

Inspection Report

Provided by:



Robbins Services, Inc.

Inspector: Chris Robbins

Certified Professional Inspector

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Home Inspections | Wind Mitigation | 4-Point Inspections | Roof Certifications

Property Address

1007 USA Drive, Shield City, FL 34685



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Report Information

Client Information

Client Name Captain America

Client Phone 111-111-1111

Client Email

captainamerica@marvel.com

Agent Information

Buyers Agent

Peter Parker

Phone: 123-234-1234

Email: peterparker@marvel.com

Property Information

Type of Home - Building Single Family - 1 Story

Approximate Year Built 1959

Approximate Square Footage 916

Number of Bedroom 2

Number of Bath 1 full.

Direction House Faces South.

Occupancy Status Vacant - Little or no Interior Furnishings.

Inspection Information

Inspection Date January 1, 2019 / Re-inspection - February 2, 2019

Approximate Inspection Time 10:00 am / Re-inspection - 1:00 pm

Attendants Client's Agent.

Weather Conditions Rain. / Reinspection - Clear. Dry.

Outside Temperature 85-90. / 85-90.

Price for Inspection \$XXX / Reinspection \$XXX

Important Information

Inspection Purpose

Evaluate the building for function, operation and condition of its systems and components as they exist at the time of the inspection. The presence of furnishings, personal items and decorations in occupied structures limits the visibility of the inspector, therefore limiting the scope of the inspection. For example, the placement of furniture prevents access to every electrical receptacle.

Non-Exhaustive Inspection

This is not a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Inaccessible and/or concealed defects are excluded from this inspection. Inspectors DO NOT move furniture, appliances, personal items, or other materials that may limit the inspection. We are not required to report on cosmetic or aesthetic issues. You, the client, are the final judge of aesthetic issues.

Within the Scope of the Inspection

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See the American Society of Home Inspectors (ASHI) Standards of Practice for a detailed description of the scope of inspection. A copy of these standards are available online at <http://www.homeinspector.org/Standards-of-Practice>.

Exterior: Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Widows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.) Interior: Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

Outside the Scope of the Inspection

Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

Building code or zoning ordinance violations - Search or review of public records - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Testing for environmental hazards or the presence of any potentially harmful substance - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

Observations in the report regarding items, systems or components that are beyond the inspection scope have been provided by the inspector for your consideration only and do not indicate that the component has been inspected.

Confidential Report

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the

Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/Inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

Disputes

Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Condos - Townhouses - Villas

The inspection for Condos, Villas and Town Homes are subject to the exposed and accessible elements and systems of the subject unit only. Inspection of foundations, roof structures, other units, parking areas, walkways and common areas are excluded from the inspection scope. We recommend the client refer to the Owners Association with concerns regarding these features. The client may also consider reviewing the minutes of the Owner's Association meeting for the previous twelve months which may provide additional information about maintenance funds or present or pending special assessments.

Re-Inspections

Re-inspection's are performed at the request of the Client and by mutual agreement that only the items requested by the Client in writing at the time of booking are re-inspected. All terms of the original inspection agreement apply to the re-inspection. The purpose of the re-inspection is to verify that the items requested have been addressed/properly repaired. Typically, some components of the repairs are concealed and not accessible. A re-inspection should not be construed as a warranty or guarantee of any kind on the repairs performed. Any pictures, receipts and/or information regarding warranties or guarantees for the repairs should be obtained from the individual trades persons who performed the work. The items that have been properly corrected will be dated and noted as "Corrected" or removed from the report entirely. Any items remaining in this report or not indicated as "Corrected" still require repair, further attention, or further evaluation.

Infrared Thermography

An infrared camera may be used during the course of the inspection. This camera allows the inspector to analyze surface temperature differentials which would not ordinarily be visible to the inspector. Prior to using the camera, the inspector may need to take measures to ensure the temperature differential between the interior and the exterior of the home is adequate for the inspection. The camera can aid in the inspector's identification of moisture intrusion, electrical system defects and other anomalies in the home. This camera does not change the scope of the inspection as defined by the standard of practice nor does it allow the inspector to definitively identify any conditions behind finished surfaces. The camera is a tool, much like an outlet tester or flashlight, that allows the inspector to make better recommendations to the client regarding current conditions in the home. Any number of factors can negatively affect the inspector's ability to identify thermal anomalies including; atmospheric conditions (wind, humidity, cloud cover, etc.), surface moisture, furnishings, and debris. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects.

Pre-Closing Walk Through

We recommend that the buyer conduct a thorough pre-closing walk through inspection before closing escrow. This will allow you to view the property a final time after all belongings have been removed exposing previous areas of limited visibility.

Report Summary

The Report Summary can help prioritize issues with other parties involved in the real estate transaction such as the home buyer, home seller, and real estate agents. **This section is not intended to take the place of the main**

report. The main report will reflect conditions and observations that are not listed in the summary. It is important to review all sections of your report carefully and not rely solely on the Report Summary.

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item requires attention or was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NP = Not Present: The item was not found or is not present.

NI = Not Inspected: The item was not inspected during the inspection.

C/R = Consideration / Recommended Upgrade: The item has been identified for your consideration or as a recommended upgrade.

1 Foundation - Crawl Space

Information & Limitations

Overview

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Limitations

Surface finishes partially or completely cover the floor slab, so a visual evaluation of the slab is not possible in most areas. Any observations made by the inspector that may indicate a problem with the slab will be detailed below. It is recommended you review the property disclosure for any seller disclosed active or re-mediated issues such as; sink holes, settlement, etc.. Any remaining concerns should be referred to a foundation specialist.

