



Lee County Inspection Services Home Inspections

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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

Client Information:

Brooks, John. (09.20.19 HI3118)
5232 SW 2nd Ave
Cape Coral, FL 33914
Phone: 239.246.9534

Property Information:

ID: 09.20.19 HI3118
5232 SW 2nd Ave
Cape Coral, FL 33914

Summary

Site Grounds & Grading

Driveway

Concrete driveway has minor cracking, normal settlement, monitor for expansion and future condition. 2- Separation cracks noted, see photo. Monitor for future condition or development of a trip hazard.

Patio / Terrace

Paver patio deck appears sound and free from substantial visual defects. Aluminum screen enclosure appears sound and free from visual defects unless otherwise noted. 2- Several bottom rail fasteners of screen enclosure are corroded or missing. 3- Screen doors need minor adjustments to sweep and spring stop mechanism, not operating as intended. 4- Expansion crack noted to rear of paver foundation, see photo.

Trees & Shrubs

Monitor root systems near foundation. 2- Trees and tree roots should be trimmed back away from foundation, exterior walls and rooflines.

Fences and Gates

Vinyl fencing left side of property appears sound and freed from substantial visual defects. 2- Chain-link fencing on right side of property appears sound and free from substantial visual defects. Chain-link gate entrance needs repair, gate is sitting on ground level.

Exterior & Structure

Wall Structure

Concrete block wall structure appears sound, limited inspection due to wall covering over same. Recommend Pest/ WDO inspection for precautionary results.

Gas Meter / Piping

Gas system and its components appear sound and free from visual defects. Limited inspection, recommend further consultation by identified supplier for operation and maintenance of the system. 2- Supply tank has exterior rusting to same, see photo.

Exterior Windows

Windows appear sound from exterior inspect. Select windows are impact rated, select windows are not hurricane protected.

Pool/ Spa

Pool & Spa permitted 10/31/1997. Pool system appears structurally sound. Limited inspection of concrete liner due to water fill. Staining noted to liner throughout system. 2- Cartridge filter appears in operating condition and free from visual defects. 3- Electric pump appears in operating condition but unit is covered with rust. 4- Pool light appears in operating condition. 5- There is no baby barrier fencing or interior door alarms for child safety. 6- Portable spa package appears in operating condition free from visual defects. Recommend further review and the necessary maintenance/updates or repair by a licensed contractor.

Roof

Gutters & Downspouts

Gutter and downspout system appears in sound condition and free from visual defects. 1- There is a limited gutter and leader system on building for drainage. Recommend install for entire structure for better drainage away from structure and it's components.

Plumbing

Water Service

Public water system engaged into home. All components appear to be engaged, functional and free from leakage unless otherwise noted. Water treatment components present. 2- Pooling water below main shut off valve, piping appears unsecured. Recommend further review of this condition.

Vent Pipes

Plastic vent system appears sound and free from visual defects. There are no intrusion screens installed to vent stacks on roof, see photo.

Water Heater

Water heater appears sound and free from visual defects unless otherwise noted. 2- Recommend flush out of unit on an annual basis as regular maintenance. Recommend test check on TPR valve on an

annual basis for proper functionality. Make: Rheem. Year: 2016. 3- Electrical service into unit is not enclosed in protective conduit. There is an additional power box and cord that is not being used, see photo.

Laundry Room

GE washer and dryer appear in operating condition and free from visual defects. 2- Recommend dryer vent cleaning upon purchase and on an annual basis. 3- Slop sink and components appear sound and free from visual defects. 4- Laundry room receptacle is functional but not GFCI rated. Recommend upgrade to same. 5- Dryer vent cover on outside of building appears damaged.

Electrical

Main Panel

Main electrical panel appears sound and free from visual defects unless otherwise noted. Make: Square D. 2- Circuit breakers for air conditioner appear to arc when turning on and off. Unit shut down halfway through inspection. Recommend further review and the needed repair by a licensed contractor.

