Prepared for Exclusive Use by:

Lawrence Peck

Date of Service:

4/2/2019

Company Providing Service:

Matt Peck HI-738 / Jeff Schwass HI-8982 / Adam Taylor HI-9758

MP Enterprises LLC dba HouseMaster
24605 NW 25th Pl.
Newberry, Fl. 32669
352-472-5552

INSPECTION INFORMATION

CLIENT:
Lawrence Peck

INSPECTOR:
Matt Peck HI-738 / Jeff Schwass HI-8982 / Adam Taylor HI-9758

INSPECTION COMPANY:
MP Enterprises LLC dba HouseMaster
24605 NW 25th Pl.
Newberry, Fl. 32669
352-472-5552

INSPECTION DATE/ TIME:
4/2/2019 - 8:00 am

INSPECTION DETAILS

TYPE OF INSPECTION:
Standard Home Inspection

TYPE OF HOME:
Single Family Dwelling

ESTIMATED AGE OF HOME:
51 Years

STATUS OF HOME:
Occupied

ANCILLARY SERVICES:
None

WEATHER CONDITIONS:
Raining

APPROX. TEMPERATURE:
55-60° F

PEOPLE PRESENT:
Agent

AUTHORIZED DISTRIBUTION:
Client / Client's Agent

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. ***Independent inspection(s) may be required to evaluate element conditions.*** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain

methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/ contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Insurance Requirements - Many insurance companies now mandate insurance inspections to make sure the home meets their particular criteria or regulatory requirements for coverage. These inspections may be performed after the home has been purchased and are to limit the insurer's liability. Each jurisdiction and insurer has varying underwriting requirements. This report is not intended as a tool to determine whether the dwelling and property meets insurance underwriting requirements. HouseMaster recommends that all homebuyers consult with their insurance provider to determine any requirements prior to the purchase of the home.

Pictures in Report - Any pictures (photographs, graphics, or images) included in or otherwise provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. Furthermore, the lack of a picture for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the report are the property of the company and are maintained for a limited time for reference purposes only.

Product Notices - A standard home inspection does not include identification or research regarding products (appliances, piping, roofing, or other building components) installed in a home that may be the subject of a defect study, investigation, warning or recall notice issued by a manufacturer, the Consumer Product Safety Commission (CPSC), or any other entity. It is very difficult, if not impossible in many cases, to determine which items in a house may be the subject of an investigation or notice. Should this report include any reference to a product notice, it is provided for general guidance purposes only and does not imply that an inspection or research was performed to identify other possible concerns. As you take on ownership of your home it is recommended that you visit the Consumer Product Safety Commission (www.cpsc.gov) or Canadian Standards Association (www.csa.ca) web sites for current information on any recalls and safety notices that may be associated with the materials or equipment in your home.

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

MATERIAL:
Asphalt Shingle

ROOF STYLE:
Shape: Gable
Slope: Moderate

ESTIMATED AGE:
15 to 20 Years

DESIGN LIFE:
15 to 20 years (Asphalt Shingle)

LOCATION:
Whole House

INSPECTION METHOD:
Adjacent Surface
Walked On

CHIMNEYS / VENTS:
Masonry Chimney
Metal Vent(s)

SPECIAL LIMITATIONS:
Design of Roof and/or House
Height & Design
Height of Roof

S	F	P	NA	NI	
		●			**1.0 ROOF COVERING** (1) ALGAE GROWTH OBSERVED AT ROOF COVERING MATERIALS. *This condition is often most prevalent in shaded areas where moisture stays on the roof surface for an extended period. Minor conditions generally affect the roof's appearance only; however, heavy build-up can result in roof wear or damage. Professional cleaning may temporally reduce or eliminate conditions; however regular monitoring is advised.* RECOMMEND REMOVAL OF ALGAE GROWTH / DEBRIS & CHECK UNDERLYING AREAS FOR HIDDEN DAMAGE. (2) TREE BRANCHES / VEGETATION OBSERVED IN CLOSE PROXIMITY OR IN CONTACT WITH ROOF COVERING. *Tree Branches in contact and/or in close proximity to roof material can cause damage to shingles. Wind can cause tree branches to scrape against roof material causing granule loss or damage and greatly decreasing life of shingles. Recommend keeping tree branches trimmed away from roofing material, which may require annual maintenance.* RECOMMEND HAVING A LICENSED TREE COMPANY EVALUATE / REMEDY AS NEEDED. (3) LEAVES / DEBRIS ACCUMULATION OBSERVED AT THE ROOF COVERING. *Leaves and debris can hold excessive moisture to shingles, which can lead to premature wear / damage. Leaves may also block / slow proper roof drainage which may allow water to back up onto roof / shingles, which can lead to roof leaks and/or damage at other exterior elements. Pictures shown are a representative number of affected areas.* RECOMMEND REMOVAL OF LEAVES / DEBRIS & CHECK UNDERLYING AREAS FOR HIDDEN DAMAGE. (4) AREA(S) OF PREVIOUS REPAIR / PATCHED SHINGLES OBSERVED AT THE ROOF COVERING. *No permitting information was found on the Alachua County / City of Gainesville permit tracking websites. Adequacy of installation / repair was not determined & condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (5) MINOR DAMAGE AND/OR GRANULE LOSS OBSERVED AT THE ROOF COVERING MATERIALS. *Granules protect the roof / shingles from damage due to UV light and weather conditions. Loss of granules may leave the shingles / roof susceptible to damage from weather elements. Granule loss is a normal condition that occurs with age. Other common reasons for granule loss include manufacturers defects, inadequate maintenance and/or a severe storm weather. Pictures shown are a representative number of affected areas.* (6) UNSECURED SHINGLE(S) OBSERVED AT THE ROOF COVERING MATERIALS. *Unsecured roof covering components may promote moisture intrusion / future damage. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist. Pictures shown are a representative number of affected areas. All similar areas should be addressed accordingly.* RECOMMEND HAVING A LICENSED ROOFING CONTRACTOR EVALUATE / REMEDY AS NEEDED. (7) DUE TO SLOPE / PITCH OF THE ROOF & CURRENT WEATHER CONDITIONS (RAIN), ENTIRE ROOF COVERING, VENTILATOR COVER(S) & PLUMBING STACK(S) WERE NOT FULLY ACCESSIBLE & COULD NOT BE FULLY INSPECTED. *Pictures shown are a representative number of affected areas. All*

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
					similar areas should be evaluated & addressed accordingly. (8) SEE RELATED ATTIC COMMENTS.
	●				**1.1 ROOF COVERING 2** (1) LEAVES / DEBRIS ACCUMULATION OBSERVED AT THE ROOF COVERING. *Leaves and debris can hold excessive moisture to roof covering materials, which can lead to premature wear / damage. Leaves may also block / slow proper roof drainage which may allow water to back up onto roof, which can lead to roof leaks and/or damage at other exterior elements. Pictures shown are a representative number of affected areas.* RECOMMEND REMOVAL OF LEAVES / DEBRIS & CHECK UNDERLYING AREAS FOR HIDDEN DAMAGE. (2) STAINING AND/OR EVIDENCE OF PONDING WATER OBSERVED AT THE ROOF COVERING MATERIALS. *Ponding water coupled with deteriorated sealant may promote moisture intrusion / concealed damage. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (3) DRIED / DETERIORATED SEALANT MATERIALS OBSERVED AT THE ROLLED ROOF COVERING MATERIALS. *Over time, deteriorated sealant / separation may promote moisture / pest intrusion. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (4) MINOR DAMAGE AND/OR GRANULE LOSS OBSERVED AT THE ROOF COVERING MATERIALS. *Granules protect the roof from damage due to UV light and weather conditions. Loss of granules may leave the roof susceptible to damage from weather elements. Granule loss is a normal condition that occurs with age. Other common reasons for granule loss include manufacturers defects, inadequate maintenance and/or a severe storm weather. Pictures shown are a representative number of affected areas. All similar areas should be addressed accordingly.* RECOMMEND HAVING A LICENSED ROOFING CONTRACTOR EVALUATE / REMEDY AS NEEDED.
		●			**1.2 EXPOSED FLASHING** (1) DAMAGE / DETERIORATED COMPONENTS OBSERVED AT PLUMBING STACKS. *Damage / deterioration may promote moisture intrusion / concealed damage. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (2) CORROSION OBSERVED AT VENTILATOR COVER(S). *Prolonged exposure to corrosion may result in premature wear / failure of affected components. Also note location of materials.* (3) EXPOSED AND/OR CORRODED HARDWARE OBSERVED AT ROOF FLASHING MATERIALS. *Exposed hardware can result in corrosion due to weather conditions which can lead to water intrusion, possibly causing hidden damage. Hardware needs to be sealed in order to maintain roofing / flashing integrity.* (4) LACK OF KICK-OUT FLASHING OBSERVED AT THE EXTERIOR SIDING (CHIMNEY) / ROOF LINE INTERFACE. *Condition may allow roof drainage / rainwater to drain onto underlying materials, which may lead to moisture related damage. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (5) DRIED / DETERIORATED SEALANT OBSERVED AT VENTILATION COVER(S), PLUMBING STACK(S) & SKYLIGHT(S). *Sealant naturally dries out due to Heat, UV, or Weather conditions. Annual / Bi-Annual maintenance may be required in order to maintain flashing / roofing integrity.* RECOMMEND HAVING A LICENSED ROOFING CONTRACTOR EVALUATE / REMEDY AS NEEDED.
		●			**1.3 PLUMBING STACKS** SEE EXPOSED FLASHING COMMENTS.
	●				**1.4 VENTILATION COVERS** SEE EXPOSED FLASHING COMMENTS.
		●			**1.5 SKYLIGHT(S)** (1) LEFT SIDE SKYLIGHT IS BROKEN / DAMAGED. *Current state may promote moisture intrusion into the attic / home. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (2) SEE EXPOSED FLASHING COMMENTS.
		●			**1.6 DOWNSPOUTS / ROOF DRAINS**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
					(1) EROSION / LACK OF PROPER SPLASH-BLOCK(S) OBSERVED AT THE TERMINATION POINT OF DOWNSPOUT(S). *Discharge should be extended a minimum of 2' away from adjacent foundation edge. Over time, condition may begin to erode adjacent grading & potentially undermining the exterior foundation edge.* RECOMMEND THE ADDITION OF A SPLASH BLOCK / WATER MITIGATION SYSTEM IN ORDER MINIMIZE EROSION. (2) DOWNSPOUTS OBSERVED TERMINATING INTO UNDERGROUND DRAINAGE PIPING. *Sub-grade drainage piping is prone to blockage / back-up. Condition of latent materials / flow of water water not visible & could not be fully inspected. Hidden damage may exist.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (3) SEE RAIN GUTTERS / EAVESTROUGHS COMMENTS.
		●			**1.7 RAIN GUTTERS / EAVESTROUGHS** (1) RAIN GUTTER AND/OR GUARD SYSTEM OBSERVED FULL OF LEAVES / DEBRIS & WATER. *Full gutters can allow water to wash over gutter or may cause leaking at seams and/or end-caps of gutters and downspouts. Water leaking from gutters / downspouts can effect other exterior elements of the home. Gutter(s) should remain clean in order to allow easy full of water and maintain overall integrity.* RECOMMEND PERIODICALLY MONITORING / CLEANING GUTTER SYSTEM & RELATED ELEMENTS TO ENSURE PROPER FLOW OF WATER. (2) STAINING OBSERVED AT DOWNSPOUT AND/OR GUTTER SYSTEM SEAMS. THIS IS USUALLY AN INDICATION OF SEAM LEAKS. *Full gutters and/or downspout blockage is the primary cause of leaks at the seams of gutters / downspouts. Annual / Bi-annual maintenance may be required in order to ensure gutter / downspout integrity. Pictures shown are a representative number of affected areas.* (3) MISSING END CAP(S) OBSERVED AT THE GUTTER SYSTEM. *Missing end caps at gutters can cause erosion at the ground below the termination points. Many time the gutter has been installed to divert water away from an entryway. Erosion can often time be fixed with the addition of downspouts or other remedial methods such as gravel or swales.* (4) FRONT GUTTER SYSTEM IS LEAKING / HAS FAILED & HAS HOLES DRILLED INTO THE BOTTOM OF THE GUTTER SYSTEM. *Current condition may be due to leaves / debris accumulation in the gutter system & related downspouts.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (5) SEE DOWNSPOUTS / ROOF DRAINS COMMENTS.
	●				**1.8 FASCIA / SOFFITS** (1) SEPARATION OBSERVED AT THE SOFFIT COMPONENTS. *Separation / damage at soffits may allow insect / pest to enter home / attic, which could lead to related damage.* (2) DAMAGED / SEPARATED TRIM OBSERVED. *Damaged / unsecured components may promote moisture intrusion and/or concealed damage.* (3) WOOD DECAY AND/OR DAMAGE OBSERVED AT THE FASCIA BOARDS & RELATED SOFFIT ELEMENTS*. Wood decay / damage at fascia components is usually due to improper sealing / maintenance and/or full gutters. Wood is susceptible to decay / damage due to the high moisture content found in Florlda's environment and weather. Routine maintenance may be required in order to maintain fascia integrity. All areas of fascia could not be reached due to height / design, un-exposed damage may exist.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (4) SEE EXTERIOR ELEMENTS (SIDING) COMMENTS.
	●				**1.9 CHIMNEY 1** (1) CRICKET / SADDLE WAS NOT INSTALLED AT CHIMNEY. *All Chimneys 30" or wider need to have a cricket installed to properly shed water. When cricket / saddle is not installed condition may hold excess moisture to the chimney and roofing surface, which can result in roof leaks.* (2) ASH TRAP DOOR IS STUCK / FROZEN IN THE CLOSED POSITION. *Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (3) CRACKING / DETERIORATED MORTAR OBSERVED AT THE CHIMNEY & RELATED ELEMENTS. *Damage / deteriorated sealant materials may promote integrity failure of affected components. Extent of deteriorated components was not determined / condition of latent materials was not visible & could not be*

S	F	P	NA	NI	
					fully inspected. Hidden damage may exist. RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (4) SEE RELATED COMMENTS.
●					**1.10 IMPORTANT NOTE** *Please review all supplemental information at the footer of this section for maintenance suggestions and further information.*

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

1.0(1) ROOF COVERING (Picture 1)

1.0(1) ROOF COVERING (Picture 2)

1.0(2) ROOF COVERING (Picture 1)

1.0(2) ROOF COVERING (Picture 2)

1.0(3) ROOF COVERING (Picture 1)

1.0(3) ROOF COVERING (Picture 2)

1.0(4) ROOF COVERING (Picture 1)

1.0(4) ROOF COVERING (Picture 2)

1.0(5) ROOF COVERING (Picture 1)

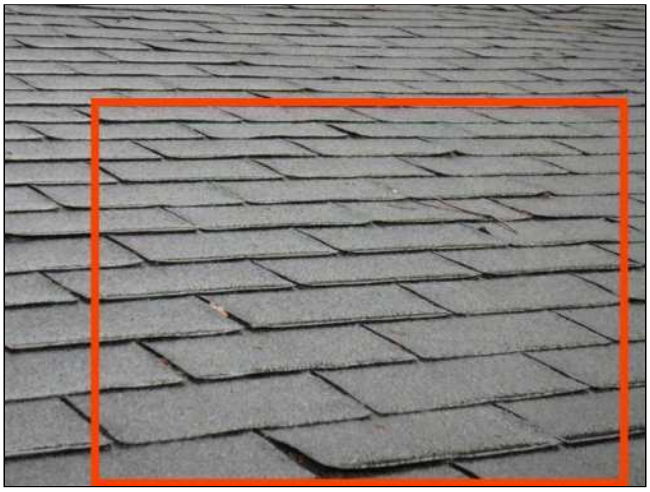
1.0(6) ROOF COVERING (Picture 1)

1.0(6) ROOF COVERING (Picture 2)

1.0(6) ROOF COVERING (Picture 3)

1.0(6) ROOF COVERING (Picture 4)

1.0(6) ROOF COVERING (Picture 5)



1.0(6) ROOF COVERING (Picture 6)

1.0(7) ROOF COVERING (Picture 1)

1.0(7) ROOF COVERING (Picture 2)

1.1(1) ROOF COVERING 2 (Picture 1)

1.1(1) ROOF COVERING 2 (Picture 2)

1.1(2) ROOF COVERING 2 (Picture 1)

1.1(3) ROOF COVERING 2 (Picture 1)

1.1(4) ROOF COVERING 2 (Picture 1)

1.2(1) EXPOSED FLASHING (Picture 1)

1.2(1) EXPOSED FLASHING (Picture 2)

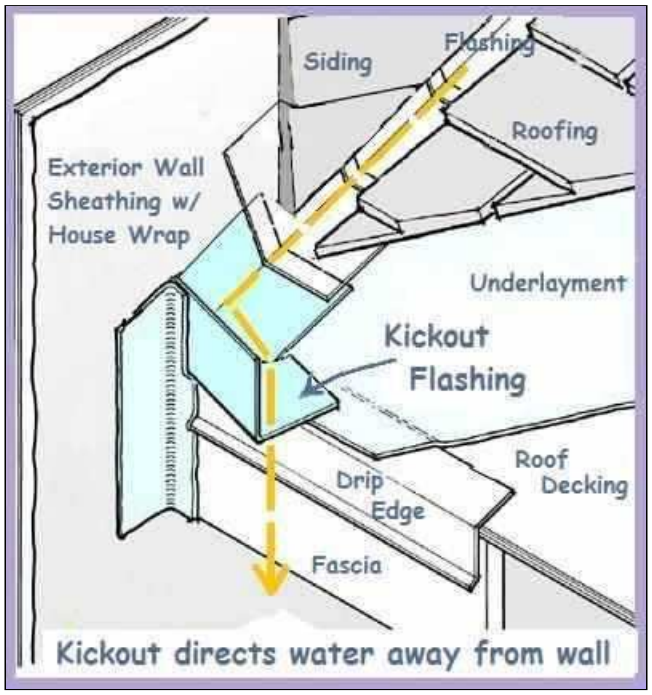
1.2(1) EXPOSED FLASHING (Picture 3)

1.2(2) EXPOSED FLASHING (Picture 1)

1.2(2) EXPOSED FLASHING (Picture 2)

1.2(3) EXPOSED FLASHING (Picture 1)

1.2(3) EXPOSED FLASHING (Picture 2)



1.2(4) EXPOSED FLASHING (Picture 1)

1.2(4) EXPOSED FLASHING (Picture 2)

1.2(4) EXPOSED FLASHING (Picture 3)

1.2(5) EXPOSED FLASHING (Picture 1)

1.2(5) EXPOSED FLASHING (Picture 2)

1.2(5) EXPOSED FLASHING (Picture 3)

1.5(1) SKYLIGHT(S) (Picture 1)

1.6(1) DOWNSPOUTS / ROOF DRAINS (Picture 1)

1.6(2) DOWNSPOUTS / ROOF DRAINS (Picture 1)

1.7(1) RAIN GUTTERS / EAVESTROUGHS (Picture 1)

1.7(1) RAIN GUTTERS / EAVESTROUGHS (Picture 2)

1.7(2) RAIN GUTTERS / EAVESTROUGHS (Picture 1)

1.7(3) RAIN GUTTERS / EAVESTROUGHS (Picture 1)

1.7(3) RAIN GUTTERS / EAVESTROUGHS (Picture 2)

1.7(4) RAIN GUTTERS / EAVESTROUGHS (Picture 1)

1.7(4) RAIN GUTTERS / EAVESTROUGHS (Picture 2)

1.7(4) RAIN GUTTERS / EAVESTROUGHS (Picture 3)

1.7(4) RAIN GUTTERS / EAVESTROUGHS (Picture 4)

1.8(1) FASCIA / SOFFITS (Picture 1)

1.8(2) FASCIA / SOFFITS (Picture 1)

1.8(2) FASCIA / SOFFITS (Picture 2)

1.8(2) FASCIA / SOFFITS (Picture 3)

1.8(2) FASCIA / SOFFITS (Picture 4)

1.8(3) FASCIA / SOFFITS (Picture 1)

1.8(3) FASCIA / SOFFITS (Picture 2)

1.8(3) FASCIA / SOFFITS (Picture 3)

1.8(3) FASCIA / SOFFITS (Picture 4)

1.8(3) FASCIA / SOFFITS (Picture 5)

1.8(3) FASCIA / SOFFITS (Picture 6)

1.9(1) CHIMNEY 1 (Picture 1)

1.9(2) CHIMNEY 1 (Picture 1)

1.9(3) CHIMNEY 1 (Picture 1)

1.9(3) CHIMNEY 1 (Picture 2)

1.9(3) CHIMNEY 1 (Picture 3)

1.9(3) CHIMNEY 1 (Picture 4)

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Ancillary Systems - This inspection does not include evaluation of ancillary components or systems such as lightning protection, antennas, solar panels, site lighting, security systems, patio covers or other similar exterior roof or exterior elements.

Asphalt/Fiberglass Shingles - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

Built-In Gutters/Drains - Built-in gutters/drains can be problematic. Inspection of this type drainage system is generally not possible during a home inspection. Regular repairs/maintenance will be required. Anticipate hidden framing decay/damage due to prior leakage, especially if there is evidence of leakage. The eventual elimination of this type gutter may be a consideration but will depend on house design and other factors.

Chimney Height/Clearance - A chimney with insufficient height and/or clearance may not function/draft properly. Extending the flue/vent height or installing a power draft inducer may help improve draft deficiencies; however, a specialist must determine actual remedial needs.

Chimney Inspections - The type of limited visual inspection of chimneys, vents, fireplaces and stoves performed as part of a home inspection does not include the in-depth evaluations that professional chimney and fireplace inspectors and technicians generally must conduct to comply with current code requirements and/or identify concealed conditions and deficiencies. These inspection requirements may include three types of inspections - Level I through Level III - with a Level III inspection being the most technically exhaustive. If such inspections are desired or locally required, they must be performed by a qualified chimney inspector or technician.

Chimney Interior - The internal elements of chimney (flues, liners, etc.) are not readily accessible for a visual inspection and fall outside the scope of a standard home inspection. Hidden internal defects and/or fire hazards may be present in any chimney but are more common with older chimneys. Chimney inspection services, including the use of special video equipment for internal investigations, are available from qualified chimney specialists and should be considered prior to closing, particularly with older chimneys or when external concerns have been identified.

Chimneys/Vents - Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/ maintain chimney/vent interiors.

Discharge to Roof - A downspout arrangement that allows water to discharge onto lower roofs can lead to premature roof wear and/or leakage. The existing arrangement should be corrected by extending downspouts termination points to ground level or a lower gutter to reduce the potential for recurring rainwater drainage problems and damage.

Eave Protection - The generally accepted approach to minimizing ice dam concerns and/or backup at eaves is to provide adequate attic ventilation and insulation and eave protection, either a special membrane or flashing. Eave protection should always be used in cold climates prone to ice dam problems. Eave barriers should be placed under the roofing at the eave areas and extend a suitable distance up the roof and inside the exterior wall line. The presence and effectiveness of eave protection cannot be observed in most completed installations.

Efflorescence - Concrete and masonry products are susceptible to the formation of efflorescence (whitish mineral deposits) on exposed surfaces. In most cases, the efflorescence itself is only a cosmetic issue; however, it may also be evidence of an underlying moisture condition and can lead to damage in certain situations. Efflorescence is caused when soluble salts and other minerals within the concrete and mortar come to the surface and evaporate. The movement of the salts and the extent of deposit buildup is affected by moist conditions, whether from rain, dew, or excessive internal moisture, and temperatures. It can occur suddenly or gradually, especially when the moisture comes from within the concrete or masonry.

Flat Roofs/Membranes - Due to the low or minimal slope of flat roofs, they are particularly prone to leakage due to improper installation, ponding or poor maintenance. They generally require more maintenance than sloped roofing and any deficiencies, even minor ones, should be attended to promptly. The membranes of certain type roofs, particularly built-up roofs with gravel cover, are not readily visible for inspection.

Flue/Rain Guard - Chimney flue/rain guards are often required to prevent the entry of water, debris or pests. Repair or maintain as necessary for proper function and to ensure the exhausting of flue gases is not restricted.

Gutters/Downspouts - Unless otherwise noted, the assessment of gutter and downspout conditions is limited to their physical/material condition. The adequacy of water flow under normal rainfall or storm conditions cannot be determined during a limited time visual inspection. All gutters and downspouts must be checked and cleaned on a regular basis; any buildup or blockage, including that in underground lines can lead to overflow, leakage, and other detrimental conditions that could result in water intrusion or otherwise affect the structure or foundation.

Gutter Option - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Hail Damage - If there is hail damage coverage under a homeowner insurance policy, replacement will be subject to the terms of the policy. As a precautionary measure, prior to closing, the seller/homeowner and local building officials should be questioned for information on any known storms that may have passed through this immediate area and insurance claims that may have been filed or denied. Your insurance company may also be able to provide information on roof claims or roof replacements. Obtain a roofer's opinion of roof conditions if it is reported or suspected that the roof may have been exposed to a hail storm or damaged.

Hail Storm Potential - Hail storms occasionally occur in this area. A roof inspection is limited to an assessment of visible conditions on the day of inspection and is not a determination of a roof's prior exposure to hail or other adverse conditions or a specific assessment of the presence or extent of hail damage. Hail can cause minor to significant damage to a roof depending on the length of the storm, size of hail, type and age of the roofing and other factors. The effects of a hail storm may be imperceptible in many cases -- and the evidence or extent of the damage may not become apparent until some time in the future. While the service life of roofing exposed to a hail storm may be less than normally expected, the need for replacement will depend on the extent of damage, probability of premature wear, and other factors. If the roof has been affected by hail, as the roof ages it may exhibit signs of premature wear or other damage.

Hail Storms - This area is prone to hail storms. Hail can damage a roof in imperceptible ways; the evidence or extent of damage may not become apparent until some time in the future. If hail damage has occurred, as the roof ages, it may loose granules prematurely or exhibit other signs of wear/damage. Not all roofs affected by hail need to be replaced; however, he service life of the roofing may be less than the typical design life. Recommend questioning the seller/ homeowner and local building officials for information on any known storms that may have passed through the area and adversely affected the roof. Address insurance coverage issues as well. Obtain a roofer's opinion if hail damage is suspected or reported.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Plumbing Vents/Stacks - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

Roof Appearance - Conditions such as light surface mildew (fungus) buildup on the roofing, slight granule loss, uneven/irregular coloring, (shingle shading), and similar relatively superficial conditions generally do not affect roof function. Maintain/ repair as desired. Heavy mildew/fungus buildup may indicate an ongoing moisture concern that can lead to more serious problems.

