



BPG Inspection, LLC



**Ashwood Drive
Tampa FL 33624**


Client(s): Jenifer
Inspection Date: 9/8/2022
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: 969569
 - Client's Last Name: Jenifer
- 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

1. Introductory Notes

OVERALL BUILDING CONDITIONS

Inspected

- 1 In our opinion, this building has a greater than average number of defects and deferred maintenance items. As an aid in planning a course of action, obtain repair estimates from competent specialists before closing escrow.

3. Exterior

GRADING, DRAINAGE, and RETAINING WALL(S)

Inspected

- 2 Based on a visual inspection of the surface drainage, and evidence of water accumulation near the south elevation, there is either not a proper drainage system installed, or the existing system is inadequate. A qualified technician should make repairs or modifications as necessary.

WALL CLADDING and TRIM

Inspected

- 3 Finishes at the wood or composite siding are failing. Refinishing is recommended.
- 4 The wood or composite siding is water damaged and deteriorated at the at the bottom edge in several places. Some repair or replacement by a qualified person is recommended.
- 5 Pieces of the wood siding are loose at the exterior Addition Loose siding should be re-nailed according to the manufacturer's specifications. Doing the work properly may require further caulking, patching and painting.
- 6 Damage noted at the stucco cladding on the south elevation. A qualified person should make repairs.

DOORS (Exterior)

Inspected

- 7 The doorbell is not functional. The doorbell should be repaired or replaced. Check the inexpensive exterior button first for function, then the interior bell or transformer.
- 8 The garage service door jamb is deteriorated. The damaged elements of the jamb should be replaced.
- 9 One or more of the deadbolts on the exterior doors requires a key to operate from both sides. This is a safety / fire concern because a key must be in the lock or close by to facilitate egress. We recommend converting to a lever action bolt on the interior side of the door.
- 10 The back door lock is inoperable. The lock should be replaced.
- 11 A lock at the sliding glass door is broken. It should be replaced.
- 12 The exterior S. side sliding door does not operate smoothly, probably because of a dirty track, or dirty or worn rollers. To correct this condition, the door should be removed and the rollers properly cleaned and lubricated. If the rollers are damaged, they should be replaced.

WINDOWS

Inspected

- 13 One or more window panes are cracked or broken. A qualified glazier should replace all broken glass.

4. Roofing

ROOF COVERINGS

Inspected

Action Items

- 14** Active leaks were observed during inspection of the roof cover(s). Details as to the areas or locations affected will be described in other sections of the report such as ATTIC.
- 15** The Entire roof is near or at the end of its expected service life. It is recommended that you consult a licensed Roofing contractor to determine the remaining useful life, if any and replacement cost.
- 16** Shingles at the front of home are loose. This may be a result of wind and weather, or it may indicate improper installation. A qualified technician could make repairs or modifications as necessary.

CHIMNEY

Inspected

- 17** The composite wood siding at the chimney has one or more of the following conditions requiring repairs or replacement by a qualified person. Water damaged siding / deteriorated siding / loose siding / nail pops / loose wood trim.

6. Electrical

MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

Inspected

- 18** At least one circuit breakers in main service disconnect are of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.

WIRING

Inspected

- 19** There is an uncovered junction box in the attic. This could be a shock hazard. We DID NOT necessarily list all locations. A qualified technician should install a proper cover on the junction box.

EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Inspected

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

INTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Inspected

- 21** There is an outlet(s) that is not energized in the bedroom in the addition. It does not appear to be controlled by a switch. We DID NOT necessarily list all locations. Have a qualified electrician make repairs.

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

- 22** A GFCI receptacle should be present at the kitchen. Industry standards would have dictated a GFCI receptacle be installed at this location at the time of construction. A qualified electrician should install GFCI protection at this location.

7. Heating and Cooling

COOLING SYSTEM(S)

Inspected

- 23** The air handler is dirty. A licensed HVAC contractor should service unit.

8. Attic

ATTIC MOISTURE and VENTILATION

Inspected

Action Items

- 24** There are water stains visible at more than one of the top cords of the roof trusses. These stains are an indication that the felt paper underlayment for the tile roofing is breaking down and needs replacement. A licensed roofing contractor should review the underlayment for replacement costs per the current installation standards for tile roofing.
- 25** The duct(s) from the master bathroom exhaust fan terminates in the attic, rather than on the exterior of the building. This allows excessive moisture to be vented into the attic, which can result in damage to wood elements of the roof structure. Have a qualified technician run the duct to the exterior of the building.

9. Garage

GARAGE DOOR(S) and OPENER(S)

Inspected

- 26** The garage door opens but cannot be closed without holding the control button down for the complete cycle. This indicates a problem with one or both of the safety reverse features. A qualified person should evaluate the opener and make repairs.
- 27** The garage door opener appears to be original to the home and will have a limited remaining useful life. Budget for future replacement.

GARAGE WALLS and CEILINGS

Inspected

- 28** There is damage to the drywall in the garage. This is the ceiling this is part of the homes fire wall assembly. Repairs are needed.

10. Interiors

CEILINGS and WALLS

Inspected

- 29** There is evidence of previous patching and/or repairs to the finished surfaces in the master bedroom. Repairs are needed.

FLOORS

Inspected

- 30** The flooring is deteriorated. Budget to replace the flooring.

WINDOWS

Inspected

- 31** A window pane(s) is cracked in several rooms. This can be a safety hazard. All cracked glass should be replaced by a qualified glazier. If the glazing is dual pane, replacement may be required. Consult a qualified person for repair / replacement.
- 32** There is a inoperable latch at a window in one or more rooms Replace affected latches as needed.

SMOKE & CO DETECTOR(S)

Inspected

- 33** One or more of the smoke detectors are missing. However, we recommend replacement of all smoke detectors after your closing date.

11. Kitchen

SINK(S) and GROUT/CAULKING

Inspected

- 34** The kitchen sink faucet frozen and in need of repair.

Action Items

COUNTERTOP and CABINETRY

Inspected

- 35** The Cabinet is deteriorated in the area under the sink. Water leakage appears to have promoted decay. Cracked, deteriorated or damaged wood should be replaced.

KITCHEN ELECTRICAL

Inspected

- 36** The current style and condition of the kitchen indicates a recent remodel. Current standards required all non dedicated kitchen outlets to be GFCI protected. Consult a qualified electrician for corrections.

GARBAGE DISPOSAL(S)

Inspected

- 37** Wire connections are exposed 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

- 38** The instant hot faucet did not operate through the control switch. This appliance is old and in replacement condition.

12. Bathrooms

WASH BASIN(S)

Inspected

- 39** A nonconforming, flexible rubber or plastic fitting is present at the drain trap under the sink in the master bathroom. Modification would be considered optional. However, these flex drains are prone to clogging. Such traps should be upgraded with an approved drain trap material. A qualified plumber could do the work.

SHOWER WALLS and ENCLOSURE

Inspected

- 40** A track for sliding shower doors in the hall bathroom is not fastened and moves. This allows one or both glass panels to come free and is a safety issue. Have a qualified person repair as necessary.
- 41** The tile surround at the shower wall in the pool bath is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.
- 42** The tile surround at the bathtub wall in the old master bathroom is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.

BATHTUB(S)

Inspected

- 43** The drain is damaged in the hall bathroom. This is a common condition with older tubs and repair parts may not be readily available.

BATH ELECTRICAL

Inspected

- 44** The bathroom outlets are not GFCI protected. As of 1978, all bathroom outlets were required to have GFCI protection. According to our work order, this home was built after this requirement. A qualified electrician should update all bathroom outlets to ground fault circuit interrupters.

JETTED TUB

Inspected

- 45** There is no access panel for servicing the whirlpool tub mechanical equipment. If the equipment requires repair, the lack of access will result in higher repair costs. We recommend that a removable access panel be installed.

Action Items

- 46** The whirlpool tub is not functional. A qualified technician should evaluate the system and make repairs or modifications as necessary.