Smoke Detectors

This component is functioning properly. Replace detector batteries every six months. Replace smoke detectors every ten years. 2- There is a smoke detector that is missing batteries.

Circuits & Conductors

GFCI circuits appear sound and free from visual defects unless otherwise noted. Recommend upgrade of GFCI outlets to exterior, garage, and laundry room. 2- There is a loose kitchen receptacle by the stove.

Outlets, Fixtures, & Switches

All outlets, switches and fixtures tested appeared sound and free from visual defects unless otherwise noted. 2- Unable to engage rear exterior lamp near dockage.

Interior

Interior Information

Interior furnishings limited scope of inspection, inspector can only inspect what is accessible. Recommend return walk through when empty for completed inspection.

Bathrooms

Sinks

Sink appears sound and free from visual defects unless otherwise noted. 2- There is no overflow protection drain for water in sinks.

Bathrooms 1

Sinks

Sink appears sound and free from visual defects unless otherwise noted. 2- The drainstop is not holding water.

Cooling

Electrical Disconnect

Electrical disconnect boxes appear sound and free from visual defects although rust and corrosion noted at bottom of exterior box. Boxes are Federal Pacific brand, no longer used for installs due to history of failure.

Air Conditioning Type

Central HVAC split system installed in structure. Condenser not engaging when AC is in operation. Unable to inspect. Recommend annual maintenance on system for longevity of parts and efficiency of system on a daily basis.

Air Conditioning Unit

Exterior condenser unit appears sound and free from visual defects unless otherwise noted. Average lifespan for this unit is 15 years. Make: Rheem. Year: 2012. 2- This unit shut down halfway through inspection, appears to be electrical deficiency.

AC New / Change Out permitted 05/31/2012.

Air Distribution

Air handler, located in attic space above garage, appears sound and free from visual defects unless otherwise noted. Heat tested and functional as well. 2- Recommend changing/ cleaning filters in system on a regular basis, every 30-60 days. System repairs previously noted. Make: Rheem. 3- Limited views

of ductwork.

Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Sidewalks / Walkways

Condition: Satisfactory

Type: Concrete

Comments:

Concrete sidewalk appears sound and free from visual defects.



Driveway

Condition: Professional Consultation

Type: Concrete

Problems

- There are large cracks in the driveway.

Comments:

Concrete driveway has minor cracking, normal settlement, monitor for expansion and future condition. 2- Separation cracks noted, see photo. Monitor for future condition or development of a trip hazard.



General Grading / Drainage

Condition: Satisfactory

Comments:

Grading and drainage appear proper around structure. Upgrades to gutter system previously recommended.

Patio / Terrace

Condition: Needs Maintenance

Type: Other

Location: Rear of home

Comments:

Paver patio deck appears sound and free from substantial visual defects. Aluminum screen enclosure appears sound and free from visual defects unless otherwise noted. 2- Several bottom rail fasteners of screen enclosure are corroded or missing. 3- Screen doors need minor adjustments to sweep and spring stop mechanism, not operating as intended. 4- Expansion crack noted to rear of paver foundation, see photo.





Trees & Shrubs

Condition: Satisfactory

Comments:

Monitor root systems near foundation. 2- Trees and tree roots should be trimmed back away from foundation, exterior walls and rooflines.



Fences and Gates

Condition: Needs Maintenance

Type:Chainlink, Plastic

Comments:

Vinyl fencing left side of property appears sound and freed from substantial visual defects. 2- Chain-link fencing on right side of property appears sound and free from substantial visual defects. Chain-link gate entrance needs repair, gate is sitting on ground level.

