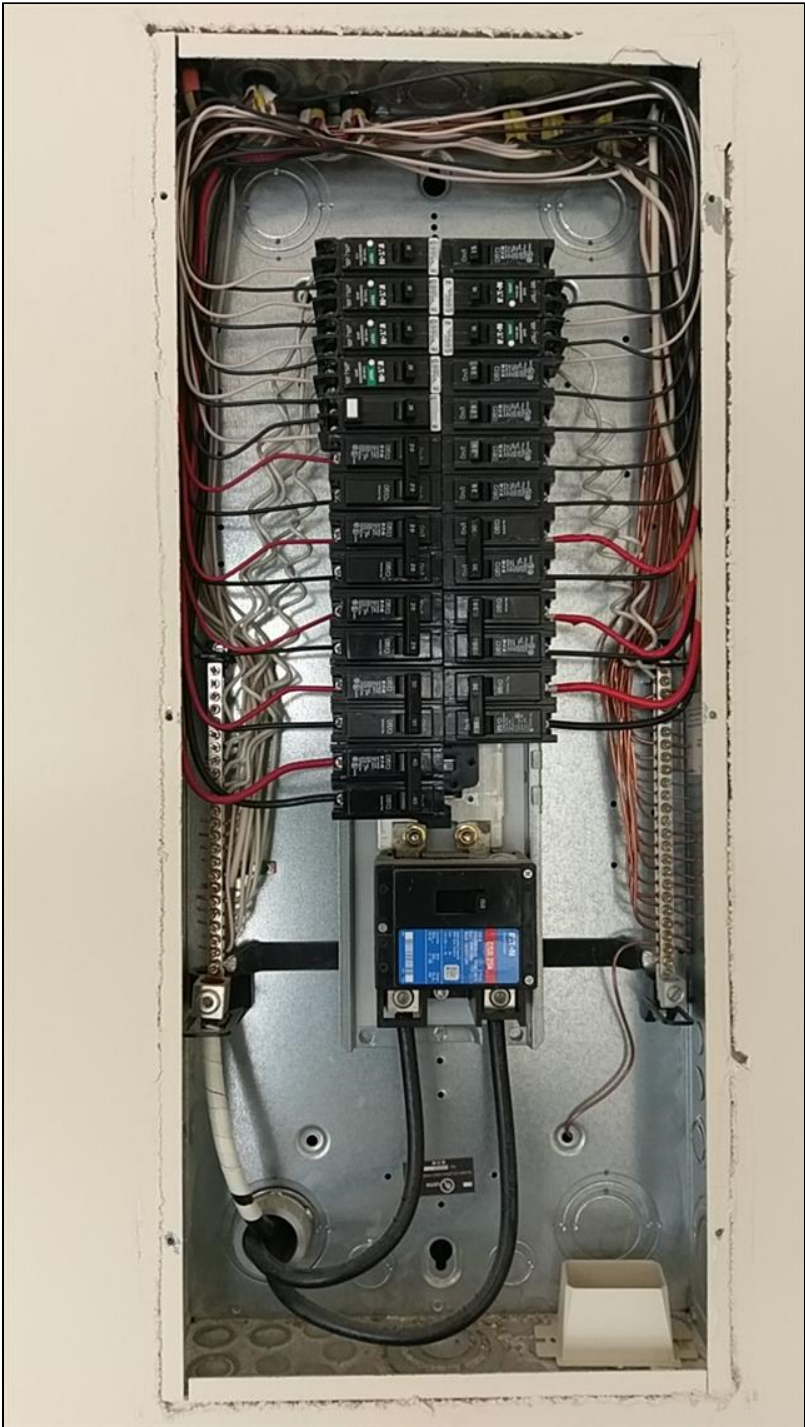
6.0 Electric Meter

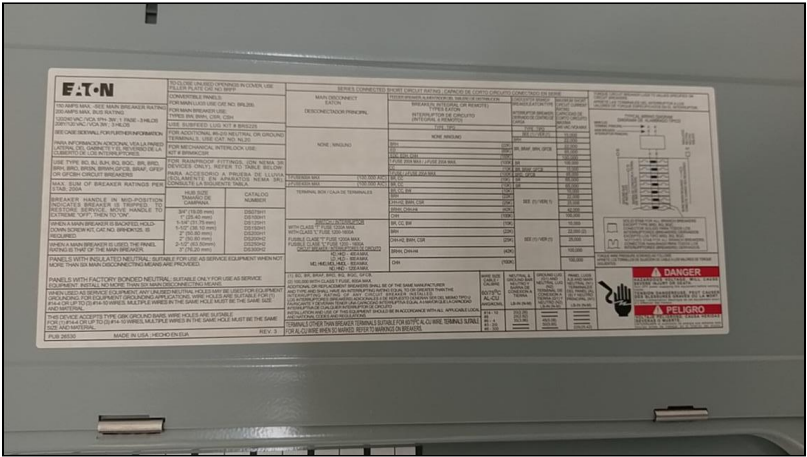


6.6 The main panel box is located at the garage.









7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Plumbing Water Supply (into home): PVC	Water Source: Public	Water Filters: None
Plumbing Water Distribution (inside home): PVC	Washer Drain Size: 2" Diameter	Plumbing Waste Line: PVC
Water Heater Power Source: Electric	Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Manufacturer: RHEEM
Water Heater Location: Garage	Date of Manufacture: 2015	

		IN	NI	NP	RR
7.0	Plumbing Drain, Waste and Vent Systems	•			
7.1	Plumbing Water Supply and Distribution Systems and Fixtures	•			
7.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
7.3	Main Water Shut-off Device (Describe location)	•			
7.4	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
7.5	Fuel Shut-off (Describe Location)	•			
7.6	Filter System	•			
		IN	NI	NP	RR

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Comments:

7.1 Water pressure measured approximately 70 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

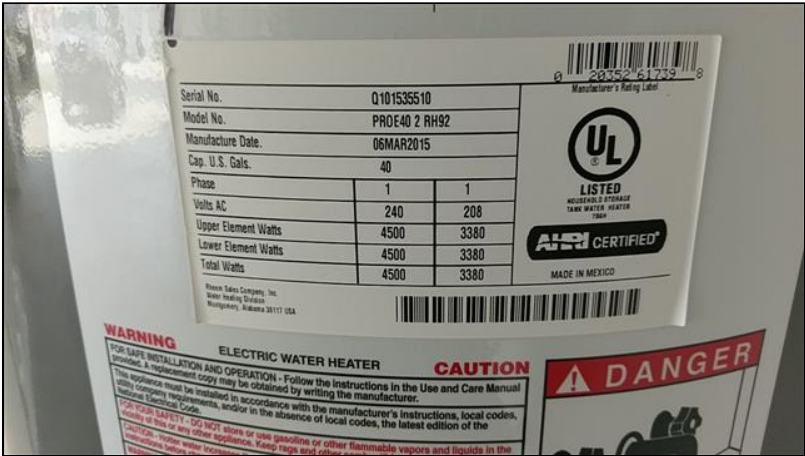


7.2 Hot Water Heater was in working order

Electric Water Heater / Spec Label / TPR Valve / Expansion Tank / Water Supply Shut Off.