Foundation

Foundation Type Crawl Space.

Foundation Material Pillars.
 Concrete.

1.1) Foundation Conditions



Repair:

Unprofessional / temporary support was observed at center beam and kitchen. Floor joists and / or beams were supported by wood simply propped under them. Although no immediate concern was observed, client should contact a qualified contractor for further information and / or evaluation.

Re-inspection 10/2/19 - New supports have been added at the center beam and kitchen. Loose concrete blocks have been added for added support and are still in use at the rear bedroom, these piers generally require proper footers to support the excessive weight of the home. Deck post supports and loose blocks are generally not considered structurally sound for use in home foundations. The ground did not appear to have been disturbed as expected for footers to have been added, however the inspector is unable to comment on whether pier footers were added or repaired since they are underground and generally concealed from view. Generally, the contractor would add a vapor barrier once foundation work is completed to help avoid future issues. If the work was performed by a contractor familiar with crawlspace foundations and conditions; I recommend you obtain a warranty from the contractor in writing guaranteeing the work and that the improvements were made per approved construction standards.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Re-inspection 10/2/19 - Deck Support, Rear Bedroom

Re-inspection 10/2/19 - Concrete Blocks, Rear Bedroom

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Re-inspection 10/2/19 - Concrete Blocks, Rear Bedroom



Re-inspection 10/2/19 - Deck Support, Kitchen



Re-inspection 10/2/19 - Concrete blocks, Center Beam



Re-inspection 10/2/19 - Deck Supports, Center beam/Kitchen

Flooring Structure

Flooring Support Type The wood framing floor system was constructed of 2 X 8 floor joists.

1.2) Floor Support Conditions



AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

Repair:

Sagging framing components were observed at numerous areas. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

Re-inspection 10/2/19 - Sagging and deterioration of beams and joists can be excelled by moisture and poor footers. It is likely these will take years to straighten out and may never fully repair themselves. If the work was performed by a contractor familiar with crawlspace foundations and conditions; I recommend you obtain a warranty from the contractor in writing guaranteeing the work and that the improvements were made per approved construction standards.



Re-inspection 10/2/19 - No moisture barrier

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

2 Exterior

Information and Limitations

2.1) Overview

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure. Mailboxes, posts, etc. are beyond the scope of the inspection and are not evaluated.

Limitations

Evaluation of the following are beyond the scope of the home inspection;

- Yard accessories and structures such as; fences, gates, sheds, barns, gazebos, children's play equipment, fire pits, decorative ponds and fountains, etc.
- Testing of any hurricane shutter systems, plywood coverings, or other window and door wind protection system or coverings. It is recommended you have the current owner or the component manufacturer/installer demonstrate the operation and benefits of the shutter systems before closing escrow.
- Testing for lead is outside the scope of this inspection. Prior to 1978, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces. Check with local authorities for any testing requirements. Have a qualified technician perform any tests as desired.

Grounds

Grading Slope Nearly Flat.

2.2) Yard, Grading and Drainage Conditions

AS

2.3) Vegetation

AS

2.4) Fences and Gates

NP

Driveways - Walkways - Patios - Decks - Balconies

| | |
|--------------------------|--------------------|
| Driveway Material | Soil. Concrete. |
|--------------------------|--------------------|

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2.5) Driveway Condition

AS

Walkway Material Concrete.

2.6) Walkway Condition

AS

Patio - Deck Material None present

2.7) Patio - Deck - Balcony Conditions

NP

Front - Back Entrance

Front Entrance Type Covered Entryway.

2.8) Front Entrance Conditions

S

Safety:

The heights of the various risers at one or more of the staircases are not uniform. This creates a potential trip hazard. Generally, industry standard dictates that "step risers" (the vertical distance from one step up to the next) not exceed 7-3/4" high and all be within 3/8" of the smallest riser. A "Licensed Carpenter or General Contractor" should repair or modify the stairs to ensure they are safe.

Recommended Upgrade:

Recommend adding handrails to all exterior steps for safety.

Re-inspection 10/2/19 - Not Corrected

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Back Entrance Type Doorway with steps.

2.9) Back Entrance Conditions

S

Safety:

The heights of the various risers at one or more of the staircases are not uniform. This creates a potential trip hazard. Generally, industry standard dictates that "step risers" (the vertical distance from one step up to the next) not exceed 7-3/4" high and all be within 3/8" of the smallest riser. A "Licensed Carpenter or General Contractor" should repair or modify the stairs to ensure they are safe.

Recommended Upgrade:

Recommend adding handrails to all exterior steps for safety.

Re-inspection 10/2/19 - Not Corrected



AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

Exterior Walls - Finishes - Trims

| | |
|-------------------------------|--|
| Structure Type | Wood frame. |
| Exterior Wall Covering | The visible and accessible areas of the exterior siding material are stone veneer. The visible and accessible areas of the exterior siding material are stucco. |

| | |
|---------------------------------------|--|
| 2.10) Exterior Wall Conditions | AS |
|---------------------------------------|--|

| | |
|-----------------------|-------|
| Trim Materials | Wood. |
|-----------------------|-------|

| | |
|-------------------------|-------|
| Fascia Materials | Wood. |
|-------------------------|-------|

| | |
|--------------------------------|--|
| 2.11) Fascia Conditions | AS |
|--------------------------------|--|

| | |
|-------------------------|-----------|
| Soffit Materials | Aluminum. |
|-------------------------|-----------|

| | |
|--------------------------------|--|
| 2.12) Soffit Conditions | AS |
|--------------------------------|--|

Exterior Windows - Doors

| | |
|--------------------|--------------|
| Window Type | Single Hung. |
|--------------------|--------------|

| | |
|------------------------|------------------------|
| Window Material | Vinyl. Double Pane. |
|------------------------|------------------------|

| | |
|--------------------------------|--|
| 2.13) Window Conditions | AS |
|--------------------------------|--|

| | |
|---------------------------------------|--|
| 2.14) Exterior Door Conditions | AS |
|---------------------------------------|--|

3 Roofing - Attic

Information and Limitations

3.1) Overview - Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage, that may require a specialist to repair. The items listed may not be a complete list of deficiencies and other deficiencies may be discovered upon closer examination of this system. The inspector cannot predict when or if a roof might leak in the future. If defects are noted we recommend the specialist conduct their own professional investigation of the entire system for additional defects that may require attention.