14. Pools & Spas

CLIENT INFORMATION

Inspected

- 47** The pool equipment appears to have settle lower into the ground as a result of the gutter downspout depositing the rain water into the area causing soil erosion and a depression around the pool equipment.

SURFACE WALLS AND FLOOR OF POOL/SPA

Inspected

- 48** The pool / and or spa surface material is in replacement condition. Consult a qualified pool professional to estimate replacement costs.

POOL FILTER and RETURN

Inspected

- 49** The filter is not working and should be replaced by a qualified pool professional as needed.

POOL/SPA PUMP CONDITIONS

Inspected

- 50** The pool and/or spa pump did not respond to normal operating controls. A qualified pool technician should repair or replace the pump.

POOL SWEEP/POP UP HEADS

Inspected

- 51** A cleaning system for the pool was not present in the water at time of inspection. If one exists, the seller should demonstrate operation of the cleaning system prior to closing date.

POOL/SPA HEATER CONDITIONS

Inspected


- 52** The heating system was not functional. A qualified technician could make repairs or modifications as necessary.

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.


WALK THROUGH INFORMATION

Inspected

- 2  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

- 3  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



WALL CLADDING and TRIM

Inspected

- 4  Typical cracks were observed. Unless the cracks exceed one sixteenth of an inch in width, repair is not necessary. We recommend that you monitor all cracks and repair when required.


DOORS (Exterior)

Inspected

- 5  A door at the pool bath binds on the jamb. This prevents easy operation of the door. Have a qualified technician adjust the door to restore proper operation.
- 6  The garage service door is damaged. The door should be repaired or replaced.

WINDOWS


Inspected

- 7  Several window screens are missing. All window screens should be repaired or replaced as necessary.

4. Roofing

ROOF COVERINGS

Inspected

- 8  Portions of the surface granulation have washed away and minor surface cracks have developed. These are normal signs of aging and no action is needed at this time. Loss of granules is a primary indicator of advanced age and deterioration. Budget for eventual replacement of the roof covering.

Consideration Items



FLASHINGS and PENETRATIONS

Inspected

- 9  Roof mastic flashing observed at the valley, amateurish repair.

GUTTERS and DOWNSPOUTS


Inspected

- 10  Wherever possible, downspouts should be extended to a length of at least 6' from the foundation
- 11  Suggest adding gutters, with downspouts and extensions, around the entire perimeter of the structure to aid in directing water away from the foundation.

5. Plumbing


PLUMBING INSPECTION LIMITATIONS

Inspected

- 12  It is not unusual to find plumbing leaks in a building that has been left vacant. Often, such leaks do not become apparent until the building is occupied. Such leaks can include valve stem packing drips, shower or tub seepage, running toilets or pinhole solder joint leaks. Some leaks may need to be repaired by a plumber.

WATER HEATING SYSTEM


Inspected

- 13  This water heater is beyond its anticipated service life. Although it is still operating, you should expect to replace it in the near future.

6. Electrical

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)


Inspected

- 14  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



HEATING and COOLING INSPECTION LIMITATIONS

Inspected

- 15  Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) 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.

CEILING FANS

Inspected


- 16  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.
- 17  A ceiling fan is not functional in the back patio. A qualified technician could evaluate the fan and determine what corrective action is necessary.

Consideration Items

8. Attic


IMPORTANT CLIENT INFORMATION

Inspected

- 18  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

- 19  We could not access attic areas over the center due to vaulted ceilings. The inspector made every attempt to view and photograph as much of the attic as possible.


ATTIC MOISTURE and VENTILATION

Inspected

- 20  There is evidence of present leaks in the attic. Water stains are present at areas of the Sheathing. Leaks may still exist in one or more areas, We are unable to confirm if proper repairs have or have not been completed. A qualified roofing contractor should evaluate the roof and make repairs or modifications as necessary.

ATTIC INSULATION


Inspected

- 21  The insulation above the living spaces in this building is inadequate by present building standards. The U.S. Department of Energy recommends (R-30) value of insulation in attics. Adding insulation usually is a cost-effective activity, the cost of which generally can be recovered in a few years. Having an insulation contractor add insulation to increase the thermal resistance of this area would be beneficial in reducing heating and cooling costs.

9. Garage

GARAGE FLOOR


Inspected

- 22  Minor cracking is evident in the floor slab, but there is no noticeable vertical displacement. Recommend sealing the crack to prevent water intrusion. A qualified contractor could perform the work.

10. Interiors


FLOORS

Inspected

- 23  One or more floor tiles are cracked, missing and/or damaged. Damaged tiles should be replaced as necessary. A qualified technician could do the work.

FIREPLACE(S) & CHIMNEY(S)

Inspected

- 24  The glass doors to the fireplace are damaged. Repair or replacement of the glass doors is recommended.

11. Kitchen

KITCHEN INSPECTION LIMITATIONS

Inspected

Consideration Items

- 25 We tested the water filtration system at the sink for water flow and leakage only. Testing for water quality is beyond the scope of this inspection.

COUNTERTOP and CABINERY

Inspected

- 26 The countertop has cracked and/or chipped tiles. The tiles should be replaced.
- 27 The countertop and cabinets are deteriorated. This affects its appearance, and may limit its remaining useful life.

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

Inspected

- 28 Anti-tip hardware is not installed on this range. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. Although this safety feature may not have been required when the unit was manufactured or installed, it is needed for safety. We strongly recommend the hardware be installed as a safety upgrade.

DISHWASHER(S)

Inspected

- 29 The dishwasher was tested using normal operating controls and it functioned. However, it is near the end of its useful life. Budget for future its replacement.

BUILT-IN MICROWAVE

Inspected

- 30 The microwave was tested using normal operating controls. It functioned normally. However, it is near the end of its useful life. Budget for future replacement.

12. Bathrooms

WASH BASIN(S)

Inspected

- 31 Drain stop(s) that were not functioning properly were found in the following locations: master bathroom. Have a qualified technician make repairs as needed.
- 32 The wash basin in the hall bathroom is cracked, but not leaking. The wash basin should be monitored, and replaced if leakage occurs.

COUNTERTOP and CABINERY

Inspected

- 33 The countertop in the master bathroom is deteriorated. This affects its appearance, and may limit its remaining useful life.

SHOWER WALLS and ENCLOSURE

Inspected

- 34 Caulking/Grout at the pool bath shower is cracked. Missing or deteriorated caulking can promote water penetration into the adjoining structure. The old caulking should be removed and re-caulked. NOTE: Treat the area as needed before re-caulking to prevent mildew from occurring.


BATHTUB(S)

Inspected

- 35 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 Items

Consideration should be given to this type of repair as an alternative to the more expensive option of replacing the bathroom fixture.

- 36  The shower diverter valve does not function properly in the hall bathroom. This is preventing enough water from being properly diverted to the shower head. A qualified technician could replace the diverter.

BATHROOM VENTILATION


Inspected

- 37  The fan in the master bathroom is noisy and nearing time when it will need to be replaced..

13. Laundry

CLOTHES WASHER

Inspected

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


CLOTHES DRYER

Inspected

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

DRYER VENT


Inspected

- 40  The dryer vent is installed through the roof. Installation in this manner makes condensation problems or lint buildup in the vent more likely. The vent should be cleaned frequently. A qualified technician could re-route the vent.

14. Pools & Spas


POOL BARRIERS, and DECKING

Inspected

- 41  We have no enforcement power regarding the pool protective barrier regulations. Since these barrier regulations vary between jurisdictions, we recommend that you consult the local authority having jurisdiction, and get a copy of their latest regulations. Statements made in this report about any of the components in a barrier system are not offered, nor should they be construed as a legal opinion regarding compliance with any governmental regulation.


POOL FILTER and RETURN

Inspected

- 42  All exposed plastic piping should be painted or shaded in accordance with industry standards to prevent deterioration or damage.

POOL PLUMBING

Inspected

- 43  There were no labels on the pool equipment. Labels should be applied to denote functions of the pool. I recommend considering having a qualified pool professional apply labels as needed.