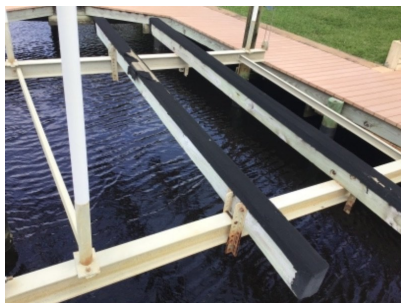


Bulkhead/ Seawall

Condition: Satisfactory

Comments:

Bulkhead/ sea wall inspected from ground level only, appears sound and free from substantial visual defects. Seawall has expansion cracking in select areas. 2- Composite deck and dockage appears sound and free from substantial visual defects. 3- Wood pier system appears sound, select pier appears to have wood rot at top, see photo. 4- Boat lift appears in operating condition and free from visual defects. Boathouse, Dock & Shoreline permitted 09/25/2012.





Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashing. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year Constructed: 1979

Type: Single

Comments:

Home inspection performed on this date, single family home with a pool package. Home is located on a canal including seawall, dockage and boatlift.



Wall Structure

Condition: Professional Consultation

Type: Masonry

Comments:

Concrete block wall structure appears sound, limited inspection due to wall covering over same.
Recommend Pest/ WDO inspection for precautionary results.

Foundation

Condition: Satisfactory

Type: Concrete

Comments:

Appears sound and free from defects. Concrete slab on grade, limited view.

Exterior Wall Covering

Condition: Satisfactory

Type: Stucco

Comments:

Stucco wall covering appears sound and free from substantial visual defects. Limited scope of inspection in areas due to overgrown shrubbery.

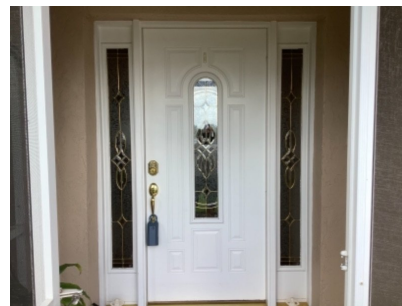
Exterior Doors

Condition: Satisfactory

Type: Wood, Metal

Comments:

Entrance doors appear sound and free from visual defects.





Gas Meter / Piping

Condition: Professional Consultation

Comments:

Gas system and its components appear sound and free from visual defects. Limited inspection, recommend further consultation by identified supplier for operation and maintenance of the system. 2- Supply tank has exterior rusting to same, see photo.



Eaves & Soffits

Condition: Satisfactory

Comments:

Eaves and soffits appear sound and free from substantial visual defects. Soffit vent panels have been painted over, limiting ventilation.



Exterior Windows

Condition: Professional Consultation

Comments:

Windows appear sound from exterior inspect. Select windows are impact rated, select windows are not hurricane protected.



Exterior Receptacles

Condition: Professional Consultation

Type:GFCI

Comments:

All exterior GFI outlets are functional unless otherwise noted. 2- Exterior outlet on right side wall is functional but not tripping, may not be GFCI rated.

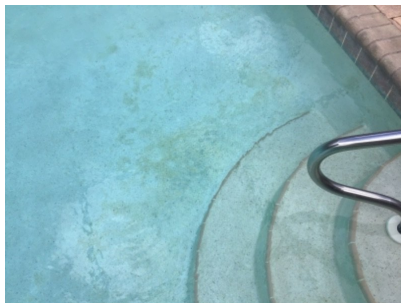


Pool/ Spa

Condition: Professional Consultation

Comments:

Pool & Spa permitted 10/31/1997. Pool system appears structurally sound. Limited inspection of concrete liner due to water fill. Staining noted to liner throughout system. 2- Cartridge filter appears in operating condition and free from visual defects. 3- Electric pump appears in operating condition but unit is covered with rust. 4- Pool light appears in operating condition. 5- There is no baby barrier fencing or interior door alarms for child safety. 6- Portable spa package appears in operating condition free from visual defects. Recommend further review and the necessary maintenance/updates or repair by a licensed contractor.





Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type: Flat, Hip

Comments:

Roof inspected from walking its surface.





Roof Covering

Condition: Satisfactory

Shingle Type: Asphalt, Architectural Asphalt

Observations

Layers Observed: 1

Approximate Age: 3 Years.

