



BPG Inspection, LLC



**12849 Palm Drive
Largo FL 33774**

Client(s): Stone
Inspection Date: 8/30/2022
Inspector: David Batha , HI8000 (FL)

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Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 967860
 - Client's Last Name: Stone
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

3. Exterior

WALL CLADDING and TRIM

Inspected

- 1 Finishes at the exterior are failing. Refinishing is recommended.



5. Plumbing

MAIN WATER SHUT-OFF DEVICE

Inspected

- 2 We were unable to locate a main water service shut-off valve except the service valve at the meter. This makes it difficult at best to shut off the water service in an emergency. In order to bring the house to acceptable building standards an accessible shut off valve should be located at the water main line at the house.



6. Electrical

ELECTRICAL INSPECTION LIMITATIONS

Inspected

- 3 The electrical system of this home is equipped with a Load Controller provided by the local utility. Determining the efficiency of or operating the Load Controller is not within the inspection scope. Ask the seller to explain this device or consult your local electric utility.



EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Inspected

- 4 The weather resistant outlet cover at the front of the home is damaged or missing, repair or replace as needed.



- 5 Exterior receptacle(s) at the rear of the building has no power. A qualified technician could evaluate the receptacle and make repairs or modifications as necessary.



9. Garage

GARAGE DOOR(S) and OPENER(S)

Inspected

- 6 The garage door opener raised and lowered the door, and it stopped and reversed when the light beam was interrupted. However, it did not stop or reverse when meeting resistance. Typically, this condition can be remedied by a simple adjustment of the door sensitivity. The sensitivity on the closing (downward) force exerted by the opener mechanism should be adjusted to a safe level.



10. Interiors

FLOORS

Inspected

- 7 The vinyl flooring is deteriorated. Budget to replace the flooring.



WINDOWS

Inspected

- 8 There is a broken / missing or inoperable latch at a window in a bedroom .Replace affected latches as needed.



SMOKE & CO DETECTOR(S)

Inspected

Action Items

- 9 This building is not equipped with smoke detectors or the smoke detectors have been removed. Smoke detectors are important safety devices. We recommend that approved smoke detectors be installed, per industry standards, or local ordinance.

11. Kitchen

RANGE(S), OVEN(S), and COOKTOP(S)

Inspected

- 10 The right front burner did not respond when tested. I recommend having a qualified appliance technician make further evaluations and repairs as needed.
- 11 The oven failed to respond to normal operating controls. A qualified appliance technician could make repairs or modifications as necessary.

GARBAGE DISPOSAL(S)

Inspected

- 12 The wiring is not protected in a conduit at the disposal. No bare, exposed metal wiring should be visible under the sink, nor wire splices, any of which could be a shock hazard. Have an electrician make repairs.

TRASH COMPACTOR

Inspected

- 13 The trash compactor did not operate through the control switch. This appliance is old and in replacement condition.

12. Bathrooms

BATHTUB(S)

Inspected

- 14 One or more of the mechanical drain stops at the bathtubs is not functional. This is a common condition with older tubs and repair parts may not be readily available.
- 15 A valve stem is leaking at the faucet in the hall bathroom. All valve stem leaks should be repaired.

BATH ELECTRICAL

Inspected

- 16 There is an ungrounded receptacle(s) in the master bath and hall bath. Three-pronged receptacles should be grounded. The ground is a safety feature. A qualified electrician should make repairs or modifications as necessary to any ungrounded receptacle.

13. Laundry

DRYER VENT

Inspected

- 17 The clothes dryer vent is not caulked at the exterior wall. Clothes dryer vents that are not vented properly can cause moisture/lint problems and could be a fire hazard. A qualified technician should repair or replace as needed.

14. Lawn Sprinklers

SPRINKLER SYSTEM

Inspected

- 18 The yard irrigation system did not respond to normal operator controls. Repairs are needed. A qualified technician should inspect further and repair as needed.

Action Items

Consideration Items

1. Introductory Notes

IMPORTANT CLIENT INFORMATION

Inspected

- 1 Some companies that underwrite home owner's insurance policies have begun to tighten up their underwriting standards, and may not issue policies for structures with what can be considered obsolete plumbing, electrical systems and wood shake roofs. Your inspector cannot predict the actions of your insurance carrier. If you have any uncertainty about what your carrier may be willing to insure, we recommend that you consult your insurance agent before you close escrow.

ENVIRONMENTAL

Inspected

- 2 Indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Testing for lead is outside the scope of this inspection, but 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.

WALK THROUGH INFORMATION

Inspected

- 3 During your final walk-through inspection you will have the opportunity to check the home for the final time. You should check to see if anything has changed since the original home inspection. It is recommended that the owner provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house. If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the final walk-through inspection should be discussed with your Realtor, prior to closing.

PERMITS

Inspected

- 4 There is evidence that the building has been added to or improved after its original construction. Verifying existence or absence of building permits is beyond the scope of this inspection. Consult with the owner about the history of the property. Confirmation also should be obtained from the local building department that all necessary permits for construction and/or remodeling were secured and that appropriate inspections were performed.

3. Exterior

GRADING, DRAINAGE, and RETAINING WALL(S)

Inspected

- 5 The grading and drainage at the property showed no signs of any deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between and the true final grading may be covered with landscape stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise due to inefficient drainage, consult a landscape contractor for grading / drainage corrections.

WALL CLADDING and TRIM

Inspected


- 6 There are gaps in the siding and or stucco at joints with dissimilar materials, a utility, pipe or vent penetration at the exterior N. side. This can permit water entry and result in damage to the siding and underlying building elements. Open joints in the siding and or stucco should be caulked, sealed and painted to match.

4. Roofing

GUTTERS and DOWNSPOUTS

Consideration Items


Inspected

- 7  Suggest adding gutters, with downspouts and extensions, around the entire perimeter of the structure to aid in directing water away from the foundation.

6. Electrical


MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

Inspected

- 8  The service capacity is adequate for the existing demand, but may require upgrading if demand is increased by remodeling and/or changes in patterns of use.