The hot water tank has an expansion tank installed.







7.3 The main shut off is located outside front of house (right side of house, front facing) in the ground, second shut off is located in the garage.



8. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand: WHIRLPOOL	Disposer Brand: BADGER	Exhaust/Range hood: RE-CIRCULATE WHIRLPOOL
Range/Oven: WHIRLPOOL	Built in Microwave: WHIRLPOOL	Refrigerator: WHIRLPOOL
Cabinetry: Wood Laminate	Countertop: Granite	Clothes Dryer Vent Material: Flexible Metal
Dryer Power Source: 220 Electric	Dryer Brand: WHIRLPOOL	Washer Brand: WHIRLPOOL

		IN	NI	NP	RR
8.0	Ceiling	•			
8.1	Walls	•			
8.2	Floor	•			
8.3	Pantry/Closet Doors	•			
8.4	Windows	•			
8.5	Counters and a representative number of Cabinets	•			
8.6	Plumbing Drain and Vent Systems	•			
8.7	Plumbing Water Supply Faucets and Fixtures	•			
8.8	Outlets Wall Switches and Fixtures	•			
8.9	Food Waste Disposer	•			
8.10	Dishwasher	•			
8.11	Microwave Cooking Equipment	•			
8.12	Range Hood	•			
8.13	Ranges/Ovens/Cooktops	•			
8.14	Refrigerator	•			
8.15	Clothes Dryer Vent Piping	•			
8.16	Washer & Dryer	•			
8.17	Filter System	•			
8.18	Pictures	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.6 Plumbing was in working order