Comments:

Architectural asphalt fiberglass shingles appear sound and free from visual defects. Average lifespan of architectural asphalt shingle in SW Florida is 20-25 years. Roof permitted 03/04/2016. 2- Flat asphalt roll roof covering appears sound and free from visual defects.



Exposed Flashing

Condition: Satisfactory

Type: Aluminum, Galvanized

Comments:

Flashing system appears sound and free from visual defects, limited inspection.

Gutters & Downspouts

Condition: Professional Consultation

Type: Aluminum

Comments:

Gutter and downspout system appears in sound condition and free from visual defects. 1- There is a limited gutter and leader system on building for drainage. Recommend install for entire structure for better drainage away from structure and it's components.

Plumbing

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Service

Condition: Professional Consultation

Type:Public

Comments:

Public water system engaged into home. All components appear to be engaged, functional and free from leakage unless otherwise noted. Water treatment components present. 2- Pooling water below main shut off valve, piping appears unsecured. Recommend further review of this condition.



Water Entrance

Condition: Satisfactory

Type:Plastic

Comments:

Water entrance valve and line appear sound and free from visual defects. 2- Secondary valve for plumbing fixtures on dock engaged and appears sound and free from visual defects.



Pipes

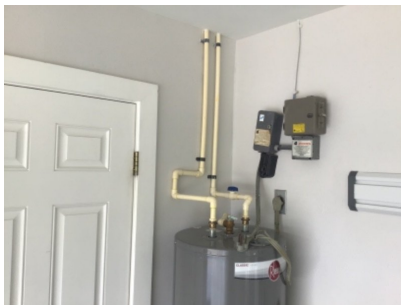
Condition: Satisfactory

Type: Copper, PVC

Flow rate: Satisfactory

Comments:

CPVC supply plumbing/ piping appears sound and free from visual defects. Copper supply appears to have been disconnected. Limited views of system in attic. Plumbing Re-Pipe permitted 12/28/1998.



Waste

Condition: Satisfactory

Pipe type: Plastic

Septic type: Public

Comments:

Ground level inspection performed, appears sound and free from visual defects. Cast iron may be present under home, not visually observed.

Vent Pipes

Condition: Satisfactory

Type: Plastic

Comments:

Plastic vent system appears sound and free from visual defects. There are no intrusion screens installed to vent stacks on roof, see photo.



Drain

Condition: Satisfactory

Type: Plastic

Comments:

Drainage system appears sound and free from visual defects unless otherwise noted. Cast iron may be present under home, not visually observed.

Water Heater

Condition: Professional Consultation

Fuel type: Electric

Water Heater Data

Extension: Present

Relief valve: Present

Seismic Restraint: Not applicable

Gas shutoff: Not applicable

Venting (air supply): Not applicable

Expansion tank: Not applicable

Location & Capacity

Location: Garage

Capacity (gallons): 40

Age: 3 years

Comments:

Water heater appears sound and free from visual defects unless otherwise noted. 2- Recommend flush out of unit on an annual basis as regular maintenance. Recommend test check on TPR valve on an annual basis for proper functionality. Make: Rheem. Year: 2016. 3- Electrical service into unit is not enclosed in protective conduit. There is an additional power box and cord that is not being used, see photo.



Fixtures

Condition: Satisfactory

Comments:

Plumbing fixtures appear sound unless otherwise noted.



Laundry Room

Condition: Professional Consultation

Comments:

GE washer and dryer appear in operating condition and free from visual defects. 2- Recommend dryer vent cleaning upon purchase and on an annual basis. 3- Slop sink and components appear sound and free

from visual defects. 4- Laundry room receptacle is functional but not GFCI rated. Recommend upgrade to same. 5- Dryer vent cover on outside of building appears damaged.



Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Service Entrance Cable

Volts: 240 - 120V

Type: Overhead

Capacity: 200 Amps

Location: Side wall

Comments:

Exterior electrical service appears sound and free from visual defects.