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)


Inspected

- 9  We recommend upgrading by installing GFCI receptacles in all locations required by present standards. This includes locations in bathrooms, garages, exteriors, basements and crawl spaces, kitchens and laundry within six feet of the sink. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures.
Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

7. Heating and Cooling

CEILING FANS


Inspected

- 10  Ceiling fans provide an added measure of comfort to the heating and cooling of the building, but are not the basic means of air conditioning. If present, testing of ceiling fans is not included in the scope of this inspection. To the extent your inspector operates a fan, he does so as a courtesy to the client. - SUGGESTION: If you have any concerns about fan operation, test all before closing escrow.

8. Attic

IMPORTANT CLIENT INFORMATION


Inspected

- 11  When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

10. Interiors


LIMITATIONS to the INTERIOR INSPECTION

Inspected

- 12  The closets of this occupied home are filled with personal belongings. We do not disturb or remove personal property from closets or storage areas. This restricts all or part of our view of the closet walls / ceilings. Closely check all areas where personal property has been stored during your final walkthrough.

DOORS AND CLOSETS

Inspected

- 13  A door in a bedroom closets has been removed. All removed doors should be re-hung in their original locations as needed.

Consideration Items

11. Kitchen

COUNTERTOP and CABINETRY

Inspected

- 14 The countertop and cabinets in the kitchen are deteriorated. This affects its appearance, and may limit its remaining useful life.

KITCHEN ELECTRICAL

Inspected

- 15 This home was built prior to the industry standard for all kitchen non dedicated outlets (such as for refrigerators / microwaves) to be GFCI protected. Consider having a qualified electrician update the kitchen outlets to meet current standards for Ground Fault Circuit Interrupters.

12. Bathrooms

WASH BASIN(S)

Inspected

- 16 Drain stop(s) that were not functioning properly were found in the following locations: master bathroom and hall bathroom. Have a qualified technician make repairs as needed.

BATHTUB(S)

Inspected

- 17 The surface finish of the bathtub in the hall bathroom is marred. Sometimes, such finish damage can be patched. There are companies that specialize in the refinishing of bathroom surfaces with epoxy coatings or fiberglass repairs. Repairs may not be as durable as the original finish, but if done properly they can extend the service life of the bathtub. Consideration should be given to this type of repair as an alternative to the more expensive option of replacing the bathroom fixture.

13. Laundry

CLOTHES WASHER

Inspected

- 18 Although the clothes washer is functional, it is older. Budget to replace.

CLOTHES DRYER

Inspected

- 19 Although the clothes dryer is functional, it is older. Budget to replace.

Date: 8/30/2022	Time: 12:00:00 PM	Report ID: 967860
Property: 12849 Palm Drive, Largo, FL 33774		Prepared By: David Batha

General Information

Building Status: Occupied With a Normal Amount of Interior Furnishings	Style of Home: One Story Single Family Dwelling	Age Determination: Reported in Listing
Attendees: Client, Seller	Age Of Home: 46 to 50 Years	Home Viewed From: Street
Direction of House: House Faces West	Weather: Cloudy	Outside Temperature: 90 - 100 degrees
Soil Condition: Dry	Lot Topography: Nearly Flat	

1. Introductory Notes

Inspections done in accordance with these standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. These standards are applicable to buildings with four or less dwelling units and their garages or carports.

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- Some companies that underwrite home owner's insurance policies have begun to tighten up their underwriting standards, and may not issue policies for structures with what can be considered obsolete plumbing, electrical systems and wood shake roofs. Your inspector cannot predict the actions of your insurance carrier. If you have any uncertainty about what your carrier may be willing to insure, we recommend that you consult your insurance agent before you close escrow.

ENVIRONMENTAL [Inspected]

- Indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Testing for lead is outside the scope of this inspection, but 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.

WALK THROUGH INFORMATION [Inspected]

- During your final walk-through inspection you will have the opportunity to check the home for the final time. You should check to see if anything has changed since the original home inspection. It is recommended that the owner provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house. If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the final walk-through inspection should be discussed with your Realtor, prior to closing.

PERMITS [Inspected]

- ◆ There is evidence that the building has been added to or improved after its original construction. Verifying existence or absence of building permits is beyond the scope of this inspection. Consult with the owner about the history of the property. Confirmation also should be obtained from the local building department that all necessary permits for construction and/or remodeling were secured and that appropriate inspections were performed.

PICTURES [Inspected]

- ◆ Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the entire report to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

2. Structure

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; however probing is not required when probing could damage any finished surfaces. 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.

Styles & Materials

Foundation Type and Material: Monolithic Slab	Wall Structure: Masonry	Roof Structure: Engineered Wood Trusses
Ceiling Structure: Wood Trusses 2X4	Floor Structure: Concrete Slab Not Visible	Columns or Piers: Extra Info : Brick

Inspection Items

FOUNDATION / CONCRETE SLAB [Inspected]

- ◆ The entire concrete slab and or sub flooring is not visible .Some areas, such as the garage, exterior storage closets or a detached laundry rooms may be partially visible. Viewing the areas covered by flooring and any exposed or partially exposed areas, we have determined the concrete slab to be intact and functional.

ROOF STRUCTURE [Inspected]

- ◆ The photos show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any structural deficiencies on the day of the inspection.

WALLS (Structural) [Inspected]

- ◆ While the walls are covered on both the exterior and interior, no defects were observed during the inspection. Since the framing system is not visible to your inspector you should call your inspector immediately if any adverse cracking becomes apparent in the future.

COLUMNS [Inspected]

- ◆ The columns, as described in the Styles & Materials section were intact and functional at time of inspection. Since these columns are covered with a finish veneer you should call your inspector immediately if any adverse shifting and or cracking occurs.