3.2) Overview - Attic

Our inspection of the attic included a visual examination of the readily accessible areas to look for signs of defects, water intrusion, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only. Some areas are typically inaccessible due to A/C duct and truss arrangement.

Limitations

All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashing's. While we conduct a thorough evaluation of the roof surfaces, our inspection of the roof surface, attic and interior spaces should not be interpreted as a certification that this roof is, or will be free of leaks.

The roof structure/framing is mostly viewed from within the attic spaces and is limited to areas that are reasonably accessible and visible from the central portions of the attic. Many areas of the eaves and soffits were concealed by low roof clearance and insulation. Some areas may be inaccessible due to stored items, A/C duct, air handlers, and framework arrangement. Most homes have some inaccessible areas.

Roofing System

Method of Inspection The roof was inspected by walking the safe and accessible areas.

Roof Style Gable.

Roof Pitch Medium.

Roof Covering Material(s) Dimensional or Architectural Grade, Asphalt / Fiberglass Shingles.
Modified Bitumen.

Estimated Main Roof Covering Age 1 year

Vent Flashing Material Lead.

3.3) Roof Conditions



AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

Repair:

All exposed fasteners should be sealed to deter moisture penetration.

Re-inspection 10/2/19 - Not Corrected

**3.4) Flashing Conditions**

AS

Gutter & Downspout Material No gutter system present.

3.5) Gutter & Downspout Conditions

NP

Attic Area

Attic Access Locations Hallway.

Attic Access Types Hatch.

3.6) Attic Access Conditions

AS

Attic Lights Installed Yes.

Method of Inspection Entered attic area.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

3.7) Attic Inspection Limited By

Excessive Heat.
Ductwork.
Air Handler.
Low Clearance / Low Roof Pitch.
Truss Configuration.

Roof Frame Type The roof framing is constructed with rafter framing.

3.8) Attic Conditions

AS

Safety:

Excessive structural damage from past moisture leaks and termites are present in rafters and webs. Due to conditions observed, recommend further evaluation by a licensed structural engineer.

Re-inspection 10/2/19 - Completed satisfactory. Structural support has been added throughout the entire attic.



AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Re-inspection 10/2/19 - Improved supports



Re-inspection 10/2/19 - Improved supports



Re-inspection 10/2/19 - Improved supports



Re-inspection 10/2/19 - Improved supports

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Re-inspection 10/2/19 - Improved supports

Attic Ventilation Type Ridge Vents.
Soffit Vents.

3.9) Attic Ventilation Conditions

AS

Attic Insulation Type Batt Insulation.
Blown.
Fiberglass.

3.10) Attic Insulation Conditions

C/R

Consideration:

The insulation provided has poor coverage in the entire front of home. Additional insulation is recommended.

Re-inspection 10/2/19 - Not Corrected

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



4 Heating Ventilation & Air Conditioning (HVAC)

Information and Limitations

Overview

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for an appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. No technician service panels or covers were removed within the scope of this inspection, and the condition of internal components was not determined. Inspection of zoned systems and dampers, float switches, and other specialty equipment such as UV lights is beyond the scope of this inspection. The temperature differential, as we usually measure it, is, at best, an imprecise tool. It is not always an accurate indication of an air conditioning system's condition. An "abnormal" temperature differential does not always indicate a malfunctioning air conditioning system and a "normal" differential does not always indicate a properly functioning system. Ceiling fans are not typically inspected as they are not within the scope of the inspection. Testing the flow of air at each register or balance of the air flow throughout the house is beyond the scope of this inspection.

Maintenance

HVAC systems are complex pieces of equipment. Invasive technical analysis of all components of the system is beyond the scope of this inspection. Even though there are return air filters in place, some small amounts of dirt and dust get through the filter and collect on the evaporator coils. The build-up can clog the coil and block airflow, reducing the efficiency of the system. For greatest efficiency and service life, check and change your return air filters as needed and have an HVAC technician clean the coil and perform regular maintenance once a year.

Humidity from the interior air turns into condensation on the evaporator coils inside the air handler unit during the cooling mode. This water is carried to the exterior of the home in a 3/4 inch white PVC pipe and drips into the yard areas. Perform routine maintenance of this line by inserting bleach or white vinegar in the pipe near the air handler in the spring and summer and/or flushing out the outside end of the pipe with a hose will reduce algae growth in the pipe and help to prevent blockages and over flow of the drain collection pan.

Limitations

DUCT WORK / CONDITIONED AIR DISTRIBUTION

Testing the flow of air at each register or the balance of the air flow throughout the house is beyond the scope of this inspection.

HVAC System Overview

HVAC Limitations

4.1) HVAC System Conditions



Unit Type Split System.

Cooling Type Straight Air Conditioning.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

Heating Type Electric Strip.