Main Panel

Condition: Professional Consultation

Location: Garage

Volts:240 - 120V

Capacity:200 A

Type:Circuit-breakers

Grounding & Bonding

Grounding:Grounded

Bonding:Bonded

Comments:

Main electrical panel appears sound and free from visual defects unless otherwise noted. Make: Square D.
2- Circuit breakers for air conditioner appear to arc when turning on and off. Unit shut down halfway through inspection. Recommend further review and the needed repair by a licensed contractor.



Sub Panel

Condition: Satisfactory

Capacity:100 A

Type:Circuit-breakers

Grounding & Bonding

Grounding:Grounded

Comments:

Sub panel on rear exterior wall for dockage electrical supply appears sound and free from visual defects.
Make: Square D.



Smoke Detectors

Condition: Satisfactory
Smoke Detectors: Tested

Comments:

This component is functioning properly. Replace detector batteries every six months. Replace smoke detectors every ten years. 2- There is a smoke detector that is missing batteries.



Circuits & Conductors

Condition: Professional Consultation

Exterior GFCI Outlets

Exterior GFCI Receptacles: Yes
of Outlets: 4

Garage GFCI Outlets

Garage GFCI Receptacles: No

Kitchen GFCI Outlets

Kitchen GFCI Receptacles: Yes
of Outlets: 5

Bathroom GFCI Outlets

Bathroom GFCI Outlets: Yes

of Outlets: 3

Comments:

GFCI circuits appear sound and free from visual defects unless otherwise noted. Recommend upgrade of GFCI outlets to exterior, garage, and laundry room. 2- There is a loose kitchen receptacle by the stove.



Outlets, Fixtures, & Switches

Condition: Needs Maintenance

Testing Information

Testing Method: GFCI Receptacle tester/ Voltage Meter

Number Tested: All visible

Comments:

All outlets, switches and fixtures tested appeared sound and free from visual defects unless otherwise noted. 2- Unable to engage rear exterior lamp near dockage.

Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Attic Sheathing

Condition: Satisfactory

Observed: Observed

Comments:

Sheathing appears sound and free from visual defects, most areas have limited views and are inaccessible. Deck fasteners 8D nails spaced every six inches.



Ceiling Frame

Condition: Satisfactory

Type: Truss

Comments:

Metal clip (2 nails) roof to wall attachments appear sound and free from visual defects. Ceiling frame appears sound and free from visual defects, limited views.



Roof Frame

Condition: Satisfactory

Type: Truss

Type of Sheathing: Plywood

Comments:

Roof frame and truss system appear to be spanned properly and in sound condition, limited views.



Attic Insulation

Condition: Satisfactory

Type of Insulation:Batts

Location:In-floor

Average Depth (inches): 6

Comments:

Insulation system appears sound where inspected, limited inspection, most areas inaccessible.



Attic Ventilation

Condition: Satisfactory

Type:Ridge vents, Soffit vents

Comments:

Ventilation in attic appears to be in adequate condition.



Vent Pipes & Flashing

Condition: Satisfactory

Comments:

Vent pipe flashing appears to be sound where visually observed.

Attic Access

Location: Garage

Access Method: Pull down, Stairs

Comments:

Attic crawl performed by inspector, inaccessible areas in attic limiting complete inspection of same. Only one access in home.

<h2>Interior</h2>

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

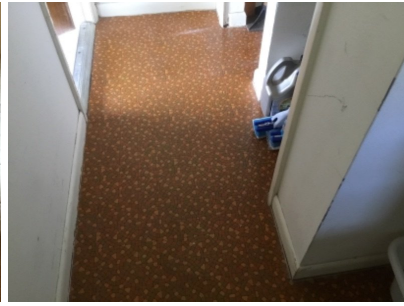
Floors

Condition: Satisfactory

Type: Ceramic tile, Vinyl, Laminate

Comments:

Interior flooring appeared sound and free from substantial visual defects.