Date: 9/8/2022	Time: 03:30:00 PM	Report ID: 969569
Property: 16406 Ashwood Drive, Tampa, FL 33624		Prepared By: David Batha

General Information


Building Status: Vacant Without Interior Furnishings	Style of Home: One Story Single Family Dwelling	Age Determination: Reported in Listing
Attendees: Client	Age Of Home: 36 to 40 Years	Home Viewed From: Street
Direction of House: House Faces East	Weather: Moderate rain during inspection	Outside Temperature: 80 - 90 degrees
Soil Condition: Saturated	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.


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.

OVERALL BUILDING CONDITIONS [Inspected]

-  In our opinion, this building has a greater than average number of defects and deferred maintenance items. As an aid in planning a course of action, obtain repair estimates from competent specialists before closing escrow.

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 : Concrete

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: Painted Aluminum Frame Exposed Aluminum Frame Single Pane	Cladding: Stucco Covered Block Masonry Wood Siding	Soffit/Fascia: Vinyl

Trim: Wood	Exterior Door Type: Steel Fiberglass Sliding Glass French 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]

- ❌ ◆ Based on a visual inspection of the surface drainage, and evidence of water accumulation near the south elevation, there is either not a proper drainage system installed, or the existing system is inadequate. A qualified technician should make repairs or modifications as necessary.



Building exterior

FENCES and GATES [Inspected]

- ◆ The fencing is in working 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]

- ✔ ◆ Typical cracks were observed. Unless the cracks exceed one sixteenth of an inch in width, repair is not necessary. We recommend that you monitor all cracks and repair when required.
- ✘ ◆ Finishes at the wood or composite siding are failing. Refinishing is recommended.



Building exterior



Building exterior



Building exterior

- ✘ ◆ The wood or composite siding is water damaged and deteriorated at the at the bottom edge in several places. Some repair or replacement by a qualified person is recommended.



Building exterior



Building exterior

- ❌ ◆ Pieces of the wood siding are loose at the exterior. Loose siding should be re-nailed according to the manufacturer's specifications. Doing the work properly may require further caulking, patching and painting.



Building exterior



Building exterior



Building exterior

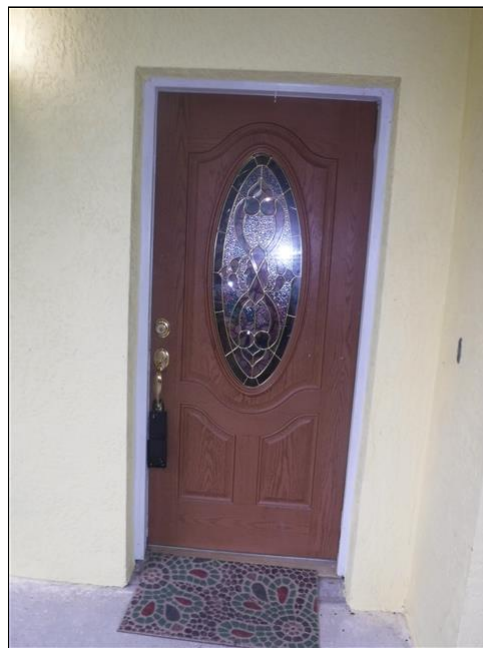
❌ ♦ Damage noted at the stucco cladding on the south elevation. A qualified person should make repairs.



Building exterior

DOORS (Exterior) [Inspected]

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



Front Door

- ☒ ◆ The doorbell is not functional. The doorbell should be repaired or replaced. Check the inexpensive exterior button first for function, then the interior bell or transformer.



Doorbell

- ❌ ♦ The garage service door jamb is deteriorated. The damaged elements of the jamb should be replaced.



Garage Door



Garage Door

- ❌ ♦ One or more of the deadbolts on the exterior doors requires a key to operate from both sides. This is a safety / fire concern because a key must be in the lock or close by to facilitate egress. We recommend converting to a lever action bolt on the interior side of the door.
- ❌ ♦ The back door lock is inoperable. The lock should be replaced.

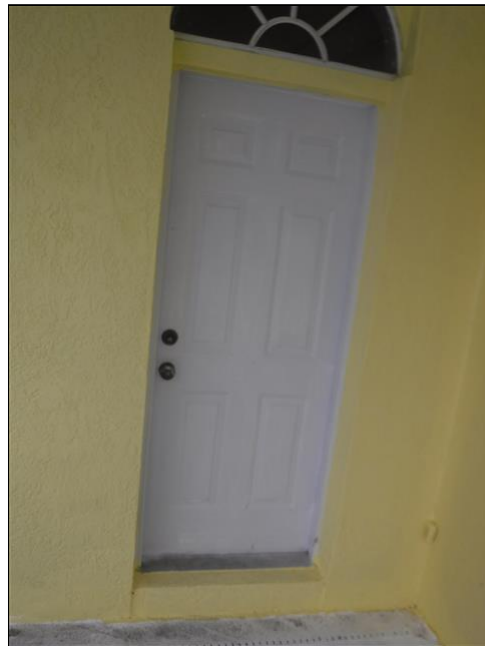


Building exterior



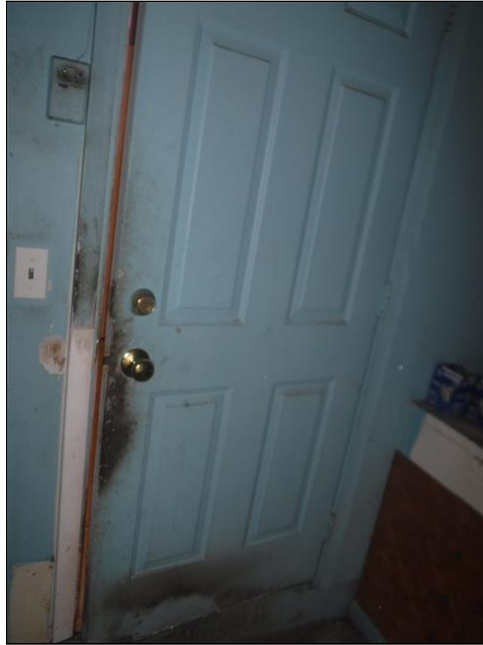
Building exterior

- ❌ ◆ A lock at the sliding glass door is broken. It should be replaced.
- ❌ ◆ The exterior S. side sliding door does not operate smoothly, probably because of a dirty track, or dirty or worn rollers. To correct this condition, the door should be removed and the rollers properly cleaned and lubricated. If the rollers are damaged, they should be replaced.
- ⬆️ ◆ A door at the pool bath binds on the jamb. This prevents easy operation of the door. Have a qualified technician adjust the door to restore proper operation.



Pool Bath

- ⬆️ ◆ The garage service door is damaged. The door should be repaired or replaced.



Garage Door

WINDOWS [Inspected]

- ❌ ♦ One or more window panes are cracked or broken. A qualified glazier should replace all broken glass.



Building exterior



Building exterior



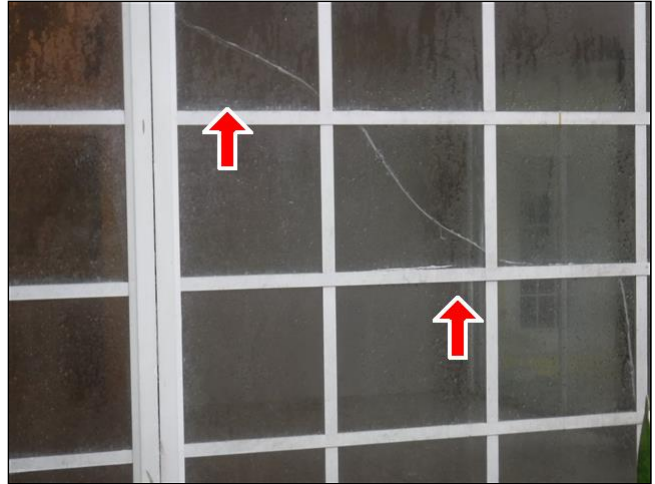
Building exterior



Building exterior




Building exterior



Building exterior



Building exterior

 Several window screens are missing. All window screens should be repaired or replaced as necessary.