Roof Drainage - Normal roof design criteria allows for only limited water ponding on a roof for short periods after rainfall. If ponding is substantial, or the roof/ roofing is damaged, remedial measures should be implemented.

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Roof Staining/Algae - Minor amounts of algae often occur on certain type roofs and/or on roofs in heavily wooded or shaded areas. Minor conditions generally affect the roofs appearance only; however, heavy build-up can result in the lifting of shingles, or other damage, and subsequent leakage. Heavy buildup should be removed using a commercially available cleaning agent. Some homeowner insurance companies may decline coverage due to potential leakage concerns when there are algae or other growths on the roof; but may offer coverage once the growths have been removed.

Roof Structure - Signs of potential structure concerns were observed. Additional details may be found in the ATTIC section. A qualified contractor or specialist should evaluate any concerns related to roof loads and watertightness.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Roof Underlayment - Manufacturers typically specify the use of a roof underlayment (base). In some areas, however, roofing may be installed without the use of an underlayment due to local practice or for other reasons. Its absence does not necessarily affect the service life of the roofing; however, the lack of an underlayment means there is no secondary barrier should water or ice backup occur, or if the roofing itself is damaged or missing.

Roofer Opinion - Obtain the roof manufacturer's and/or a qualified roofer's opinions as to roof conditions and, if necessary, remedial needs and associated costs, prior to closing. If overall roof wear or damage exists, replacement is normally required. In other cases, recommendations for roof replacement versus repair needs can be subjective and based on economic issues or discretionary issues.

Roofing Materials - The roof conditions observed might be indicative of roof wear, hail or storm damage, manufacturing defects, and/or other conditions. In some cases, even if immediate repair is not required, future roof service life will be considerably less than the design life. Advise obtaining a roofer's opinion as to roof conditions and future life.

Skylights - Skylights are particularly prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection. It is not possible to readily determine the cause of a skylight/sky window leakage. Properly assess conditions before undertaking repair.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Tree Branches in Close Proximity - Tree Branches in contact and/or in close proximity to roof material can cause damage to shingles. Wind can cause tree branches to scrape against roof material causing granule loss or damage and greatly decreasing life of shingles. Recommend keeping tree branches trimmed away from roofing material, which may require annual maintenance.

Sealing of Fascia Boards - Sealant between fascia boards can naturally breakdown due to varying weather conditions. When breakdown at sealant occurs, this can allow water to rest between fascia boards which can lead to wood decay. Annual or Bi-Annual maintenance may be required in order to maintain fascia board integrity. Only readily accessible, reachable fascia can be inspected during the course of the home inspection. Hidden damage may exist.

2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected**. All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING / WALL CLADDING:
Concrete Block

PORCHES / DECKS:
Type: Covered Porch w/ Concrete Floor
Location: Front of House

SIDING 2:
Material: Brick / Veneer

SPECIAL LIMITATIONS:
Foundation Plantings / Vegetation Overgrowth

SIDING 3:
Material: Wood

S	F	P	NA	NI	
	●				**2.0 SIDING** (1) SEPARATION AND/OR DETERIORATED SEALANT MATERIALS OBSERVED AT EXTERIOR SIDING. *Gaps in concrete block / brick sealant may allow moisture intrusion, which could lead to further damage. Sealant is susceptible to damage due to the UV light and varying weather conditions found in Florida's environment. Regular / Routine maintenance may be required in order to maintain a weather proof barrier and prevent moisture related damage. Surrounding / Underlying elements could not be seen and could not be inspected. Hidden damage may exist. Pictures are a representative number of affected areas. All similar areas should be addressed accordingly.* (2) THIN OR DETERIORATED SIDING COATING / PAINT OBSERVED AT THE EXTERIOR. *Thin or deteriorated sealant / coating is mainly a cosmetic issue, but can result in moisture intrusion. Periodic maintenance may be required. Pictures shown are a representative number of affected areas.* (3) STAIR-STEP CRACKING OBSERVED AT THE EXTERIOR SIDING MATERIALS. CRACKING IS MAINLY FOLLOWING MORTAR LINES & MEASURES LESS THAN 1/8" IN WIDTH. *Cracking of this size / type is not usually structurally significant; however, condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist. Pictures are a representative number of affected areas. All similar areas should be addressed accordingly.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (4) DUE TO HEIGHT / DESIGN LIMITATIONS, ENTIRE EXTERIOR SIDING MATERIALS / TRIM & FASCIA / SOFFITS WERE NOT ACCESSIBLE & COULD NOT BE PHYSICALLY REACHED / FULLY INSPECTED. *Pictures shown are a representative number of affected areas.* (5) SEE FOUNDATION / SUBSTRUCTURE COMMENTS.
	●				**2.1 SIDING 2** (1) SEPARATION AND/OR DETERIORATED SEALANT MATERIALS OBSERVED AT EXTERIOR SIDING. *Gaps in concrete block / brick sealant may allow moisture intrusion, which could lead to further damage. Sealant is susceptible to damage due to the UV light and varying weather conditions found in Florida's environment. Regular / Routine maintenance may be required in order to maintain a weather proof barrier and prevent moisture related damage. Surrounding / Underlying elements could not be seen and could not be inspected. Hidden damage may exist. Pictures are a representative number of affected areas. All similar areas should be addressed accordingly.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (2) SEE RELATED SIDING COMMENTS.
	●				**2.2 SIDING 3** (1) WOOD DECAY AND/OR DAMAGE OBSERVED AT THE EXTERIOR SIDING / TRIM. *Wood decay at the base of siding / trim is usually due to roof drainage / rain water splash back and/or improper sealing / maintenance. Wood is highly susceptible to decay / fungi due to the high moisture content found in Florida's environment and weather conditions. Annual / Bi-annual maintenance may be required in order to maintain siding / wall cladding integrity. Conditions of underlying elements could not be seen due to finished materials. Hidden damage may exist. Pictures are a representative number of affected areas. All similar areas should be*

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
					addressed accordingly. (2) SEPARATION AND/OR DETERIORATED SEALANT OBSERVED AT TRIM BOARDS. *Gaps between trim boards may allow moisture to enter between trim, which could promote the growth of wood decaying fungi. Sealant is susceptible to damage due to the UV light and varying weather conditions found in Florida's Environment and weather. Regular / Routine maintenance may be needed in order to maintain a weather proof barrier and ensure trim integrity.Underlying elements were not visible and could not be inspected. Hidden damage may exist. Pictures included are representation of issue describe. All similar areas should be addressed accordingly.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (3) SEE RELATED SIDING COMMENTS.
	●				**2.3 PORCH(ES)** (1) STAINING / DISCOLORATION OBSERVED AT THE REAR PORCH CEILING. AREA(S) TESTED DRY USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION. *Condition of latent materials was not visible and could not be fully inspected. Hidden damage may exist.* (2) AIR GAPS OBSERVED AT THE PORCH SCREEN DOOR(S). *Gaps may allow pest / insect intrusion.* (3) SEPARATION / DETERIORATED SEALANT OBSERVED AT THE PORCH CEILING / WALL(S) UNION. *Separation may promote pest / moisture intrusion into the attic. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (4) SEE RELATED COMMENTS.
		●			**2.4 WINDOWS** (1) MISSING / UN-INSTALLED SCREENING MATERIALS OBSERVED AT THE EXTERIOR WINDOW(S). *Missing screening / framing may allow insect / pest intrusion, when window is in use / while window is in the **up** position. Pictures shown are a representative number of affected windows.* RECOMMEND INSTALLATION / ADDITION OF SCREENING COMPONENTS. (2) SEE RELATED COMMENTS.
	●				**2.5 ENTRY DOORS** SEE RELATED SIDING AND GARAGE COMMENTS.
	●				**2.6 ELECTRIC / GFCI(S)** (1) EXTERIOR ELECTRICAL OUTLET(S) ARE NOT GFCI PROTECTED / DID NOT TRIP WHEN MANUALLY TESTED. A*ccording to the National Electric Code, all exterior outlets should be GFCI protected in homes built after 1975. Home is built pre-code & may be grand-fathered into current code; however, GFCI protection should be added to all exterior electrical outlets for safety of the home occupants.* (2) EXTERIOR ELECTRICAL OUTLET(S) ARE LACKING EXTERIOR-TYPE OUTLET COVER(S). *All exterior outlets should be covered in order to protect them from moisture penetration and/or other exterior elements. Current condition may promote accidental damage to occur.* (3) DAMAGED COVER PLATE COMPONENTS OBSERVED AT THE FRONT ELECTRICAL OUTLET. *Damage may promote moisture intrusion / accidental damage.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.
	●				**2.7 EXTERIOR FAUCET(S)** SEE RELATED FOUNDATION / SUBSTRUCTURE COMMENTS.
●					**2.8 IMPORTANT NOTE** *Please review all supplemental information at the footer of this section for maintenance suggestions and further information.*

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

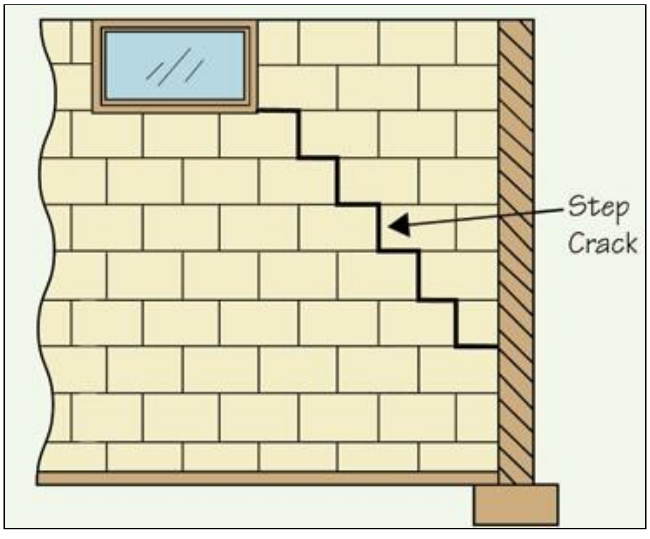
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

2.0(1) SIDING (Picture 1)

2.0(1) SIDING (Picture 2)

2.0(2) SIDING (Picture 1)

2.0(2) SIDING (Picture 2)



2.0(3) SIDING (Picture 1)

2.0(3) SIDING (Picture 2)

2.0(3) SIDING (Picture 3)

2.0(3) SIDING (Picture 4)

2.0(3) SIDING (Picture 5)

2.0(3) SIDING (Picture 6)

2.0(3) SIDING (Picture 7)

2.0(4) SIDING (Picture 1)

2.0(4) SIDING (Picture 2)

2.1(1) SIDING 2 (Picture 1)

2.1(1) SIDING 2 (Picture 2)

2.1(1) SIDING 2 (Picture 3)

2.1(1) SIDING 2 (Picture 4)

2.1(1) SIDING 2 (Picture 5)

2.1(1) SIDING 2 (Picture 6)

2.1(1) SIDING 2 (Picture 7)

2.1(1) SIDING 2 (Picture 8)

2.2(1) SIDING 3 (Picture 1)

2.2(1) SIDING 3 (Picture 2)

2.2(2) SIDING 3 (Picture 1)

2.2(2) SIDING 3 (Picture 2)

2.3(1) PORCH(ES) (Picture 1)

2.3(1) PORCH(ES) (Picture 2)

2.3(2) PORCH(ES) (Picture 1)

2.3(2) PORCH(ES) (Picture 2)

2.3(3) PORCH(ES) (Picture 1)

2.3(3) PORCH(ES) (Picture 2)

2.4(1) WINDOWS (Picture 1)

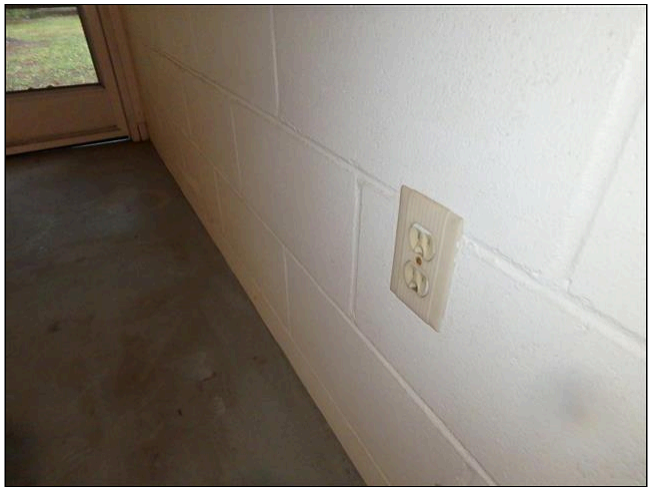
2.4(1) WINDOWS (Picture 2)

2.6(1) ELECTRIC / GFCI(S) (Picture 1)

2.6(1) ELECTRIC / GFCI(S) (Picture 2)

2.6(1) ELECTRIC / GFCI(S) (Picture 3)

2.6(1) ELECTRIC / GFCI(S) (Picture 4)



2.6(2) ELECTRIC / GFCI(S) (Picture 1)

2.6(2) ELECTRIC / GFCI(S) (Picture 2)

2.6(3) ELECTRIC / GFCI(S) (Picture 1)

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Cementitious Products - Cementitious products are generally durable and have a relatively long service life; however, some products contain asbestos (e.g., asbestos cement shingles). While exposure to the material its normal rigid form is generally not a concern; however, it may become hazardous if it is damaged or during repair or removal. Proper abatement procedures must be followed when any remedial work or removal is required.

Concrete and Salt - De-icing damage to concrete. Concrete is a very durable product, but its condition and service life is affected by many things including the quality of the original mix and pour, conditions during the curing period, use of additives, tree roots, vehicle traffic, and weather conditions, such as freeze-thaw cycles. The use of salts to prevent icing is a major contributing factor to premature deterioration. Initially the damage may only be to the surface, but eventually the chemical damage leads to water and erosion damage. De-icers containing salts should not be used on concrete surfaces.

Drip Caps/Flashings - The trim/siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they should be added or regular caulking/sealing will be required. Hidden damage may exist if prior leakage occurred.

Effloresence - Concrete and masonry products are susceptible to the formation of efflorescence (whitish mineral deposits) on exposed surfaces. In most cases, the efflorescence itself is only a cosmetic issue; however, it may also be evidence of an underlying moisture condition and can lead to damage in certain situations. Efflorescence is caused when soluble salts and other minerals within the concrete and mortar come to the surface and evaporate. The movement of the salts and the extent of deposit buildup is affected by moist conditions, whether from rain, dew, or excessive internal moisture, and temperatures. It can occur suddenly or gradually, especially when the moisture comes from within the concrete or masonry.

Exterior Electric - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when

concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

Gaps at Trim/Siding Seams - Gaps can often open at the siding boards, porch columns, window trims and corner trims. Gaps or deteriorated sealant is a natural occurrence, due to weather conditions and UV light, which can diminish the elasticity of the sealant. When gaps open at seams / joints water may rest between siding boards or trim which could lead to future damage. It is recommended to check all seals bi-annually in order to maintain siding / trim integrity.

Glass Surfaces - Proper safety glazing should be provided/confirmed at entry areas or at indicated areas to minimize concerns.

Glazing/Putty - While a maintenance item, the glazing/putty on all windows or doors should be repaired to maintain watertightness and to preserve window glass/sash integrity.

Porch Maintenance - While porches are generally covered with a roof or may even be partially or fully enclosed, they are still subject to the elements and require regular maintenance. The condition of some components such as latticework and trim do not affect the overall structure; however, the condition of foundation piers, roof support posts, railings, stairs and flooring -- and the underlying framing -- can affect the structural integrity and safe use of the porch. The maintenance needs, frequency, and associated costs for large, old, wooden porches will generally be higher than normal and should be planned for accordingly.

Removing Effloresence - Some forms of efflorescence are very difficult (if not impossible) to remove, while others are fairly easy to remove—especially if it can be removed right after it forms and before it has solidified. In many cases pressure washing or wet scrubbing will put the salts into solution so it can be washed away with fresh water. Adequate rinsing is critical; otherwise any salts left in solution will cause new efflorescence to appear. More severe long-term or problematic cases may require a more aggressive treatment, and could lead to damage of the surface.

Shutters/Ornamental Trim - The condition of ornamental features such as shutters are not included in a standard home inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

Siding/Wood Soil Clearance - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insect infestation. Whenever possible, at least six (6) inches of clearance should be provided above the soil. All areas in contact or close to the ground should be checked. Foam insulations or other foundation cover increase the potential for hidden damage due to moisture or insect concerns. All areas in contact or close to the ground should be checked. Where possible, contact with the ground should be corrected. Wood-soil contact, unprotected wood, and high moisture conditions promote decay and insect activity. Any conducive conditions should be eliminated, if possible, to minimize consequential damage or further infestation. Damaged components should be corrected/addressed properly.

Stairs/Decks/Porches - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

Storms/Screens - An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations. Any loose, damaged or missing storms or screens should be repaired as desired, or if health concerns or other hazards exist.

Vegetation at House - Planted or naturally growing vegetation (trees, shrubs and/or vines) is close to and/or in contact with the house exterior. This condition is conducive to infestation and damage from insects, organisms, and pests, including wood-destroying insects. Heavy vegetation can lead to retention of moisture, which in turn can lead to concerns with decay and mold. With near or direct contact with the building, surface damage is also possible. Signs of infestation and/or damage, if present, may be concealed by the vegetation. Recommend pruning or removing vegetation as necessary so there is adequate clearance around the house's exterior. Once clear, all surfaces should be inspected for damage and repaired as required.

Wildfire Protection - This home is located in a region of high-risk for wildfires. A home inspection does not include an assessment of the potential impact of wildfires; however, there are some steps that can be taken to help reduce the risk of damage or injury in the event of a fire. These include: regular yard maintenance to keep a buffer between the house and trees, shrubs, and other vegetation; keeping all vegetation well-watered; and, choosing native shrubs with high moisture content when planting. If doing any renovation work, use fire-resistive materials on the roof and exterior components whenever possible; and install tempered, insulated glass windows and doors. Installing an interior fire sprinkler system provides additional protection. Also, contact the local fire department or appropriate agency for additional recommendations.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Windows and Doors - Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

Wood Decay/Insects - Conditions conducive to decay also are conducive to infestation with wood destroying insects. Any damage should be corrected/ addressed properly to minimize consequential damage or further infestation.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed./body>

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have a direct impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, soil testing, or evaluation of the effects of, or potential for, earth movement such as may be caused by earthquakes, landslides, or the sinking, heaving or shifting of the ground for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated general limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/ SUBSTRUCTURE and WATER PENETRATION sections.

WALKWAYS / DRIVEWAYS:
Walks: Concrete
Driveway: Concrete

FENCING:
Wood

S	F	P	NA	NI	
	●				**3.0 WALKWAYS** (1) UNDERMINING AND/OR GRADING EROSION OBSERVED AT THE FRONT WALKWAY. *Undermining of walkway materials may result in failure of affected materials. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (2) CRACKS OBSERVED AT FRONT WALKWAY. CRACKING OF THIS TYPE / SIZE IS NOT STRUCTURALLY SIGNIFICANT. *Walkways are poured independently of main dwelling foundation. Cracks in the walkway have no structural bearing on main dwelling foundation.*
●					**3.1 DRIVEWAY** CRACKS OBSERVED IN THE DRIVEWAY. CRACKING OF THIS SIZE / TYPE IS NOT STRUCTURALLY SIGNIFICANT TO THE HOME. *Driveways are poured independently of main dwelling foundation. Cracks in the driveway have no structural bearing on main dwelling foundation.*
	●				**3.2 FENCING / ENCLOSURES** (1) SOIL TO WOOD CONTACT OBSERVED AT REAR FENCING ENCLOSURE. *Soil to wood contact can expedite the formation of wood decay. Where possible, it is recommended that soil be al least 2-4 inches away from wood. Formation of wood decay at the base of fencing is a common occurrence and repair/ replacement may be discretionary.* (2) WOOD DECAY AND/OR DAMAGE OBSERVED AT FENCING MATERIALS. *Wood decay / damage may deteriorate the integrity / rigidity of affected materials over time.* (3) RIGHT SIDE GATE LATCH DOES NOT LINE UP PROPERLY. *Adjustment may be necessary. Unsecured gates may allow unwanted pest intrusion into the yard.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.
	●				**3.3 GROUND SLOPE AT FOUNDATION** SEE SITE GRADING COMMENTS.
	●				**3.4 SITE GRADING** (1) GRADING EROSION OBSERVED AT THE PERIMETER OF THE ROOF LINE. *Evidence is indicative of roof rain water run-off. Over time, erosion may begin to affect / damage the adjacent exterior foundation walls / related elements. Pictures are a representative number of affected areas. All similar areas should be addressed accordingly.* (2) DEPRESSION(S) / HOLE(S) OBSERVED IN THE YARD. *Hole(s) / depression(s) may pose a potential safety hazard / liability risk.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.
●					**3.5 IMPORTANT NOTE** (1) *Please review all supplemental information at the footer of this section for maintenance suggestions and further information.* (2) *NOTE: PICTURE INCLUDED FOR INFORMATIONAL PURPOSES. INFORMATION WAS OBTAINED*

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S F P NA NI

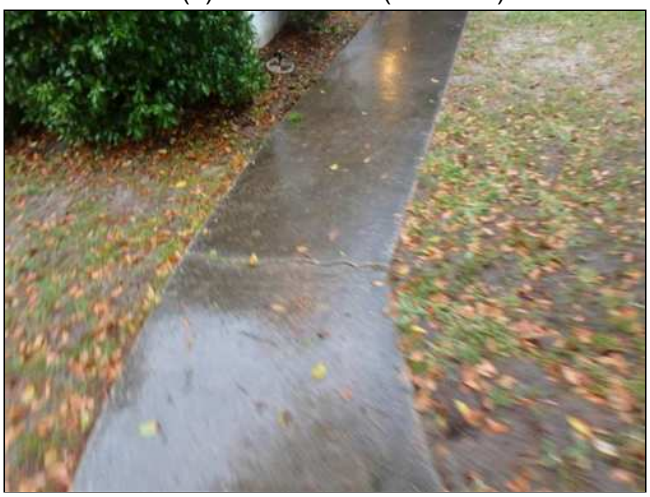
					FROM THE ALACHUA COUNTY PROPERTY APPRAISER'S WEBSITE.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

3.0(1) WALKWAYS (Picture 1)

3.0(1) WALKWAYS (Picture 2)



3.0(2) WALKWAYS (Picture 1)

3.1 DRIVEWAY (Picture 1)

3.2(1) FENCING / ENCLOSURES (Picture 1)

3.2(2) FENCING / ENCLOSURES (Picture 1)

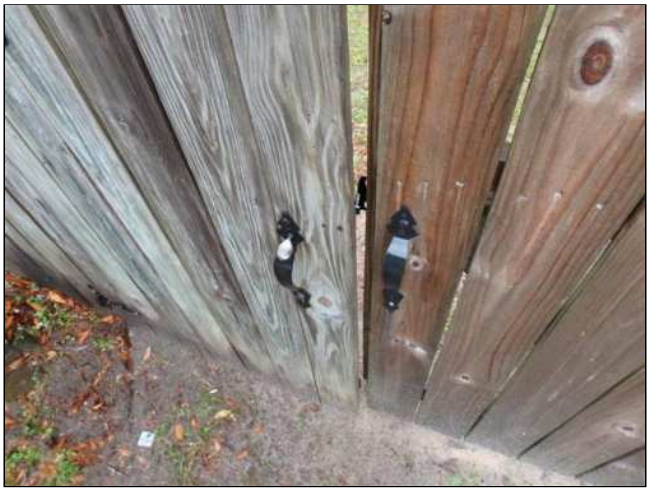
3.2(2) FENCING / ENCLOSURES (Picture 2)

3.2(2) FENCING / ENCLOSURES (Picture 3)

3.2(2) FENCING / ENCLOSURES (Picture 4)

3.2(2) FENCING / ENCLOSURES (Picture 5)

3.2(2) FENCING / ENCLOSURES (Picture 6)



3.2(3) FENCING / ENCLOSURES (Picture 1)

3.4(1) SITE GRADING (Picture 1)

3.4(1) SITE GRADING (Picture 2)

3.4(1) SITE GRADING (Picture 3)

3.4(1) SITE GRADING (Picture 4)

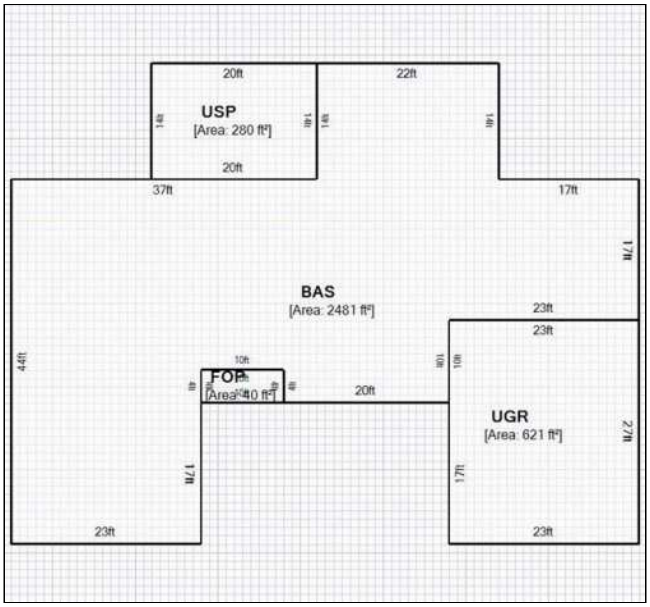
3.4(1) SITE GRADING (Picture 5)

3.4(1) SITE GRADING (Picture 6)

3.4(1) SITE GRADING (Picture 7)

3.4(1) SITE GRADING (Picture 8)

3.4(2) SITE GRADING (Picture 1)



3.5(2) IMPORTANT NOTE (Picture 1)

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological, soil-related or water-related concerns. All buildings are subject to water penetration; those built on expansive clays or uncompacted fill, on hillsides, near or along bodies of water, or in low-lying areas are especially prone to structural and water-related concerns. All improved surfaces such as patios, walks, and driveways must be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of all ancillary and site elements by qualified service companies is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Concrete & Salt - Concrete is a very durable product, but its condition and service life is affected by many things including the quality of the original mix and pour, conditions during the curing period, use of additives, tree roots, vehicle traffic, and weather conditions, such as freeze-thaw cycles. The use of salts to prevent icing is a major contributing factor to the premature deterioration of concrete. Initially the damage may only be to the surface, but eventually this damage can leads to deterioration of the concrete and steel reinforcement. De-icers agents containing salt should not be used on concrete surfaces.