3. 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 including 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;

Styles & Materials

Driveway Surface: Concrete	Walkway Surface: Concrete	Patio Surface: Concrete
--------------------------------------	-------------------------------------	-----------------------------------

Window Material: Exposed Aluminum Frame Vinyl Clad Single Pane Double Pane	Cladding: Brick Veneer Stucco Covered Block Masonry	Soffit/Fascia: Vinyl
Exterior Door Type: Steel Glass/steel	Fence: Vinyl	Gate: Vinyl

Inspection Items

VEGETATION [Inspected]

- ◆ The vegetation at the time of the inspection was a prudent distance from the structure. Be sure to keep all vegetation away from the structure in order to help prevent moisture and or pest issues.

DRIVEWAY(S), PATIO(S), and WALKWAY(S) [Inspected]

- ◆ Except for typical hairline cracks, the driveway, walkways and patio(s) showed no visible signs of any deficiencies on the day of the inspection.



Driveway



Front Walk

- ◆ There were common cracks and typical settlement in the concrete flat work observed on the property. All concrete flat work is intact and functional.

PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S) [Inspected]

- ◆ The porch, patio and balcony (if applicable) structures showed no signs of any deficiencies at the time of inspection.



Front Porch



Back Patio

GRADING, DRAINAGE, and RETAINING WALL(S) [Inspected]

- ♦ The grading and drainage at the property showed no signs of any deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between and the true final grading may be covered with landscape stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise due to inefficient drainage, consult a landscape contractor for grading / drainage corrections.

FENCES and GATES [Inspected]

- ♦ The fencing and gate are in good condition.

EAVES, SOFFITS and FASCIAS [Inspected]

- ♦ The exterior eaves, soffits, and fascias, were in acceptable condition and showed no signs of rot or other deficiencies on the day of the inspection.

WALL CLADDING and TRIM [Inspected]

- ♦ The exterior cladding as described in the Styles & Materials section showed no visible defects and exhibits normal wear based on the age of this home.
- ♦ Finishes at the exterior are failing. Refinishing is recommended.



Building exterior

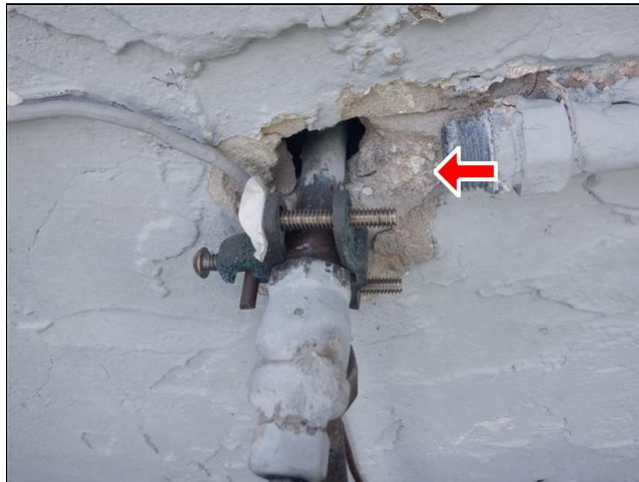


Building exterior



Building exterior

- ◆ There are gaps in the siding and or stucco at joints with dissimilar materials, a utility, pipe or vent penetration at the exterior N. side This can permit water entry and result in damage to the siding and underlying building elements. Open joints in the siding and or stucco should be caulked ,sealed and painted to match.



Building exterior

DOORS (Exterior) [Inspected]

- ◆ The exterior doors showed no signs of any defects on the day of the inspection.



Front Door



Back Door



Garage Door

WINDOWS [Inspected]

- ◆ The exterior side of the windows showed no signs of any deficiencies on the day of the inspection.



Building exterior



Building exterior



Building exterior



Building exterior



Building exterior



Building exterior

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 Outbuildings other than garages and carports;

4. Roofing

The home inspector shall observe: roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations. Look for signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials, and report on the methods used to inspect the roofing.

Styles & Materials

Roof Inspection Method: Walked Roof	Primary Roof-Type: Gable Valley Hip	Primary Roof Covering: Asphalt/Fiberglass Shingles
Primary Roof Slope: Medium	Estimated Age Of Primary Roof: 1 To 5 Years	Flashing: Metal Covered
Valley Flashing Material: Cut Shingles	Secondary Roof Covering: Metal	Secondary Roof-Type: Flat
Estimated Age of Secondary Roof: Over 20 Years of Age		

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- ◆ All roof systems require annual inspection and maintenance. Failure to preform routine roof maintenance may result in leaks and accelerated deterioration of the roof covering and flashings.

ROOF COVERINGS [Inspected]

- ◆ The back patio roof coverings showed no visible signs of any deficiencies on the day of the inspection.



Back Patio



Back Patio

- ◆ A composition shingle roof system was installed over the majority of the structure. This type of shingle is composed of an asphalt impregnated fiberglass mat covered with a granular aggregate and come in dimensional or Architectural style. The latter type of shingle is considered to be the 'premier' composition shingle with a manufacture estimated life span approximately five to ten years longer than the typical dimensional shingles. The roof appears to be in the first third of its useful life. Periodic maintenance will extend the life of this roof covering.



View of Roof While Walked



View of Roof While Walked



View of Roof While Walked



View of Roof While Walked



View of Roof While Walked



View of Roof While Walked

FLASHINGS and PENETRATIONS [Inspected]

- ◆ All visible flashing materials showed no signs of any deficiencies on the day of the inspection.



Plumbing Roof Vent



Plumbing Roof Vent

GUTTERS and DOWNSPOUTS [Inspected]

- ◆ Suggest adding gutters, with downspouts and extensions, around the entire perimeter of the structure to aid in directing water away from the foundation.

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.

5. Plumbing

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.

Styles & Materials

Water Source: Public	Waste Source: Public (to be verified by seller)	Main Water Shutoff Location: Meter Vault near Street
Water Supply Pressure: 60-70 psi	Exterior Water Supply Pipes: Copper Where Visible PVC	Interior Water Supply: Copper Where Visible
Waste/Drain/Vent Pipe Material: Where Visible Cast Iron	Water Heater Capacity(s): 40 Gallon	Water Heater Power Source: Electricity
Water Heater Location(s): Garage	Water Heater Manufacturer: State Industries	Number of Water Heaters: 1
Water Heater Age: 1 to 3 years		

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- ◆ The water was run at all accessible plumbing fixtures for ten to fifteen minutes in order to determine if any deficiencies and or leaks could be discovered. We recommend that you do the same at your final walkthrough.
- ◆ We cannot identify the pipe material that is buried in the exterior yard. During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system.