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	Primary Roof Covering: Asphalt/Fiberglass Shingles
Primary Roof Slope: Medium Steep	Estimated Age Of Primary Roof: Roof Cover Is In Replacement Condition	Flashing: Metal Covered Mastic
Valley Flashing Material: Cut Shingles	Secondary Roof Covering: Cap Sheet Built Up Roofing	Secondary Roof-Type: Shed

Estimated Age of Secondary Roof: Roof Cover is in Replacement Condition	Chimney: Wood Frame and Wood Siding	
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Inspection Items

ROOF COVERINGS [Inspected]

- ◆ 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 last 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

- ◆  Portions of the surface granulation have washed away and minor surface cracks have developed. These are normal signs of aging and no action is needed at this time. Loss of granules is a primary indicator of advanced age and deterioration. Budget for eventual replacement of the roof covering.



View of Roof While Walked

- ◆ Built up Mineral Paper Cap Sheet (Torch Down type) roof system over the areas shown in photos. Flat and/or low gradual slope. This system consists of multiple layers of underlayment with a mineral surface cap sheet sealed at the laps and edges. The roof appears to be in the last third of its useful life. Periodic maintenance will extend the life of the roof cover.



View of Roof While Walked



View of Roof While Walked



View of Roof While Walked

- ❌ ◆ Active leaks were observed during inspection of the roof cover(s). Details as to the areas or locations affected will be described in other sections of the report such as ATTIC.
- ❌ ◆ The Entire roof is near or at the end of its expected service life. It is recommended that you consult a licensed Roofing contractor to determine the remaining useful life, if any and replacement cost.
- ❌ ◆ Shingles at the front of home are loose. This may be a result of wind and weather, or it may indicate improper installation. A qualified technician could make repairs or modifications as necessary.



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.
- ☒ ◆ Roof mastic flashing observed at the valley, amateurish repair.



Valley

CHIMNEY [Inspected]

- ☒ ◆ The composite wood siding at the chimney has one or more of the following conditions requiring repairs or replacement by a qualified person. Water damaged siding / deteriorated siding / loose siding / nail pops / loose wood trim.



Chimney



Chimney

GUTTERS and DOWNSPOUTS [Inspected]

- ◆ Wherever possible, downspouts should be extended to a length of at least 6' from the foundation



Downspout

- ◆ 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: South Elevation
Water Supply Pressure: 60-70 psi	Exterior Water Supply Pipes: Copper Where Visible	Interior Water Supply: Copper Where Visible CPVC
Waste/Drain/Vent Pipe Material: Where Visible PVC	Water Heater Capacity(s): 40 Gallon 50 Gallon	Water Heater Power Source: Electricity
Water Heater Location(s): Garage Interior Closet	Water Heater Manufacturer: G.E. Rheem	Number of Water Heaters: 2
Water Heater Age: 5 to 8 years 15 to 20 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.

PLUMBING INSPECTION LIMITATIONS [Inspected]

- 🔍 ◆ It is not unusual to find plumbing leaks in a building that has been left vacant. Often, such leaks do not become apparent until the building is occupied. Such leaks can include valve stem packing drips, shower or tub seepage, running toilets or pinhole solder joint leaks. Some leaks may need to be repaired by a plumber.

MAIN WATER SHUT-OFF DEVICE [Inspected]

- ◆ No defects were observed concerning the main shut off valve during the inspection.



Main Water Shut Off Valve

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.
- ◆ The main clean outs were located at the (north) elevation.



Main Plumbing Clean Outs

WATER HEATER(S) INSPECTION LIMITATIONS [Inspected]

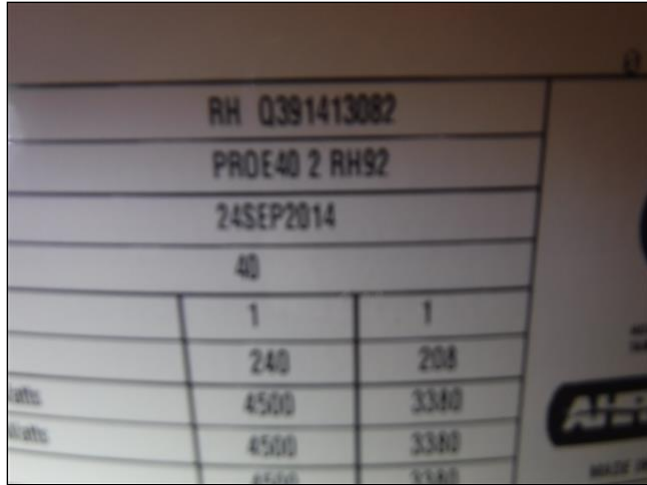
- ◆ Valves may leak when operated after a period of inactivity. For this reason, we did not test the valves at the water heater during the inspection.

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

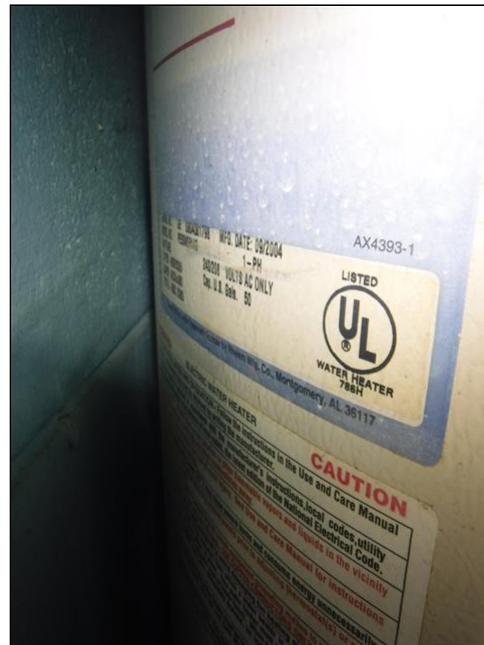


Water Heater ID Plate

- ☒ ◆ This water heater is beyond its anticipated service life. Although it is still operating, you should expect to replace it in the near future.



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: 100 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: Bathroom	Arc Fault Protection Present: No	Sub Panel Location: Exterior
Sub Panel Ampacity: 100 AMP		

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.

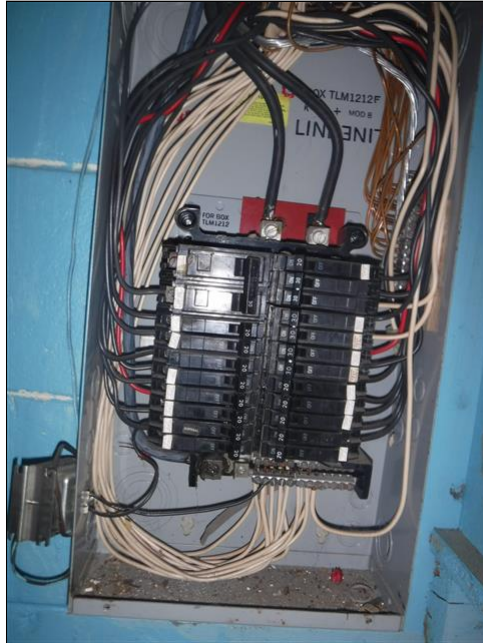
We strongly recommend against plugging any freezer or refrigerator into any electrical receptacle that is protected by a GFCI receptacle or circuit breaker. GFCI breakers and receptacles are prone to "nuisance tripping." If this happens, the refrigerator or freezer will shut down, and perishables can spoil.

SERVICE ENTRANCE CONDUCTORS and EQUIPMENT [Inspected]

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

MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS [Inspected]

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



Main Electrical Service Panel

- ✘ ◆ At least one circuit breaker in main service disconnect are of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.