Heater Energy Source Electric.

Heater Kilowatt or BTU Rating 5 KW.

Cooling Tonnage 2.0 Ton.

Filter Type Disposable.

Condenser Unit

Condenser Location Exterior

Condenser Brand Goodman

Condenser Age Less than 1 year

4.2) Condenser Unit Conditions

AS



Air Handler

Air Handler Location Attic.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

Air Handler Brand Goodman.

Air Handler Age Less than 1 year

4.3) Air Handler Conditions

AS



Cooling Temperature Differential

4.4) Cooling Differential Conditions

R

Repair:

An ambient air test was performed on the cooling system to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees, which indicates that the unit is cooling within industry standards. The return air temperature on the system was 83.0 degrees, and the supply air temperature was 59.5 degrees. For a temperature differential of 23.5 degrees. This indicates that the unit is NOT cooling within standards and may not be working properly. A licensed Heat/Air contractor should further evaluate the system and advise.

Re-inspection 10/2/19 - Not Corrected

An ambient air test was performed on the cooling system to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees, which indicates that the unit is cooling within industry standards. The return air temperature on the system was 82.3 degrees, and the supply air temperature was 58.4 degrees. For a temperature differential of 23.9 degrees. This indicates that the unit is NOT cooling within standards and may not be working properly. It is recommended that the service documentation be obtained from a licensed Heat/Air contractor verifying the unit is operating properly.



Supply



Return

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Re-inspection 10/2/19 - Supply



Re-inspection 10/2/19 - Return

Condensation Drain System

4.5) Condensation Drain Conditions

AS

Heating System

4.6) Heating System Conditions

AS

The HVAC system was tested for the current seasonal cycle only (cooling) and no adverse conditions were noted. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning.

Ventilation - Distribution

Distribution Materials Fiberglass duct board.
Flexible Ducting.

4.7) Distribution Conditions

AS

The duct work in this home is a combination of semi-rigid fiberglass distribution boxes and insulated duct work. It appears in overall good condition where visible in the attic areas - unless otherwise noted. Testing the flow of air at each register or balance of the air flow throughout the house is beyond the scope of this inspection. An effective way to minimize the loss of heated and cooled air is to ensure the duct connections sealed with mastic.

Operating Controls - Thermostat

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

**4.8) Thermostat
Conditions**



AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

5 Electrical

Information and Limitations

Overview

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of receptacles and switches to determine if there are adverse conditions with the wiring, grounding, bonding and over-current protection, but exact function & purpose of each switch throughout the home was not determined. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. The main breaker panel is opened - if possible - and inspected, but no other cover plates or components were opened or disassembled. Evaluation of the telephone, data, video, audio, security system, landscape lighting, remote controls for any fixtures or fans, fan speed operation, dimmer switches, the doorbell system - or other low voltage systems, and motion or photocell lights was not included in this inspection unless specifically noted.

Service Entrance Conductors

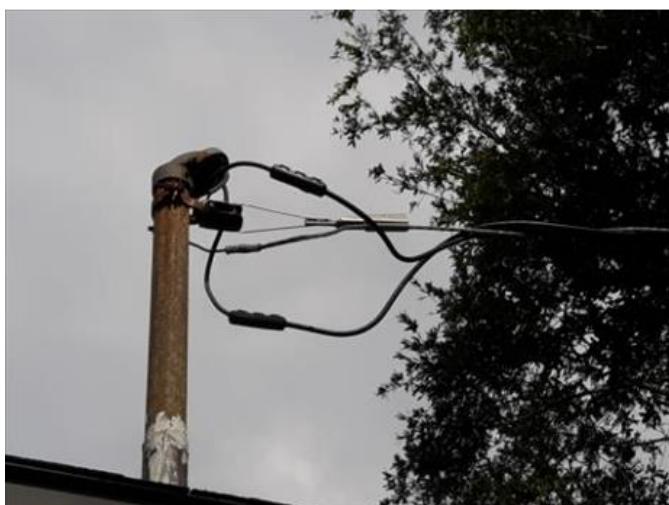
Electrical Service Conductors The electrical service is overhead.
120 - 240 volts

Electrical Service Material & Gauge Copper.
4 awg

Electrical Service Amperage 85 amp.

5.1) Electrical Service Conditions

AS



Main Electrical Panel

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

Main Disconnect Location At Main Panel.

Main Panel Brand Cutler Hammer.

Electric Panel Location The main electric panel is located at the exterior.

Panel Amperage Rating The electrical capacity of main breaker was labeled as 125 Amp.

Circuit Protection Type Circuit Breakers.

5.2) Main Electrical Panel Conditions

AS

Safety / 4-Point Issue:

1. Several breakers are not secured into the bus bar.
2. Dead front plate on main panel is damaged. Replacement is recommended for safety.
3. The main service wire is only 4 gauge, which is rated for less than 100 amps. An electrician should check the service and insure it is adequate for the home.
4. Missing knockouts. Knockout plugs should be added for safety from shock.

It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

Re-inspection 10/2/19:

#1 - Completed satisfactory.

#2 - Completed satisfactory - The dead front plate is still bent and ideally it would be replaced, however hardware has been added to secure it in place and provide added safety.

#3 - Completed satisfactory. - Electrician reduced main breaker size to 100 amps.

#4 - Completed satisfactory.



AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Loose breakers



Missing knockouts



Re-inspection 10/2/19 - #4 Knock-out plugs added



Re-inspection 10/2/19 - #2 Bolt securing dead front plate



Re-inspection 10/2/19

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Re-inspection 10/2/19

5.3) Arc Fault Protection

NP

The home is **not** equipped with Arc Fault Protection.