Ceilings

Condition: Satisfactory

Type: Wood

Comments:

Ceilings appear sound and free from visual defects unless otherwise noted. 2- Wood panel ceilings possibly over popcorn ceiling.



Walls

Condition: Satisfactory

Type: Drywall

Comments:

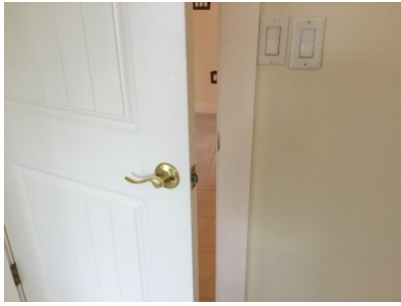
Wall systems appear sound and free from substantial visual defects.

Interior Doors

Condition: Satisfactory

Comments:

Interior doors appear sound and free from visual defects unless otherwise noted.



Other Entry Doors

Condition: Satisfactory

Type: Sliding Glass

Comments:

Sliding glass doors appear sound and in full operating condition.

Interior Information

Number of Bedrooms: 3

Number of Bathrooms: 2

Comments:

Interior furnishings limited scope of inspection, inspector can only inspect what is accessible. Recommend return walk through when empty for completed inspection.





Windows

Condition: Satisfactory
Type: Single hung, Sliding
Material: Metal

Comments:

Windows that were inspected appeared to be in operating condition and free from visual defects.



Bathrooms

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Location

Location: Master Bath

Comments:

Interior components appear sound and free from visual damage unless otherwise noted



Floor

Condition: Satisfactory

Type: Ceramic tile

Comments:

Tile floor appears free from visual defects.

Toilets

Condition: Satisfactory

Comments:

This component is functioning properly.



Bathtub

Condition: Satisfactory

Type: Stall shower

Comments:

Stall shower appears sound and free from visual defects.



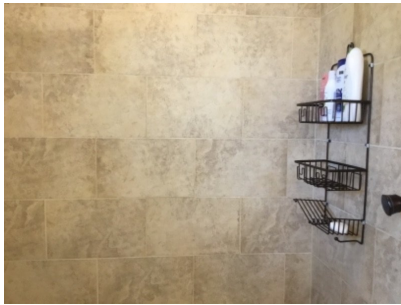
Shower Walls

Condition: Satisfactory

Type: Ceramic tile

Comments:

Wall system appears sound and free from visual defects.



Receptacles

Condition: Satisfactory

Type: GFCI

Comments:

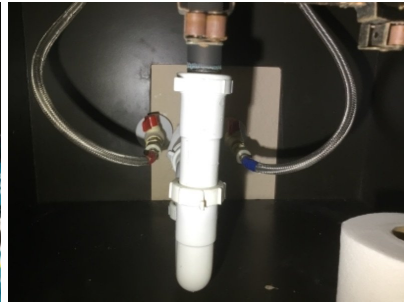
GFCI receptacles appears in operating condition and free from visual defects.

Sinks

Condition: Satisfactory

Comments:

Sink appears sound and free from visual defects unless otherwise noted. 2- There is no overflow protection drain for water in sinks.



Ventilation

Condition: Satisfactory

Bathroom window present: Yes

Fan Vents to: Outside

Comments:

Exhaust vent/fan appears in operating condition. Window is a fixed unit.

<h2>Bathrooms 1</h2>

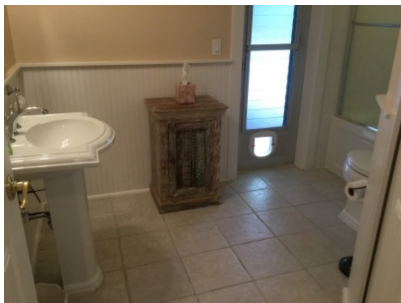
Location

Condition: Satisfactory

Location: Guest Bath

Comments:

Guest bathroom and components appear sound and free from visual defects unless otherwise noted.