Cracks in Driveways - Cracks in the driveway is a normal occurrence in florida due to the content of sand and clay in our soil. Cracking in driveway is not structurally significant to the home as driveways are poured independent of the main dwelling foundation.

Cracks in Patio - Cracks in the patio is a normal occurrence in florida due to the content of sand and clay in our soil. Cracking in patios is not structurally significant to the home as patios are poured independent of the main dwelling foundation.

Cracks in Walkways - Cracks in walkways is a normal occurrence in florida due to the content of sand and clay in our soil. Cracking in walkways is not structurally significant to the home as walkways are poured independent of the main dwelling foundation.

Drainage From Surfaces - All improved surfaces such as patios, walks and driveways should be constructed and maintained so that they slope away from the foundation. Mudjacking and/or sealing may be adequate to correct minor drainage concerns; however, replacement may be required for proper correction in some cases.

Fencing/Sheds - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

Finished Surfaces - Spalling or cracking of concrete surfaces may not affect function provided no lateral displacement has occurred. Maintain as required or correct to eliminate any trip hazard that may exist or develop.

Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Grading Provisions - To reduce the amount of water run-off or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover is also advised. Depressions or negatively graded areas should be corrected/improved to help direct any roof or surface run-off away from the foundation. The periodic addition of new fill soil and regarding may be required, especially with new homes. A negative grade slope can cause structural and/or water infiltration problems. Excessive soil/water pressures can actually cause lateral movement of the foundation, a potentially serious concern. Deficiencies must be corrected and suitable drainage conditions must be maintained in order to prevent problems.

Lawn Irrigation - Lawn Irrigation systems are not inspected within the scope of a standard home inspection. Advise evaluation prior to closing by a qualified contractor. Buried lines are subject to hidden damage or leakage. Seasonal maintenance will be required. Chronic spray from lawn sprinklers onto the house may cause structural damage, insect infestation or other problems. Entire system should be checked and corrected for orientation and spray pattern.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Soil Conditions - Soils such as expansive clays may require regular maintenance programs to ensure stable soil moisture levels and minimize movement of any structural component. If fill was used, the soil may continue to compact over time and affect the structure

Soil to Wood Contact at fencing - Soil to wood contact at fencing can expedite the growth of wood decay. It is recommend to keep debris / grading 2-4 inches away from fencing material in order to maintain fencing integrity and prevent the growth of wood decay.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Vegetation/Landscaping - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

Wildfire Protection - This region is subject to wildfires. While it may be impossible to prevent damage from major fire events there are some precautions that can be taken. Using flame-retardant shingles on roofs instead of wood shakes or shingles will help reduce spread from airborne embers. Provide a vegetation-free area around the house if possible. Keep all trees, shrubs and other landscaping away from the house, deck, or other structures. Regularly clear-out and discard dead brush and grass from your property so that it will not be there to fuel a spreading fire.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

GARAGE DESCRIPTION:
Type: Attached
Type: Two Car

HOUSE / GARAGE WALL:
Door at House: Solid

SPECIAL LIMITATIONS:
Covered Framing / Finished Materials
Excessive Storage / Clutter
Storage / Belongings

S	F	P	NA	NI	
		●			**4.0 ROOFING** SEE ROOFING COMMENTS.
●					**4.1 FLOOR SLAB**
●					**4.2 FOUNDATION**
●					**4.3 ATTIC VENTILATION**
	●				**4.4 WALLS / CEILINGS** (1) MOISTURE STAINING OBSERVED AT THE INSULATION AT GARAGE CEILING, ADJACENT TO FLUE PIPING. *Moisture staining is an indication of moisture intrusion.* AREA COULD NOT SAFELY BE REACHED AND COULD NOT BE INSPECTED UP CLOSE. (2) MOISTURE STAINING OBSERVED AT GARAGE WALLS ADJACENT TO VEHICLE DOOR. *Condition is an indication of moisture intrusion. Condition of latent materials could not be seen and could not be inspected, hidden damage may exist.* (3) MOISTURE STAINING / EVIDENCE OF MOISTURE INTRUSION OBSERVED AT WALL ADJACENT TO ENTRY DOOR. *Condition of latent materials could not be seen and could not be inspected, hidden damage may exist.* RECOMMEND HAVING A LICENSED HANDYMAN OR LICENSED CONTRACTOR EVALUATE AND REPAIR AS NEEDED.
	●				**4.5 SIDING** SEE EXTERIOR ELEMENTS COMMENTS.
	●				**4.6 VEHICLE DOOR(S)** SEE EXTERIOR ELEMENTS (SIDING) COMMENTS.
	●				**4.7 DOOR OPERATOR(S)** (1) LIGHT BULB AT LEFT SIDE GARAGE DOOR OPENER DID NOT FUNCTION AT TIME OF INSPECTION. *Condition may pose a safety hazard. Condition is most likely due to a defective bulb.* (2) GARAGE DOOR OPENER ARE POWERED VIA EXTENSION CORDS. *Extension cords may be susceptible to damage.* RECOMMEND HAVING A LICENSED HANDYMAN OR LICENSED ELECTRICAL CONTRACTOR EVALUATE AND REPAIR AS NEEDED.
	●				**4.8 ELECTRIC / GFCI** REAR WALL OUTLET IS RECESSED. *Recessed outlets may allow moisture and/or foreign elements to enter behind cover plate, which could lead to related damage / issues.* RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED.
	●				**4.9 ENTRY DOOR(S)** WOOD DECAY / DAMAGE OBSERVED A GARAGE ENTRY DOOR JAMB AND SPINE. *Wood decay may be due to roof drainage / moisture splash back. Condition may worsen, if left uncorrected. Condition of latent materials could not be seen and could not be inspected, hidden damage may exist.* RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED.
●					**4.10 IMPORTANT NOTE**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S F P NA NI

Please review all supplemental information at the footer of this section for maintenance suggestions and further information.

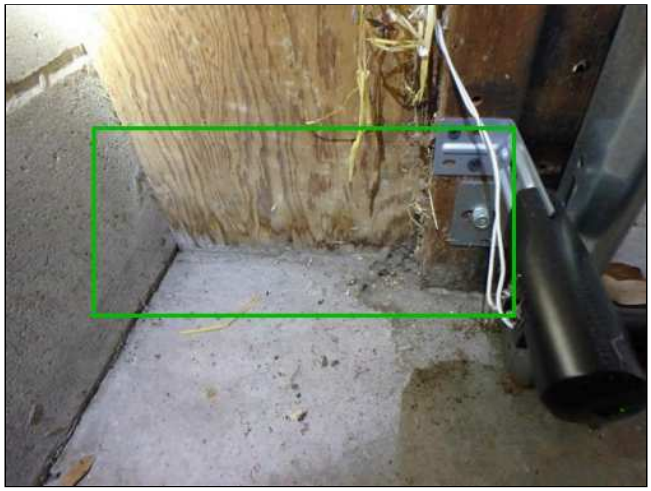
S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

4.4(1) WALLS / CEILINGS (Picture 1)

4.4(1) WALLS / CEILINGS (Picture 2)

4.4(2) WALLS / CEILINGS (Picture 1)



4.4(2) WALLS / CEILINGS (Picture 2)

4.4(2) WALLS / CEILINGS (Picture 3)

4.4(2) WALLS / CEILINGS (Picture 4)

4.4(3) WALLS / CEILINGS (Picture 1)

4.7(1) DOOR OPERATOR(S) (Picture 1)

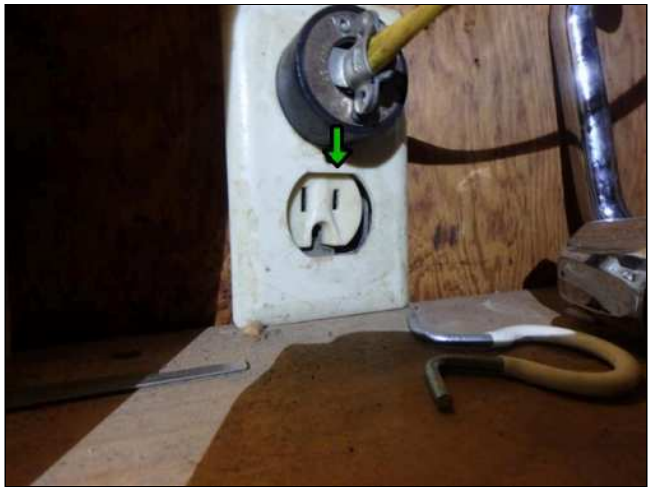
4.7(2) DOOR OPERATOR(S) (Picture 1)

4.7(2) DOOR OPERATOR(S) (Picture 2)

4.7(2) DOOR OPERATOR(S) (Picture 3)

4.7(2) DOOR OPERATOR(S) (Picture 4)

4.8 ELECTRIC / GFCI (Picture 1)



4.8 ELECTRIC / GFCI (Picture 2)

4.9 ENTRY DOOR(S) (Picture 1)

4.9 ENTRY DOOR(S) (Picture 2)

4.9 ENTRY DOOR(S) (Picture 3)

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Cracks in floor slabs - Cracks in the garage floor is a normal occurrence in florida due to the content of sand and clay in our soil and/or the weight of vehicles. Cracking in garage floor slab is not structurally significant to the home as garage floors are poured independent of the main dwelling foundation.

Electric/Wiring - All wiring should be secured, enclosed and generally protected from physical damage, particularly at the lower areas. Extension cord use

should be limited to servicing portable tools/items. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for general garage circuits in garages.

Garage/House Separation - Fire-rated wall/ceiling assemblies are generally required between the house and garage. A home inspection generally does not address any specific requirement; rather fire-separation considerations are limited to a determination as to whether the frame walls are covered. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists. The integrity of any fire-separation assembly must be maintained for proper protection. Any gaps or openings should be covered/sealed with suitable materials. All joints must be taped.

Decay/Insects - Any observed damage or infestation should be checked for full extent of repairs and treatment required. Hidden insect damage or decay may also exist.

Door Operator Function - In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed. If the automatic door operator unit does not have retraction capabilities or doors not retract the door properly, it should be inspected by a qualified door specialist and repaired or upgraded as needed prior to future use.

Door Hardware/Mechanism - Damaged tracks, springs and cables may cause door operation malfunction but also represent potential safety hazards. A qualified specialist should inspect and repair any defective or missing components.

Driveway Drainage - A driveway that slopes toward the garage may contribute to water seepage and/or accumulation. Keep any existing drains clear. Add a drain or berm if necessary. Other remedial measures may be required in some cases.

Garage Door Security - Most remote controls for automatic garage door operation have changeable codes. These should be reset for your safe and secure use upon occupancy. Refer to the manufacturer instructions for further information and warnings. Remote controls devices are not inspected as part of a standard home inspection. Have the seller demonstrate operation of the garage door operator and controls.

Garage to House Door - The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door.

Insulation/Vapor Retarders - Any exposed insulation backings or certain material, such as foam, are combustible and should not be exposed in the garage. A suitable cover should be provided. To be effective, vapor retarders should be complete and installed on the heated side of the house.

Leakage/Stains - Whenever stains or leakage is noted, the potential for hidden damage exists and must be considered when addressing any required remedial work. Leakage can lead to mold concerns.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Mechanical Equipment - Heating systems and other mechanical equipment should be protected from vehicle contact with a suitable barrier. Also, the ignition point or combustion chamber of water heaters and heating equipment generally is required to be positioned 18 inches above the floor as a safety measure if in the garage or with direct access from the garage.

Overhead Door Operator - The inspection of any door operator is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.

Siding/Wood Soil Clearance - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insects. Whenever possible, at least six (6) inches of clearance should be provided above the soil. Foam insulations or other foundation covers also increase the potential for damage. Hidden damage may exist and should be addressed accordingly.

Sub-Slab Excavation - Excavated areas below concrete floor slabs are prone to moisture build-up that could affect any exposed wood or steel components supporting the slab. Deterioration of these components may ultimately cause slab deterioration and/or movement.

Wall/Ceiling Construction - Fire-rated wall/ceiling assemblies are generally required between the house and garage. A home inspection generally does not address any specific requirement; rather fire-separation considerations are limited to a determination as to whether the frame walls are covered. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists. The integrity of any fire-separation assembly must be maintained for proper protection. Any gaps or openings should be covered/sealed with suitable materials. All joints must be taped.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

ATTIC:
Style: Exposed Framing
Entrance: Ceiling Hatch
Entrance: Wall Hatch
Insp. Method: Entered
Insp. Method: Limited Entry

ROOF CONSTRUCTION:
Framing: Wood Rafter
Deck: Plywood

INSULATION:
Form: Loose Fill
Type: Rock wool
Est. Average: 2 to 4 Inches
Vapor Retarder: Not Observed

VENTILATION PROVISIONS:
Location: Gables & Soffits

SPECIAL LIMITATIONS:
Design / Clearance
Insulation Over Framing
Limited Height / Clearance
No Flooring / Walkway

S	F	P	NA	NI	
		●			**5.0 ROOF FRAMING** (1) STAINING / DISCOLORATION OBSERVED AT FASCIA / ROOF FRAMING & RELATED ELEMENTS. AREA(S) WERE INACCESSIBLE & COULD NOT BE PHYSICALLY REACHED / TESTED FOR MOISTURE CONTENT. *Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (2) DAMAGE / SUSPECT WOOD DESTROYING ORGANISM ACTIVITY OBSERVED AT THE REAR FRAMING. *Damage / suspect WDO activity may deteriorate the integrity of affected components. Extent of damage / activity was not determined. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* RECOMMEND HAVING A LICENSED ROOFING CONTRACTOR & PEST COMPANY EVALUATE / REMEDY AS NEEDED. (3) SEE ROOF DECK / SHEATHING COMMENTS. (4) DUE TO INSULATION / INSULATION BAFFLES & ATTIC DESIGN / HEIGHT LIMITATIONS, APPROXIMATELY 30% OF ROOF FRAMING / DECKING & RELATED ELEMENTS WERE NOT VISIBLE / ACCESSIBLE & COULD NOT BE PHYSICALLY REACHED / FULLY INSPECTED.
		●			**5.1 ROOF DECK / SHEATHING** (1) STAINING / DISCOLORATION OBSERVED AT THE CENTER / REAR ROOF DECKING / FRAMING & RELATED ELEMENTS. AREA(S) TESTED POSITIVE FOR MOISTURE CONTENT USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION. *Extent of moisture penetration / condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (2) STAINING / DISCOLORATION OBSERVED AT RIGHT / REAR ROOF DECKING AND/OR ROOF FRAMING. AREA(S) WERE INACCESSIBLE & COULD NOT BE PHYSICALLY REACHED / TESTED FOR MOISTURE CONTENT. *Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (3) WOOD DECAY AND/OR DAMAGE OBSERVED AT THE REAR CENTER DECKING . *Wood decay / damage may deteriorate the integrity of affected components. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* RECOMMEND HAVING A LICENSED ROOFING CONTRACTOR EVALUATE / REMEDY AS NEEDED. (4) SEE ROOF FRAMING COMMENTS.
●					**5.2 VENTILATION PROVISIONS**
	●				**5.3 ELECTRIC / CONDUCTORS** JUNCTION / FIXTURE BOX IS LACKING A TAB / KNOCK-OUT. *Lack of equipment may promote accidental damage to occur.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
	●				**5.4 ATTIC ENTRY / ACCESS** (1) WHEN GARAGE ATTIC ACCESS DOOR IS OPENED, DOOR COMES INTO DIRECT CONTACT WITH ADJACENT INSULATION. *Damage may occur over time due to current condition.* (2) IMPROPER MATERIALS IN USE AT THE GARAGE ATTIC ACCESS DOOR. *Use of improper components may promote accidental damage to occur.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (3) SEE ROOF FRAMING COMMENTS.
●					**5.5 INSULATION**
	●				**5.6 SKYLIGHT ENCLOSURE** SKYLIGHT ENCLOSURE(S) APPEAR TO BE LACKING INSULATION MATERIALS. *Lack of insulation may result in unwanted heat transfer.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.
	●				**5.7 HVAC SYSTEM PROVISIONS** DUCT TAPE / IMPROPER SEALANT MATERIALS OBSERVED IN USE AT THE HVAC SYSTEM DUCTING & RELATED ELEMENTS. *Duct tape / improper sealant materials can loose adhesiveness due to the moisture content and heat found in Florida attics, which can lead to air leaks / energy loss.* RECOMMEND HAVING A LICENSED HVAC COMPANY EVALUATE / REMEDY AS NEEDED.
●					**5.8 IMPORTANT NOTE** *Please review all supplemental information at the footer of this section for maintenance suggestions and further information.*

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

5.0(1) ROOF FRAMING (Picture 1)

5.0(1) ROOF FRAMING (Picture 2)

5.0(1) ROOF FRAMING (Picture 3)

5.0(1) ROOF FRAMING (Picture 4)

5.0(1) ROOF FRAMING (Picture 5)

5.0(1) ROOF FRAMING (Picture 6)

5.0(2) ROOF FRAMING (Picture 1)

5.0(2) ROOF FRAMING (Picture 2)

5.0(4) ROOF FRAMING (Picture 1)

5.0(4) ROOF FRAMING (Picture 2)

5.1(1) ROOF DECK / SHEATHING (Picture 1)

5.1(1) ROOF DECK / SHEATHING (Picture 2)

5.1(2) ROOF DECK / SHEATHING (Picture 1)

5.1(2) ROOF DECK / SHEATHING (Picture 2)

5.1(3) ROOF DECK / SHEATHING (Picture 1)

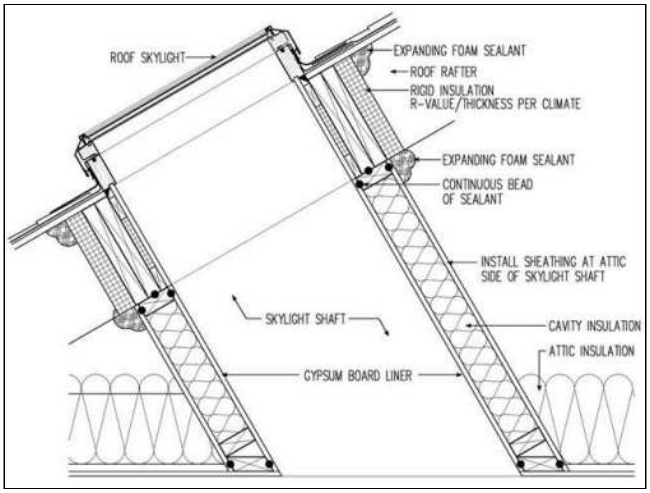
5.1(3) ROOF DECK / SHEATHING (Picture 2)

5.3 ELECTRIC / CONDUCTORS (Picture 1)

5.4(1) ATTIC ENTRY / ACCESS (Picture 1)

5.4(2) ATTIC ENTRY / ACCESS (Picture 1)

5.4(2) ATTIC ENTRY / ACCESS (Picture 2)



5.6 SKYLIGHT ENCLOSURE (Picture 1)

5.6 SKYLIGHT ENCLOSURE (Picture 2)

5.6 SKYLIGHT ENCLOSURE (Picture 3)

5.7 HVAC SYSTEM PROVISIONS (Picture 1)

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Chimney/Vent Clearance - Suitable clearances from combustible materials must be maintained between vents and chimneys. Excess gaps can be covered with metal or other non-combustible materials; however, the required air gap/clearance must be maintained.

Concealed Framing - Installation of wall and/or ceiling finishes in attic areas conceals the condition of the framing, as well as insulation and ventilation provisions. Roof leakage and/or the improper installation of insulation or ventilation provisions can lead to moisture entrapment and subsequent damage, decay and or mold. It is not possible to inspect these concealed components as part of a home inspection or without opening up surfaces. It would be prudent, however, to gain access to an area to ascertain whether any detrimental conditions exist.

Electric/Wiring Protection - Wiring near the attic entry or storage areas should be protected from physical damage. Wires should be spliced only in covered junction boxes.

Exhaust Vent Termination - Laundry, kitchen and bath exhaust fan vents should not discharge into the attic area due to excessive moisture (or grease buildup from kitchen) concerns and the possibility of consequential damage. Redirect vent to the exterior where required.

Finished Attic - Materials used to finish off attic areas severely restrict assessment of roof framing/roof framing conditions. Any renovation work after original construction should meet current requirements for egress, etc. Confirm compliance with local authorities.

Fire Retardant Plywood - Fire Retardant Treated Plywood (FRT) has been in use since approximately 1980, principally in condominiums and multiple dwellings. Premature breakdown of this product can occur due to numerous factors and was a particular concern with installations prior to 1990s. If any signs of deterioration are present, corrective action will be necessary. Also, obtain information on any prior evaluations or remedial work from the owner, or from the Homeowners Association or management if the attic/roof is a common element.

Heat/Moisture Conditions - Full ventilation provisions are typically required for all conventionally constructed, unconditioned attic areas to prevent excessive heat/moisture buildup and consequential concerns, such as roof/sheathing damage or mold. Should elevated moisture conditions exist or develop, or if inadequate venting is otherwise indicated, venting provisions should be corrected or improved. In areas/seasons with high ambient humidity levels, open vents can contribute to high indoor moisture levels. In these cases, alternative measures may be warranted to mitigate moisture concerns.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Insulation as a limitation - The installation of insulation at skylight / chimney enclosure and along the edge of fascia can easily block the view of the home inspector. Only readily accessible areas of roof framing and decking can be inspected.

Insulation at Fixtures - A minimum 2-6 inch clearance is required around recessed ceiling light fixtures unless the fixture is thermally protected, rated for Insulation Contact (IC), or other clearance is specified by the manufacturer.

Insulation Levels - The observed insulation appears to be substantially below levels normally found in this age home, or recommended for this area. Suggest upgrading.

Leakage/Stains - Any specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to mold concerns.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.,) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Mold Assessments - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a home inspection. Any area showing evidence of or having the potential for water leakage, moisture intrusion and/or inadequate ventilation can cause or contribute to a structure or health hazard. If such conditions exist or occur, arrange for further investigation by a certified industrial hygienist or other appropriate specialist to determine whether mold hazards exist, if there is an ongoing climate for contamination and the recommended remedial action.

Sheathing Conditions - Damage or deterioration is typically due to excessive moisture from inadequate ventilation, leakage or manufacturing defects. Such damage, if widespread, can be structurally significant and adversely affect the roof integrity. OSB (oriented strandboard) is a composite siding. Some OSB products are prone to premature failure. All composites are susceptible to water/moisture damage.

Square D Breakers - Beginning in early 2003, counterfeit circuit breakers labeled as "Square D" were introduced to the U.S. and Canadian marketplace and have since been recalled by several distributors due to their potential to fail to trip when overloaded, which poses a fire hazard. The Square D breakers observed in the electric panel may have been manufactured or installed during the timeframe in question. Verification of the presence of counterfeit breakers can only be made by removing breakers from the panel for inspection. Neither the removal of breakers nor the determination of the presence of this or any product subject to a recall or other manufacturer or governmental safety notice is within the scope of a home inspection. A qualified electrician should inspect the panel and breakers to verify whether counterfeit breakers have been installed.

Truss Construction - Truss framing members should not be cut or field altered without design analysis. Once altered, a change in the loading pattern often dictates that the manufacturer, or structural engineer, must determine what remedial action is needed.

Vapor Retarders - In colder climates, the use of a retarder is critical and should be provided between the house and unconditioned areas such as the attic. If a retarder is installed, and it is located on the cold side (up), it should be reset, or slit and monitored for any moisture concerns. Vapor retarders are not always required in some warmer climates.

Effects of Inadequate Ventilation - A lack of attic space ventilation can affect the life and function of a roof. Moisture develops within the attic as a result of moisture generation in the home and from the outside environment. Generally, moisture laden air in a well-ventilated attic will naturally be exchanged with fresh air. In poorly ventilated attics, water vapor can build up to the point that it condenses on the roof sheathing or even permeates into it. A lack of attic space ventilation also allows excessive heat buildup. This excessive moisture and/or heat can adversely affect the roofing , including reducing the effectiveness of the sealing strip adhesive, or contributing to the lifting, curling or wear of shingles over time. Current codes may require s at least one square foot of free air opening for every 150 to 300 square feet of attic floor area. Ideally, these ventilation openings should be distributed so that approximately 50% is at the roof ridge or upper areas and approximately 50% is at the soffits. Even meeting or exceeding these requirements may not be enough if there are unusual conditions that contribute to moisture or heat buildup.

Ventilation/Vapor Retarders - Attic heat and moisture levels and ventilation adequacies are subject to change. Monitor for any significant buildup or changes and correct cause and/or improve ventilation as warranted. The presence and coverage adequacy of vapor retarders (barriers) cannot be confirmed in many cases.

6. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

LOCATION:
Main Kitchen

COOKTOP:
Electric Cooktop
Est. Age: Not Determined
Brand: General Electric (Haier)
Model #: / Serial: # : NO DATA PLATE VISIBLE

WALL OVEN:
Electric Oven
Est. Age: 20+ Years
Brand: Kenmore (Electrolux)
Model #: / Serial #: : 91147489890 / 8V6722280

DISHWASHER:
Est. Age: 13 Years
Brand: Kenmore (Electrolux)
Model #: / Serial #: : 587.16252402 / TH64469234

GARBAGE DISPOSAL:
Est. Age: 2 Years
Brand: Badger (Emerson)
Model #: / Serial #: : 5-84 / 17041074359

VENTILATOR:
Recirculating

REFRIGERATOR:
Features: Ice Maker & Water Dispenser
Est. Age: 9 Years
Brand: Whirlpool (Whirlpool Corp.)
Model # / Serial # : GD5005 / S01423298

S	F	P	NA	NI	
		●			**6.0 PLUMBING / SINK(S)** (1) EXCESSIVE RUST/CORROSION OBSERVED BELOW SINK AT SINK SURFACES. NO LEAKS OBSERVED AT TIME OF INSPECTION. (2) ALL WATER SHUT-OFF VALVES ARE STUCK / FROZEN IN THE **OPEN** POSITION. *Shut-off valves often freeze in place due to lack of use movement. Shut-off valves should not be forced due to possibility of damage / leak. It may be difficult to shut down individual water supply lines in the case of repair or damage.* (3) CORROSION OBSERVED AT THE WATER SUPPLY SHUT OFF VALVES AND/OR RELATED ELEMENTS. *No leaks observed at time of inspection; however, prolonged exposure to corrosion may result in premature wear / failure of affected components. Removal of corrosion may result in exposure of leak. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (4) CORROSION AND WHAT APPEARS TO BE A PREVIOUS LEAK OBSERVED AT WATER LINE BETWEEN REFRIGERATOR AND DISHWASHER POSSIBLY FOR REFRIGERATOR WATER SUPPLY. (5) HOT WATER PRESSURE IS POOR WHILE COLD WATER PRESSURE IS SATISFACTORY. SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REMEDY AS NEEDED.
	●				**6.1 FLOOR** SCATTERED DAMAGED BUCKLING FLOORING OBSERVED. LATENT MATERIALS CAN NOT BE FULLY SEEN AND HIDDEN DAMAGE MAY EXIST. ALSO SEE FOUNDATION/SUBSTRUCTURE COMMENTS. SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR AS NEEDED.
	●				**6.2 WALLS / CEILING** DAMAGE AND STAINING / DISCOLORATION OBSERVED AT THE KITCHEN CEILING NEAR SKYLIGHT. AREA TESTED DRY USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION. *Condition of latent materials was not visible and could not be fully inspected. Hidden damage may exist.* SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR AS NEEDED.
●					**6.3 ELECTRIC / GFCI**
	●				**6.4 COOKTOP** (1) ALTHOUGH UNIT WAS FUNCTIONAL AT TIME OF INSPECTION, UNIT HAS SURPASSED THE DESIGNED LIFE RANGE. IT IS RECOMMENDED TO ANTICIPATE REPAIR / REPLACEMENT NEEDS IN THE NEAR FUTURE. *Due to age of the unit, although standard functionality was achieved at time of inspection, unit & related components are at the end of their intended life span & may fail at any time.*

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S	F	P	NA	NI	
					AGE COULD NOT BE DETERMINED AS THERE IS NO VISIBLE DATA PLATE FOR UNIT. (2) *NOTE: PICTURE INCLUDED TO SHOW FUNCTIONALITY AT TIME OF HOME INSPECTION.*
	●				**6.5 OVEN(S)** (1) ALTHOUGH UNIT WAS FUNCTIONAL AT TIME OF INSPECTION, UNIT HAS SURPASSED THE DESIGNED LIFE RANGE. IT IS RECOMMENDED TO ANTICIPATE REPAIR / REPLACEMENT NEEDS IN THE NEAR FUTURE. *Due to age of the unit, although standard functionality was achieved at time of inspection, unit & related components are at the end of their intended life span & may fail at any time.* (2) *NOTE: PICTURES INCLUDED TO SHOW FUNCTIONALITY AT TIME OF HOME INSPECTION.*
	●				**6.6 DISHWASHER** (1) UNIT OBSERVED TO HAVE MINOR DAMAGE AT TOP LEFT EXTERIOR AND FAIR CONDITIONS OBSERVED AT INTERIOR OF UNIT. SUGGEST HAVING A LICENSED APPLIANCE SERVICE COMPANY OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED. (2) UNIT MANUFACTURED 2006. ALTHOUGH UNIT WAS FUNCTIONAL AT TIME OF INSPECTION, UNIT HAS SURPASSED THE DESIGNED LIFE RANGE. IT IS RECOMMENDED TO ANTICIPATE REPAIR / REPLACEMENT NEEDS IN THE NEAR FUTURE. *Due to age of the unit, although standard functionality was achieved at time of inspection, unit & related components are at the end of their intended life span & may fail at any time.*
●					**6.7 DISPOSAL(S)**
	●				**6.8 VENTILATOR** VENTILATOR IS A RE-CIRCULATING TYPE THAT IS NOT CONNECTED TO FLUE FOR EXHAUST VENTILATION. THERE IS NO REQUIREMENT TO HAVE A MECHANICAL EXHAUST WHEN ELECTRIC COOKING APPLIANCES ARE USED. SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REMEDY AS DESIRED.
		●			**6.9 CABINETRY** (1) PREVIOUS WATER DAMAGE AND WOOD DECAY OBSERVED AT BASE OF SINK CABINET. THE BOTTOM OF CABINET HAS BEEN PREVIOUSLY REPLACED WITH NEWER MATERIAL AND AREAS WHERE NEWER MATERIAL APPEARS SIMPLY PLACED ON TOP OF OLDER MATERIAL. AREAS TESTED DRY AT TIME OF INSPECTION USING A DIGITAL MOISTURE METER. *The condition of latent materials can not be seen and hidden damage may exist.* SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED. (2) *NOTE: PICTURES INCLUDED TO SHOW FUNCTIONALITY AT TIME OF INSPECTION.*
●					**6.10 COUNTERTOP**
	●				**6.11 REFRIGERATOR W/ ICE-MAKER AND WATER** (1) NOTE: PLUG ADAPTER OBSERVED IN USE FOR REFRIGERATOR WHERE THE OUTLET IS ALREADY GROUNDED. SUCH ADAPTER MAY NOT BE NEEDED. (2) IT APPEARS THAT A PORTION OF THE FILTER COVER/CAP PART OF THE FILTER RELEASE IS MISSING OR BROKEN. FILTER MAY BE DIFFICULT FOR REMOVAL. SUGGEST HAVING A LICENSED APPLIANCE SERVICE COMPANY OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED. (3) ICE DID NOT DISPENSE FROM DOOR WHEN ACTUATED. MOTOR CAN BE HEARD RUNNING, BUT ICE WAS FOUND FROZEN TOGETHER AND NOT IN SEPARATE CUBES/PIECES WHICH MAY MAKE THE DISPENSER BEHAVE IN THIS WAY. SUGGEST HAVING A LICENSED APPLIANCE SERVICE COMPANY OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED. (4) *NOTE: PICTURES INCLUDED TO SHOW FUNCTIONALITY AT TIME OF HOME INSPECTION.*
●					**6.12 IMPORTANT NOTE** *Please review all supplemental information at the footer of this section for maintenance suggestions and further information.*

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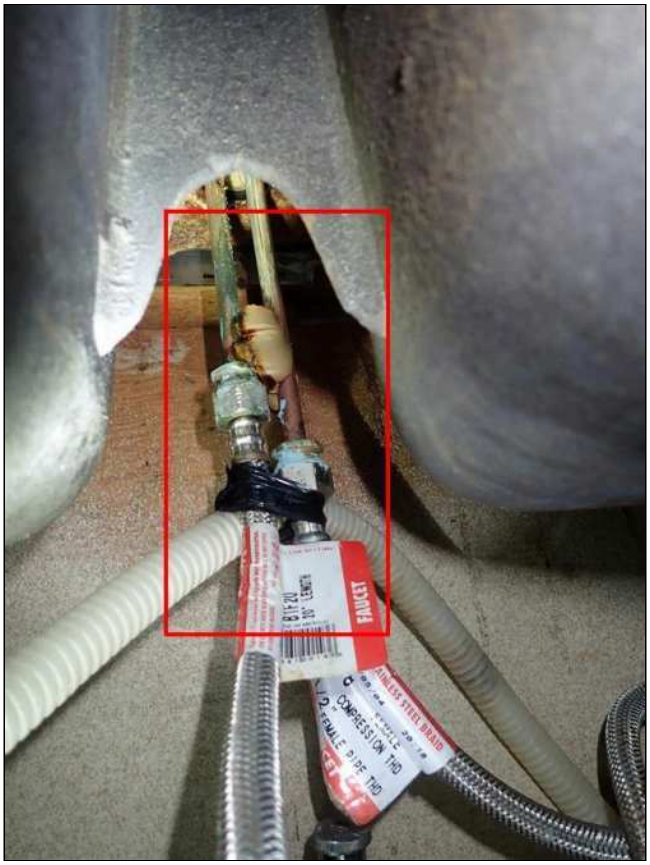
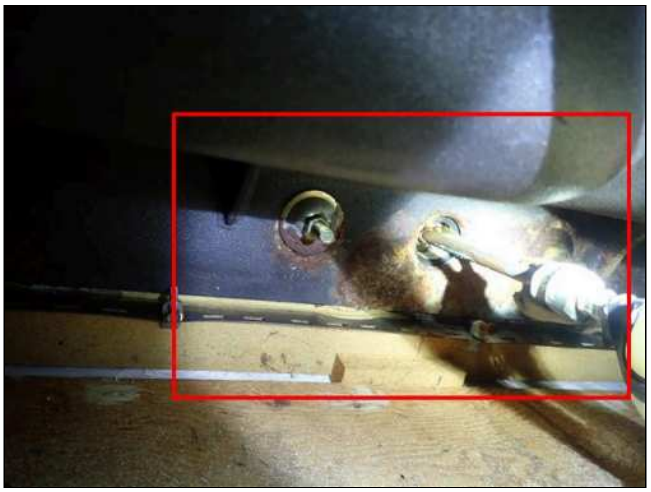
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



6.0(1) PLUMBING / SINK(S) (Picture 1)

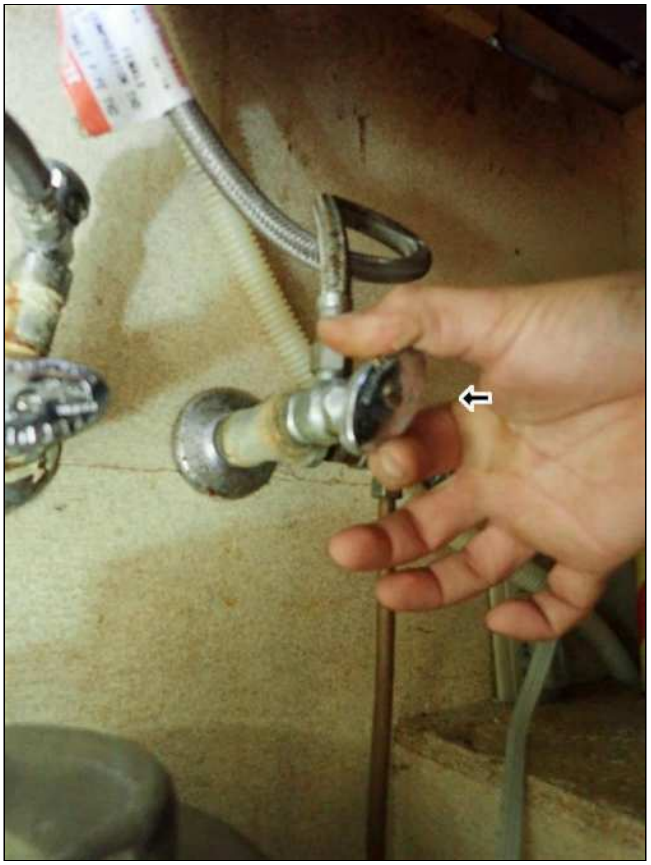


6.0(1) PLUMBING / SINK(S) (Picture 2)

6.0(1) PLUMBING / SINK(S) (Picture 3)

6.0(1) PLUMBING / SINK(S) (Picture 4)

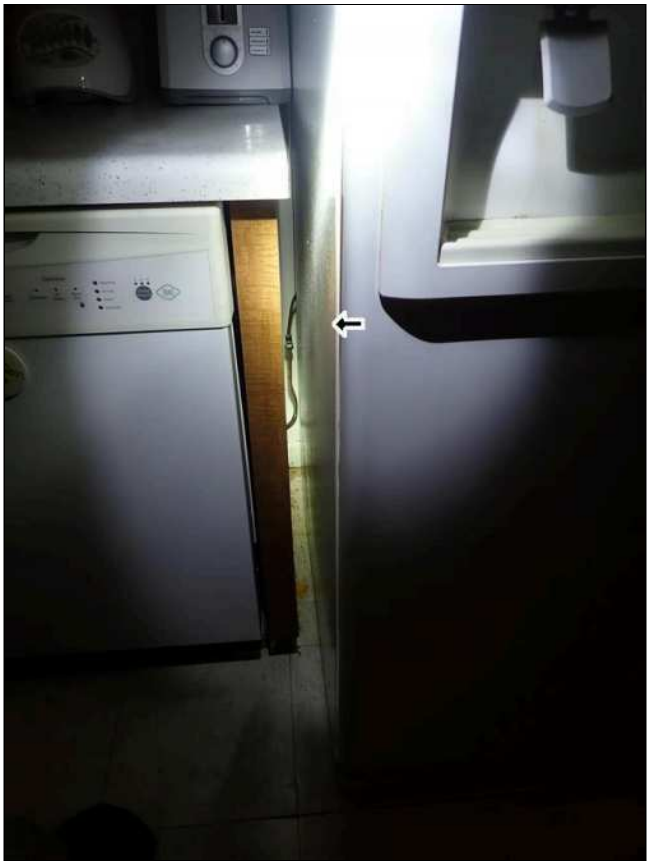
6.0(2) PLUMBING / SINK(S) (Picture 1)



6.0(2) PLUMBING / SINK(S) (Picture 2)

6.0(3) PLUMBING / SINK(S) (Picture 1)

6.0(3) PLUMBING / SINK(S) (Picture 2)



6.0(4) PLUMBING / SINK(S) (Picture 1)

6.0(4) PLUMBING / SINK(S) (Picture 2)

6.0(5) PLUMBING / SINK(S) (Picture 1)

6.0(5) PLUMBING / SINK(S) (Picture 2)

6.1 FLOOR (Picture 1)

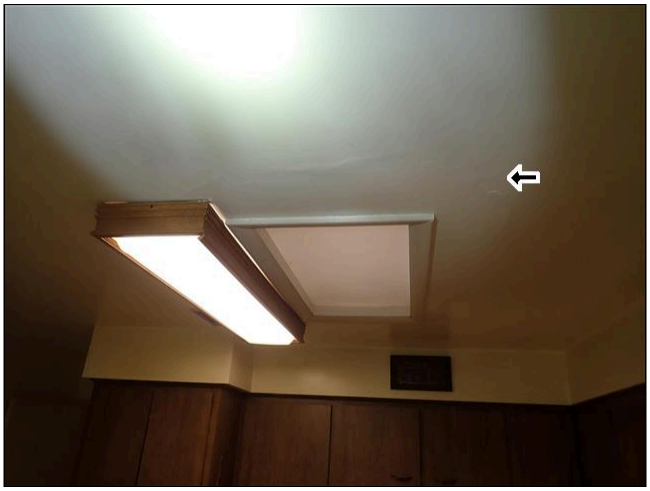
6.1 FLOOR (Picture 2)

6.1 FLOOR (Picture 3)

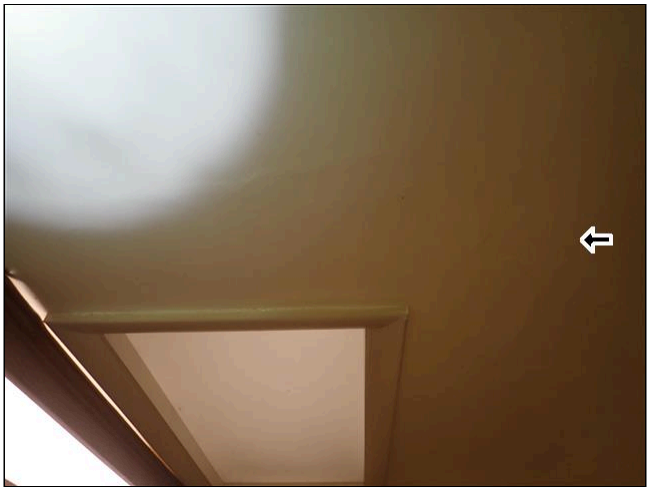
6.1 FLOOR (Picture 4)

6.1 FLOOR (Picture 5)

6.1 FLOOR (Picture 6)



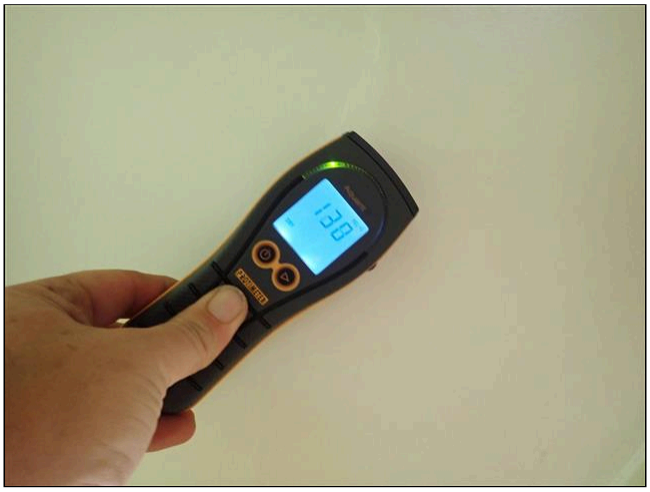
6.2 WALLS / CEILING (Picture 1)



6.2 WALLS / CEILING (Picture 2)

6.2 WALLS / CEILING (Picture 3)

6.2 WALLS / CEILING (Picture 4)



6.2 WALLS / CEILING (Picture 5)

6.4(1) COOKTOP (Picture 1)

6.4(2) COOKTOP (Picture 1)

6.5(1) OVEN(S) (Picture 1)

6.5(1) OVEN(S) (Picture 2)

6.5(2) OVEN(S) (Picture 1)

6.5(2) OVEN(S) (Picture 2)

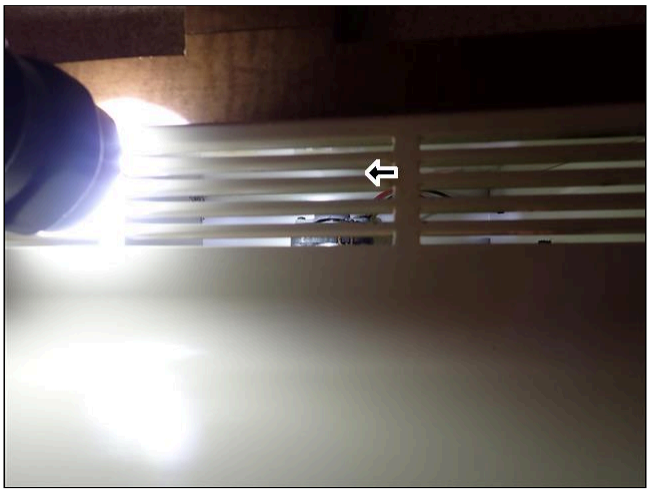
6.6(1) DISHWASHER (Picture 1)

6.6(1) DISHWASHER (Picture 2)

6.6(2) DISHWASHER (Picture 1)

6.6(2) DISHWASHER (Picture 2)

6.8 VENTILATOR (Picture 1)



6.8 VENTILATOR (Picture 2)

6.9(1) CABINETRY (Picture 1)

6.9(1) CABINETRY (Picture 2)

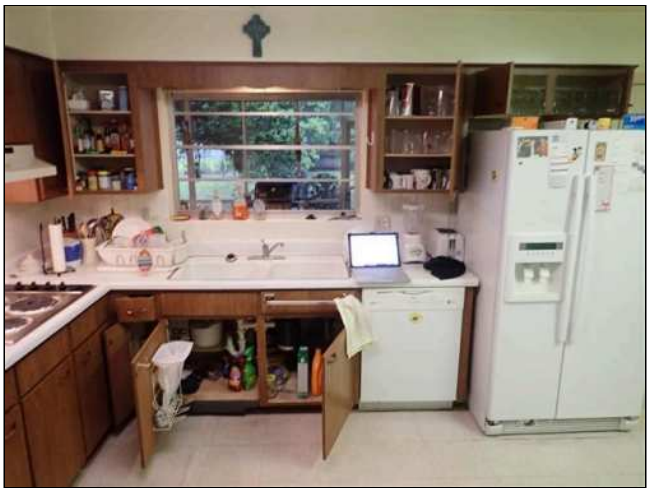
6.9(1) CABINETRY (Picture 3)

6.9(1) CABINETRY (Picture 4)

6.9(1) CABINETRY (Picture 5)

6.9(1) CABINETRY (Picture 6)

6.9(2) CABINETRY (Picture 1)



6.9(2) CABINETRY (Picture 2)

6.9(2) CABINETRY (Picture 3)

6.11(1) REFRIGERATOR W/ ICE-MAKER AND WATER (Picture 1)

6.11(1) REFRIGERATOR W/ ICE-MAKER AND WATER (Picture 2)

6.11(2) REFRIGERATOR W/ ICE-MAKER AND WATER (Picture 1)

6.11(3) REFRIGERATOR W/ ICE-MAKER AND WATER (Picture 1)

6.11(3) REFRIGERATOR W/ ICE-MAKER AND WATER (Picture 2)

6.11(4) REFRIGERATOR W/ ICE-MAKER AND WATER (Picture 1)

6.11(4) REFRIGERATOR W/ ICE-MAKER AND WATER (Picture 2)

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Appliances - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

Appliance Utilities - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

Cabinetry/Countertop - Assessment of cabinetry is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

Carbon Monoxide - Gas-burning appliances can produce carbon monoxide (CO). CO detection monitors should be used if gas-burning equipment is present.

Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor/pump and visual check of readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Drain Traps - Some drain line configurations, such as older style S-type traps, do not maintain the required trap seal and may allow sewer gas leakage. Recommend repairing or upgrading.

Dryer Venting - Specific manufacturer installation instruction should be followed for dryer exhaust venting. Dryer exhaust ducts should be run as straight and short as possible and should discharge directly to the outdoors to prevent moisture-related conditions and potential fire concerns due to lint buildup. Plastic and foil flexducts are no longer considered acceptable, as they can easily be damaged or deteriorate from physical contact or heat. The use of rigid or heavy duty metal flex is recommended and all ducts, filters and termination caps should be checked and cleaned on a regular basis.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

GFCI Test - Ground-Fault Circuit-Interrupters (GFCIs) are required in the kitchens of most newer houses; they are a recommended safety improvement for older houses. Due to the high hazard potential of electric components in the kitchen area, any identified concern should be addressed immediately. While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

Laundry Equipment - Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a qualified tradesman.

Microwaves - The evaluation of microwave units is not included in a standard inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions.

Range Hood - In order to work properly, a range hood needs to have an adequate supply of air (make-up air). The larger the fan unit installed at the hood, the

more air needed. If the house has been constructed or retrofitted for energy efficiency or otherwise allows for a limited natural exchange of indoor and outdoor air, the negative pressures created by the fan within the house can lead to backdrafting of combustion products from fireplaces, stoves and/or the exhaust system of fuel-burning appliances. A negative pressure condition can also draw radon gas into the home. Both the combustion products (carbon monoxide) and radon gas, present potential health and safety risks. As a precautionary measure combustion safety testing and radon testing are recommended.

Sink Drainage - A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.

Sinks/Faucets - The feasibility of faucet repair will decrease with use/age. Sediment/debris trapped in the aerator can restrict flow; clean aerators periodically. Faucet and/or sink replacement due to surface wear/cosmetic factors would be a discretionary matter.

Spray Attachment - A sink spray attachment is an optional accessory item. Repair when damaged/leaking to prevent any consequential damage from water leakage. In some cases, it may be necessary to replace the faucet in order add a sprayer or restore/ repair an existing one.

Ventilator Discharge - Due to the fire hazard that exists if grease-laden exhaust vents into an enclosed space, such as an attic, all exhaust type ventilators should discharge directly to the exterior. Recirculating type units can be vented into the kitchen; however, exterior venting is advisable.

Water Flow - Reduced water flow may be due to any number of factors, including the use of aerators or other water-saver devices. Determination of adequacy of flow may be subjective. The water supply pressure/flow to the sink appears to be low. A qualified plumber should evaluate the water supply and piping conditions. All valves on the supply lines to the sink should be checked to make sure they are in the open position before any major repair work is considered. All valves and aerators should be checked periodically.