8.9 Waste Disposer was in Working Order.



8.10 Dishwasher was in Working Order.





8.11 Microwave was in working order.



8.13 Range/Oven was in Working Order.





8.14 Refrigerator was in Working Order.





8.15 Dryer flexible metal vent and 220 volt electric .



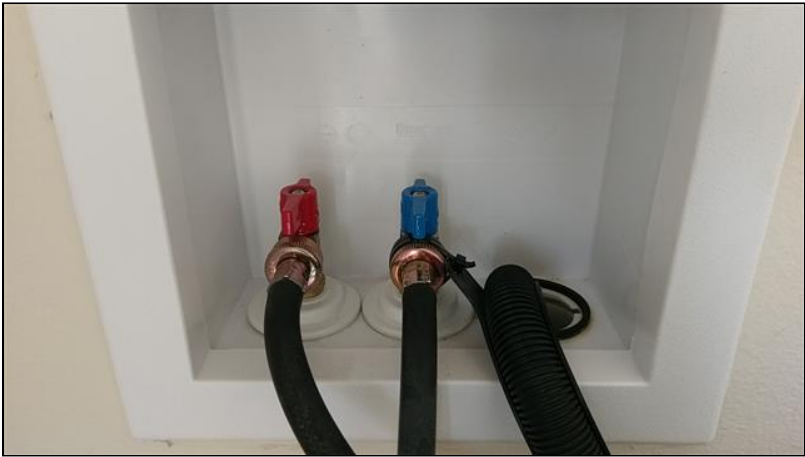
8.16 Washer and Dryer were in working order

Washer Water Shut off and Drain









8.18 Kitchen



9(A) . Master Bath

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials


Exhaust Fans:

Fan with light

		IN	NI	NP	RR
9.0.A	Ceilings	•			
9.1.A	Walls	•			
9.2.A	Floors	•			
9.3.A	Doors (Representative number)				•
9.4.A	Windows	•			
9.5.A	Counters and Cabinets				•
9.6.A	Plumbing Drain, Waste and Vent Systems	•			
9.7.A	Plumbing Water Supply and Distribution Systems and Fixtures				•
9.8.A	Outlets Switches and Fixtures				•
9.9.A	Exhaust fan	•			
9.10.A	Shower & Tubs	•			
9.11.A	Pictures	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **9.3.A** The Pocket door is damaged and needs adjustment at the master bathroom. This is a small repair. A qualified person should repair or replace as needed.






9.5.A Base cabinetry in master bathroom is damaged (under sink at bottom shelf) from a previous leak. This is a cosmetic issue for your information. I recommend repair or replace as necessary.



9.6.A Plumbing was in working order






 **9.7.A** The sink faucet (right sink) is loose at the master bathroom. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



right

 **9.8.A** The right light fixture does not work (try bulb first) at the master bathroom. This is for your information. A qualified licensed electrical contractor should perform repairs that involve wiring.



right

9.11.A master bathroom







9(B) . Hall Bath

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Exhaust Fans:

Fan with light


		IN	NI	NP	RR
9.0.B	Ceilings	•			
9.1.B	Walls	•			
9.2.B	Floors	•			
9.3.B	Doors (Representative number)	•			
9.4.B	Windows	•			
9.5.B	Counters and Cabinets	•			
9.6.B	Plumbing Drain, Waste and Vent Systems	•			
9.7.B	Plumbing Water Supply and Distribution Systems and Fixtures	•			
9.8.B	Outlets Switches and Fixtures	•			
9.9.B	Exhaust fan				•
9.10.B	Shower & Tubs	•			
9.11.B	Pictures	•			
		IN	NI	NP	RR