Be aware that we will not operate:

- The main water supply shutoff (although we will report on its existence and location when accessible)
- The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation)
- The water heater tank supply or drain valves
- Any stop valves supplying water to plumbing fixtures
- The laundry supply shutoff valves.

Any valve that is not operated on a regular basis may fail; that is, start leaking or dripping, when tested.

This inspection does not include evaluation of public sewage systems. It does not include private waste disposal. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system.

MAIN WATER SHUT-OFF DEVICE [Inspected]

- ✘ ◆ We were unable to locate a main water service shut-off valve except the service valve at the meter. This makes it difficult at best to shut off the water service in an emergency. In order to bring the house to acceptable building standards an accessible shut off valve should be located at the water main line at the house.



Water Meter

WATER SUPPLY PIPING and FLOW/PRESSURE [Inspected]

- ◆ No defects were observed for the water supply piping as identified in the Styles & Materials section. The flow was acceptable, and the pressure was () PSI. See Photo

FIXTURES and FAUCETS [Inspected]

- ◆ The accessible fixtures and faucets showed no visible defects during the inspection.

DRAIN, WASTE and VENTS PIPING [Inspected]

- ◆ The drain / waste / vent piping as described in the Styles & Material section showed no defects during the inspection. NOTE: This statement applies to the visible areas only.

WATER HEATER(S) INSPECTION LIMITATIONS [Inspected]

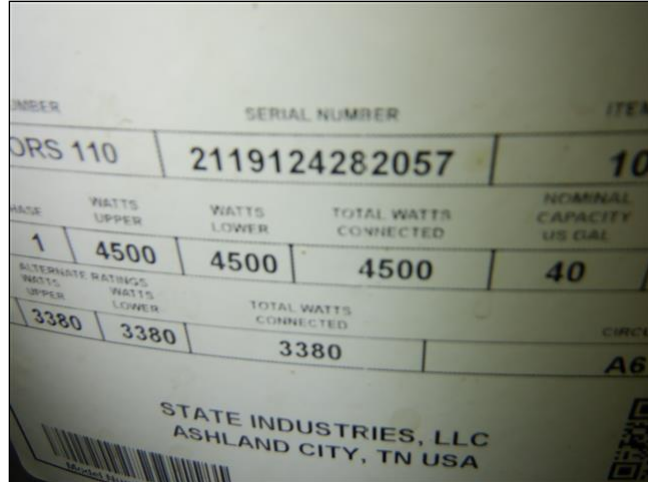
- ◆ Valves may leak when operated after a period of inactivity. For this reason, we did not test the valves at the water heater during the inspection.

WATER HEATING SYSTEM [Inspected]

- ◆ The design of electric water heaters does not lend itself to internal inspection. We cannot estimate its life expectancy. The water heater was intact and functional at time of inspection. NOTE: The normal useful life of most water heating systems is 8 to 10 years.



Water heater



Water Heater ID Plate

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;

6. Electrical

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, 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. 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.

Styles & Materials

Electrical Service Conductors: Below Ground Service	Service Ampacity and voltage: 125 AMP	Circuit Protection Type: Circuit Breakers
Branch Wiring: Copper	Wiring Type(s): Non Metallic Sheathed Cable (Romex)	Main Panel Location: Garage
Main Disconnect Location: Inside the Main Distribution Panel	Grounding Type: Driven Ground Rod	Bonding: Water Supply Piping
GFCI Reset Locations: Garage	Arc Fault Protection Present: No	

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- ◆ Testing the function of the main disconnect is not in the scope of this inspection. Determining if various electrical circuits will support the use of high load appliances (i.e. hair dryers, toasters, microwave ovens, space heaters, etc.) and testing the overcurrent protective protection to see if they 'trip', is beyond the scope of this inspection. We typically test not less than one outlet per room. Wiring devices blocked by furniture or personal goods will not be tested.

We strongly recommend against plugging any freezer or refrigerator 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.

ELECTRICAL INSPECTION LIMITATIONS [Inspected]

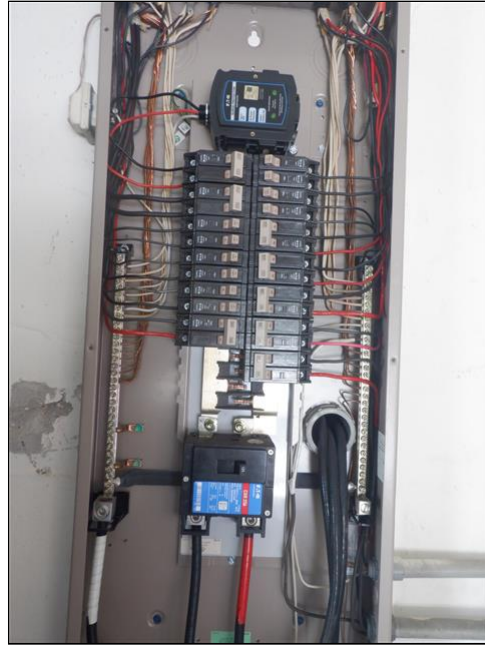
- ✘ ◆ The electrical system of this home is equipped with a Load Controller provided by the local utility. Determining the efficiency of or operating the Load Controller is not within the inspection scope. Ask the seller to explain this device or consult your local electric utility.



Load Controller

SERVICE ENTRANCE CONDUCTORS and EQUIPMENT [Inspected]

- ◆ No visible defects were observed during the inspection when reviewing the electrical service entrance.



Main Electrical Service Panel

MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS [Inspected]

- ◆ No deficiencies were noted in the main service panel at time of inspection.

- ◆ The service capacity is adequate for the existing demand, but may require upgrading if demand is increased by remodeling and/or changes in patterns of use.