7. BATHROOMS

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

BATHROOM 1:
Location: Hallway
Type: Full
Ventilation: Window

BATHROOM 2:
Location: Master Bedroom
Ventilation: Light / Heater / Exhaust Fan Unit
Ventilation: Window

BATHROOM 3:
Location: Master Bedroom
Location: Right Side Bathroom
Type: Full
Ventilation: Window

S	F	P	NA	NI	
	●				**7.0 ------ BATHROOM 1 ------** **LEFT REAR GUEST BATHROOM**
		●			**7.1 SINK(S)** (1) • CORROSION OBSERVED AT THE WATER SUPPLY SHUT-OFF VALVES AND/OR RELATED ELEMENTS. *No leaks observed at time of inspection; however, prolonged exposure to corrosion may result in premature wear / failure of affected components. Removal of corrosion may result in exposure of leak. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* • IMPROPER DRAIN LINE CONNECTION OBSERVED. • EVIDENCE OF PREVIOUS DRAINAGE PROVISIONS LEAKS. *No leaks observed at time of inspection; however, moderate amount of water may be needed to expose leaks.* (2) STOPPER MECHANISM DOES NOT COMPLETELY CLOSE STOPPER TO BE ABLE TO FILL SINK. (3) RUST/CORROSION OBSERVED AT DRAIN OPENING AND DRAIN HARDWARE. (4) HOT WATER PRESSURE IS POOR WHILE COLD WATER PRESSURE IS FAIR TO POOR. GALVANIZED WATER PIPING OBSERVED AT BATHROOMS AND KITCHEN. ALSO SEE PLUMBING COMMENTS. SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.
		●			**7.2 TOILET** (1) CORROSION OBSERVED AT THE TOILET MAIN WATER SHUT-OFF VALVE AND/OR RELATED ELEMENTS. *Prolonged exposure to corrosion may result in premature wear / failure of components. No leaks observed at time of inspection; however, removal of corrosions may result result in exposure of leak. Indications of previous leak(s) observed and hidden damage may exist.* (2) TOILET IS LOOSE AT FLOOR AND MOVES WHEN STRADDLED. VIDEO AVAILABLE ONLINE ONLY. SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.
		●			**7.3 BATHTUB** (1) WATER PRESSURE IS FAIR TO POOR AND POOR WITH ANOTHER FIXTURE RUNNING. (2) ACTIVE LEAK AT SHOWER HEAD. (3) BATHTUB IS SLOW TO DRAIN. *A slow or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. A licensed plumbing contractor should be consulted in order to determine whether cleaning or other corrective measures are required.* SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR AS NEEDED. (4) SEE FOUNDATION / SUBSTRUCTURE COMMENTS.
	●				**7.4 WALL TILE** SEVERAL CRACKED/BROKEN TILES OBSERVED WITH SCATTERED AREAS OF OPENINGS IN GROUT LINES THAT SHOULD BE SEALED TO PREVENT THE INTRUSION OF MOISTURE. SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
		●			**7.5 CABINETRY** (1) EXCESSIVE DAMAGE HAS CAUSED THE BOTTOM DRAWER TO BECOME INOPERABLE. (2) EXCESSIVE WOOD DECAY AND MICROBIAL GROWTH OBSERVED. FLOORING DAMAGE AND DETERIORATION OBSERVED AT BELOW THE CABINET AND CRAWLSPACE AREA CAN BE SEEN WITH SEVERAL FLOOR JOISTS EXPOSED. *The condition of latent materials can not be seen and addition and/or hidden damage may exist.* AREAS TESTED DRY AT TIME OF INSPECTION USING A DIGITAL MOISTURE METER. SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.
●					**7.6 FLOOR(ING)**
		●			**7.7 WALLS / CEILING** MICROBIAL GROWTH OBSERVED AT THE BATHROOM WALLS / CEILING. *Current condition is indicative of poor / improper ventilation of high moisture / humidity areas. Microbial growth may also hold excessive moisture against attached building materials potentially promoting premature wear / failure of affected components. The condition of latent materials can not be seen and hidden damage may exist.* SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.
●					**7.8 VENTILATOR**
	●				**7.9 ELECTRIC / GFCI** (1) BATHROOM OUTLETS ARE NOT GFCI PROTECTED / DID NOT TRIP WHEN MANUALLY TESTED. *According to the National Electric Code, All homes built after 1975 should have GFCI protection at all outlets in the bathroom. Due to age of home, no updates are required as the home is **grand-fathered** into previous code. However, for protection of the home occupants, it is recommend to add GFCI protection at all bathroom outlets.* SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REMEDY AS NEEDED. (2) SEVERAL VANITY LIGHTS NOT WORKING - BULBS? - POWER CONFIRMED. SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.
●					**7.10 IMPORTANT NOTE** *Please review all supplemental information at the footer of this section for maintenance suggestions and further information.*
	●				**7.11 ------ BATHROOM 2 ------** **LEFT FRONT BATHROOM**
		●			**7.12 SINK(S)** (1) SINK IS SLOW TO DRAIN. *A slow or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. A licensed plumbing contractor should be consulted in order to determine whether cleaning or other corrective measures are required.* (2) EVIDENCE OF PREVIOUS DRAINAGE PROVISIONS LEAK(S). *No leak(s) observed at time of inspection; however, moderate amount of water may be needed to expose leak(s).* (3) CORROSION OBSERVED AT THE WATER SUPPLY SHUT-OFF VALVES AND/OR RELATED ELEMENTS. *No leaks observed at time of inspection; however, prolonged exposure to corrosion may result in premature wear / failure of affected components. Removal of corrosion may result in exposure of leak. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (4) HOT AND COLD WATER PRESSURE IS FAIR THEN POOR WITH 2 OR MORE FIXTURES RUNNING. ALSO SEE PLUMBING COMMENTS. SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.
		●			**7.13 TOILET** (1) BROKEN CONTROL KNOB AND CORROSION OBSERVED AT THE TOILET MAIN WATER SHUT-OFF VALVE AND/OR RELATED ELEMENTS. *Prolonged exposure to corrosion may result in premature wear / failure of components. Active leak observed at time of inspection; however, removal of corrosions may result result in exposure of the leak.* (2) MAIN WATER SHUT-OFF VALVE IS STUCK / FROZEN IN THE **OPEN** POSITION. *Shut-off valves often freeze in place due to lack of use movement. Shut-off valves should not be forced due to possibility of*

S	F	P	NA	NI	
					damage / leak. It may be difficult to shut down individual water supply lines in the case of repair or damage. (3) ACTIVE LEAK OBSERVED AT THE TOILET WATER SHUT OFF VALVE. WATER WAS OBSERVED SITTING ON THE FLOOR BELOW VALVE. SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED. (4) TOILET SEAT WAS FOUND BROKEN AT TIME OF INSPECTION. (5) TOILET IS LOOSE AT FLOOR AND MOVES SLIGHTLY WHEN STRADDLED. (6) CORROSION OBSERVED AT THE TOILET MAIN WATER SHUT-OFF VALVE AND/OR RELATED ELEMENTS. *Prolonged exposure to corrosion may result in premature wear / failure of components. No leaks observed at time of inspection; however, removal of corrosions may result result in exposure of leak.* SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.
	●				**7.14 BATHTUB** (1) BATHTUB IS VERY SLOW TO DRAIN. *A slow or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. A licensed plumbing contractor should be consulted in order to determine whether cleaning or other corrective measures are required.* SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR AS NEEDED. (2) SEE FOUNDATION / SUBSTRUCTURE COMMENTS.
	●				**7.15 WALL TILE** SEVERAL CRACKED/BROKEN TILES OBSERVED AND SEVERAL OPENINGS SEEN IN THE GROUT/ CAULK LINES OF SEVERAL CORNER TILES. TILES SHOULD BE REPAIRED OR RE-SEALED TO PREVENT THE INTRUSION OF WATER. *The condition of latent materials can not be seen and hidden damage may exist.* SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR AS NEEDED.
	●				**7.16 CABINETRY** (1) PREVIOUS WATER DAMAGE AND WOOD DECAY OBSERVED AT BASE OF SINK CABINET AND DRAWER. SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED. (2) *NOTE: PICTURE INCLUDED TO SHOW FUNCTIONALITY AT TIME OF HOME INSPECTION.*
●					**7.17 FLOOR(ING)**
		●			**7.18 WALLS / CEILING** MICROBIAL GROWTH OBSERVED AT THE BATHROOM WALLS / CEILING. *Current condition is indicative of poor / improper ventilation of high moisture / humidity areas. Areas tested wet at time of inspection. Microbial growth may also hold excessive moisture against attached building materials potentially promoting premature wear / failure of affected components. The condition of latent materials can not be seen and hidden damage may exist.* SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.
●					**7.19 VENTILATOR** *NOTE: PICTURE INCLUDED TO SHOW FUNCTIONALITY AT TIME OF HOME INSPECTION.*
	●				**7.20 ELECTRIC / GFCI** BATHROOM OUTLETS ARE NOT GFCI PROTECTED / DID NOT TRIP WHEN MANUALLY TESTED. *According to the National Electric Code, All homes built after 1975 should have GFCI protection at all outlets in the bathroom. Due to age of home, no updates are required as the home is **grand-fathered** into previous code. However, for protection of the home occupants, it is recommend to add GFCI protection at all bathroom outlets.* SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REMEDY AS NEEDED.
	●				**7.21 ------ BATHROOM 3 ------** **RIGHT FRONT BATHROOM**
	●				**7.22 SINK(S)**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

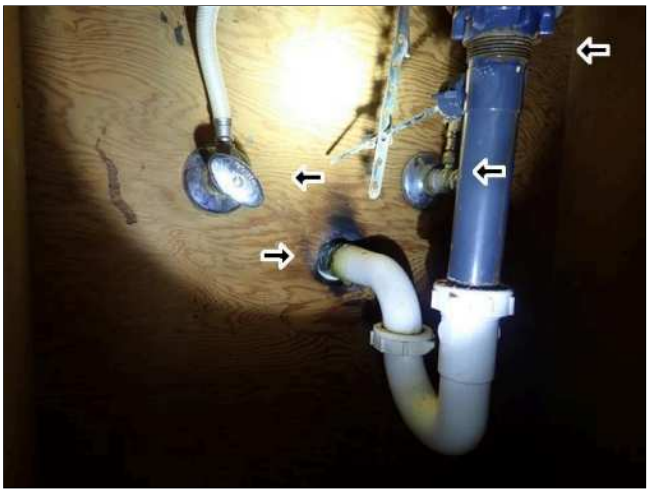
S	F	P	NA	NI	
					(1) RUST/CORROSION OBSERVED AT BASE OF SINK AND AT SINK OVER-FLOW. SINK APPEARS TO BE BROKEN AT BASE OF BOWL AND WHAT APPEARS TO BE A PREVIOUS REPAIR ATTEMPT. (2) CORROSION OBSERVED AT THE WATER SUPPLY SHUT-OFF VALVES AND/OR RELATED WATER PIPING, SINK, AND DRAIN LINE ELEMENTS. *No leaks observed at time of inspection; however, prolonged exposure to corrosion may result in premature wear / failure of affected components. Removal of corrosion may result in exposure of leak. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (3) EVIDENCE OF PREVIOUS DRAINAGE PROVISIONS LEAK(S). *No leak(s) observed at time of inspection; however, moderate amount of water may be needed to expose leak(s).* (4) HOT AND COLD WATER PRESSURE IS FAIR THEN POOR WITH 2 OR MORE FIXTURES RUNNING. ALSO SEE PLUMBING COMMENTS. SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.
	•				**7.23 TOILET** CORROSION OBSERVED AT THE TOILET MAIN WATER SHUT-OFF VALVE AND/OR RELATED ELEMENTS. *Prolonged exposure to corrosion may result in premature wear / failure of components. No leaks observed at time of inspection; however, removal of corrosions may result result in exposure of leak.* SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.
		•			**7.24 STALL SHOWER** (1) SEPARATION AND/OR DETERIORATED SEALANT MATERIALS OBSERVED AT WALL TILES. *Separation / cracking in tile sealant may allow moisture intrusion. Damage behind tile may not be readily visible / detectable at the time of inspection.* (2) WATER PRESSURE IS POOR. ALSO SEE RELATED PLUMBING COMMENTS THROUGHOUT REPORT. SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED. (3) *NOTE: PICTURE INCLUDED TO SHOW FUNCTIONALITY AT TIME OF HOME INSPECTION.*
	•				**7.25 WALL TILE** SEVERAL CRACKED WALL TILES OBSERVED. SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.
		•			**7.26 CABINETRY** (1) PREVIOUS WATER DAMAGE, WOOD DECAY, AND MICROBIAL GROWTH OBSERVED AT BASE OF SINK CABINET AND DRAWER. SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED. (2) *NOTE: PICTURE INCLUDED TO SHOW FUNCTIONALITY AT TIME OF HOME INSPECTION.*
		•			**7.27 WALLS / CEILING** (1) MICROBIAL GROWTH OBSERVED AT THE BATHROOM WALLS / CEILING. *Current condition is indicative of poor / improper ventilation of high moisture / humidity areas. Microbial growth may also hold excessive moisture against attached building materials potentially promoting premature wear / failure of affected components. The condition of latent materials can not be seen and hidden damage may exist.* (2) STAINING / DISCOLORATION OBSERVED AT THE BATHROOM CEILING. AREA(S) TESTED POSITIVE FOR MOISTURE CONTENT USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION. *Extent of moisture intrusion was not determined / condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR AS NEEDED.
	•				**7.28 ELECTRIC / GFCI** BATHROOM OUTLETS ARE NOT GFCI PROTECTED / DID NOT TRIP WHEN MANUALLY TESTED. *According to the National Electric Code, All homes built after 1975 should have GFCI protection at all outlets in the bathroom. Due to age of home, no updates are required as the home is **grand-fathered** into previous code. However, for protection of the home occupants, it is recommend to add GFCI protection at all bathroom outlets.*

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
					SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REMEDY AS NEEDED.

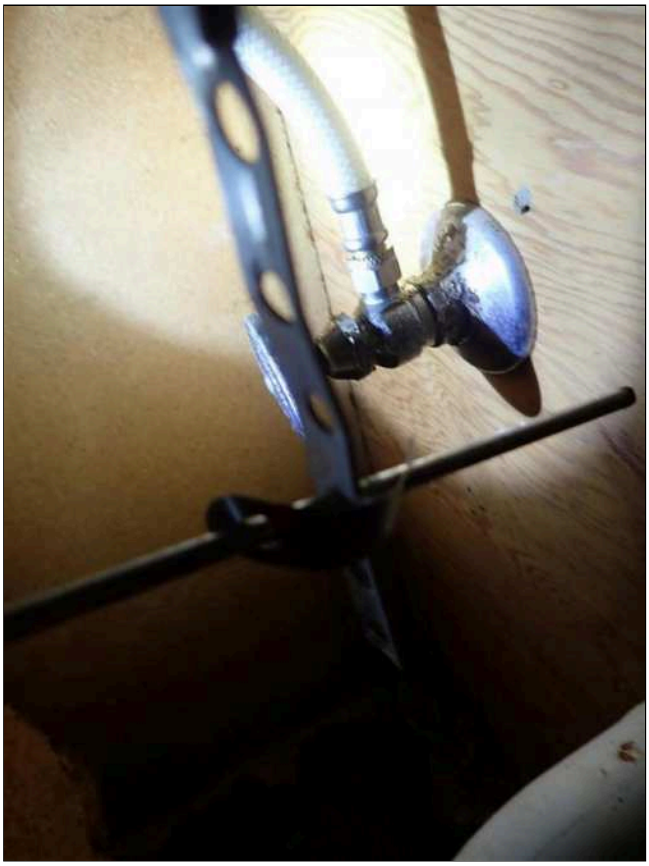
S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



7.1(1) SINK(S) (Picture 1)

7.1(1) SINK(S) (Picture 2)



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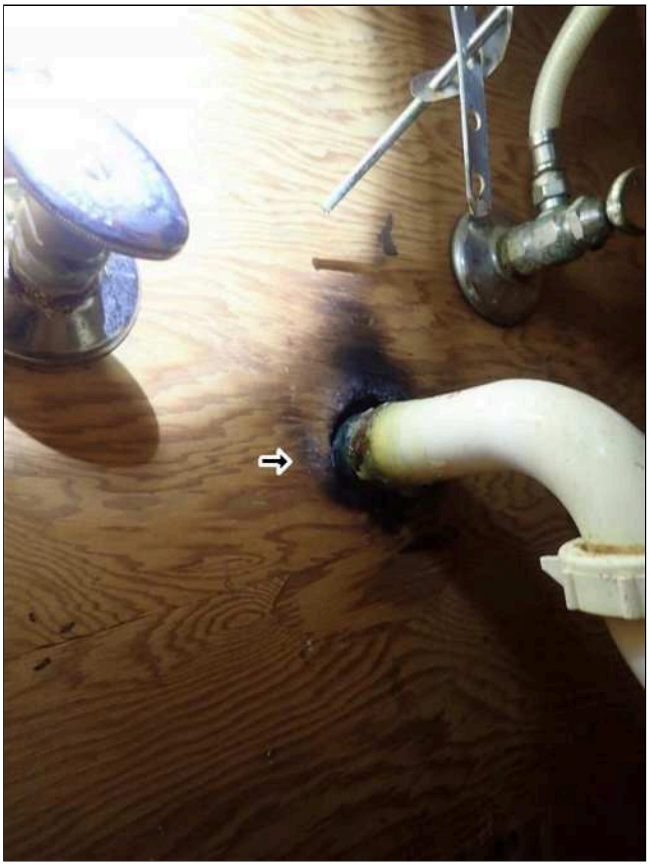

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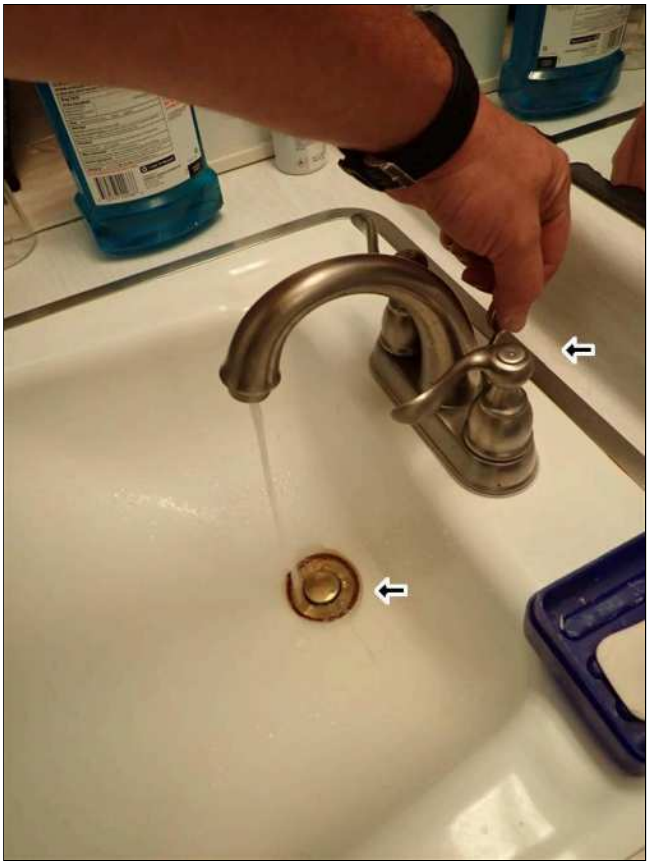
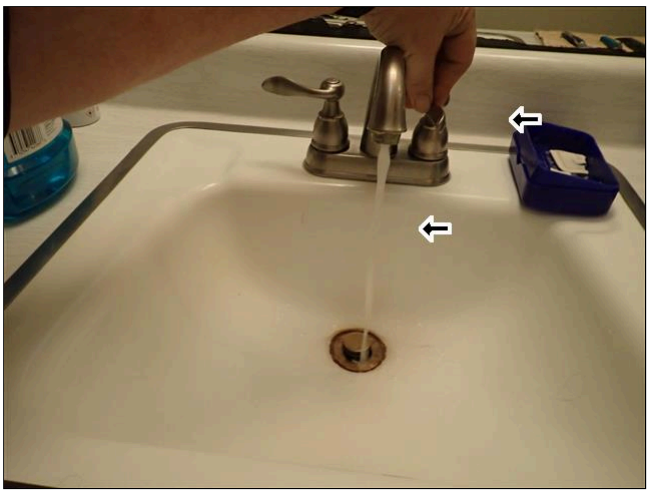


7.1(2) SINK(S) (Picture 1)

7.1(3) SINK(S) (Picture 1)

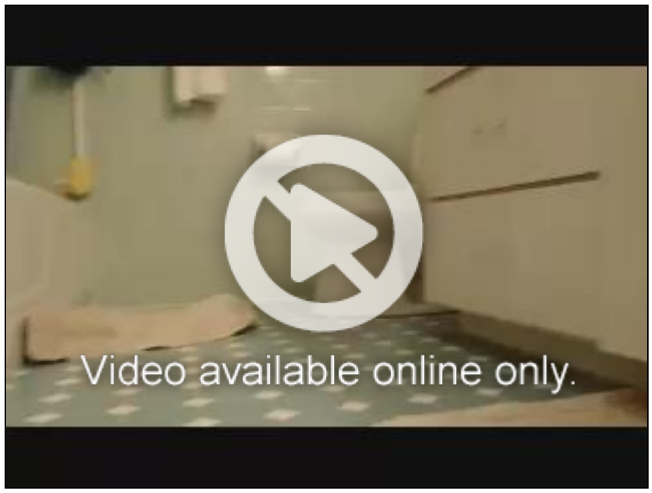
7.1(4) SINK(S) (Picture 1)



7.1(4) SINK(S) (Picture 2)

7.2(1) TOILET (Picture 1)

7.2(2) TOILET (Picture 1)



7.2(2) TOILET (Video 2)

7.3(1) BATHTUB (Picture 1)

7.3(2) BATHTUB (Picture 1)

7.3(3) BATHTUB (Picture 1)

7.5(1) CABINETRY (Picture 1)

7.5(1) CABINETRY (Picture 2)

7.5(2) CABINETRY (Picture 1)

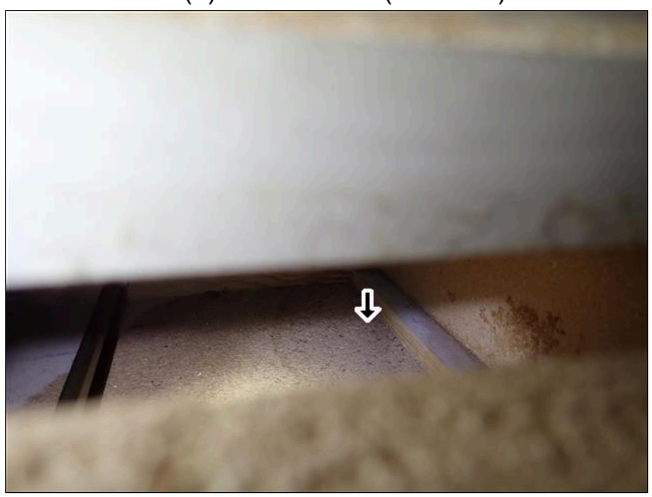
7.5(2) CABINETRY (Picture 2)

7.5(2) CABINETRY (Picture 3)

7.5(2) CABINETRY (Picture 4)

7.5(2) CABINETRY (Picture 5)

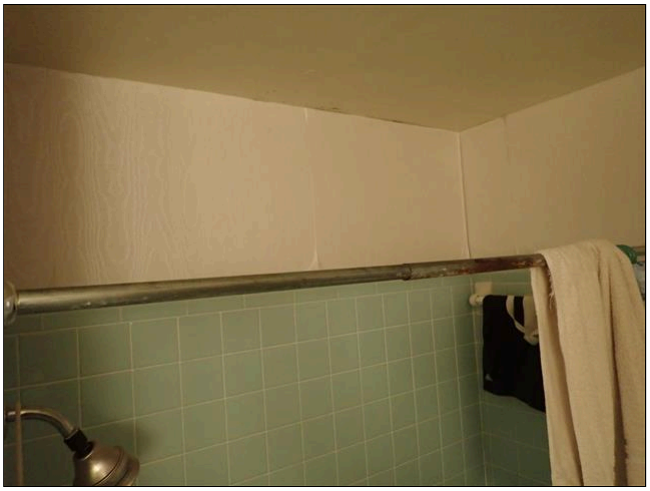
7.5(2) CABINETRY (Picture 6)



7.5(2) CABINETRY (Picture 7)

7.5(2) CABINETRY (Picture 8)

7.5(2) CABINETRY (Picture 9)


7.7 WALLS / CEILING (Picture 1)


7.7 WALLS / CEILING (Picture 2)


7.7 WALLS / CEILING (Picture 3)


7.7 WALLS / CEILING (Picture 4)


7.7 WALLS / CEILING (Picture 5)

7.7 WALLS / CEILING (Picture 6)

7.7 WALLS / CEILING (Picture 7)

7.7 WALLS / CEILING (Picture 8)

7.7 WALLS / CEILING (Picture 9)

7.7 WALLS / CEILING (Picture 10)

7.7 WALLS / CEILING (Picture 11)

7.7 WALLS / CEILING (Picture 12)

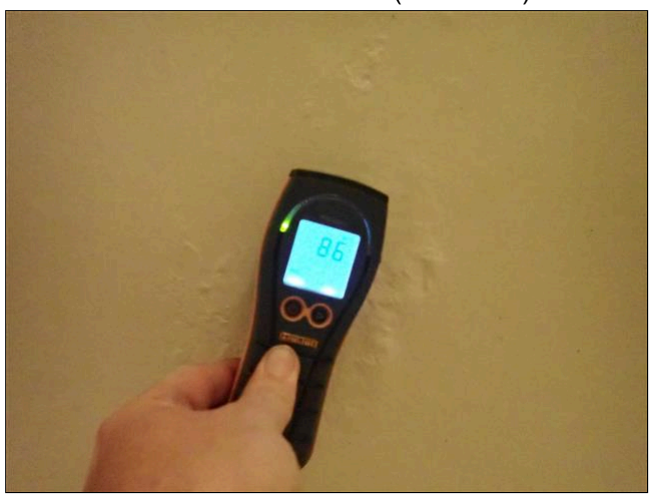
7.7 WALLS / CEILING (Picture 13)

7.7 WALLS / CEILING (Picture 14)

7.7 WALLS / CEILING (Picture 15)

7.7 WALLS / CEILING (Picture 16)

7.7 WALLS / CEILING (Picture 17)



7.7 WALLS / CEILING (Picture 18)

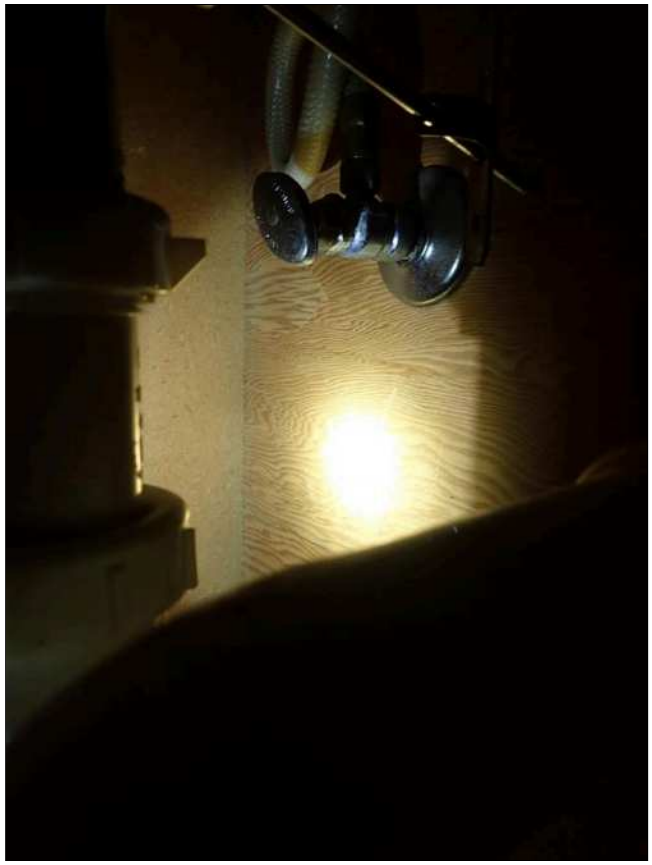
7.9(1) ELECTRIC / GFCI (Picture 1)

7.9(2) ELECTRIC / GFCI (Picture 1)

7.12(1) SINK(S) (Picture 1)

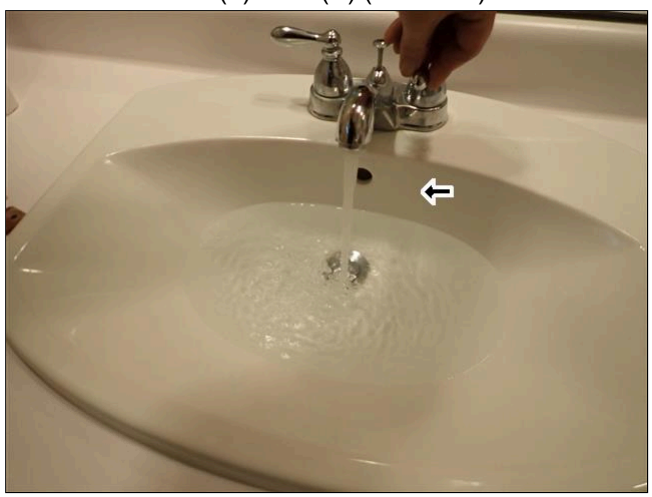
7.12(1) SINK(S) (Picture 2)

7.12(2) SINK(S) (Picture 1)



7.12(3) SINK(S) (Picture 1)