Floor

Condition: Satisfactory

Type: Ceramic tile

Comments:

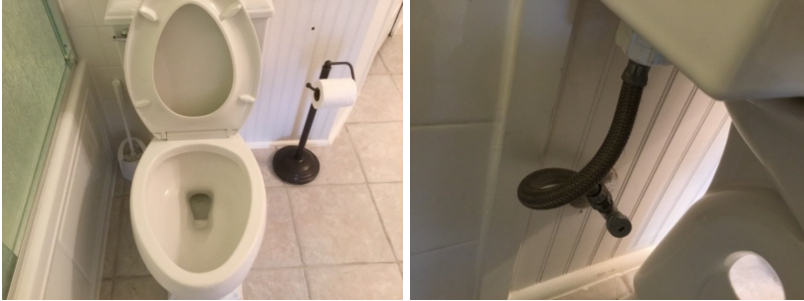
Ceramic tile floor appears sound and free from visual defects.

Toilets

Condition: Satisfactory

Comments:

Toilet appears sound and free from visual defects.



Bathtub

Condition: Satisfactory

Type: Built-in, Whirlpool

Comments:

Built in bathtub appears sound and free from visual defects. 2- Whirlpool bathtub and jets powered up and appear sound and free from visual defects.



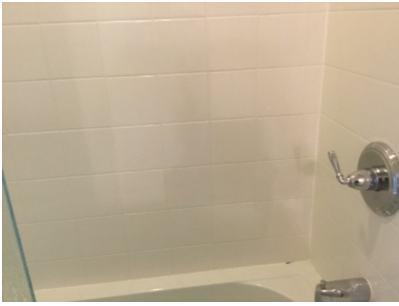
Shower Walls

Condition: Satisfactory

Type: Ceramic tile

Comments:

Wall system appears sound and free from visual defects.



Receptacles

Condition: Satisfactory

Type:GFCI

Comments:

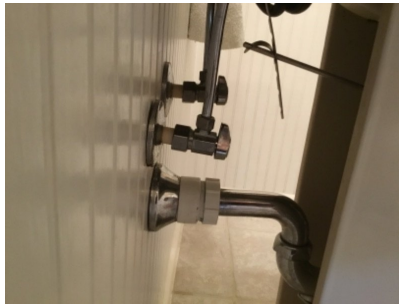
GFCI receptacle appears sound and free from visual defects.

Sinks

Condition: Needs Maintenance

Comments:

Sink appears sound and free from visual defects unless otherwise noted. 2- The drainstop is not holding water.



Ventilation

Condition: Satisfactory

Bathroom window present:Yes

Fan Vents to:Outside

Comments:

Exhaust vent appears sound and in operating condition.

Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets

Condition: Satisfactory

Comments:

Cabinet system appears sound and free from visual defects.



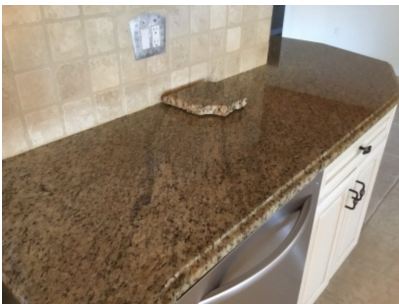
Counters

Condition: Satisfactory

Type: Solid surface

Comments:

Countertops appear sound and free from substantial visual defects.



Flooring

Condition: Satisfactory

Type: Tile

Comments:

Tile flooring appears sound and free from visual defects.

Receptacles

Condition: Satisfactory

Type:GFCI

Comments:

GFCI receptacles appear sound and free from visual defects.

Ventilation

Condition: Satisfactory

Fan Vents to:Exterior

Comments:

Vent fan is in operating condition, all speeds tested.

Microwave

Condition: Satisfactory

Type:Operating

Make: GE

Comments:

Microwave appears in operating condition and free from visual defects.



Refrigerator

Condition: Satisfactory

Type:Operating

Make: LG

Comments:

Refrigerator appears in operating condition and free from visual defects. Waterline and icemaker appears connected and functional at time of inspection.