Wiring - Receptacles - Fixtures

Wiring Types

Plastic insulated (romex) type wire is present.

5.4) Wiring Conditions

AS

Safety / 4-Point Issue:

1. There is exposed NMB, interior rated, romex wiring at the hot water heater. Industry standards indicate that wiring installed below 7 feet be protected from physical damage. The wiring needs to be installed in properly rated conduit to meet electrical safety standards. A qualified electrician should do the work.
2. There is an open splice under the kitchen sink. The wiring needs to be properly ran in conduit and the splice needs to be properly terminated. It is unclear if the wire is active or not.

Re-inspection 10/2/19 - Completed satisfactory.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Re-inspection 10/2/19 - Completed satisfactory.

5.5) Interior Receptacles

AS

Safety / 4-Point Issue:

Missing receptacle or switch covers were observed at kitchen under counter. Recommend covers be installed for safety.

Re-inspection 10/2/19 - Completed satisfactory.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Re-inspection 10/2/19 - Completed satisfactory.

5.6) Exterior Receptacles

AS

5.7) Lighting Conditions

AS

5.8) Ceiling Fan Conditions

AS

Ground Fault Circuit Interrupters (GFCI)

GFCI's Installed Present where required.

5.9) GFCI Conditions

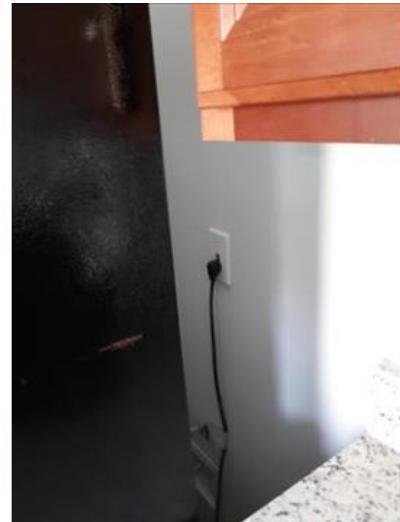
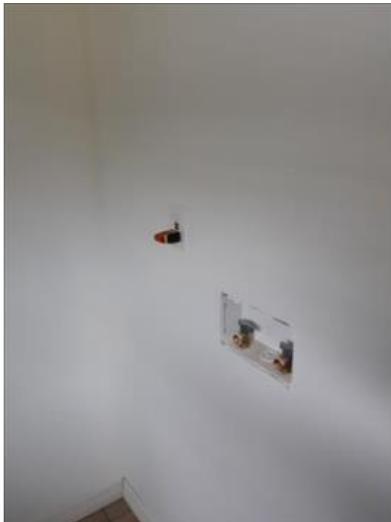
C/R

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

Consideration:

1. GFCI outlet are commonly used to control multiple outlets from one GFCI outlet. The GFCI outlets in the kitchen in the laundry room are all linked together and although this is not an issue it is unnecessary. You may need to press multiple GFCI in order to reset them all.
2. I strongly recommend against plugging any freezer or refrigerator in the garage into any electrical receptacle that is protected by a GFCI receptacle or circuit breaker. GFCI breakers and receptacles are prone to "nuisance tripping." If this happens, the refrigerator or freezer will shut down, and perishables can spoil. I recommend installation of a dedicated breaker and line from the main electrical panel to a single use receptacle for the appliance.

Re-inspection 10/2/19 - Not improved



Meter & Grounding

Ground Type Driven Rod.

5.10) Meter Conditions

AS

Safety / 4-Point Issue:

Meter box is smaller size and likely only rated for 100 amp service. An electrician should check the meter box and ensure it is sized properly for the home.

Re-inspection 10/2/19 :

Completed satisfactory - Electrician replaced main breaker with 100 amp to match meter can size.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



5.11) Grounding Conditions

AS

Smoke & Carbon Dioxide Detectors

5.12) Detector Conditions.

C/R

Recommended Upgrade:

The number of smoke detectors is less than would be required by modern standards. Consult the local building and safety department for a copy of their smoke detector requirements and review the locations recommended by the detector manufacturer (typically on the packaging) and install smoke detectors as needed.

Re-inspection 10/2/19 - Not improved

6 Plumbing

Information and Limitations

Overview

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection.

Testing of the main water shut off valve is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems (unless otherwise stated), water wells, on site and/or private water supply systems, water quality, water conditioning systems (e.g. filters, softeners, etc.), off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Water Main Line (Local Utility or Well to Home)

Water Source Public.

Main Shutoff Location Near Hot Water Heater

Main Line Material CPVC.

6.1) Main Line & Valve Conditions

AS



Water Supply Lines (Inside Home)

Supply Line Material CPVC.

6.2) Supply Line Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

Faucets & Fixtures

6.3) Faucet Conditions

AS

6.4) Faucet Conditions.

C/R

Recommended Upgrade:

Back-flow prevention devices are now required on exterior hose bibs under current plumbing standards to prevent cross contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Consider upgrading the hose bibs by installing back-flow devices.

Re-inspection 10/2/19 - Not improved



Example of Back-Flow Device

6.5) Fixture Conditions

AS

Drain - Waste Lines

Sewer Directed To

Local Municipality

Drain Line Material

PVC.

6.6) Drain Line Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

Water Heater(s)

Water Heater Type Electric.

Water Heater Brand Rheem

Water Heater Age Less than 1 year

Water Heater Location Laundry Room.

Water Heater Capacity 40 Gallon.