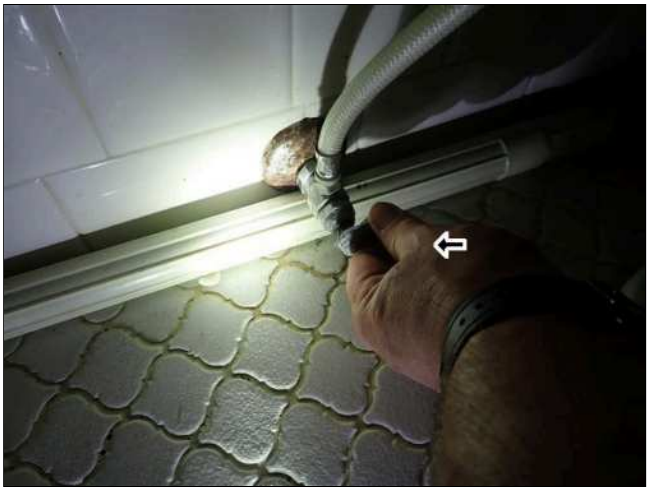
7.12(3) SINK(S) (Picture 2)



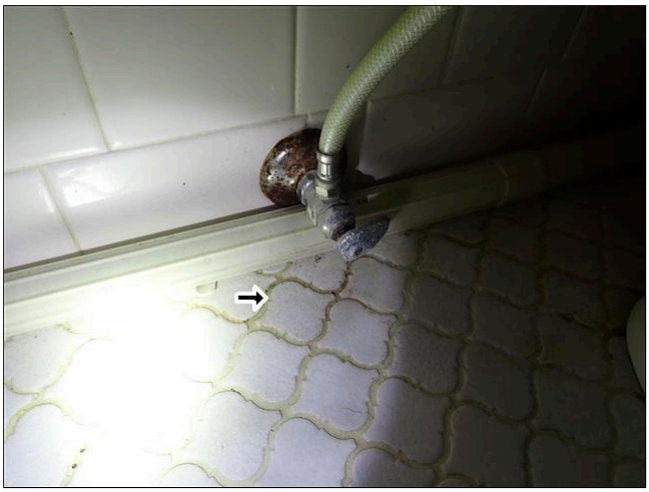
7.12(4) SINK(S) (Picture 1)

7.12(4) SINK(S) (Picture 2)

7.13(1) TOILET (Picture 1)



7.13(2) TOILET (Picture 1)



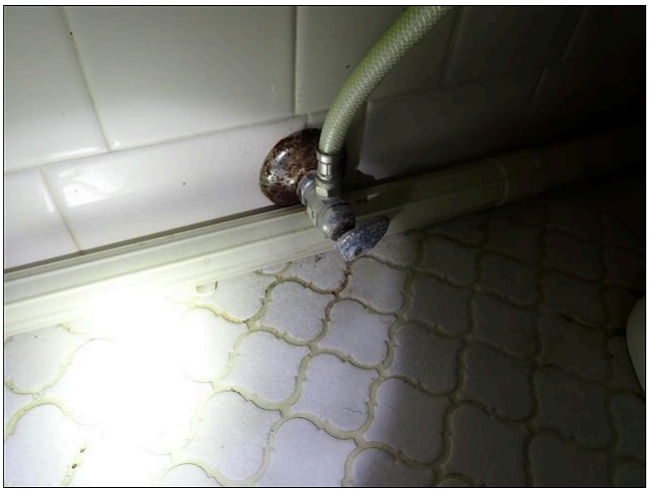
7.13(3) TOILET (Picture 1)

7.13(3) TOILET (Picture 2)

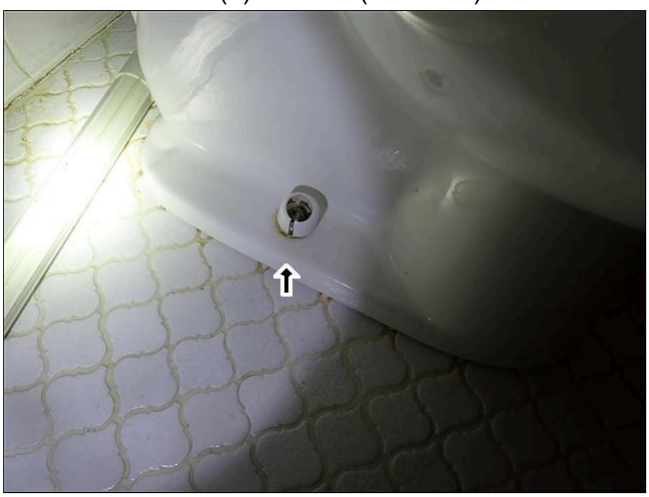
7.13(3) TOILET (Picture 3)

7.13(4) TOILET (Picture 1)

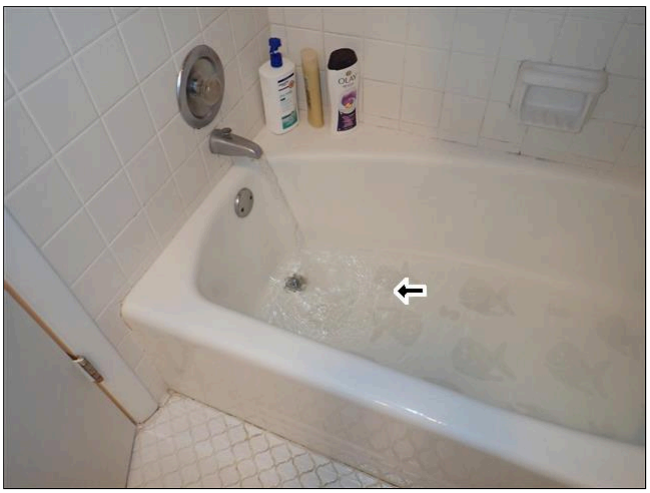
7.13(5) TOILET (Picture 1)



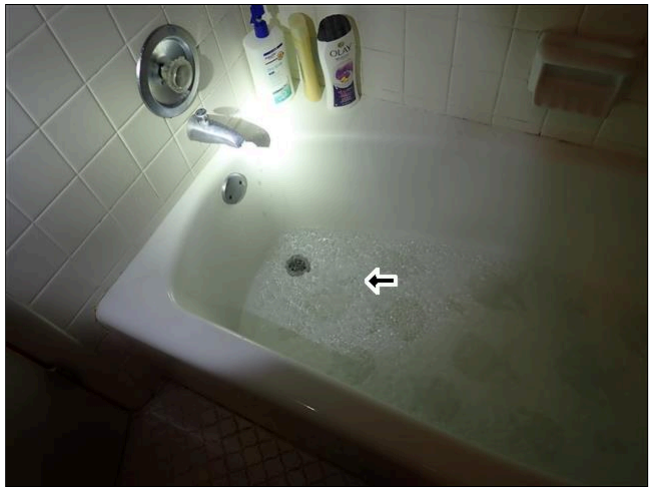
7.13(6) TOILET (Picture 1)



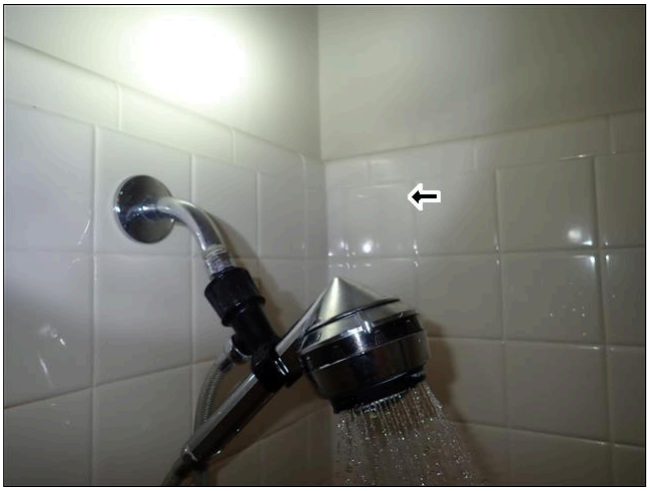
7.13(6) TOILET (Picture 2)



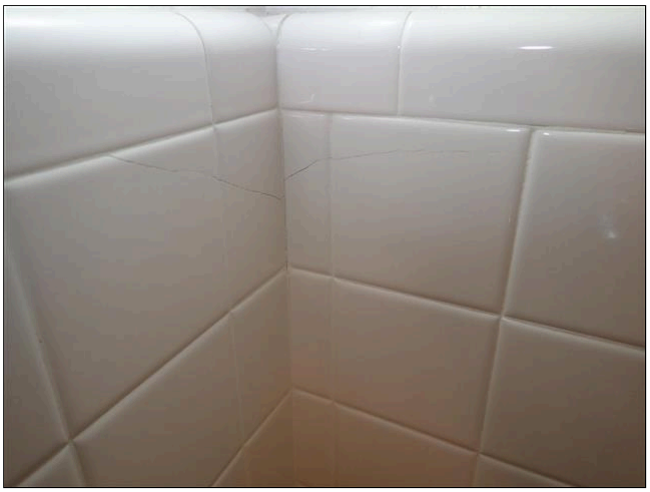
7.14(1) BATHTUB (Picture 1)



7.14(1) BATHTUB (Picture 2)



7.15 WALL TILE (Picture 1)

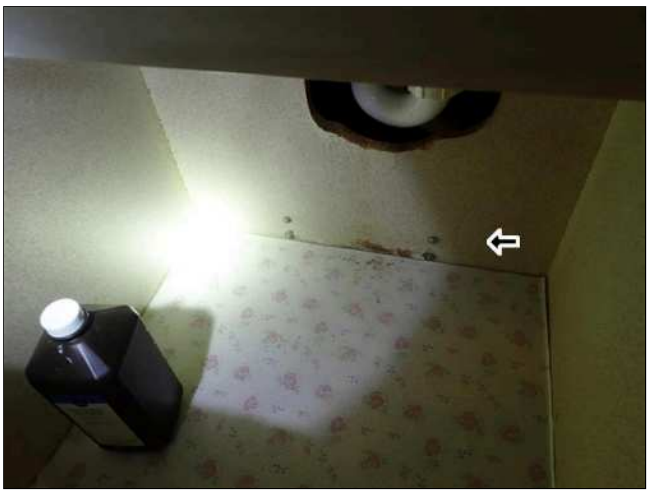


7.15 WALL TILE (Picture 2)

7.15 WALL TILE (Picture 3)

7.15 WALL TILE (Picture 4)

7.15 WALL TILE (Picture 5)



7.16(1) CABINETRY (Picture 1)

7.16(1) CABINETRY (Picture 2)

7.16(2) CABINETRY (Picture 1)

7.18 WALLS / CEILING (Picture 1)

7.18 WALLS / CEILING (Picture 2)

7.18 WALLS / CEILING (Picture 3)

7.18 WALLS / CEILING (Picture 4)

7.18 WALLS / CEILING (Picture 5)

7.18 WALLS / CEILING (Picture 6)

7.18 WALLS / CEILING (Picture 7)

7.18 WALLS / CEILING (Picture 8)

7.18 WALLS / CEILING (Picture 9)

7.18 WALLS / CEILING (Picture 10)

7.19 VENTILATOR (Picture 1)

7.20 ELECTRIC / GFCI (Picture 1)

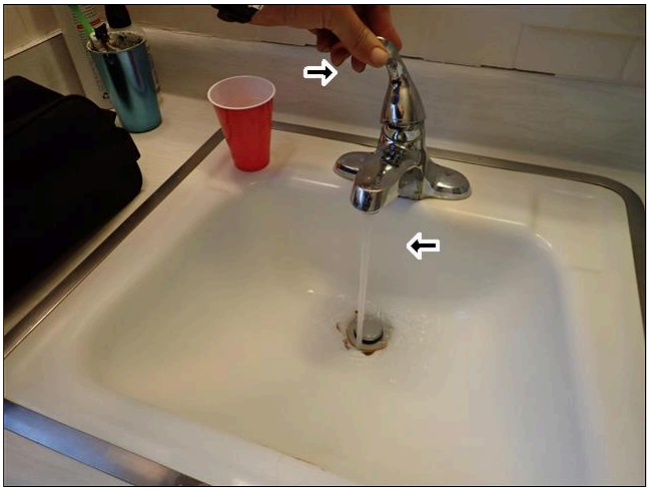
7.22(1) SINK(S) (Picture 1)

7.22(1) SINK(S) (Picture 2)

7.22(1) SINK(S) (Picture 3)

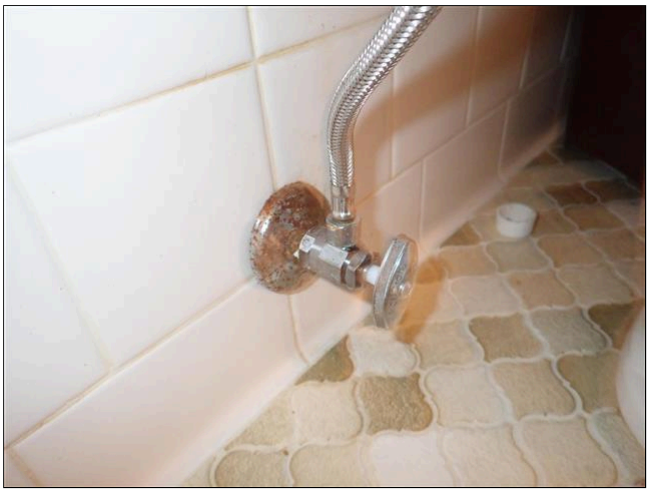
7.22(2) SINK(S) (Picture 1)

7.22(3) SINK(S) (Picture 1)



7.22(4) SINK(S) (Picture 1)

7.22(4) SINK(S) (Picture 2)



7.23 TOILET (Picture 1)

7.24(1) STALL SHOWER (Picture 1)

7.24(1) STALL SHOWER (Picture 2)

7.24(2) STALL SHOWER (Picture 1)

7.24(2) STALL SHOWER (Picture 2)

7.24(3) STALL SHOWER (Picture 1)

7.25 WALL TILE (Picture 1)

7.25 WALL TILE (Picture 2)

7.26(1) CABINETRY (Picture 1)

7.26(1) CABINETRY (Picture 2)

7.26(1) CABINETRY (Picture 3)

7.26(2) CABINETRY (Picture 1)

7.27(1) WALLS / CEILING (Picture 1)

7.27(1) WALLS / CEILING (Picture 2)

7.27(1) WALLS / CEILING (Picture 3)

7.27(1) WALLS / CEILING (Picture 4)

7.27(1) WALLS / CEILING (Picture 5)

7.27(1) WALLS / CEILING (Picture 6)

7.27(2) WALLS / CEILING (Picture 1)

7.27(2) WALLS / CEILING (Picture 2)

7.27(2) WALLS / CEILING (Picture 3)

7.27(2) WALLS / CEILING (Picture 4)

7.27(2) WALLS / CEILING (Picture 5)

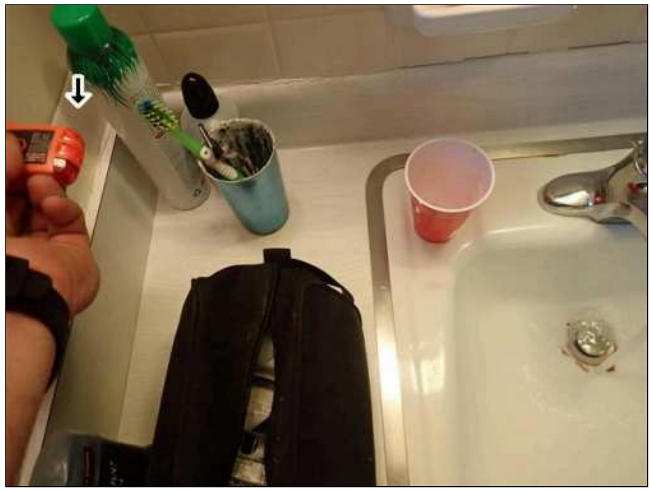
7.27(2) WALLS / CEILING (Picture 6)

7.27(2) WALLS / CEILING (Picture 7)

7.27(2) WALLS / CEILING (Picture 8)

7.27(2) WALLS / CEILING (Picture 9)

7.27(2) WALLS / CEILING (Picture 10)



7.28 ELECTRIC / GFCI (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Ancillary Systems - A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

Drain Mechanisms - Minor repairs, adjustments or cleaning may correct many drain defects; however, tub drain mechanism repair may be problematic if there are access difficulties.

Drain Traps - S-type drain traps and other older designs are obsolete; have checked by a plumber to determine current function. Correct now if problems are identified; otherwise plan to upgrade when drain repairs or renovation work is performed.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

Fixture Drainage - A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Shower drains are prone to recurring blockage from hair and soap buildup. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/ aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

GFCI Test - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

Glass Door/Enclosure - Glass doors or panels adjacent to the tub/shower do not have visible labeling to indicate use of tempered or safety glazing. If safety glazing cannot be verified, recommend upgrading to reduce risk of injury.

Jetted Bathtubs - Inspection of jetted baths is limited to readily accessible components. Advise contacting the manufacturer or distributor for operating and maintenance instructions. Potential health and safety concerns exist with improper design, installation or maintenance. These potential conditions may not be capable of being confirmed. GFCI protection is required for the pumping equipment; installation of a secondary safety switch is advised if not present.

Low Flow Toilets - Low-flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

Moisture/Mildew - Excessive moisture/mildew buildup in the bathroom area may be indicative of inadequate ventilation provisions, insulation/vapor retarder concerns or other conditions. Correct to prevent consequential damage. While a window is provided for the room, mechanical ventilation may also be needed to prevent moisture buildup.

Moisture/Mold Conditions - Chronic water leakage/seepage promotes the growth of mold and mildew. Some mold/mildew spores can be harmful; any potential mold or mildew conditions should be addressed immediately. A certified technician or laboratory can sample and analyze air quality and suspect mold conditions to determine the nature of the contamination and corrective measures that may be needed.

Old Fixtures/Faucets - The sink faucets are old with significant wear and will required a high level of maintenance. Plan for replacement now or in near future. Replacement of old fixtures may necessitate additional plumbing work, structural alterations, or surface refinishing as the design of new fixtures may not be compatible with the plumbing or installation methods used with the existing sink.

Safety Glazing - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

Shower Base/Pan - The shower base/pan is not visible but is subject to leakage with normal aging/wear, deterioration, or floor movement. Accordingly, it is not possible during a standard inspection to confirm the watertightness of the shower pan. Leakage below a shower may be related to pan leakage and/or other factors. Pan leakage/replacement can be costly depending on shower design and the availability of matching tile. Before commencing any repair work, a qualified plumber or shower specialist should inspect the shower to determine cause of leakage and remedial needs.

Shower Diverter - Operation of the tub/shower diverter does not direct full water flow to the showerhead. Repair or replacement may be required to provide full flow. If not already present, it would be advisable to upgrade to an anti-scald faucet if replacement is required.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

Tilework/Backing - Any significant tile damage is likely to affect the backing as well. Anticipate need for substrate work when tile is damaged or repair/ remedial work is required.

Toilet Seal/Tank - A loose toilet or defective seal can result in leakage and significant consequential damage and should be attended to as soon as possible. Seepage at the base of the toilet requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

Ventilator Discharge - The bathroom exhaust fan should discharge directly to the exterior to prevent excess moisture concerns in the house or attic area. Recommend adding an extension to a suitable discharge point or correcting the current arrangement as conditions warrant.

Water Flow - Reduced water flow at one or more fixtures may be due to any number of factors, including the use of water saver devices. Determination of adequacy may be subjective. Attempt to determine any local causes before pursuing major repair work.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120 F (49 C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected; hidden defects may exist.** Aesthetic and cosmetic factors (e.g., paint and wallpaper); the condition of finish materials and coverings; and pest infestations are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT WALLS & CEILINGS:
Wood Frame w/ Drywall

PREDOMINANT FLOORS:
Wood Frame
w/ Carpeting & Tile
w/ Laminate Flooring
w/ Wood Flooring

PREDOMINANT WINDOWS:
Jalousie / Awning
w/ Single Glaze
w/ Screens

PREDOMINANT ROOM DOORS:
Hollow Core / Wood Flush

FIREPLACES / STOVES:
Type: Wood-burning Brick Fireplace
Location: In Family Room

DETECTORS:
Location: Hallway / Sleeping Area
Type: Battery Operated

SPECIAL LIMITATIONS:
Covered Framing / Finished Materials
Excess Clutter / Personal Belongings

S	F	P	NA	NI	
	●				**8.0 CEILINGS** (1) STAINING OBSERVED ADJACENT TO SEVERAL AIR VENTS / REGISTERS. *Condition may be an indication of dirty ductwork and/or ductwork leaks .* AREAS TESTED HIGHER THAN AVERAGE (MODERATE) FOR MOISTURE, USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION. RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED. (2) SEE KITCHEN COMMENTS.
		●			**8.1 WALLS** EXCESSIVE DIAGONAL CRACKING OBSERVED AT THE WALL ADJACENT TO CENTER LEFT SIDE BEDROOM WINDOW. *Diagonal cracking is an indication of settlement and/or moving of materials. Extent of settlement could not be determined at time of inspection.* RECOMMEND HAVING A LICENSED CONTRACTOR OR LICENSED STRUCTURAL ENGINEER EVALUATE AND REPAIR AS NEEDED.
	●				**8.2 FLOORS (SLAB)** (1) MISSING FLOORING TRANSITION OBSERVED AT THE KITCHEN FAMILY ROOM DOOR WAY. UNEVEN SURFACES WERE ALSO OBSERVED. *Uneven surfaces may pose a trip / injury hazard.* RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED. (2) SLAB WAS NOT VISIBLE FOR INSPECTION DUE TO SLAB BEING COMPLETELY COVERED BY FLOORING MATERIALS.
		●			**8.3 INTERIOR WINDOWS** (1) KITCHEN WINDOW WAS FOUND CLOSED CROOKED AND WAS OBSERVED TO HAVE A BROKEN/ MISSING LOCK AS WELL AS BROKEN BALANCER/SPRING AT RIGHT SIDE. WINDOW WOULD NOT OPEN AT TIME OF INSPECTION. (2) MICROBIAL GROWTH / MILDEW OBSERVED AT THE RIGHT SIDE WINDOW OF RIGHT FRONT BEDROOM. *Condition is normal due to sweating from thermal variation / non-insulated windows.* (3) CRACKED / DAMAGE TILES OBSERVED AT THE RIGHT REAR WINDOW OF RIGHT FRONT BEDROOM AND REAR FAMILY ROOM WINDOW. *Condition is normal , due to age of home. Cracking may worsen, if left uncorrected.* (4) MISSING CRANKS / HARDWARE OBSERVED AT REAR AND RIGHT SIDE WINDOWS OF RIGHT FRONT BEDROOM, THE REAR FAMILY ROOM WINDOWS AND THE FRONT WINDOWS AT LEFT FRONT BEDROOM. *Condition may make window difficult to operate. Windows functioned normally at time of inspection.*

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
					(5) LEFT SIDE FAMILY ROOM WINDOWS DO NOT REMAIN IN THE "UP" POSITION. *Condition may be due to damaged / detached balancer springs.* (6) LEFT SIDE WINDOW AT LIVING ROOM DID NOT OPEN / FUNCTION AT TIME OF INSPECTION. *Condition may be due to damaged hardware.* (7) CRACKED / DAMAGED PANE OBSERVED AT THE RIGHT SIDE LIVING ROOM WINDOW AND THE RIGHT FRONT WINDOW AT LEFT FRONT BEDROOM. DUE TO DAMAGE, WINDOWS WERE NOT TESTED FOR FUNCTIONALITY. RECOMMEND HAVING A LICENSED HANDYMAN OR LICENSED WINDOW COMPANY EVALUATE AND REPAIR AS NEEDED.
●					**8.4 INTERIOR ROOM DOORS**
	●				**8.5 INTERIOR CLOSET DOOR(S)** (1) CLOSET DOOR AT CENTER LEFT SIDE BEDROOM DO NOT REMAIN IN TRACK WHEN OPENED / CLOSED. *Condition may be due to adjustments needed at doors / hardware and/or weight that has been applied to doors.* (2) LEFT SIDE CLOSET DOOR AT LEFT FRONT BEDROOM AND CLOSET DOOR AT LEFT REAR BEDROOM DO NOT REMAIN IN TRACK WHEN OPENED / CLOSED.. *Condition may be due to adjustments needed at door and / or hardware.* RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED.
	●				**8.6 CEILING FANS** (1) CENTER LEFT SIDE BEDROOM AND LEFT REAR BEDROOM CEILING FANS LACK GLOBES / COVERS. *Condition may leave bulbs susceptible to contact damage.* (2) WOBBLES WERE OBSERVED AT THE RIGHT FRONT BEDROOM CEILING FAN, THE FAMILY ROOM CEILING FAN AND THE LEFT REAR BEDROOM CEILING FAN. *Units may need balancing and/or repair. Condition may worsen, with regular use.* RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED.
	●				**8.7 ELECTRIC / DEVICES** (1) ONE BULB AT DINING ROOM OVERHEAD LIGHT FIXTURE DID NOT FUNCTION AT TIME OF INSPECTION. BULB. POWER CONFIRMED AT FIXTURE. (2) RIGHT SIDE HALLWAY LIGHT FIXTURE LACKS A COVER. *Lack of a cover may make bulbs susceptible to contact damage.* (3) DINING ROOM OUTLETS AND LEFT FRONT OUTLET AT LIVING ROOM HAVE "OPEN GROUNDS". *Outlet may not be protected in the case of a lightning strike and/or surge. Condition may be due to a loose / damaged ground wire and/or improper grounded outlet.* RECOMMEND HAVING A LICENSED HANDYMAN OR LICENSED ELECTRICAL CONTRACTOR EVALUATE AND REPAIR AS NEEDED.
●					**8.8 DETECTOR ALARM TEST**
	●				**8.9 FIREPLACE** (1) MINOR CORROSION OBSERVED AT DAMPER DOOR FOR FIREPLACE. *Condition may be an indication of moisture entry from top of roof.* *Prolonged corrosion may result in further damage and/or related issues.* (2) HARDWARE / ARM FOR FIREPLACE DAMPER WAS MISSING / NOT INSTALLED. *Condition may make damper door difficult to open / operate.* RECOMMEND HAVING A LICENSED CONTRACTOR OR LICENSED CHIMNEY SWEEP EVALUATE AND REPAIR AS NEEDED.
●					**8.10 IMPORTANT NOTE** *Please review all supplemental information at the footer of this section for maintenance suggestions and further information.*

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

8.0(1) CEILINGS (Picture 1)