Disposal

Condition: Satisfactory

Type: Operating

Make: Insinkerator

Comments:

Disposal appears in operating condition and free from visual defects.



Dishwasher

Condition: Satisfactory

Type: Operating

Make: KitchenAid

Comments:

Dishwasher appears in operating condition and free from visual defects.



Range / Oven

Condition: Satisfactory

Type: Operating

Make: Electrolux

Comments:

Range/ Oven appears sound and in operating condition.

Fuel: Gas



Sink

Condition: Satisfactory

Comments:

Sink and its components appear sound and free from visual defects.



Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical Disconnect

Condition: Professional Consultation

Location: Wallmount

Comments:

Electrical disconnect boxes appear sound and free from visual defects although rust and corrosion noted at bottom of exterior box. Boxes are Federal Pacific brand, no longer used for installs due to history of failure.



Air Conditioning Type

Condition: Professional Consultation

Type: Central air

Status: Turned on

Comments:

Central HVAC split system installed in structure. Condenser not engaging when AC is in operation. Unable to inspect. Recommend annual maintenance on system for longevity of parts and efficiency of system on a daily basis.

Air Conditioning Unit

Condition: Needs Maintenance

Status: Tested

AC Unit Data

Age: 7 Years.

Capacity: 3 ton

Location: Exterior Wall

Last Service Date: Unknown

Comments:

Exterior condenser unit appears sound and free from visual defects unless otherwise noted. Average lifespan for this unit is 15 years. Make: Rheem. Year: 2012. 2- This unit shut down halfway through inspection, appears to be electrical deficiency.

AC New / Change Out permitted 05/31/2012.



Air Distribution

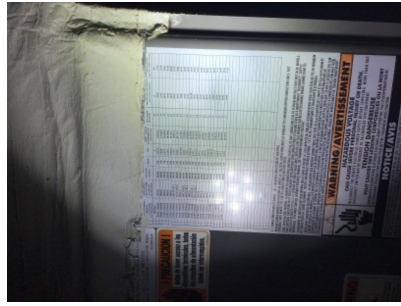
Condition: Professional Consultation

Type: Ductwork

Location: Each room

Comments:

Air handler, located in attic space above garage, appears sound and free from visual defects unless otherwise noted. Heat tested and functional as well. 2- Recommend changing/ cleaning filters in system on a regular basis, every 30-60 days. System repairs previously noted. Make: Rheem. 3- Limited views of ductwork.



Garage

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

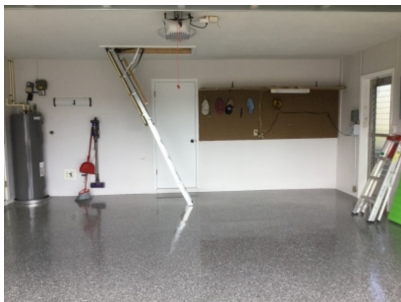
Description

Condition: Satisfactory

Type: Attached Garage

Comments:

Attached garage appears structurally sound.



Flooring

Condition: Satisfactory

Type: Concrete

Comments:

Concrete floor appears sound and free from visual defects.



Walls/Windows/Ceiling

Condition: Satisfactory

Comments:

Wall and ceiling systems appear sound and free from significant visual defects.



Receptacles

Condition: Professional Consultation

Type: Non-GFCI

Comments:

The receptacles are functional but not GFCI rated, recommend upgrade to same.

Vehicle Doors

Condition: Satisfactory

Status: Tested

Comments:

Vehicle door appears sound and free from visual defects. Safety-reverse mechanism tested and functioning properly.



Garage Door Opener

Condition: Satisfactory

Comments:

Electric garage door opener appeared sound and free from visual defects.



Ventilation

Condition: Satisfactory

Comments:

Ventilation appears adequate in garage.

Door to Living Space

Condition: Satisfactory

Type: Metal

Fire Resistance: Fire resistant

Comments:

Entrance door appears sound and free from visual defects.

<end of report>