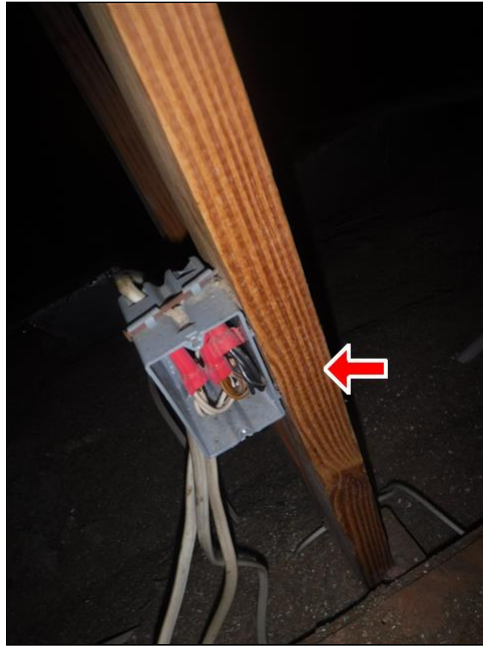


Main Disconnect

WIRING [Inspected]

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

- ❌ ♦ There is an uncovered junction box in the attic. This could be a shock hazard. We DID NOT necessarily list all locations. A qualified technician should install a proper cover on the junction box.



Photos of Attic Space

EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES [Inspected]

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



Building exterior

INTERIOR RECEPTACLES, SWITCHES, and FIXTURES [Inspected]

- ❌ ♦ There is an outlet(s) that is not energized in the bedroom in the addition. It does not appear to be controlled by a switch. We DID NOT necessarily list all locations. Have a qualified electrician make repairs.



Addition



Addition



Addition

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS) [Inspected]

- ✘ ◆ A GFCI receptacle should be present at the kitchen. Industry standards would have dictated a GFCI receptacle be installed at this location at the time of construction. A qualified electrician should install GFCI protection at this location.
- ☑ ◆ 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.

SUB PANEL(S) [Inspected]

- ◆ The sub panel(s) showed no defects on the day of the inspection.



Sub Panel

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: Two	Heat Type: Heat Pump (air to air) Electric Heat Strips	Heat System Location: Attic Exterior
Heat Energy Source: Electric	Heat System Brand: Nordyne Rheem	Heat Source in Each Room: Yes
Cooling source in each room: yes	Air Handler Age: 1-5 years 6-10 years	Air Handler Location: Attic Garage
Number of AC Units: Two	Cooling Equipment Type: Split System Heat Pump (air to air)	Cooling Equipment Energy Source: Electric

Compressor/Heat Pump Location: South Elevation Exterior	Central Air Brand: Nordyne Rheem	Condensing Unit Age: 1-5 years 6-10 years
Cooling Equipment Tonnage: Three and One Half Tons Three and One Half Tons	Duct system: Insulated Flex Ducting	Filter Type: Disposable
Operable Fireplaces: One	Types of Fireplaces: Conventional (Solid Fuel)	Ceiling fans installed in home: Yes
Exterior ceiling fans present: Yes		

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.

HEATING and COOLING INSPECTION LIMITATIONS [Inspected]

- ☒ ◆ Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) 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.

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]

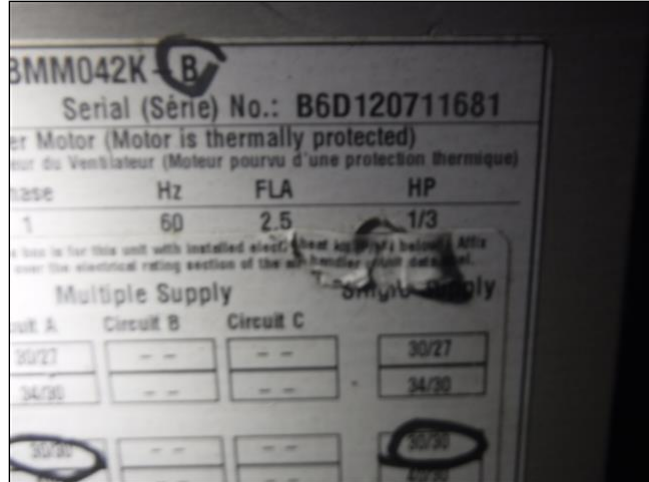
- ◆ The heat pump(s) performed its intended function in the COOLING mode on the day of the inspection. NOTE: Due to seasonal restrictions for operation of heat pumps (see HEATING & COOLING INSPECTION LIMITATIONS), the reversing valve component allowing the system to operate in the HEATING mode could not be tested. While we regret this limitation, operation of heat pumps in the non seasonal mode could damage the compressor in the condensing unit.

COOLING SYSTEM(S) [Inspected]

- ◆ Air handler unit #1 is located in the garage. The air handler is approximately 10 years old.



Air Handler

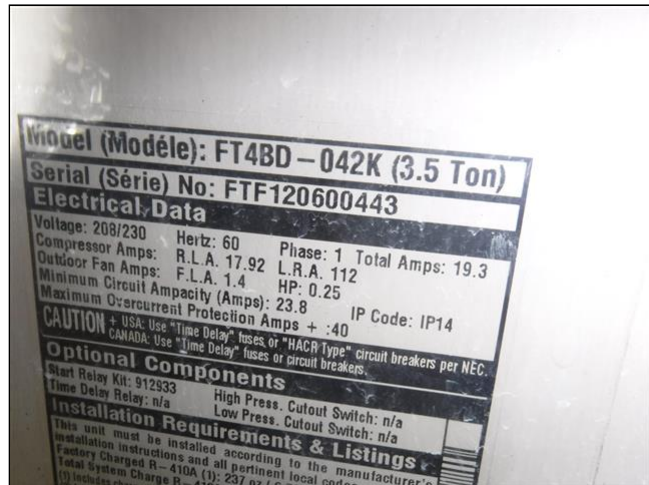


Air Handler

- ◆ Air Conditioning Unit #1 is located at the left side. The capacity of the unit is approximately three and one half tons. The age of the unit is 10 years old as determined by the data plate.



Heat Pump

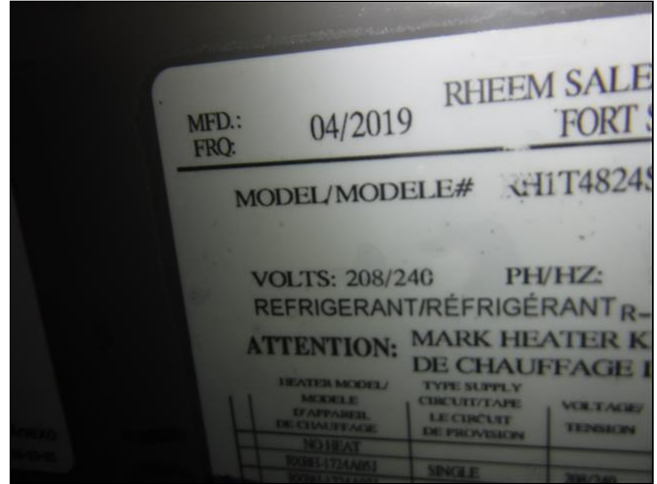


Heat Pump Identification Plate

- ◆ Air handler unit #2 is located in the attic. The air handler is approximately 3 years old.



Attic Mounted Air Handler

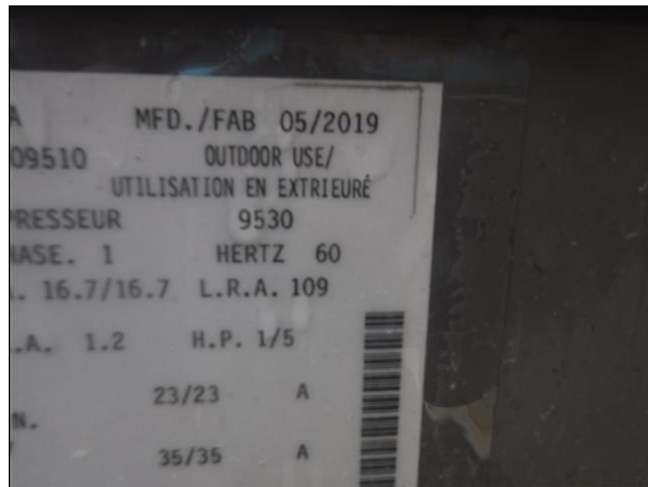


Attic Mounted Air Handler

- ◆ Air Conditioning Unit #2 is located at the left side. The capacity of the unit is approximately three and one half tons. The age of the unit is 3 years old as determined by the data plate.