WIRING [Inspected]

- ◆ The branch circuits and their overcurrent devices showed no visible deficiencies and their ampacities and voltages were compatible.

EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES [Inspected]

- ✘ ◆ The weather resistant outlet cover at the front of the home is damaged or missing, repair or replace as needed.



Building exterior

- ✘ ◆ Exterior receptacle(s) at the rear of the building has no power. A qualified technician could evaluate the receptacle and make repairs or modifications as necessary.



Building exterior

INTERIOR RECEPTACLES, SWITCHES, and FIXTURES [Inspected]

- ◆ A representative number of receptacles, switches, and fixtures, (one per room) performed their intended function on the day of the inspection.

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS) [Inspected]

- ◆ We recommend upgrading by installing GFCI receptacles in all locations required by present standards. This includes locations in bathrooms, garages, exteriors, basements and crawl spaces, kitchens and laundry within six feet of the sink. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures. Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

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;

7. Heating and Cooling

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 and cooling 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.

Styles & Materials

Number of Heat Systems: One	Heat Type: Electric Heat Strips	Heat System Location: Garage
Heat Energy Source: Electric	Heat System Brand: Trane	Heat Source in Each Room: Yes
Cooling source in each room: yes	Air Handler Age: 1-5 years	Air Handler Location: Garage
Number of AC Units: One	Cooling Equipment Type: Split System	Cooling Equipment Energy Source: Electric
Compressor/Heat Pump Location: North Elevation Exterior	Central Air Brand: Trane	Condensing Unit Age: 1-5 years

Cooling Equipment Tonnage: Three Tons	Duct system: Extra Info : Insulated Box	Filter Type: Disposable
Ceiling fans installed in home: Yes	Exterior ceiling fans present: No	

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- ◆ Inspection of gas fired systems includes combustion air provision, venting, energy source connections and air distribution system.

Inspection of compressed gas refrigeration systems (A/C) includes visual inspection of the compressor/condenser, refrigerant lines, air distribution system and condensate drain system. We do not test amperage draw or refrigerant pressures. A full technical evaluation of the condition of central air conditioning equipment requires extensive invasive testing that is beyond the scope of this inspection. It is not within the scope of this inspection to determine the optimum design capacity of the cooling equipment. The current air conditioning system may not be adequately sized to cool the house and/or any space addition.

Inspection of heat pump systems includes visual inspection of the compressor/condenser and the distribution system. The non-seasonal cycle of heat pumps was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve. Some heat pumps are equipped with emergency electric heat strips (located in the air handler). Testing of the emergency heat system is not in the scope of this inspection.

- ◆ Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

DUCT SYSTEM LIMITATIONS/ HUMIDIFIER [Inspected]

- ◆ Some of the ductwork in the attic or interior wall cavities were inaccessible and was not inspected except to determine that air flow was present at the accessible registers.

HEATING SYSTEM(S) [Inspected]

- ◆ No defects were observed when cycling the gas furnace(s) on the day of the inspection.

COOLING SYSTEM(S) [Inspected]

- ◆ The air handler is located in the garage. The air handler is approximately 5 years old.



Air Handler



Air Handler

- ◆ Air Conditioning Unit is located at the left side. The capacity of the unit is approximately three tons. The age of the unit is 5 years old as determined by the data plate.



Condensing Unit



Condensing Unit ID Plate

A/C SPLITS (cooling) [Inspected]

- ◆ An ambient air test was performed on the air conditioner or heat pump to determine if the difference in temperatures between the supply and return ducts are between 17 and 22 degrees. This differential in temperatures indicates that the unit is cooling as intended. The supply air temperature on your system when checked at several supply ducts was 54 degrees, and the return air temperature was 74 degrees. This indicates that the systems range in temperature drop was normal.

CEILING FANS [Inspected]

- ◆ Ceiling fans provide an added measure of comfort to the heating and cooling of the building, but are not the basic means of air conditioning. If present, testing of ceiling fans is not included in the scope of this inspection. To the

extent your inspector operates a fan, he does so as a courtesy to the client. - SUGGESTION: If you have any concerns about fan operation, test all before closing escrow.

DISTRIBUTION SYSTEM(S) [Inspected]

- ◆ All accessible and visible ducts, fans, supports, air filters, registers, and fan coil units were in acceptable condition and performing their intended function on the day of the inspection.

The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Non central air conditioners The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat and or cooling supply to the various rooms.

8. Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; The home inspector shall describe: Insulation and vapor retarders in unfinished spaces; and Absence of same in unfinished space at conditioned surfaces.

Styles & Materials

<p>Method Used to Observe Attic: Entered</p>	<p>Attic Access: Hatch</p>	<p>Attic Insulation: Blown Cellulose Approximately 8" Deep</p>
<p>Attic Ventilation: Ridge Vents Soffit Vents</p>	<p>Location of attic access: Garage</p>	

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- 📁 ◆ When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

ATTIC INSPECTION LIMITATIONS [Inspected]

- ◆ Areas of the attic were inaccessible or could not be visually inspected due to installed HVAC ductwork, Installed air handlers, Installed trusses/or framework that impair access and Insulation

ATTIC ACCESS and GENERAL CONDITIONS [Inspected]

- ◆ The photos show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any deficiencies on the day of the inspection.



Photos of Attic Space



Photos of Attic Space



Photos of Attic Space



Photos of Attic Space

ATTIC MOISTURE and VENTILATION [Inspected]

- ◆ The attic ventilation was acceptable per local building standards, with no excessive moisture or condensation noted. Please note that almost all attic spaces benefit from increased ventilation.

ATTIC INSULATION [Inspected]

- ◆ The depth of the attic insulation meets or exceeds current standards where your Inspector measured it at several locations. Please note that within reason, most attics benefit from added insulation.



Photos of Attic Space

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Garage Door Type: Two automatic	Garage Type: Attached	Garage door material: Metal
Garage Walls: Finished Walls	Garage Ceilings: Finished Ceilings	Garage Flooring: Concrete

Inspection Items

GARAGE INSPECTION LIMITATIONS [Inspected]

- ◆ Inspection of this area was limited to the surface coverings. The construction materials and manner of installation are inaccessible and concealed from view.