6.7) Water Heater Conditions

AS

Repair / 4-Point Item:

Install an overflow pan under the water heater that is required as of 2009 when water heaters are installed in attics or interior finished areas. The pan drain should also be routed to the exterior of the home. Failure of the unit and the resulting water could leak into finished areas causing substantial damage.

Re-inspection 10/2/19 - Completed satisfactory.



AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Re-inspection 10/2/19 - Completed satisfactory.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

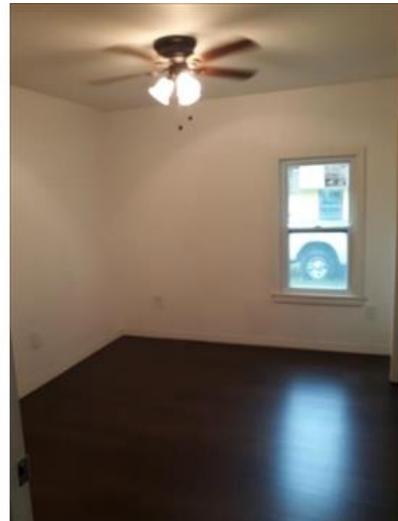
7 Interiors

Information and Limitations

7.1) Overview

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected. Generally, some light wear and tear can be found throughout most homes but is normally considered a typical cosmetic condition.

- Window treatments are beyond the scope of a home inspection and are not evaluated.
- Testing for lead is outside the scope of this inspection. Prior to 1978, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces. Check with local authorities for any testing requirements. Have a qualified technician perform any tests as desired.



AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

7.2) Limitations

Walls - Ceilings - Floors

Wall Materials Drywall / Sheetrock.

7.3) Wall Conditions

AS

Ceiling Materials Drywall / Sheetrock.

7.4) Ceiling Conditions

AS

Floor Coverings Engineered Wood Flooring (eg. Pergo).

7.5) Floor Conditions

C/R

Consideration:

The floor does not appear to be level in many parts of home. This may be caused by foundation issues either past or present.

Re-inspection 10/2/19 - Although several supports have been added the floor remained unlevel. This may indicate the structure is still unlevel or due to the memory in the materials from decades of being unlevel. The inspector can not provide an opinion as to if the floor can regain its levelness.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Master bedroom

Windows - Doors

7.6) Interior Window Conditions



Repair:

The spring cord on the window in the right front living room / dining room area is not operating properly. I recommend checking with the current owner on warranties and having it repaired.

Re-inspection 10/2/19 - Not Corrected.

Note: The window to the south of the walkway between the kitchen and laundry room appears to have developed a leak. The area tested dry with a moisture meter during the reinspection, however it had clear signs of staining and organic growth was visible near the base molding. The leaky area should be identified and sealed to avoid further moisture intrusion. Repair by a qualified contractor is recommended.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Re-inspection 10/2/19 - Stained area and organic growth



Re-inspection 10/2/19 - organic growth



Re-inspection 10/2/19 - Stained area under window

7.7) Interior Door Conditions

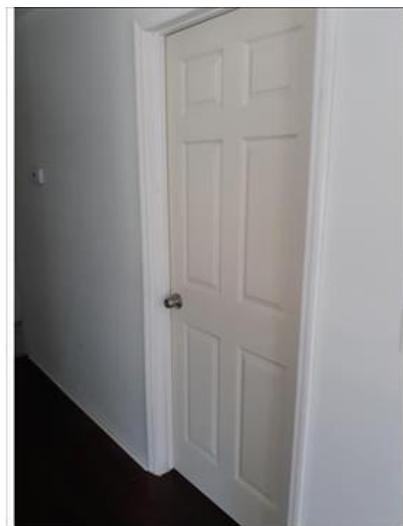
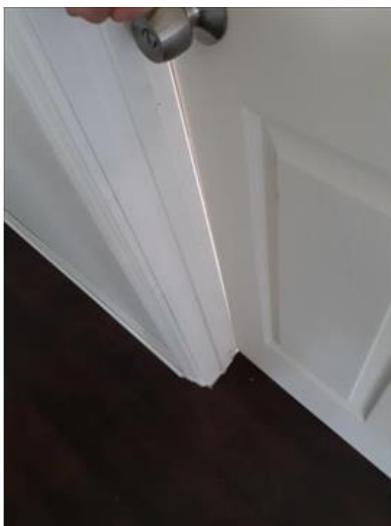
AS

Repair:

The doors stick at the doorframe at the front bedroom. Repairs and / or adjustments are recommended.

Re-inspection 10/2/19 - Completed satisfactory.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Re-inspection 10/2/19 - Completed satisfactory.

Closets

7.8) Closet Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

8 Kitchen

Information and Limitations

8.1) Overview

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic functions of the major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls, special features, and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.



Kitchen Sink - Countertops - Cabinets

Countertop Materials Granite.

AS

8.2) Countertop Conditions

Cabinet Materials Laminate.

AS

Sink - Type & Material Single Bowl. Stainless Steel.

AS

8.4) Sink Plumbing Conditions

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Garbage Disposal Brand None present

8.5) Garbage Disposal Conditions NP

Appliances

Stove - Oven Type None present

Stove - Oven Brand None present

8.6) Stove - Oven Conditions NP

Hood Fan Type Re-circulates through Filter.

Hood Fan Brand Nutone.

8.7) Hood Fan Conditions C/R

Consideration:

The cook top light was missing / out.

Re-inspection 10/2/19 - Not completed.

Built in Microwave Not Present.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

Brand

8.8) Built in Microwave Conditions

 NP

Dishwasher Brand Not Present.

8.9) Dishwasher Conditions

 NP

Refrigerator Brand Whirlpool.