Condensing Unit



Condensing Unit ID Plate

- ✘ ◆ The air handler is dirty. A licensed HVAC contractor should service unit.

A/C SPLITS (cooling) [Inspected]

- ◆ An ambient air test was performed on each zone of air conditioning or heat pumps to determine if the difference in temperature between the supply and return ducts was 17 to 22 degrees. Differentials between this range indicate that the units are providing normal cooling capacity for each zone. This home has Two zones of air conditioning and each zone was found to be producing a temperature differential between 17and 22 degrees.

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.

- ◆ A ceiling fan is not functional in the back patio. A qualified technician could evaluate the fan and determine what corrective action is necessary.



Back Patio

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: Pull Down Stairs</p>	<p>Attic Insulation: Blown Cellulose Approximately 6" Deep</p>
<p>Attic Ventilation: Soffit Vents</p>	<p>Location of attic access: Garage Extra Info : Addition</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

- ⏏ We could not access attic areas over the center due to vaulted ceilings. The inspector made every attempt to view and photograph as much of the attic as possible.

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.
- ◆ 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

ATTIC MOISTURE and VENTILATION [Inspected]

- ⊗ There are water stains visible at more than one of the top cords of the roof trusses. These stains are an indication that the felt paper underlayment for the tile roofing is breaking down and needs replacement. A licensed roofing contractor should review the underlayment for replacement costs per the current installation standards for tile roofing.
- ⏏ There is evidence of present leaks in the attic. Water stains are present at areas of the Sheathing. Leaks may still exist in one or more areas, We are unable to confirm if proper repairs have or have not been completed. A qualified roofing contractor should evaluate the roof and make repairs or modifications as necessary.



Photos of Attic Space



Photos of Attic Space



Photos of Attic Space



Photos of Attic Space

- ❌ ♦ The duct(s) from the master bathroom exhaust fan terminates in the attic, rather than on the exterior of the building. This allows excessive moisture to be vented into the attic, which can result in damage to wood elements of the roof structure. Have a qualified technician run the duct to the exterior of the building.



Photos of Attic Space

ATTIC INSULATION [Inspected]

- ◆ The insulation above the living spaces in this building is inadequate by present building standards. The U.S. Department of Energy recommends (R-30) value of insulation in attics. Adding insulation usually is a cost-effective activity, the cost of which generally can be recovered in a few years. Having an insulation contractor add insulation to increase the thermal resistance of this area would be beneficial in reducing heating and cooling costs.



Photos of Attic Space



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 opens but cannot be closed without holding the control button down for the complete cycle. This indicates a problem with one or both of the safety reverse features. A qualified person should evaluate the opener and make repairs.



Garage Door

- ❌ ♦ The garage door opener appears to be original to the home and will have a limited remaining useful life. Budget for future replacement.



Garage Door Opener

GARAGE WALLS and CEILINGS [Inspected]

- ❌ ♦ There is damage to the drywall in the garage. This is the ceiling this is part of the homes fire wall assembly. Repairs are needed.



Garage Interior



Garage Interior



Garage Interior



Garage Interior

GARAGE FLOOR [Inspected]

- ☑ ♦ Minor cracking is evident in the floor slab, but there is no noticeable vertical displacement. Recommend sealing the crack to prevent water intrusion. A qualified contractor could perform the work.



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

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

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.

GENERAL COMMENTS ABOUT THE INTERIOR [Inspected]

- ◆ Wear and tear of the surfaces is evident throughout the building. We made no attempt to list all cosmetic flaws, but we do suggest attention to items relating to function and safety.



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms

CEILINGS and WALLS [Inspected]

- ❌ ♦ There is evidence of previous patching and/or repairs to the finished surfaces in the master bedroom. Repairs are needed.



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms

FLOORS [Inspected]

♦ The flooring is deteriorated. Budget to replace the flooring.

- ☒ ♦ One or more floor tiles are cracked, missing and/or damaged. Damaged tiles should be replaced as necessary. A qualified technician could do the work.



Building Interior Rooms



Building Interior Rooms

WINDOWS [Inspected]

- ☒ ♦ A window pane(s) is cracked in several rooms. This can be a safety hazard. All cracked glass should be replaced by a qualified glazier. If the glazing is dual pane, replacement may be required. Consult a qualified person for repair / replacement.



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms

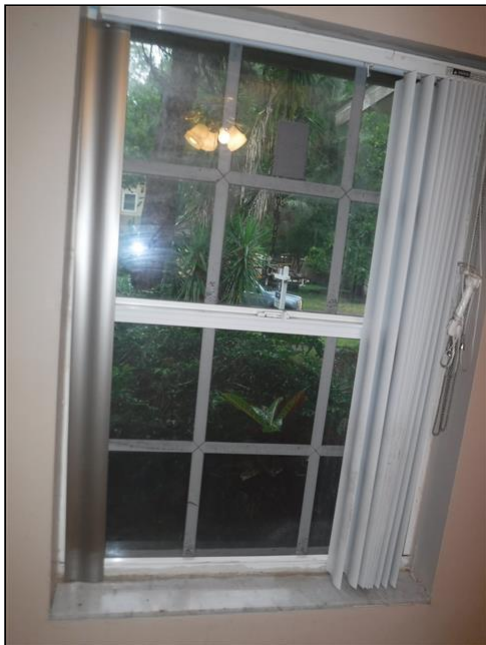
❌ ♦ There is a inoperable latch at a window in one or more rooms Replace affected latches as needed.



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms



Building Interior Rooms

DOORS AND CLOSETS [Inspected]

- ◆ All accessible doors tested performed their intended function on the day of the inspection.

SMOKE & CO DETECTOR(S) [Inspected]

- ☒ ◆ One or more of the smoke detectors are missing. However, we recommend replacement of all smoke detectors after your closing date.

FIREPLACE(S) & CHIMNEY(S) [Inspected]

- ☒ ◆ The glass doors to the fireplace are damaged. Repair or replacement of the glass doors is recommended.



Fireplace

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 Molded Fiberglass	Garbage Disposal: Yes	Countertop: Ceramic Tile
Cabinetry: Wood Veneer	GFCI Outlets: No	Microwave: Microwave Installed
Dishwasher Installed: Yes	High Loop/Air Gap Installed: Yes	Exhaust/Range Hood: Exhaust Fan Built into the Microwave that Re-circulates Through a Filter
Cooking Fuel: Electric	Range/Oven: Electric	Range Anti-tip Device: No
Instant Hot Water Dispenser: Yes		

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

- ☒ ♦ We tested the water filtration system at the sink for water flow and leakage only. Testing for water quality is beyond the scope of this inspection.



Laundry Room

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

- ❌ ◆ The kitchen sink faucet frozen and in need of repair.



Kitchen Area

- ◆ 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.



Wey Bar

COUNTERTOP and CABINETRY [Inspected]

- ❌ ◆ The Cabinet is deteriorated in the area under the sink. Water leakage appears to have promoted decay. Cracked, deteriorated or damaged wood should be replaced.
- ⬆️ ◆ The countertop has cracked and/or chipped tiles. The tiles should be replaced.



Kitchen Area



Kitchen Area

- ⬆️ ◆ The countertop and cabinets are deteriorated. This affects its appearance, and may limit its remaining useful life.



Kitchen Area



Kitchen Area



Kitchen Area

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

- ◆ The burners and oven elements operated normally at time of inspection.



Kitchen Area

- ❖ Anti-tip hardware is not installed on this range. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. Although this safety feature may not have been required when the unit was manufactured or installed, it is needed for safety. We strongly recommend the hardware be installed as a safety upgrade.