GARAGE DOOR(S) and OPENER(S) [Inspected]

- ✘ ◆ The garage door opener raised and lowered the door, and it stopped and reversed when the light beam was interrupted. However, it did not stop or reverse when meeting resistance. Typically, this condition can be remedied by a simple adjustment of the door sensitivity. The sensitivity on the closing (downward) force exerted by the opener mechanism should be adjusted to a safe level.



Garage Door Opener



Garage Door

FIRE WALL and PASSAGE DOOR [Inspected]

- ◆ The fire rated assembly was intact with no visible holes and or defects noted on the day of the inspection.



Garage Interior

GARAGE OUTLETS & LIGHTING [Inspected]

- ◆ The garage lighting, fixtures, and outlets all performed their intended function on the day of the inspection.

GARAGE WALLS and CEILINGS [Inspected]

- ◆ The garage walls and ceilings were intact and functional where they could be viewed. Typical cosmetic cracks / wear and tear for age of home.



Garage Interior



Garage Interior

GARAGE FLOOR [Inspected]

- ◆ The garage floor (where visible) was intact and functional. No major defects were visible at time of inspection.



Garage Interior

10. Interiors

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, separation walls, ceilings, doors, between a dwelling unit and an attached garage or dwelling unit. The inspector shall observe sumps. The home inspector shall: Operate a representative number of primary 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.

Styles & Materials

<p>Ceiling Materials: Sheetrock/Drywall/Gypsum Board</p>	<p>Wall Material: Sheetrock/Drywall/Gypsum Board</p>	<p>Floor Covering(s): Ceramic/Clay Tile Sheet Vinyl</p>
<p>Window Type/Design: Single-hung Fixed</p>	<p>Interior Door Type: Wood Hollow Core Pocket Door</p>	<p>Smoke Detectors Present: No</p>

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- ◆ Interior inspection includes the readily accessible portions of the walls, ceilings, floors, doors, windows, cabinetry, countertops, steps, stairways, balconies, railings and presence or absence of smoke alarms. Not included in the scope of inspection are cosmetic conditions of floor and wall covering, window blinds, or determination of failed seals in insulated windows and doors.

Inspection of fireplaces (if installed) includes: Chimney exterior, spark arrestor, firebox, damper and hearth extension. Inspection of chimney interiors requires specialized equipment and is beyond the scope of this inspection.

LIMITATIONS to the INTERIOR INSPECTION [Inspected]

- ◆ The closets of this occupied home are filled with personal belongings. We do not disturb or remove personal property from closets or storage areas. This restricts all or part of our view of the closet walls / ceilings. Closely check all areas where personal property has been stored during your final walkthrough.

GENERAL COMMENTS ABOUT THE INTERIOR [Inspected]

- ◆ The interior wall, floor, and ceiling surfaces are generally in adequate condition, taking into consideration normal wear and tear.



Building Interior Rooms



Building Interior Rooms

CEILINGS and WALLS [Inspected]

- ◆ Minor cracks are evident in the walls and / or ceilings. This is a common condition with this type of construction and, in this case, does not indicate any structural concerns. The cracks can be repaired or painted during routine maintenance. Other than these cosmetic issues the walls and ceilings were in acceptable condition



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms

FLOORS [Inspected]

- ✘ ◆ The vinyl flooring is deteriorated. Budget to replace the flooring.

WINDOWS [Inspected]

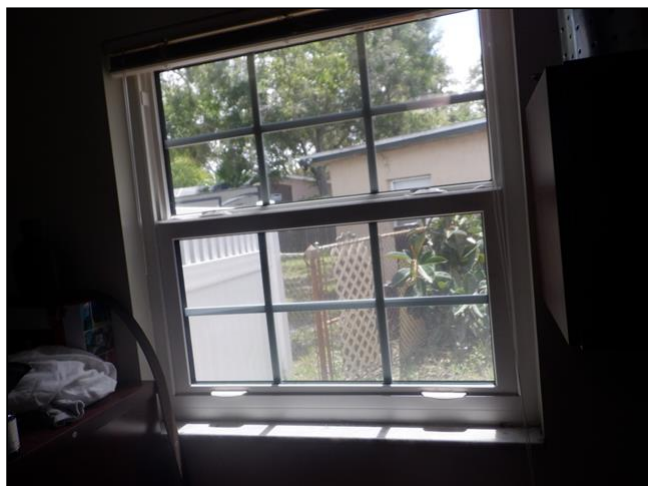
- ◆ The interior windows showed no signs of any deficiencies on the day of the inspection. Note that identifying damaged thermal seals can be difficult if not impossible on any given day.



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms

♦ There is a broken / missing or inoperable latch at a window in a bedroom .Replace affected latches as needed.



Bedroom



Bedroom

DOORS AND CLOSETS [Inspected]

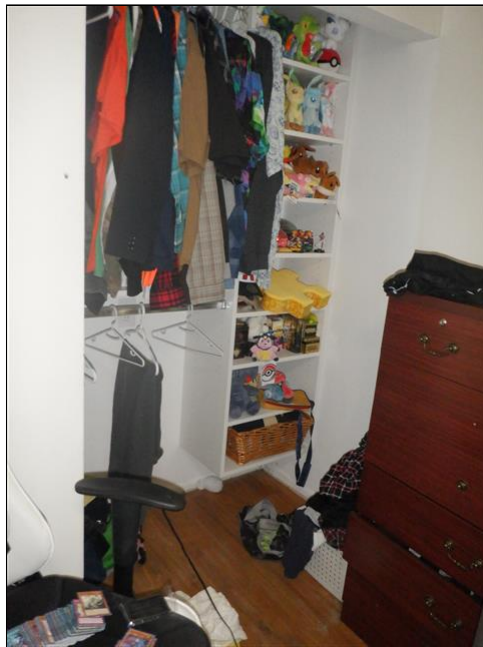
- ◆ A door in a bedroom closets has been removed. All removed doors should be re-hung in their original locations as needed.