8.0(1) CEILINGS (Picture 2)

8.0(1) CEILINGS (Picture 3)

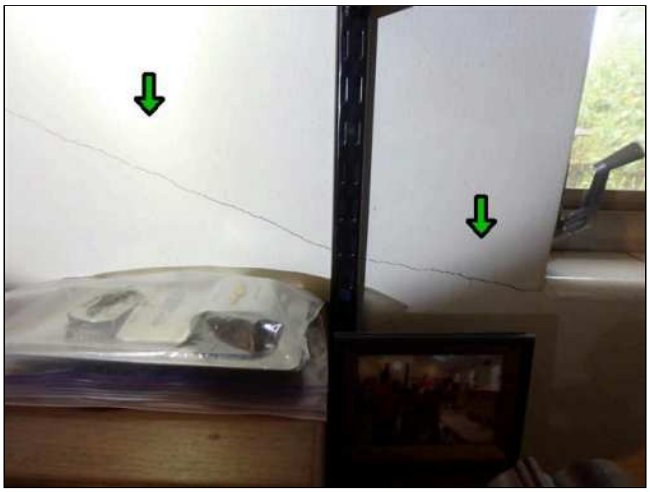
8.0(1) CEILINGS (Picture 4)

8.0(1) CEILINGS (Picture 5)

8.0(1) CEILINGS (Picture 6)

8.0(1) CEILINGS (Picture 7)

8.1 WALLS (Picture 1)

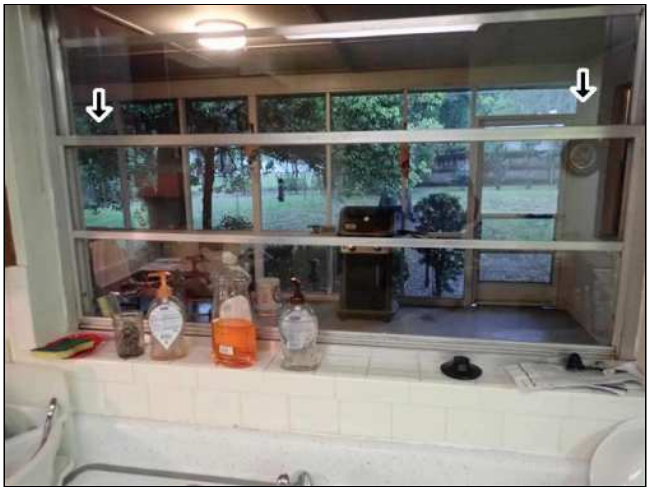


8.1 WALLS (Picture 2)

8.1 WALLS (Picture 3)

8.2(1) FLOORS (SLAB) (Picture 1)

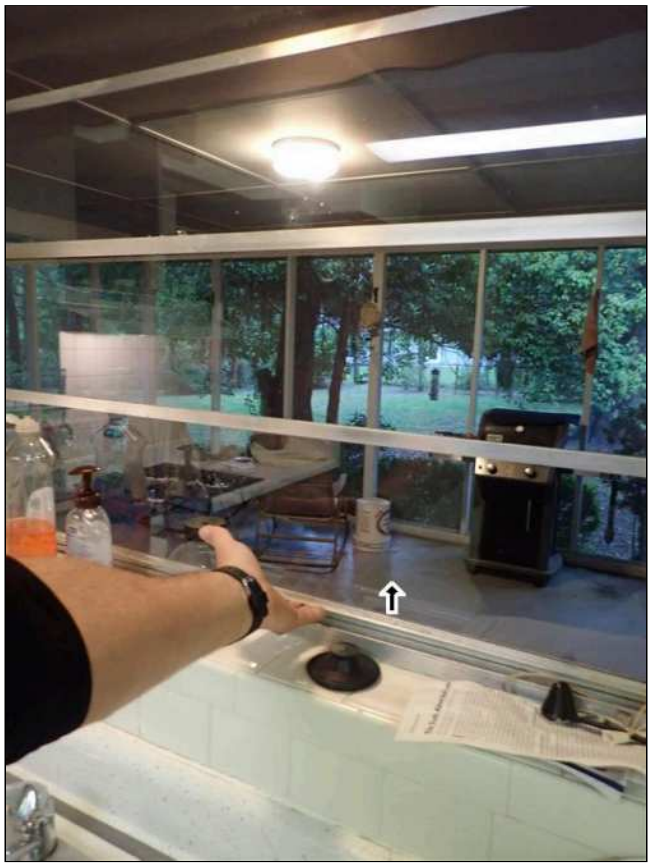
8.2(1) FLOORS (SLAB) (Picture 2)



8.3(1) INTERIOR WINDOWS (Picture 1)

8.3(1) INTERIOR WINDOWS (Picture 2)

8.3(1) INTERIOR WINDOWS (Picture 3)



8.3(1) INTERIOR WINDOWS (Picture 4)

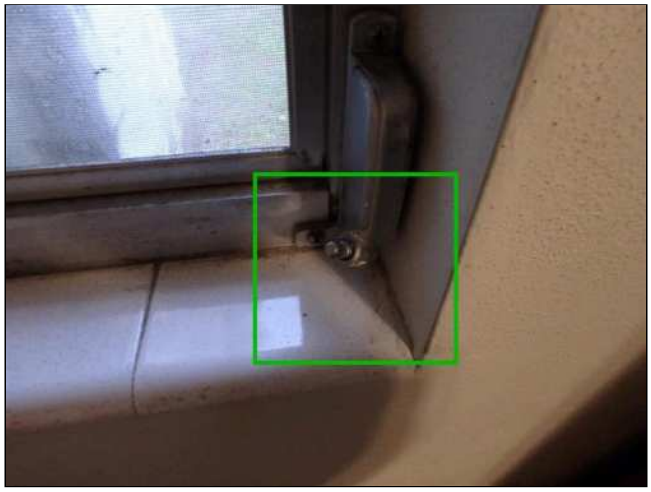
8.3(2) INTERIOR WINDOWS (Picture 1)

8.3(2) INTERIOR WINDOWS (Picture 2)

8.3(3) INTERIOR WINDOWS (Picture 1)

8.3(3) INTERIOR WINDOWS (Picture 2)

8.3(4) INTERIOR WINDOWS (Picture 1)



8.3(4) INTERIOR WINDOWS (Picture 2)

8.3(4) INTERIOR WINDOWS (Picture 3)

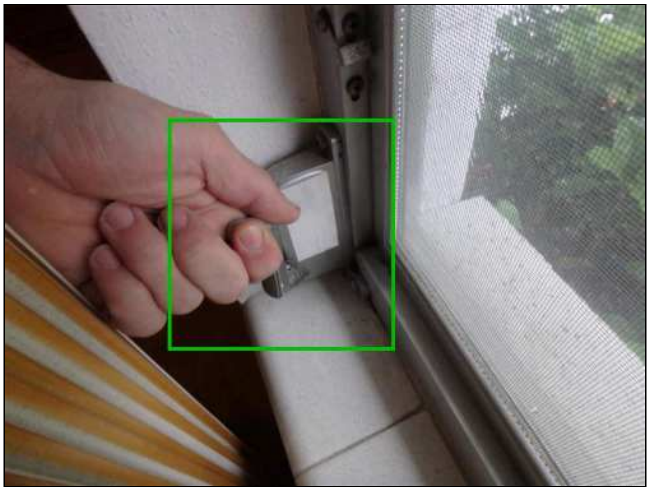
8.3(4) INTERIOR WINDOWS (Picture 4)

8.3(4) INTERIOR WINDOWS (Picture 5)

8.3(4) INTERIOR WINDOWS (Picture 6)

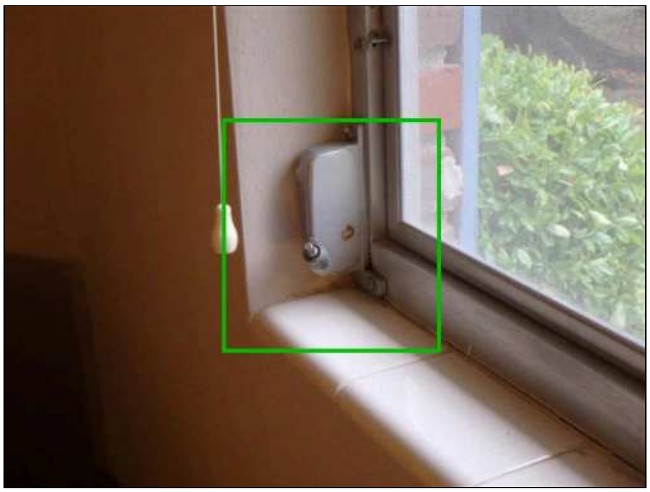
8.3(4) INTERIOR WINDOWS (Picture 7)

8.3(4) INTERIOR WINDOWS (Picture 8)



8.3(4) INTERIOR WINDOWS (Picture 9)

8.3(4) INTERIOR WINDOWS (Picture 10)



8.3(4) INTERIOR WINDOWS (Picture 11)

8.3(5) INTERIOR WINDOWS (Picture 1)

8.3(5) INTERIOR WINDOWS (Picture 2)

8.3(5) INTERIOR WINDOWS (Picture 3)

8.3(5) INTERIOR WINDOWS (Picture 4)

8.3(5) INTERIOR WINDOWS (Picture 5)

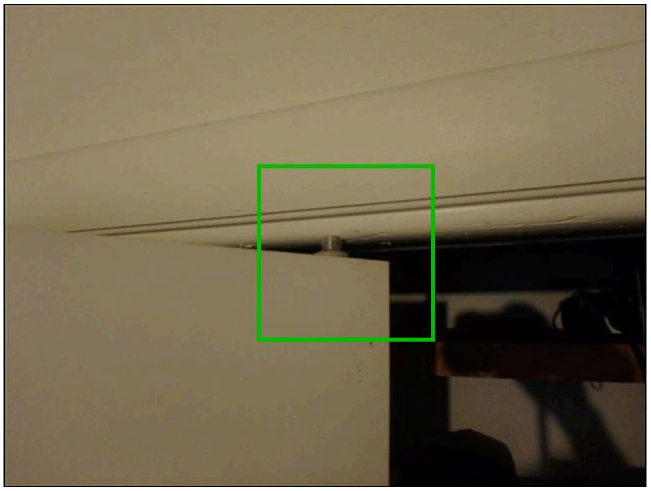
8.3(7) INTERIOR WINDOWS (Picture 1)

8.3(7) INTERIOR WINDOWS (Picture 2)

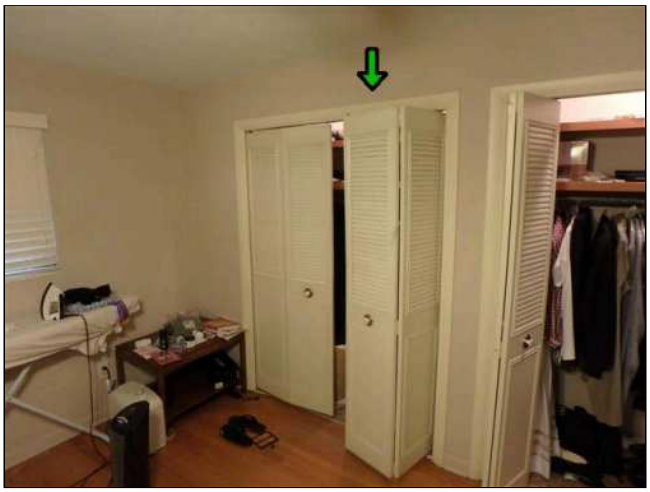
8.3(7) INTERIOR WINDOWS (Picture 3)

8.3(7) INTERIOR WINDOWS (Picture 4)

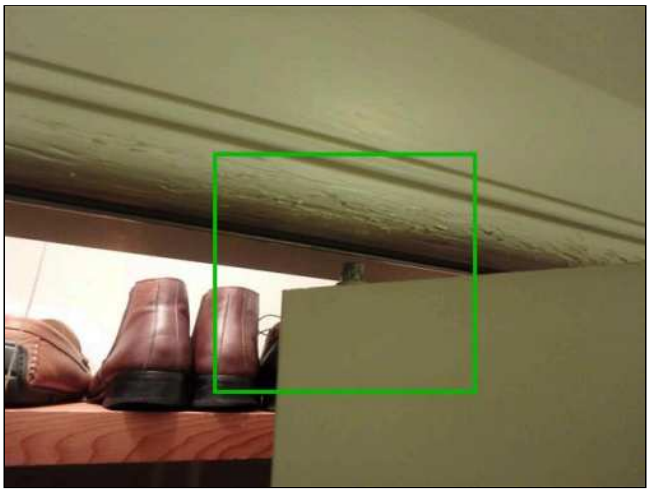
8.5(1) INTERIOR CLOSET DOOR(S) (Picture 1)



8.5(1) INTERIOR CLOSET DOOR(S) (Picture 2)



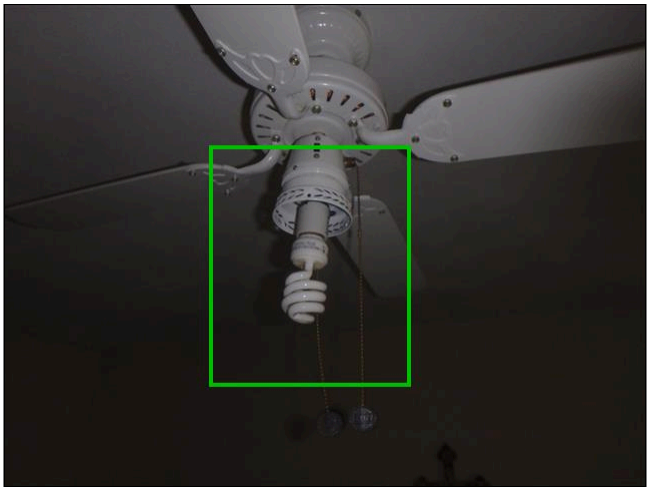
8.5(2) INTERIOR CLOSET DOOR(S) (Picture 1)



8.5(2) INTERIOR CLOSET DOOR(S) (Picture 2)

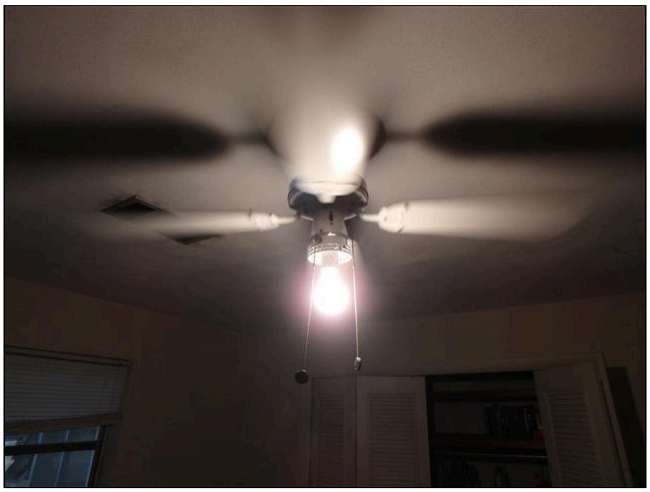
8.5(2) INTERIOR CLOSET DOOR(S) (Picture 3)

8.5(2) INTERIOR CLOSET DOOR(S) (Picture 4)

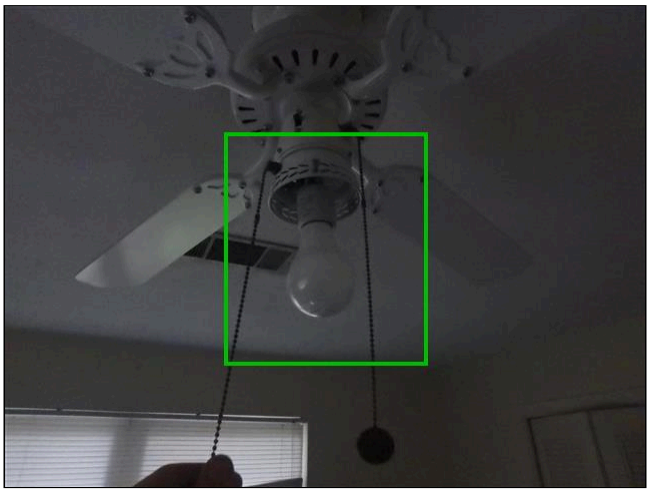


8.6(1) CEILING FANS (Picture 1)

8.6(1) CEILING FANS (Picture 2)

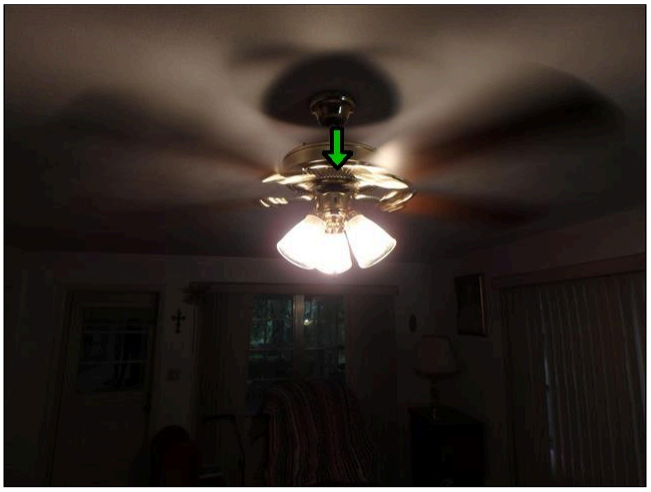


8.6(1) CEILING FANS (Picture 3)

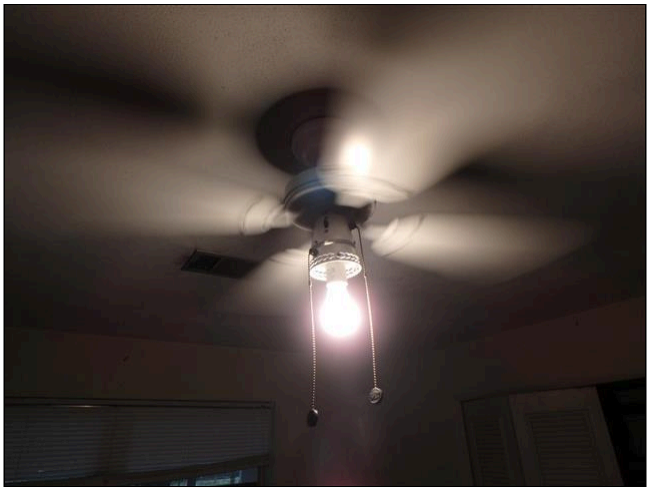


8.6(1) CEILING FANS (Picture 4)

8.6(2) CEILING FANS (Picture 1)



8.6(2) CEILING FANS (Picture 2)



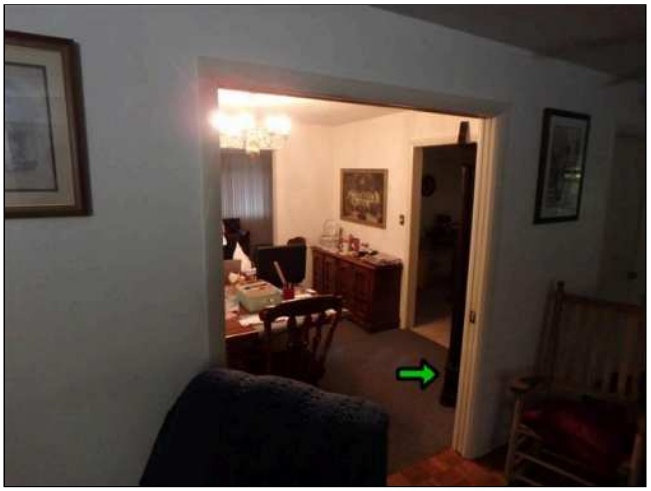
8.6(2) CEILING FANS (Picture 3)

8.7(1) ELECTRIC / DEVICES (Picture 1)

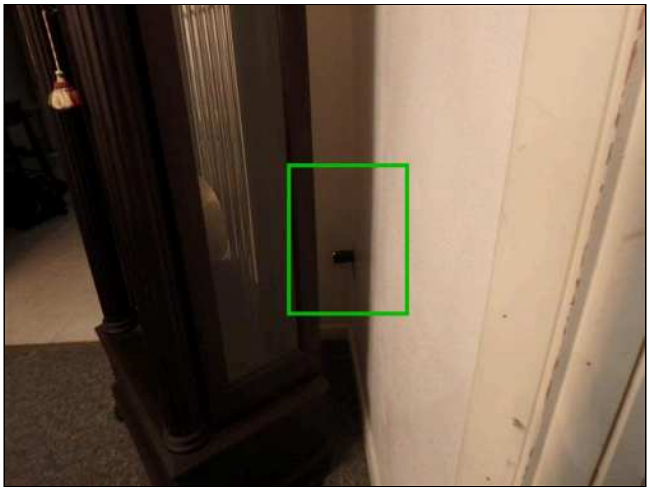
8.7(1) ELECTRIC / DEVICES (Picture 2)

8.7(2) ELECTRIC / DEVICES (Picture 1)

8.7(2) ELECTRIC / DEVICES (Picture 2)

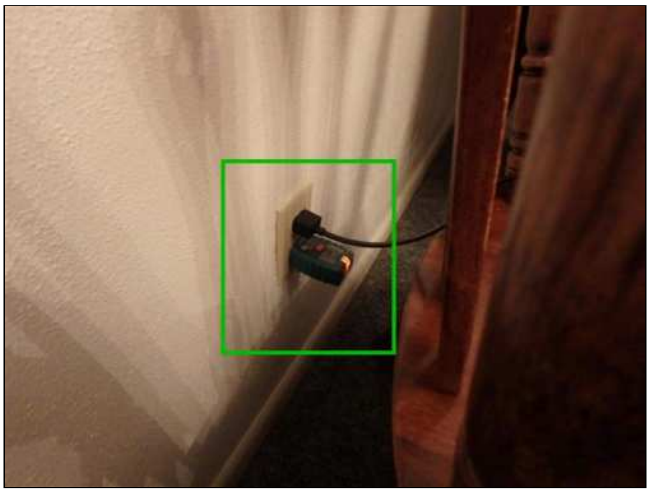


8.7(3) ELECTRIC / DEVICES (Picture 1)



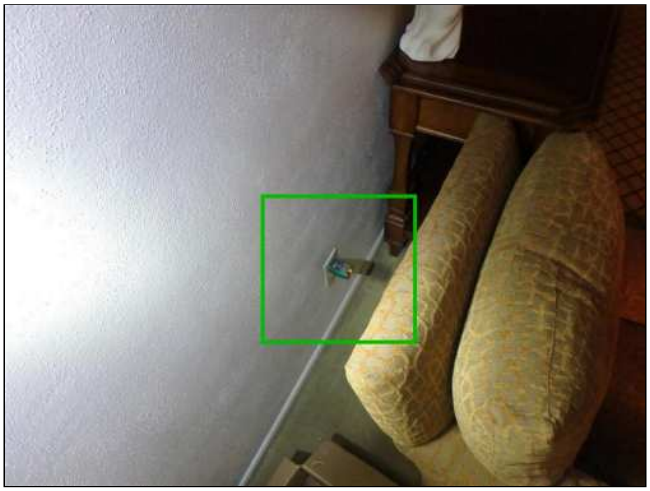
8.7(3) ELECTRIC / DEVICES (Picture 2)

8.7(3) ELECTRIC / DEVICES (Picture 3)



8.7(3) ELECTRIC / DEVICES (Picture 4)

8.7(3) ELECTRIC / DEVICES (Picture 5)



8.7(3) ELECTRIC / DEVICES (Picture 6)

8.7(3) ELECTRIC / DEVICES (Picture 7)

8.9(1) FIREPLACE (Picture 1)

8.9(2) FIREPLACE (Picture 1)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, pets and pests, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations or insect/pest inspections, a qualified testing or inspection firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment system, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Bed Bugs - Infestations by bed bugs, a centuries-old problem, have increased significantly in recent years. Bed bugs are small, oval, wingless insects that reach about 1/4 inch in length. They feed on blood from humans or animals, mostly at night, leading to itchy, swollen skin. While sanitation is a factor, a bed bug infestation can be found in any home. Mattresses, box springs and other upholstered furniture are prime targets, but they can be found even in places like televisions sets, computer keyboards and electric switches. Bed bugs are efficient hitchhikers and move from one building into another in many ways. Bed bug infestations may be unavoidable, but before moving into a new home, it would be prudent to assess whether your furnishings are currently infested, or whether the new home you'll be moving to is. A home inspection does not include an assessment of insect or pest infestations; however, an exterminator can be hired to inspect the home. You can also look for evidence yourself. Check for fecal stains, egg cases, and shed skins in crevices and cracks on or near where beds or furniture is or previously was positioned. You should also look at other areas such as under the edges of lifted wallpaper, behind picture frames, in couches and other furniture, in bed springs, and even in articles of clothing. While fecal stains and skin casts suggest that bed bugs have been present, these do not confirm an active infestation. Observing the bed bugs themselves is usually a clear sign; however you may require professional assistance to confirm a problem and determine the best treatment. Many do-it-yourself efforts to get rid of bugs do not work. The service of a qualified exterminator is usually needed for significant infestations. But even with professional help, elimination may be difficult. The key is to try and prevent them from moving in.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Ceiling Materials - Acoustical tile and other finish surfaces, particularly textured ceiling surfaces on pre-1980 homes, may possibly contain asbestos. If the surface is undamaged and painted or coated, potential concerns related to airborne asbestos are reduced; however, if it becomes damaged, bulk and/or air sampling may be required to determine if there is a concern. Independent testing can be arranged if needed.

Combustion Air - All fuel-burning units require adequate air supply for proper combustion and to prevent backdrafting concerns at this or other units. Combustion air may be supplied by room air, room vents or direct ducting from the exterior.

Corrosive Drywall Issues - Certain gypsum board (drywall) products imported into the United States from China since 2004 and used in walls and ceiling in some homes has been implicated as the source of the outgassing of sulfur or other compounds. The bulk of the suspect drywall arrived through ports in Florida, which has been the focal point for reports of this product defect. These compounds have caused the discoloration or deterioration of metal elements in homes, as well as odors. Concerns have also been raised over possible health issues associated with the outgassing;however, investigation of these concerns is ongoing. It cannot be readily determined during a home inspection whether the drywall in a particular house is included in the list of brands or shipments that have been determined to cause the odor or outgassing problems. It is recommended that you obtain information from the homeowner about any known odor or component deterioration problems they may have experienced. Also, contact the builder or subcontractors responsible for the drywall installation in your home and local building and/or health officials to determine if any problems have been reported or whether the drywall present may be suspect. Some labs are offering testing to determine whether there are elevated sulfur levels emanating from the drywall; however, these test methods have not been standardized or specifically approved. If deemed a concern, obtain recommendations recognized governmental agencies or local building/health departments before arranging any testing.