KITCHEN ELECTRICAL [Inspected]

- ❖ The current style and condition of the kitchen indicates a recent remodel. Current standards required all non dedicated kitchen outlets to be GFCI protected. Consult a qualified electrician for corrections.

GARBAGE DISPOSAL(S) [Inspected]

- ❖ The disposal(s) was operated and functioned normally at time of inspection.



Kitchen Area

- ❌ ♦ Wire connections are exposed 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.



Kitchen Area



Kitchen Area


DISHWASHER(S) [Inspected]

- ☑ ♦ The dishwasher was tested using normal operating controls and it functioned. However, it is near the end of its useful life. Budget for future its replacement.



Kitchen Area

BUILT-IN MICROWAVE [Inspected]

-  ♦ The microwave was tested using normal operating controls. It functioned normally. However, it is near the end of its useful life. Budget for future replacement.



Kitchen Area

RANGE HOOD/EXHAUST [Inspected]

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

TRASH COMPACTOR [Inspected]

-  ♦ The instant hot faucet 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

Number of Bathrooms: Four	Countertop Material: Solid Surface Material Laminate	Tub: Stamped Steel with a porcelain finish Jetted Fiberglass
Bathroom Ventilation: Exhaust Fan Window	GFCI Protected Outlets: Yes 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.



Pool Bath



Master Bathroom



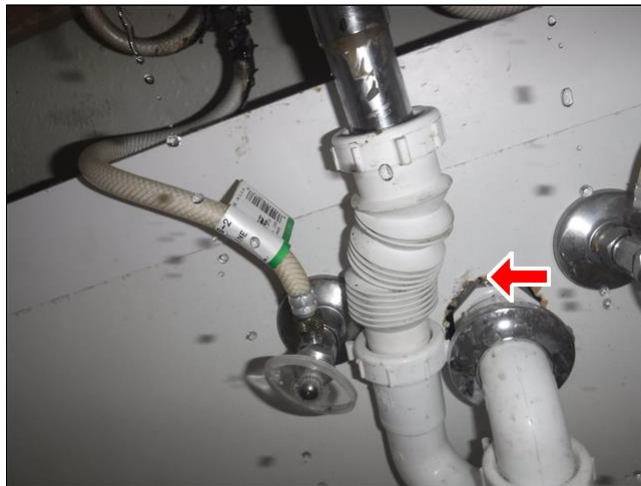
Master Bathroom

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



Master Bathroom

- ❌ ◆ A nonconforming, flexible rubber or plastic fitting is present at the drain trap under the sink in the master bathroom. Modification would be considered optional. However, these flex drains are prone to clogging. Such traps should be upgraded with an approved drain trap material. A qualified plumber could do the work.



Master Bathroom

- ☑ ◆ The wash basin in the hall bathroom is cracked, but not leaking. The wash basin should be monitored, and replaced if leakage occurs.



Hallway Bathroom



Hallway Bathroom

COUNTERTOP and CABINetry [Inspected]

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



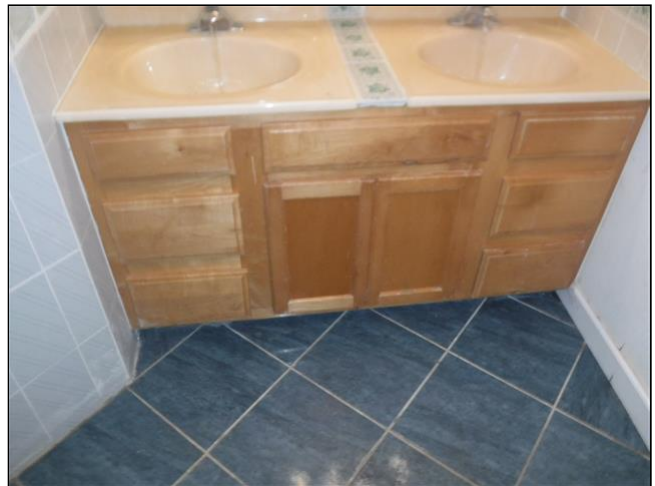
Old Master Bathroom



pool Bath



Hallway Bathroom



Master Bathroom



Master Bathroom

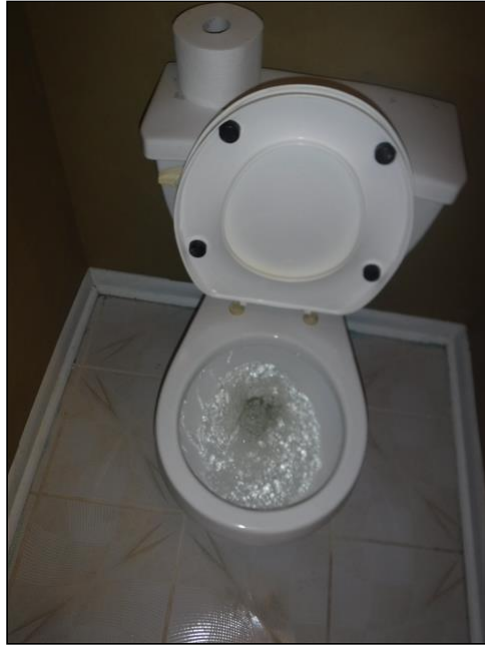
- ◆ The countertop in the master bathroom is deteriorated. This affects its appearance, and may limit its remaining useful life.



Old Master Bathroom

TOILET(S) [Inspected]

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



Old Master Bathroom



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.



Master Bathroom

- ❌ ◆ A track for sliding shower doors in the hall bathroom is not fastened and moves. This allows one or both glass panels to come free and is a safety issue. Have a qualified person repair as necessary.



Hallway Bathroom


- ❌ ◆ The tile surround at the shower wall in the pool bath is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.



Pool bath



Pool Bath

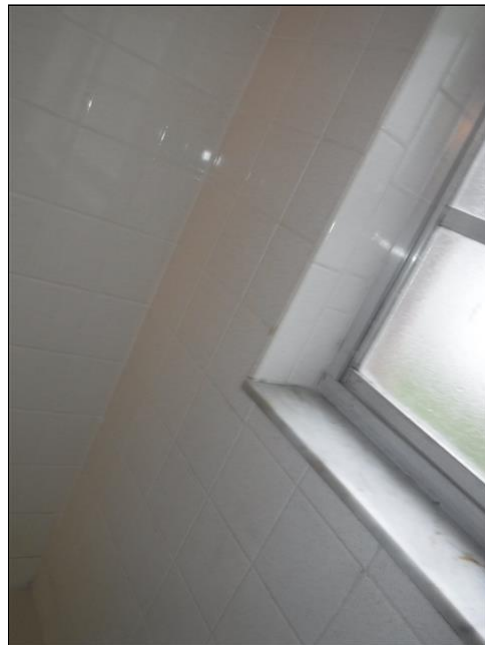
- ◆  Caulking/Grout at the pool bath shower is cracked. Missing or deteriorated caulking can promote water penetration into the adjoining structure. The old caulking should be removed and re-caulked. NOTE: Treat the area as needed before re-caulking to prevent mildew from occurring.



Hallway Bathroom



Hallway Bathroom



Hallway Bathroom

- ❌ ♦ The tile surround at the bathtub wall in the old master bathroom is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.



Old Master Bathroom



Old Master Bathroom

BATHTUB(S) [Inspected]

- ❌ ◆ The drain is damaged in the hall bathroom. This is a common condition with older tubs and repair parts may not be readily available.



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.
- ☑ ◆ The shower diverter valve does not function properly in the hall bathroom. This is preventing enough water from being properly diverted to the shower head. A qualified technician could replace the diverter.