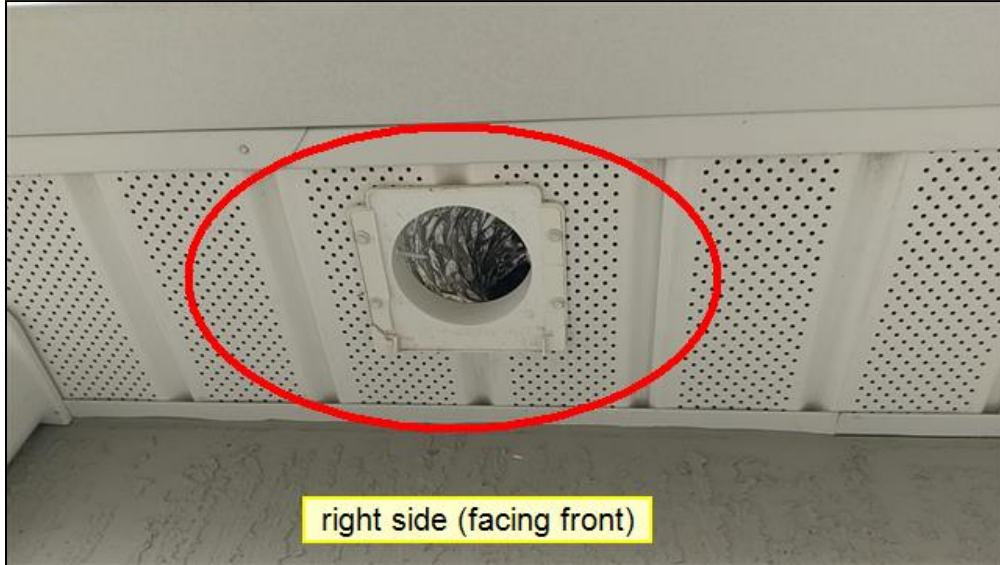
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.6.B Plumbing was in working order



 **9.9.B** The Hallway Bathroom exhaust fan has a damaged vent cover outside. This may allow insects or critters to enter home. A qualified person should repair or replace as needed.



rsff

9.11.B hallway bathroom





10. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

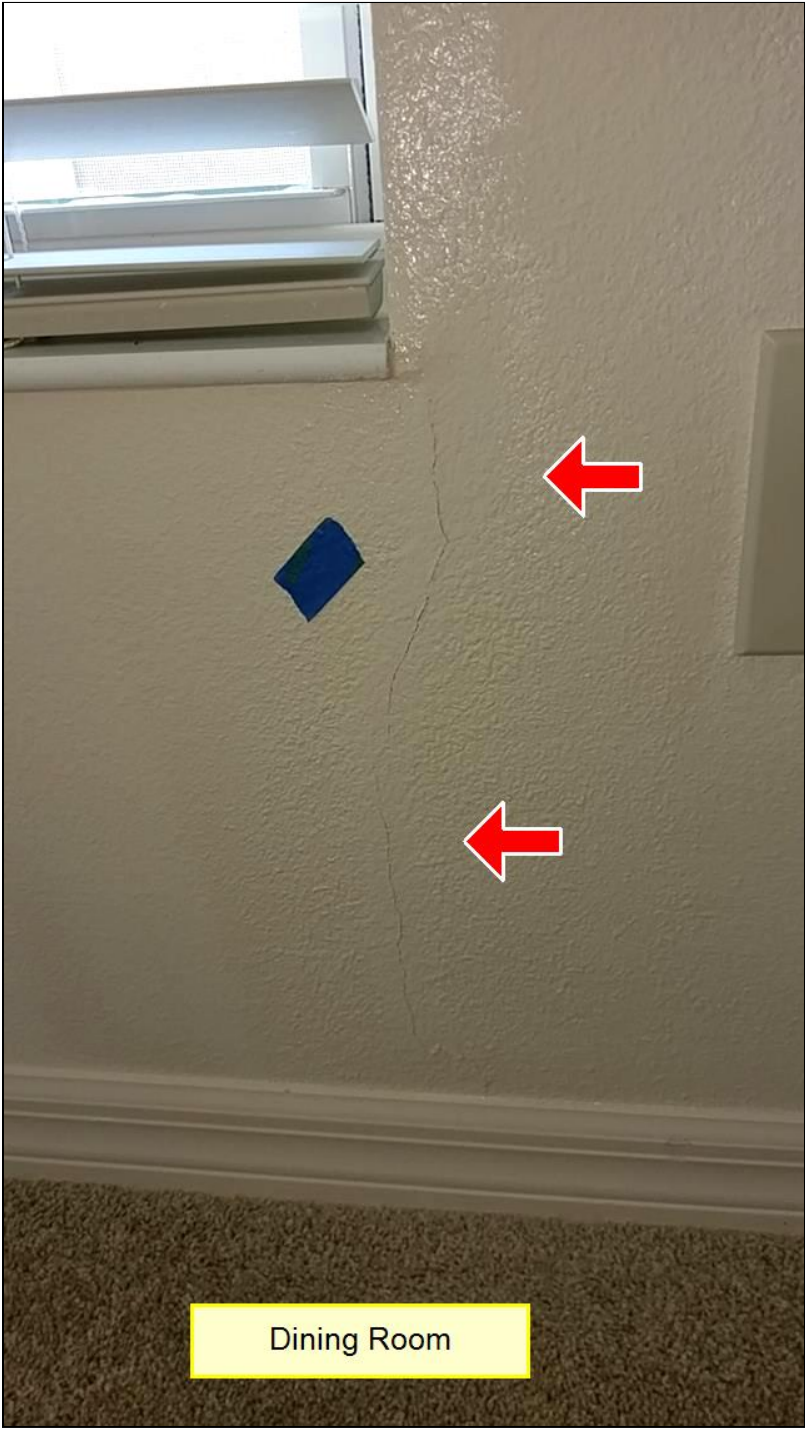
Ceiling Materials:	Wall Material:	Floor Covering(s):
Sheetrock	Sheetrock	Carpet
Plaster	Plaster	Tile
Interior Doors:	Window Types:	Window Manufacturer:
Hollow core	Single-hung	CUSTOM WINDOW SERVICE