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms

SMOKE & CO DETECTOR(S) [Inspected]

♦ This building is not equipped with smoke detectors or the smoke detectors have been removed. Smoke detectors are important safety devices. We recommend that approved smoke detectors be installed, per industry standards, or local ordinance.

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, household appliances, recreational facilities or another dwelling unit.

11. Kitchen

Styles & Materials

Sink: 2 Bowls Stainless Steel	Garbage Disposal: Yes	Countertop: Laminate
Cabinetry: Laminate	GFCI Outlets: No	Microwave: Microwave Not installed
Dishwasher Installed: Yes	High Loop/Air Gap Installed: Yes	Exhaust/Range Hood: Hood Vented to the Exterior
Cooking Fuel: Electric	Range/Oven: Electric	Range Anti-tip Device: No

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- ◆ Your appliances in the kitchen were viewed to simply see if they are functional at the time of the inspection. Your inspector cannot determine if the oven, microwave, and dishwasher perform as you would like them to.

KITCHEN INSPECTION LIMITATIONS [Inspected]

- ◆ The refrigerator and related equipment were not evaluated and is specifically excluded from this report.



Kitchen Area

SINK(S) and GROUT/CAULKING [Inspected]

- ◆ The kitchen sink(s) and visible plumbing exhibit typical wear and tear normal for this heavily used component. The flaws are cosmetic in nature. No remedial action is indicated.



Kitchen Area

COUNTERTOP and CABINETRY [Inspected]

- ✦ The countertop and cabinets in the kitchen are deteriorated. This affects its appearance, and may limit its remaining useful life.



Kitchen Area



Kitchen Area

RANGE(S), OVEN(S), and COOKTOP(S) [Inspected]

- ✦ The right front burner did not respond when tested. I recommend having a qualified appliance technician make further evaluations and repairs as needed.



Kitchen Area

- ❌ ♦ The oven failed to respond to normal operating controls. A qualified appliance technician could make repairs or modifications as necessary.

KITCHEN ELECTRICAL [Inspected]

- ⬆️ ♦ This home was built prior to the industry standard for all kitchen non dedicated outlets (such as for refrigerators / microwaves) to be GFCI protected. Consider having a qualified electrician update the kitchen outlets to meet current standards for Ground Fault Circuit Interrupters.

GARBAGE DISPOSAL(S) [Inspected]

- ❌ ♦ The wiring is not protected in a conduit at the disposal. No bare, exposed metal wiring should be visible under the sink, nor wire splices, any of which could be a shock hazard. Have an electrician make repairs.



Disposal



Disposal

DISHWASHER(S) [Inspected]

- ◆ During the inspection of the Dishwasher we only check the running cycles, Physical parts visible and the draining system. Checking of the Drying system is beyond the scope of this inspection.No leaks noted at time of inspection.



Kitchen Area

BUILT-IN MICROWAVE [Not Present]

RANGE HOOD/EXHAUST [Inspected]

- ◆ The kitchen cooking vent system performed its intended function on the day of the inspection.



Kitchen Area

TRASH COMPACTOR [Inspected]

♦ The trash compactor did not operate through the control switch. This appliance is old and in replacement condition.



Kitchen Area

12. Bathrooms

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. 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.

Styles & Materials

<p>Number of Bathrooms: Two</p>	<p>Countertop Material: Solid Surface Material</p>	<p>Tub: Stamped Steel with a porcelain finish</p>
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Bathroom Ventilation: Exhaust Fan Window	GFCI Protected Outlets: No	Shower Wall Material: Ceramic Tiles
Wash Basins: Solid surface material	Flooring: Ceramic Tile	

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- ◆ A water test of the shower pans is beyond the scope of this inspection. However, the inspector will examine accessible areas (if any) under the shower(s) for the presence of wood-destroying organisms and moisture-related damage.
- ◆ Operating angle stops that have been shut off for some time may cause them to leak. Experienced inspectors do not operate them during a standard home inspection. If you chose to check any valve that has not been operated in the past six months, be prepared to deal with possible water leaks.

WASH BASIN(S) [Inspected]

- ◆ No leaks and or deficiencies associated with the bathroom sinks were visible on the day of the inspection.



Hallway Bathroom



Master Bathroom

- ☒ ◆ Drain stop(s) that were not functioning properly were found in the following locations: master bathroom and hall bathroom. Have a qualified technician make repairs as needed.



Hallway Bathroom

COUNTERTOP and CABINETS [Inspected]

- ◆ The counter tops and cabinets were in acceptable condition on the day of the inspection.



Hallway Bathroom



Master Bathroom

TOILET(S) [Inspected]

- ◆ The toilets flushed and were not loose on the day of the inspection.