Hallway Bathroom

FLOOR [Inspected]

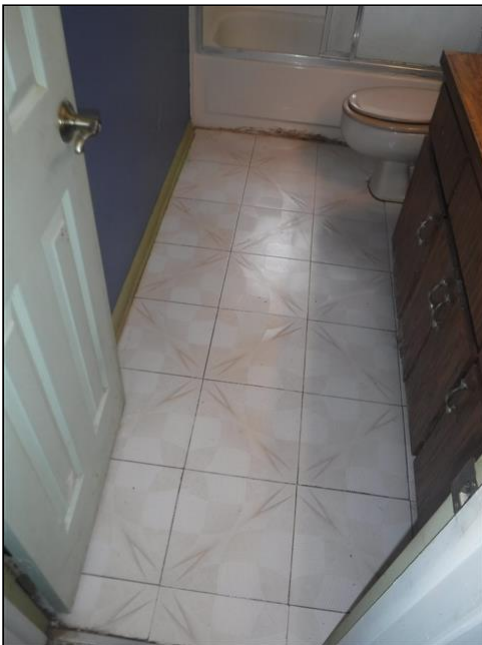
- ◆ The bathroom flooring was in acceptable condition on the day of the inspection.



Old Master Bathroom



pool Bath



Hallway Bathroom



Master Bathroom



Master Bathroom

BATH ELECTRICAL [Inspected]

- ✘ ◆ The bathroom outlets are not GFCI protected. As of 1978, all bathroom outlets were required to have GFCI protection. According to our work order, this home was built after this requirement. A qualified electrician should update all bathroom outlets to ground fault circuit interrupters.

BATHROOM VENTILATION [Inspected]

- ◆ The bathroom vents are functional and vent to the building exterior.
- ☑ ◆ The fan in the master bathroom is noisy and nearing time when it will need to be replaced..



Old Master Bathroom

JETTED TUB [Inspected]

- ✘ ◆ There is no access panel for servicing the whirlpool tub mechanical equipment. If the equipment requires repair, the lack of access will result in higher repair costs. We recommend that a removable access panel be installed.
- ✘ ◆ The whirlpool tub is not functional. A qualified technician should evaluate the system and make repairs or modifications as necessary.



Master Bathroom

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 Vinyl Smooth Wall 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



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 dryer vent is installed through the roof. Installation in this manner makes condensation problems or lint buildup in the vent more likely. The vent should be cleaned frequently. A qualified technician could re-route the vent.



Dryer vent

LAUNDRY TUB [Inspected]

- ◆ The laundry tub is in working condition.



Laundry Room

14. Pools & Spas

The pool and/or spa associated with this property may contain plumbing, electrical, heating and mechanical components. Inspection of the pool or spa is limited to visible components of the vessel, exposed and accessible piping, pumps, water heaters, filter, electrical components, fixtures and other components that are above the water level. Inspected items were examined for leakage, significant lack of performance, excessive or unusual wear and general state of repair. The following are beyond the scope of this inspection: testing of or inspecting the in-ground pool or spa vessel for leakage or structural integrity, waste, return and supply lines that are not visible, buried electrical conduit and gas lines, dismantling of filters, automatic water sanitizing equipment, pool sweeps, and water quality. Review of these items requires a qualified specialist and intrusive and exhaustive testing beyond the scope of this inspection.

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75

percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A **pool alarm** with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.inh.org/foryourhealth/article_children.html

Styles & Materials

Pools & Spas: Pool and Spa	Location: Rear of Building	Wall Material: Gunite (concrete/plaster)
Pool Barrier and Type: Pool Barrier Not Installed	Number of Pumps: One	Filter Type: Pleated Paper Cartridge
Underwater Lights Present: Pool Light Present Spa Light Present	Pool Equipment Bonding: Bonding Present	Sweep/Pop Ups: No pool sweeps or pop ups
Drain Covers: Anti-Vortex Cover Installed	Pool Pump Timers: Timers Installed	

Inspection Items

CLIENT INFORMATION [Inspected]

- ♦ The pool equipment appears to have settle lower into the ground as a result of the gutter downspout depositing the rain water into the area causing soil erosion and a depression around the pool equipment.



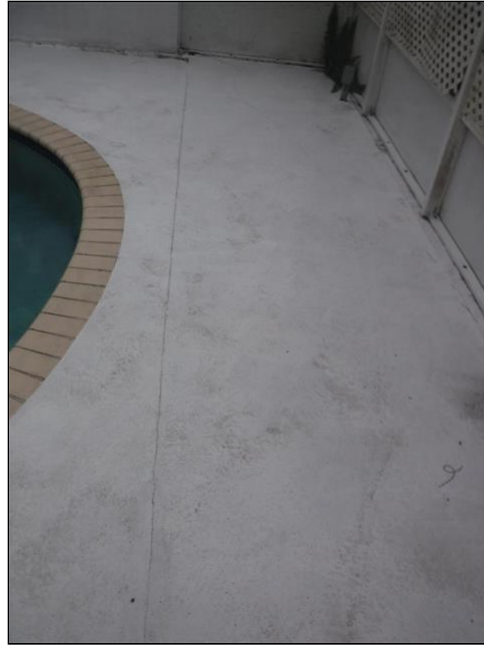
Pool Equipment

POOL BARRIERS, and DECKING [Inspected]

- ♦ The pool and or spa decking shows typical cracks and wear. Any missing, chipped or cracks are cosmetic and can be repaired.



Pool & Spa



Pool & Spa

- ◆ We have no enforcement power regarding the pool protective barrier regulations. Since these barrier regulations vary between jurisdictions, we recommend that you consult the local authority having jurisdiction, and get a copy of their latest regulations. Statements made in this report about any of the components in a barrier system are not offered, nor should they be construed as a legal opinion regarding compliance with any governmental regulation.



Pool & Spa

SURFACE WALLS AND FLOOR OF POOL/SPA [Inspected]

- ◆ The pool / and or spa surface material is in replacement condition. Consult a qualified pool professional to estimate replacement costs.



Pool & Spa



Pool & Spa



Pool & Spa



Pool & Spa

POOL FILTER and RETURN [Inspected]

♦ The filter is not working and should be replaced by a qualified pool professional as needed.



Pool Equipment

- ◆ All exposed plastic piping should be painted or shaded in accordance with industry standards to prevent deterioration or damage.



Pool Equipment

POOL/SPA PUMP CONDITIONS [Inspected]

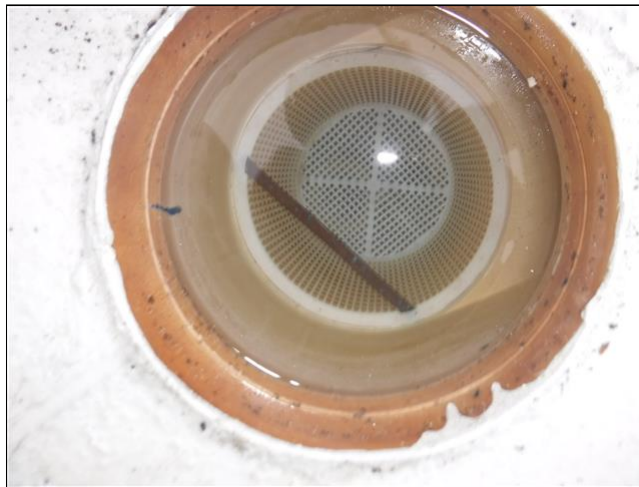
- ◆ The pool and/or spa pump did not respond to normal operating controls. A qualified pool technician should repair or replace the pump.



Pool Equipment

OVERFLOW SKIMMERS AND DRAINS [Inspected]

- ◆ The skimmer basket is present.



Skimmer

POOL PLUMBING [Inspected]

- ◆ There were no labels on the pool equipment. Labels should be applied to denote functions of the pool. I recommend considering having a qualified pool professional apply labels as needed.

POOL SWEEP/POP UP HEADS [Inspected]

- ◆ A cleaning system for the pool was not present in the water at time of inspection. If one exists, the seller should demonstrate operation of the cleaning system prior to closing date.

POOL ELECTRICAL [Inspected]

- ◆ The pool/spa lights were functional on the day of the inspection.



Pool Light



Spa Light

POOL/SPA HEATER CONDITIONS [Inspected]

♦ The heating system was not functional. A qualified technician could make repairs or modifications as necessary.



Pool Equipment

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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