		IN	NI	NP	RR
10.0	Ceilings	•			
10.1	Walls				•
10.2	Floors				•
10.3	Steps, Stairways, Balconies and Railings	•			
10.4	Doors (Representative number)	•			
10.5	Windows (Representative number)				•
10.6	Outlets, Switches and Fixtures	•			
10.7	Picture	•			
		IN	NI	NP	RR

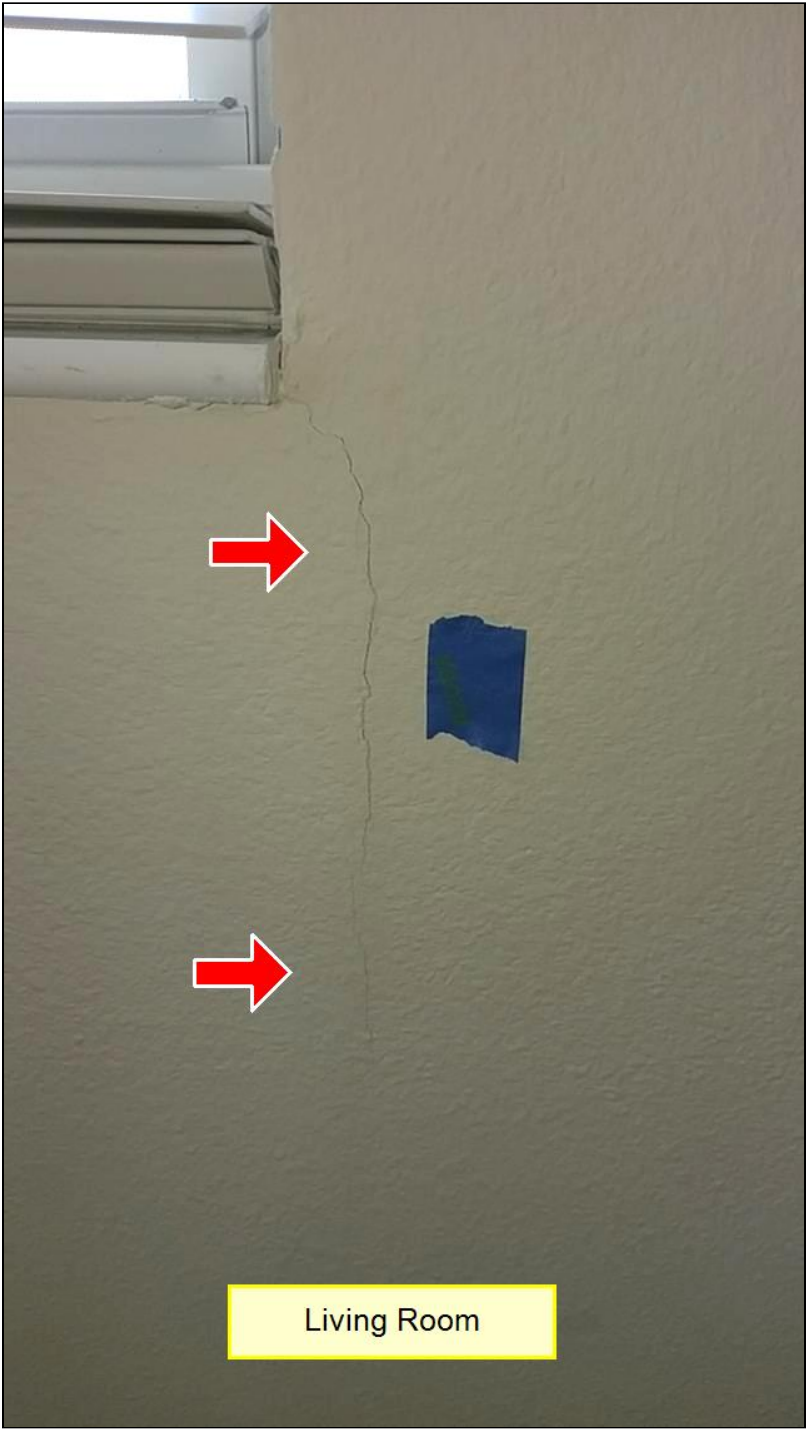
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.1 The sheetrock on the wall has hairline cracks at the Dining Room and Living Room. This is a cosmetic issue for your information. I recommend prep and paint using a qualified contractor.