Refrigerator - Ice & Water Ice and water on door.

8.10) Refrigerator Conditions

 AS

9 Bath(s)

Information and Limitations

9.1) Overview

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Conditions behind finished surfaces are concealed and not visible or accessible for inspection. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.



Routine Maintenance

- Re-caulking is recommended at the counter tops, tub walls and floors in baths as regular maintenance.

Bathroom Sinks - Countertops - Cabinets

Countertop Material Granite.

Cabinet Material Laminate.

9.2) Countertop - Cabinet Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

**9.3) Sink Plumbing Conditions** AS**Shower - Tub - Toilet****Shower Wall Material** Fiberglass paneling**9.4) Shower - Tub Conditions** AS**9.5) Shower Enclosure Conditions** NP**9.6) Shower Pan Conditions** NP**9.7) Toilet Conditions** AS**Bathroom Ventilation****Ventilation Types** Vent Fan.**9.8) Vent Fan Conditions** AS

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

10 Laundry

Information and Limitations

10.1) Overview

Complete testing of clothes washers, dryers, water valves and drains is not within the scope of this inspection. When the washer and dryer convey with the property will usually run the units through a basic cycle; however, we cannot practicably verify that the units completed each phase of the cycle properly and therefore do not warrant/guarantee their operation. We will note any significant discrepancies such as noisy operation, obvious damage, or leaks. We will also inspect the general condition of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected. On your final walk-through, you should examine & operate the components.



Maintenance

Professional inspection and cleaning of your dryer's ducts and venting system is recommended annually. Inspect more often if your dryer is used at a high frequency, such as in a commercial unit. Lint from dryer vents, traps and surrounding areas are a major cause of fires. When lint is trapped, the machine's venting capacity is reduced. Over time, the vent could become completely blocked posing a fire risk.

Clothes Washer and Dryer

Clothes Washer and Dryer Type None Present.

Clothes Washer Brand None present

10.2) Clothes Washer Conditions NP

10.3) Clothes Washer Conditions. C/R

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item

Recommended Upgrade:

Install braided metal, anti-burst, water supply hoses to the clothes washing machine in place of the rubber water supply lines that exist now as these rubber lines have been known to fail and burst and could cause significant water damage.



Example of Anti-Burst Hoses

Dryer Brand None Present.

Dryer Power Source Electric 220v.

10.4) Dryer Conditions NP

Clothes Dryer Vent

Dryer Vent Hose Material (Visible) None.

10.5) Dryer Vent Conditions AS

Consideration:

There is no dryer vent present. Recommend routing dryer vent to outdoors to avoid indoor moisture issues. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

Re-inspection 10/2/19 - Completed satisfactory.

AS = Appears Serviceable | R = Repair | S = Safety | NP = Not Present | NI = Not Inspected | C/R = Consideration or Upgrade Item



Re-inspection 10/2/19 - Completed satisfactory.



Re-inspection 10/2/19 - Completed satisfactory.

Laundry Sink

Laundry Sink Material None present.

**10.6) Laundry Sink
Conditions**

NP

Report Summary

This is only a summary of the inspection report and is not a complete list of discrepancies.

| Section | Condition# | Comment |
|---------------------------------|------------|--|
| Foundation - Crawl Space | | |
| Foundation Conditions | 1.1 | <p>Repair: Unprofessional / temporary support was observed at center beam and kitchen. Floor joists and / or beams were supported by wood simply propped under them. Although no immediate concern was observed, client should contact a qualified contractor for further information and / or evaluation.</p> <p><u>Re-inspection 10/2/19</u> - New supports have been added at the center beam and kitchen. Loose concrete blocks have been added for added support and are still in use at the rear bedroom, these piers generally require proper footers to support the excessive weight of the home. Deck post supports and loose blocks are generally not considered structurally sound for use in home foundations. The ground did not appear to have been disturbed as expected for footers to have been added, however the inspector is unable to comment on whether pier footers were added or repaired since they are underground and generally concealed from view. Generally, the contractor would add a vapor barrier once foundation work is completed to help avoid future issues. If the work was performed by a contractor familiar with crawlspace foundations and conditions; I recommend you obtain a warranty from the contractor in writing guaranteeing the work and that the improvements were made per approved construction standards.</p> |
| Floor Support Conditions | 1.2 | <p>Repair: Sagging framing components were observed at numerous areas. Recommend further evaluation and repair as needed by a qualified / licensed contractor.</p> <p><u>Re-inspection 10/2/19</u> - Sagging and deterioration of beams and joists can be excelled by moisture and poor footers. It is likely these will take years to straighten out and may never fully repair themselves. If the work was performed by a contractor familiar with crawlspace foundations and conditions; I recommend you obtain a warranty from the contractor in writing guaranteeing the work and that the improvements were made per approved construction standards.</p> |

Exterior

Report Summary

| | | |
|---------------------------|-----|---|
| Front Entrance Conditions | 2.8 | <p>Safety:</p> <p>The heights of the various risers at one or more of the staircases are not uniform. This creates a potential trip hazard. Generally, industry standard dictates that "step risers" (the vertical distance from one step up to the next) not exceed 7-3/4" high and all be within 3/8" of the smallest riser. A "Licensed Carpenter or General Contractor" should repair or modify the stairs to ensure they are safe.</p> <p>Recommended Upgrade:</p> <p>Recommend adding handrails to all exterior steps for safety.</p> <p><u>Re-inspection 10/2/19 - Not Corrected</u></p> |
| Back Entrance Conditions | 2.9 | <p>Safety:</p> <p>The heights of the various risers at one or more of the staircases are not uniform. This creates a potential trip hazard. Generally, industry standard dictates that "step risers" (the vertical distance from one step up to the next) not exceed 7-3/4" high and all be within 3/8" of the smallest riser. A "Licensed Carpenter or General Contractor" should repair or modify the stairs to ensure they are safe.</p> <p>Recommended Upgrade:</p> <p>Recommend adding handrails to all exterior steps for safety.</p> <p><u>Re-inspection 10/2/19 - Not Corrected</u></p> |