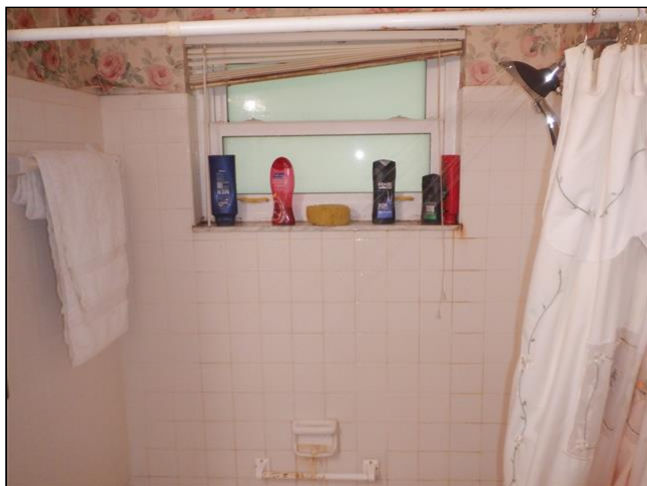
Hallway Bathroom



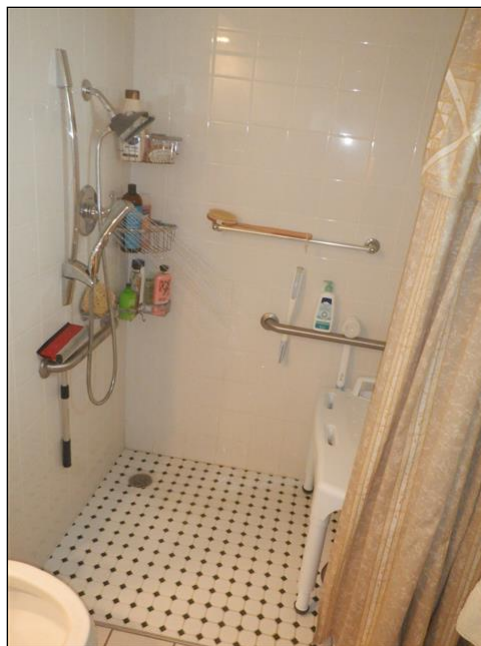
Master Bathroom

SHOWER WALLS and ENCLOSURE [Inspected]

- ◆ The shower-tub enclosure was in acceptable condition with no deficiencies on the day of the inspection.



Hallway Bathroom



Master Bathroom

BATHTUB(S) [Inspected]

- ❌ ♦ One or more of the mechanical drain stops at the bathtubs is not functional. This is a common condition with older tubs and repair parts may not be readily available.



Hallway Bathroom

- ❌ ♦ A valve stem is leaking at the faucet in the hall bathroom. All valve stem leaks should be repaired.



Hallway Bathroom

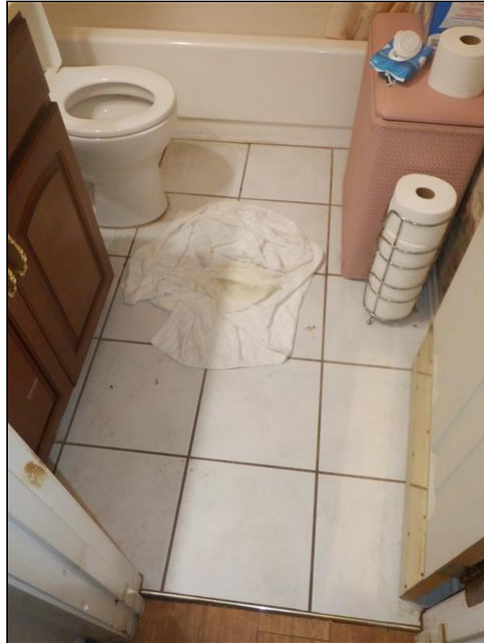
- ◆ The surface finish of the bathtub in the hall bathroom is marred. Sometimes, such finish damage can be patched. There are companies that specialize in the refinishing of bathroom surfaces with epoxy coatings or fiberglass repairs. Repairs may not be as durable as the original finish, but if done properly they can extend the service life of the bathtub. Consideration should be given to this type of repair as an alternative to the more expensive option of replacing the bathroom fixture.



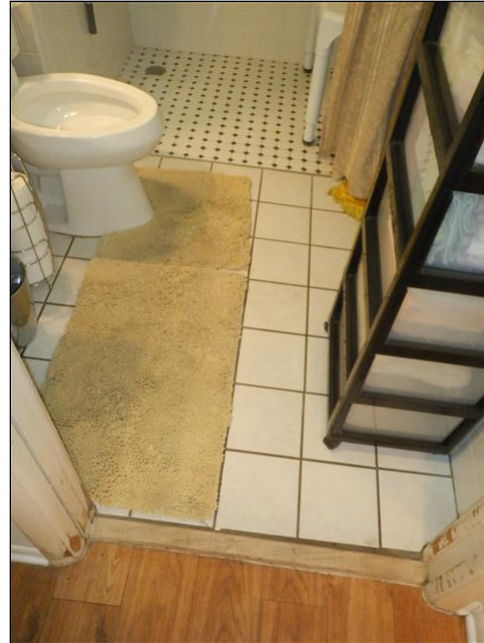
Hallway Bathroom

FLOOR [Inspected]

- ◆ The bathroom flooring was in acceptable condition on the day of the inspection.



Hallway Bathroom



Master Bathroom

BATH ELECTRICAL [Inspected]

- ❌ ◆ There is an ungrounded receptacle(s) in the master bath and hall bath. Three-pronged receptacles should be grounded. The ground is a safety feature. A qualified electrician should make repairs or modifications as necessary to any ungrounded receptacle.



Master Bathroom

BATHROOM VENTILATION [Inspected]

- ◆ The bathroom vents are functional and vent to the building exterior.

13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Laundry Tub: Plastic	Dryer Power Source: 220 Electric	Clothes Dryer Vent: Vents to Exterior
Visible Clothes Dryer Vent Material: Flexible Metal	Washing Machine Water Shut Off Valve: Present	

Inspection Items

CLOTHES WASHER and DRYER HOOK-UPS [Inspected]

- ◆ The plumbing connections for the washing machine were not leaking on the day of the inspection.



Laundry Room

- ◆ The clothes washer drain was tested and no signs of any plumbing waste line leaks were observed.


CLOTHES WASHER [Inspected]

- ☒ ◆ Although the clothes washer is functional, it is older. Budget to replace.



Laundry Room


CLOTHES DRYER [Inspected]

 ♦ Although the clothes dryer is functional, it is older. Budget to replace.



Laundry Room

DRYER VENT [Inspected]

 ♦ The clothes dryer vent is not caulked at the exterior wall. Clothes dryer vents that are not vented properly can cause moisture/lint problems and could be a fire hazard. A qualified technician should repair or replace as needed.



Laundry Room

LAUNDRY TUB [Inspected]

- ◆ The laundry tub reported on here is located in the garage.



Laundry Tub

14. Lawn Sprinklers

Styles & Materials

Sprinkler System:

Sprinkler System Installed - Limited Inspection Only

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Inspection Items

SPRINKLER SYSTEM [Inspected]

- ❌ ◆ The yard irrigation system did not respond to normal operator controls. Repairs are needed. A qualified technician should inspect further and repair as needed.



Control Box

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