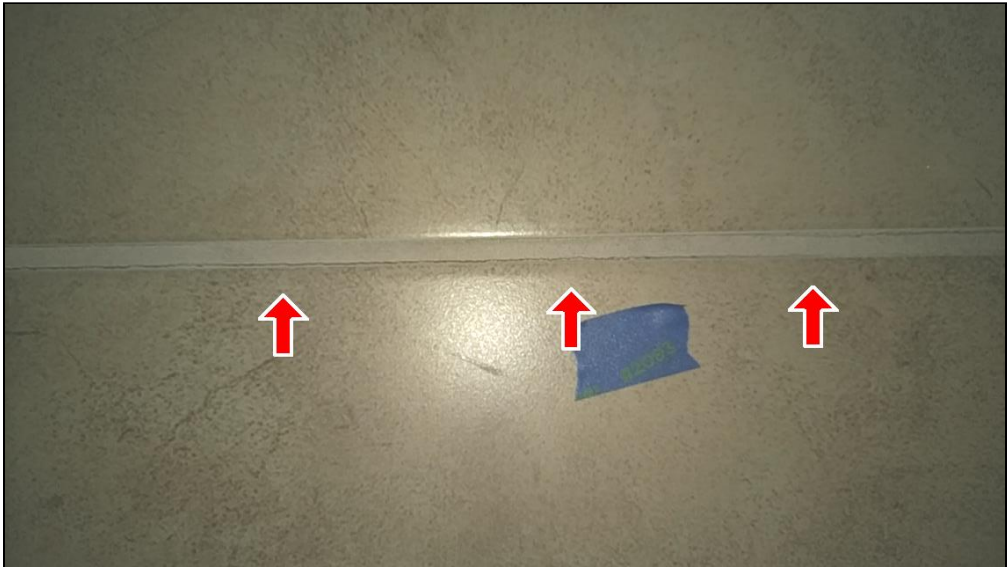
dr



lr

10.2 The Tile has cracked mortar at various places in the hallway. While this is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

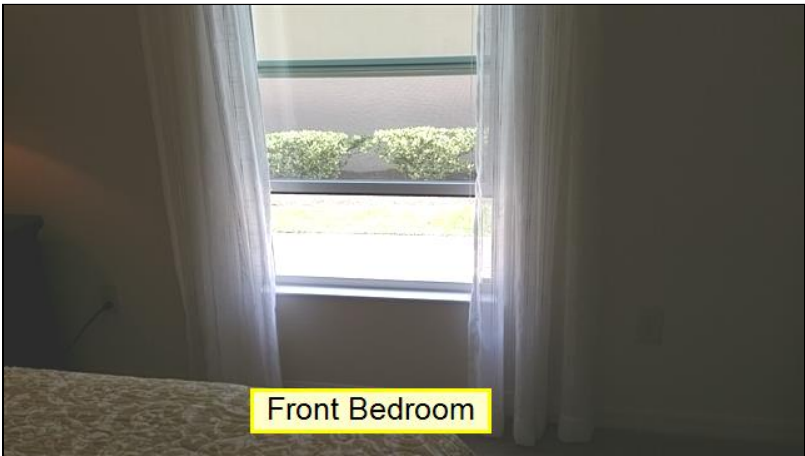




10.5 Bedroom Egress windows in working order



master



lfbr



rfbr

10.5 Two windows have cracks in the walls around the frame, should be repaired to prevent further damage at the at the Living Room and Dining Room. This is a cosmetic issue for your information. I recommend prep and paint using a qualified contractor.