Roofing - Attic

| | | |
|-----------------------------|------|--|
| Roof Conditions | 3.3 | <p>Repair:</p> <p>All exposed fasteners should be sealed to deter moisture penetration.</p> <p><u>Re-inspection 10/2/19 - Not Corrected</u></p> |
| Attic Insulation Conditions | 3.10 | <p>Consideration:</p> <p>The insulation provided has poor coverage in the entire front of home. Additional insulation is recommended.</p> <p><u>Re-inspection 10/2/19 - Not Corrected</u></p> |

Heating Ventilation & Air Conditioning (HVAC)

Report Summary

| | | |
|---------------------------------|-----|---|
| Cooling Differential Conditions | 4.4 | <p>Repair:</p> <p>An ambient air test was performed on the cooling system to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees, which indicates that the unit is cooling within industry standards. The return air temperature on the system was 83.0 degrees, and the supply air temperature was 59.5 degrees. For a temperature differential of 23.5 degrees. This indicates that the unit is NOT cooling within standards and may not be working properly. A licensed Heat/Air contractor should further evaluate the system and advise.</p> <p><u>Re-inspection 10/2/19 - Not Corrected</u></p> <p>An ambient air test was performed on the cooling system to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees, which indicates that the unit is cooling within industry standards. The return air temperature on the system was 82.3 degrees, and the supply air temperature was 58.4 degrees. For a temperature differential of 23.9 degrees. This indicates that the unit is NOT cooling within standards and may not be working properly. It is recommended that the service documentation be obtained from a licensed Heat/Air contractor verifying the unit is operating properly.</p> |
|---------------------------------|-----|---|

Electrical

| | | |
|-----------------|-----|--|
| GFCI Conditions | 5.9 | <p>Consideration:</p> <ol style="list-style-type: none"> 1. GFCI outlet are commonly used to control multiple outlets from one GFCI outlet. The GFCI outlets in the kitchen in the laundry room are all linked together and although this is not an issue it is unnecessary. You may need to press multiple GFCI in order to reset them all. 2. I strongly recommend against plugging any freezer or refrigerator in the garage into any electrical receptacle that is protected by a GFCI receptacle or circuit breaker. GFCI breakers and receptacles are prone to "nuisance tripping." If this happens, the refrigerator or freezer will shut down, and perishables can spoil. I recommend installation of a dedicated breaker and line from the main electrical panel to a single use receptacle for the appliance. <p><u>Re-inspection 10/2/19 - Not improved</u></p> |
|-----------------|-----|--|

Report Summary

| | | |
|----------------------|------|---|
| Detector Conditions. | 5.12 | <p>Recommended Upgrade:</p> <p>The number of smoke detectors is less than would be required by modern standards. Consult the local building and safety department for a copy of their smoke detector requirements and review the locations recommended by the detector manufacturer (typically on the packaging) and install smoke detectors as needed.</p> <p><u>Re-inspection 10/2/19 - Not improved</u></p> |
|----------------------|------|---|

Plumbing

| | | |
|--------------------|-----|---|
| Faucet Conditions. | 6.4 | <p>Recommended Upgrade:</p> <p>Back-flow prevention devices are now required on exterior hose bibs under current plumbing standards to prevent cross contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Consider upgrading the hose bibs by installing back-flow devices.</p> <p><u>Re-inspection 10/2/19 - Not improved</u></p> |
|--------------------|-----|---|

Interiors

| | | |
|----------------------------|-----|--|
| Floor Conditions | 7.5 | <p>Consideration:</p> <p>The floor does not appear to be level in many parts of home. This may be caused by foundation issues either past or present.</p> <p><u>Re-inspection 10/2/19 - Although several supports have been added the floor remained unlevel. This may indicate the structure is still unlevel or due to the memory in the materials from decades of being unlevel. The inspector can not provide an opinion as to if the floor can regain its levelness.</u></p> |
| Interior Window Conditions | 7.6 | <p>Repair:</p> <p>The spring cord on the window in the right front living room / dining room area is not operating properly. I recommend checking with the current owner on warranties and having it repaired.</p> <p><u>Re-inspection 10/2/19 - Not Corrected.</u></p> <p>Note: The window to the south of the walkway between the kitchen and laundry room appears to have developed a leak. The area tested dry with a moisture meter during the reinspection, however it had clear signs of staining and organic growth was visible near the base molding. The leaky area should be identified and sealed to avoid further moisture intrusion. Repair by a qualified contractor is recommended.</p> |

Report Summary

Kitchen

| | | |
|---------------------|-----|---|
| Hood Fan Conditions | 8.7 | Consideration: The cook top light was missing / out. <u>Re-inspection 10/2/19 - Not completed.</u> |
|---------------------|-----|---|

Laundry

| | | |
|----------------------------|------|--|
| Clothes Washer Conditions. | 10.3 | Recommended Upgrade: Install braided metal, anti-burst, water supply hoses to the clothes washing machine in place of the rubber water supply lines that exist now as these rubber lines have been known to fail and burst and could cause significant water damage. |
|----------------------------|------|--|