dr



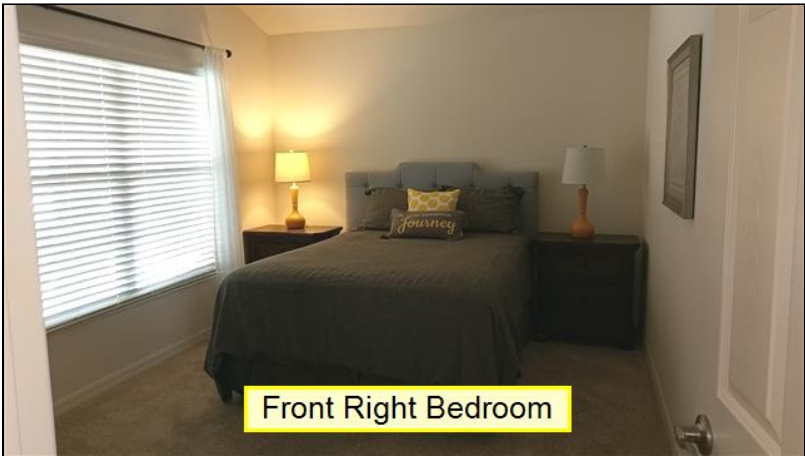
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10.7 Interior





fbr



rfr

11. Lawn Sprinklers

		IN	NI	NP	RR
11.0	Sprinkler Operation	•			
11.1	Controllers				•
11.2	Rotary Heads				•
11.3	Visible Conections or Clamps	•			
11.4	Drains	•			
11.5	Sensors	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

11.0 System was tested, all zones are working. The system needs minor adjustment and some of the heads need to adjusted.

11.1 Sprinkler Controller in Garage.

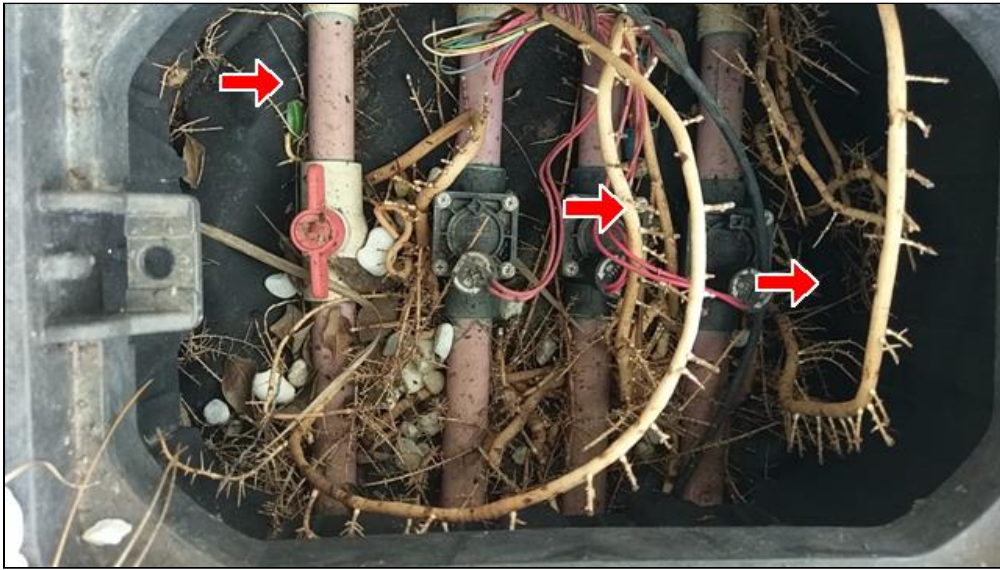
Sprinkler Water Shut off valve located front of house (left side of house, front facing).







11.1 Plant roots should be trimmed to prevent damage to sprinkler valves. This is for your information.



11.2 Sprinkler system has three zones.





1



2



2



2



3



3



3



3

11.2 Several sprinkler heads appeared to need adjustment at the time of the inspection.

- Zone 2 - head needs adjustment



2