Cracks in porch Slabs - Cracks in porch slabs is a normal occurrence in florida due to the content of sand and clay in our soil. Cracking in porches is not structurally significant to the home as porches are poured independent of the main dwelling foundation.

Floor Loads - While the presence of heavy concentrated floor loads like waterbeds and pianos are occasionally present in homes with no apparent symptoms

or adverse consequences to the floor structure, this should in no way be construed to imply that the floor structure has been deemed adequate for such usage or that the floor structure has endured potential overloading without having incurred damage or weakening. Any client concerns regarding the effects that overloading of the floor structure may have caused should be referred to a structural engineer or qualified contractor prior to closing.

Floor Structure - Any significant floor movement, deflection or vibrations should be assessed by an engineer or qualified contractor to determine if any remedial work is required. In some cases, the situation may not represent an imminent structural concern; in such cases remedial work may be discretionary. If the condition is ongoing and/or significant problems are confirmed, immediate correction is recommended.

Flue/Venting - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.

Glass Surfaces - Sliders and other glass doors prone to impact/contact damaged and should be tempered or safety glazed to minimize concerns related to potential shattering. If verification of safety glazing is not possible, questionable units should be corrected or replaced.

House Settlement - Ceilings (and associated floors) may exhibit settlement/downward movement due to construction practices, loads applied, materials used, and/or structural defects. Moderate settlement may not have an adverse affect other than off level floors provided there are no underlying structural defects. However, significant settlement conditions, or conditions that are indeterminable due to covered framing, or other factors require further evaluation. Recommend inspection by an engineer or qualified contractor to determine the nature of the condition and whether remedial work is required to provide level surfaces or to correct deficiencies.

Indoor Air Quality/Mold - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organismsâ€"most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Infiltration/Leakage - The particular cause of a leak, or the status of any prior leakage conditions, cannot be readily verified in most cases. If any possible causes for leakage anywhere in the house are noted, it should be understood that additional unanticipated factors may also be contributing to or causing the condition. Hidden damage may exist. All areas of potential concern should be attended to and/or monitored for leakage. Any renovation or finish work should only start after verification and correction of the cause of leakage.

Inspection Limitations - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Lead-Based Paints - There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 homes. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard home inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and mold.

Mechanical Conveyances - A standard home inspection does not include the inspection of elevators, dumbwaiters, wheelchair lifts, stair climbers and other mechanical conveyance systems. These systems generally require permits from the jurisdiction having authority prior to installation and an inspection by a qualified specialist prior to use. Any comments relative to these systems that may be made in the inspection report are for guidance purposes only; a separate/ independent inspection by a qualified specialist is recommended prior to closing.

Moisture/Condensation - Moisture/condensation conditions can have numerous causes including those related to: mechanical equipment; venting; bath; laundry and kitchen venting; attic and/or crawlspace ventilation. Consideration should also be given to the presence of an adequate vapor retarder and insulation when investigating possible concerns.

Mold Assessments - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a home inspection. Any area showing evidence of or having the potential for water leakage, moisture intrusion and/or inadequate ventilation can cause or contribute to a structure or health hazard. If such conditions exist or occur, arrange for further investigation by a certified industrial hygienist or other appropriate specialist to determine whether mold hazards exist, if there is an ongoing climate for contamination and the recommended remedial action.

Pet/Pests - No determination was made regarding any damage and/or lingering odors/waste that may exist from pest infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept in the house, there are likely some resultant conditions or residue.

Plaster Surfaces - Plaster becomes more susceptible to sagging and damage as it ages, or if exposed to excess heat, water leakage or structural movement. Separation of the plaster from its base is not always readily apparent but should be suspected with any plaster movement, irregularities or obvious defects. Failing ceiling plaster requires prompt attention.

Safety Glass Breakage - Tempered glass, often used in the home in entry doors, oven doors, fireplace doors, bathtub and shower doors or enclosures, and in other products and areas of homes where impact or otherwise accidental breakage is likely to occur, is subject to spontaneous breakage. While generally random and relatively rare, this breakage cannot be predicted and can occur in an explosive manner without any recognizable precursor or warning. This type of glass has been, and continues to be used in the manufacturing process. Identification or verification of the presence of, or the absence of, tempered glass is generally not within the scope of a standard home inspection. If any concerns or questions exist about the suitability of glazing in any area of the house, it should be inspected by a qualified specialist.

Security/Safety Systems - A standard home inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should perform his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.

Smoke/CO Alarm Notice - The inspection of smoke/carbon monoxide detectors, if indicated, is limited to the general location of units and an alarm test using the built-in test feature only. Since these units are subject to subsequent removal or relocation, as well as the removal or failure of batteries or malfunction for various reasons, it will be necessary to confirm operation and placement acceptability at the time of occupancy, and regularly thereafter. It is generally

recommended that at least one smoke/carbon monoxide detector be placed on each floor level and in each sleeping area. Hardwired units are now often required in newer construction; however, no specific determination was made as to whether units are properly hardwired or interconnected. These detectors have a finite service life and typically need replacement every five to ten years, subject to manufacturer recommendations. For this reason, unless documentation is available on the age of the detectors, it would be prudent to replace all detectors prior to occupancy. At the very least smoke/carbon monoxide detectors should be tested at least twice annually; more frequently would be advisable.

Smoke Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Walls/Ceiling Conditions - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

9. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and accessible elements as listed herein. In most homes, only a representative portion of the structure can be inspected. Elements or areas concealed from view for any reason cannot be inspected; hidden defects may exist. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect or pest inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

CONSTRUCTION TYPE:
Crawlspace

FOUNDATION WALLS / PIERS:
Concrete Block Piers
Concrete Walls

FLOOR STRUCTURE:
Floor Framing: Wood Joists
Beams: Solid Wood
Beam Support: Concrete Block Piers

INSULATION / VAPOR RETARDERS:
No Insulation Observed
Vapor Retarder: Not Determinable

SPECIAL LIMITATIONS:
Limited Clearance
Low Clearance

S	F	P	NA	NI	
	●				**9.0 FOUNDATION WALLS** (1) DAMAGE AND/OR DETERIORATED SEALANT MATERIALS OBSERVED AT THE CRAWLSPACE FOUNDATION WALLS. *Damage / deteriorated sealant may affect the integrity of affected materials. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (2) DUE TO GRADING AND/OR FOUNDATION PLANTINGS & VEGETATION, ENTIRE EXTERIOR FOUNDATION WALLS & SIDING / TRIM MATERIALS, EXTERIOR FAUCETS WERE NOT VISIBLE / ACCESSIBLE & COULD NOT BE FULLY INSPECTED.
	●				**9.1 PIERS / COLUMNS** SEE CRAWLSPACE ENTRY / ACCESS COMMENTS.
		●			**9.2 SUB-FLOOR** (1) STAINING / WOOD DECAY AND/OR DAMAGE OBSERVED AT THE REAR FLOORING / FRAMING. *Wood decay / damage may deteriorate the integrity of affected components. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* (2) STAINING OBSERVED AT THE SUB-FLOORING, MAINLY ADJACENT TO PLUMBING PROVISIONS. AREAS TESTED POSITIVE FOR MOISTURE CONTENT USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION. *Extent of moisture penetration / condition of latent materials was not visible and could not be fully inspected. Hidden damage may exist.* (3) STAINING & WOOD DECAY / DAMAGE OBSERVED AT THE SUB-FLOOR & FRAMING MATERIALS,MAINLY ADJACENT TO PLUMBING PROVISIONS. AREA(S) TESTED DRY USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION. *Wood decay / damage may deteriorate the integrity / rigidity of affected components over time. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.
		●			**9.3 FLOOR FRAMING** SEE RELATED SUBFLOORING COMMENTS.
	●				**9.4 MAIN BEAM(S)** SEE CRAWLSPACE ENTRY / ACCESS COMMENTS.
	●				**9.5 CRAWLSPACE VENTILATION PROVISIONS** LEAVES / DEBRIS OBSERVED AT THE CRAWLSPACE VENTILATION PROVISIONS. *Excessive debris build-up may result in improper air flow / poor ventilation.* RECOMMEND REMOVAL OF DEBRIS & PERIODIC MONITORING / MAINTENANCE TO ENSURE PROPER AIR FLOW.
	●				**9.6 CRAWLSPACE ENTRY / ACCESS**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
					DUE TO DESIGN / HEIGHT LIMITATIONS & HVAC DUCTING / PLUMBING PROVISIONS, APPROXIMATELY 20% OF CRAWLSPACE WAS INACCESSIBLE & CRAWLSPACE & RELATED ELEMENTS WERE NOT PHYSICALLY REACHED / FULLY INSPECTED.
				●	**9.7 INSULATION** INSULATION MATERIALS WERE NOT PRESENT / OBSERVED AT TIME OF INSPECTION. *Lack of insulation may result in elevated levels of moisture / humidity & may promote energy loss.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.
	●				**9.8 ELECTRICAL / WIRING** SEE CRAWLSPACE ENTRY / ACCESS COMMENTS.
		●			**9.9 PLUMBING PROVISIONS** (1) CORROSION OBSERVED AT THE WATER SUPPLY PIPING LOCATED IN THE CRAWLSPACE. *Prolonged exposure to corrosion may result in premature wear / failure of affected components. No leaks observed at time of inspection; however, removal of corrosion may result in exposure of leak.* (2) ACTIVE LEAK(S) OBSERVED BELOW THE MAIN PLUMBING PROVISIONS. *Extent of leak(s) / damage was not determined / condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.
	●				**9.10 DUCTING PROVISIONS** DUCT TAPE / IMPROPER SEALANT MATERIALS OBSERVED IN USE AT THE HVAC SYSTEM DUCTING & RELATED ELEMENTS. *Duct tape / improper sealant materials can loose adhesiveness due to the moisture content and heat found in Florida attics, which can lead to air leaks / energy loss.* RECOMMEND HAVING A LICENSED HVAC COMPANY EVALUATE / REMEDY AS NEEDED.
	●				**9.11 ELEMENTS** CORROSION OBSERVED AT THE UNDERSIDE OF MULTIPLE BATHTUBS. *Prolonged exposure to corrosion may promote premature wear / failure of affected components. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.
●					**9.12 IMPORTANT NOTE** *Please review all supplemental information at the footer of this section for maintenance suggestions and further information.*

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

9.0(1) FOUNDATION WALLS (Picture 1)

9.0(1) FOUNDATION WALLS (Picture 2)

9.0(2) FOUNDATION WALLS (Picture 1)

9.0(2) FOUNDATION WALLS (Picture 2)

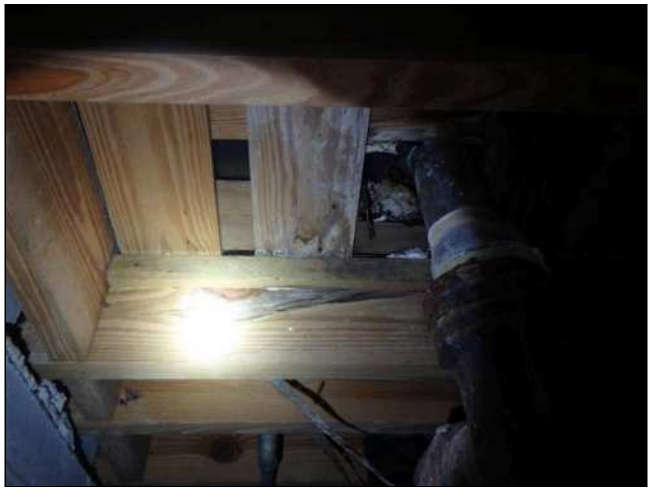
9.0(2) FOUNDATION WALLS (Picture 3)

9.0(2) FOUNDATION WALLS (Picture 4)

9.2(1) SUB-FLOOR (Picture 1)

9.2(1) SUB-FLOOR (Picture 2)

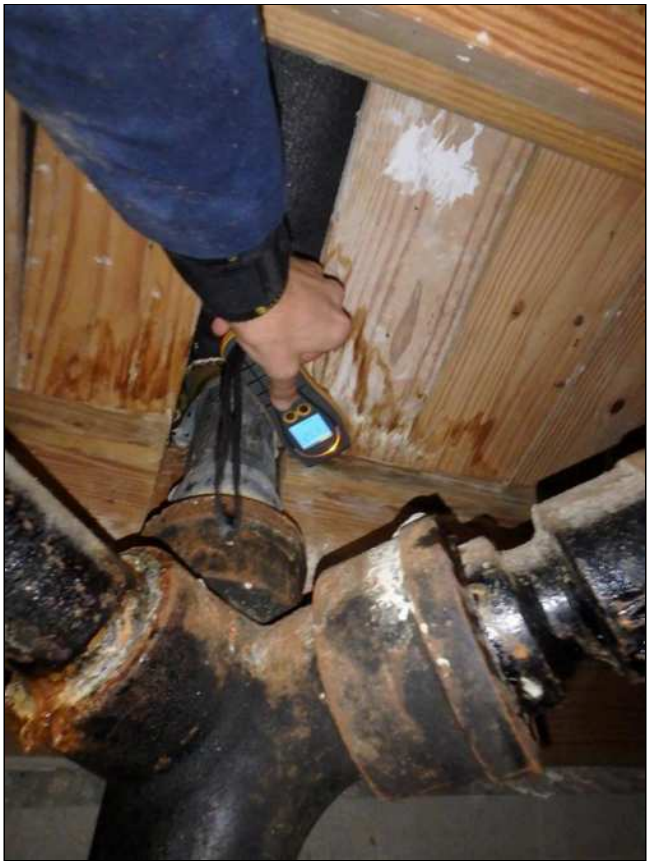
9.2(1) SUB-FLOOR (Picture 3)



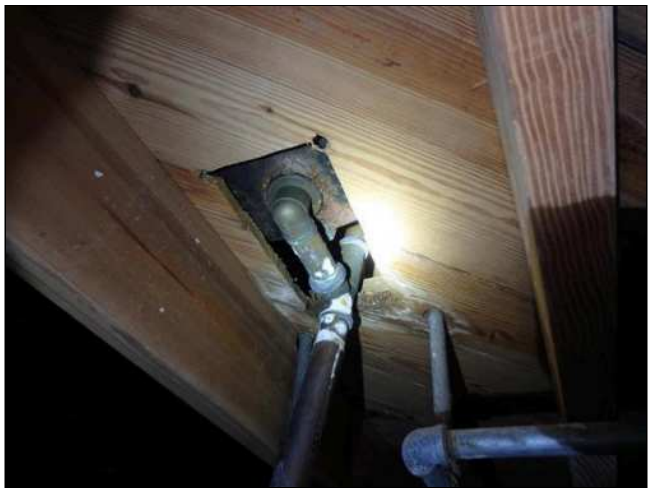
9.2(2) SUB-FLOOR (Picture 1)

9.2(2) SUB-FLOOR (Picture 2)

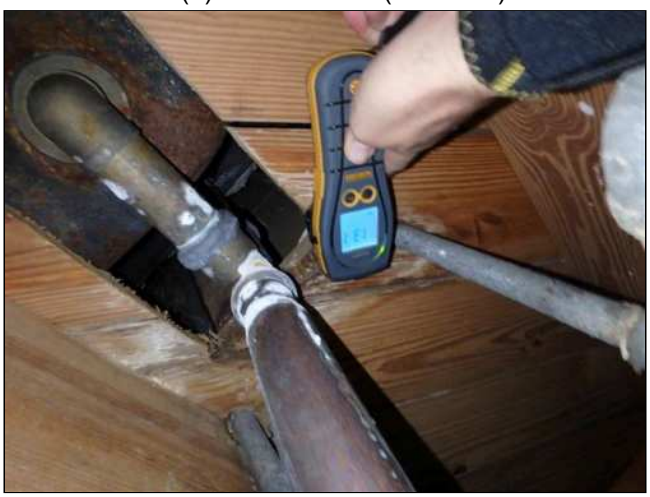
9.2(2) SUB-FLOOR (Picture 3)



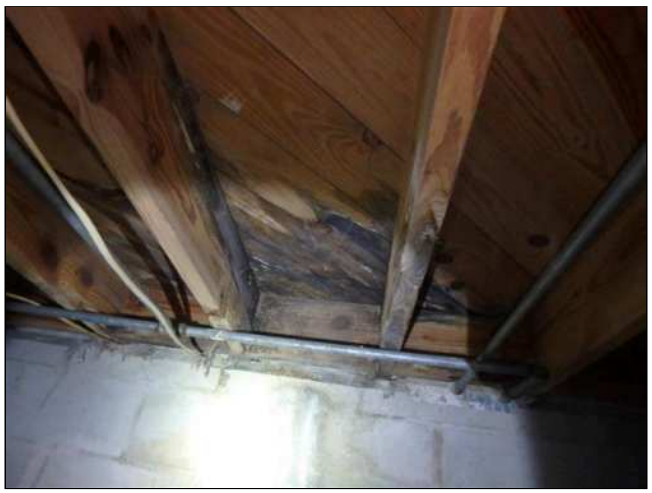
9.2(2) SUB-FLOOR (Picture 4)



9.2(3) SUB-FLOOR (Picture 1)



9.2(3) SUB-FLOOR (Picture 2)



9.2(3) SUB-FLOOR (Picture 3)

9.2(3) SUB-FLOOR (Picture 4)

9.2(3) SUB-FLOOR (Picture 5)

9.2(3) SUB-FLOOR (Picture 6)

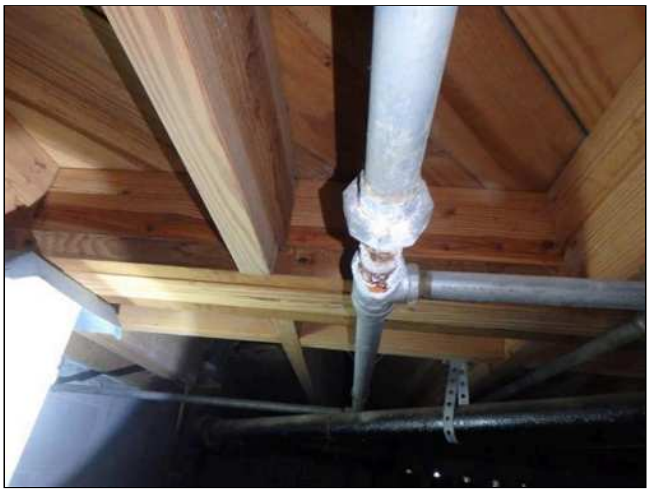
9.5 CRAWLSPACE VENTILATION PROVISIONS (Picture 1)

9.5 CRAWLSPACE VENTILATION PROVISIONS (Picture 2)

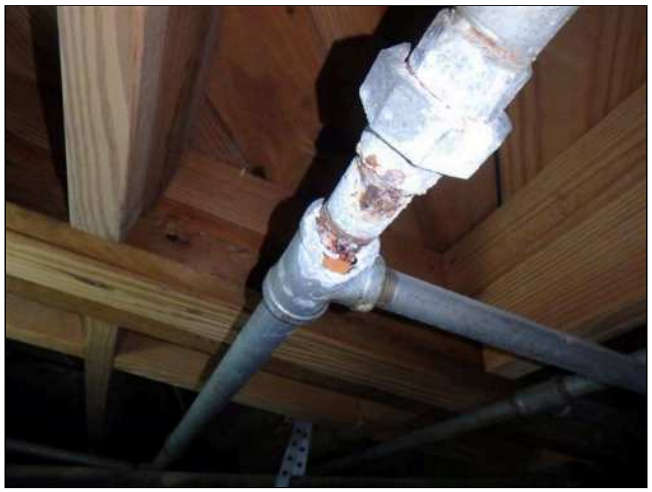
9.6 CRAWLSPACE ENTRY / ACCESS (Picture 1)

9.6 CRAWLSPACE ENTRY / ACCESS (Picture 2)

9.7 INSULATION (Picture 1)

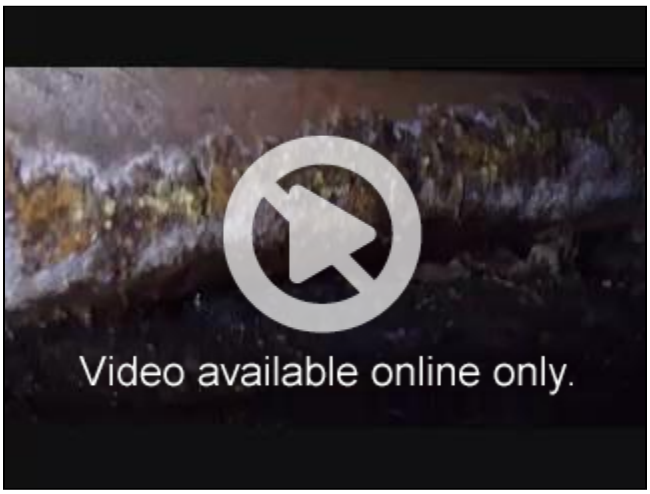


9.9(1) PLUMBING PROVISIONS (Picture 1)



9.9(1) PLUMBING PROVISIONS (Picture 2)

9.9(2) PLUMBING PROVISIONS (Picture 1)



9.9(2) PLUMBING PROVISIONS (Video 2)

9.10 DUCTING PROVISIONS (Picture 1)

9.10 DUCTING PROVISIONS (Picture 2)

9.11 ELEMENTS (Picture 1)

9.11 ELEMENTS (Picture 2)

9.11 ELEMENTS (Picture 3)

9.11 ELEMENTS (Picture 4)

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Balloon Framing - Balloon framing is generally structurally acceptable, but there may be open wall voids without the type firestop currently recommended or required. Recommend install suitable firestops in studs spaces where feasible.

Below Grade/Soil Contact - Wood framing located below grade, in contact and/or close proximity to the soil is prone to decay and insect damage. Decay of wood posts may directly and adversely effect key structural elements. Any areas of reported damage should be checked for extent of damage and remedial needs prior to closing.

Crawlspaces - These areas are particularly prone to detrimental conditions including wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. Check periodically for potential concerns.

Foundation Conditions - Providing/maintaining adequate foundation grading is always critical to minimize detrimental conditions. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems. Significant foundation movement is usually indicative of a structural concern. Whether an older or ongoing condition, evaluation by a qualified specialist is generally advised, if only as a precautionary measure. If the movement is lateral (horizontal cracking) or in some way has affected other structural components, remedial measures will usually be required.

Framing Conditions - Excess notching, improper construction methods, substandard materials, or ongoing conditions, such as decay or wood-destroying insects, in the sub-structure can adversely affect framing members/conditions throughout the house. Any assessment to determine structural conditions and/or remedial needs should include areas subject to consequential or hidden damage.

Inspection Limitations - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

Insulation/Vapor Retarders - Assessment of the presence of a vapor retarder (barrier) is often restricted by insulation or finish materials. In colder climates, a retarder is critical and should be provided between the house and unconditioned areas such as the attic. If not installed or installed improperly, it should be corrected or conditions monitored for moisture concerns.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may result in mold concerns.

Light Framing - This house appears to have been constructed using light framing methods and other construction features typical of the house style. The basic design or construction methods used were possibly acceptable at time of construction; however, some features may be considered substandard compared to modern construction practices. While in many cases the components are functional, improvements may still be needed or desirable. When remedial or renovation work is needed or performed, any new work, and possibly related features or components, will likely have to meet current requirements.

Moisture/Condensation - Excessive moisture levels may have caused mold or structural damage; contributory factors should be eliminated.

Mold Assessments - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a home inspection. Any area showing evidence of or having the potential for water leakage, moisture intrusion and/or inadequate ventilation can cause or contribute to a structure or health hazard. If such conditions exist or occur, arrange for further investigation by a certified industrial hygienist or other appropriate specialist to determine whether mold hazards exist, if there is an ongoing climate for contamination and the recommended remedial action.

Seismic Considerations - Seismic construction requirements are generally not evaluated within the scope of a standard inspection. It would be advisable to have a qualified specialist inspect any house in areas with a moderate to high earthquake potential for seismic construction and prior earthquake effects. It is usually not possible to readily determine whether masonry foundations, chimneys or other elements have been properly reinforced.

Structural Analysis - An engineering analysis of a building's structure and the strength and adequacy of structural components generally can only be provided by a licensed structural engineer, often with the use of special equipment, measurements, and calculations. Such engineering evaluations are beyond the scope of a home inspection. If an engineering evaluation of the house is desired, contacted a licensed engineer.

Ventilation Provisions - Unconditioned sub-grade areas, particularly crawlspaces, generally need year round ventilation unless dry or heated. Advise upgrading or correcting vents to provide adequate cross-ventilation should elevated moisture conditions exist or develop, or if inadequate venting is indicated.

Wood Deterioration/Insects - Wood deterioration or damage, whether from wood-destroying insects or decay, is more critical when major structural members are damaged. While some concerns may have been identified, additional concerns may exist. When evidence of decay and/or wood-destroying insect infestation or damage is noted, a full assessment should be made to determine extent of any damage or remedial measures required.

Wood-destroying Insect Treatment - There are indications of possible prior treatment of the house with an insecticide. Obtain documentation from owner on purpose, methods employed, etc. No treatment adequacy/contamination evaluations were performed.

10. FOUNDATION AREA WATER PENETRATION

Comments related to water penetration issues addressed in this section of the report are limited to visible conditions at readily accessible at-grade/subgrade areas of the house at the time of inspection. **It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns.** Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected; consequently there may be hidden evidence of water penetration concerns or damage. This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

AREAS AT GRADE / SUBGRADE:
Crawlspace

SPECIAL LIMITATIONS:
Finished Materials
Limited Access to Crawlspace

S	F	P	NA	NI	
	●				**10.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS** SEE FOUNDATION / SUBSTRUCTURE (FOUNDATION WALLS) COMMENTS.
●					**10.1 INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

NOTE: Many at-grade and subgrade water penetration concerns are related to site conditions including inadequate or malfunctioning roof drains, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Backwater Valve - A valve at a floor drain or on the sewer line may be indicative of a prior or chronic backup concern. If such a valve is present, obtain information from the owner on reason for installation and past use; check and service as needed. Determination for the need for this type valves is beyond the scope of a home inspection.

Check Valve - Pump discharge water may backflow to the sump pit if there is no check (backflow) valve or if it is malfunctioning. Repair or add a suitable backflow valve as required.

Crawlspace Moisture/Venting Provisions - Unconditioned sub-grade areas, particularly crawlspaces, generally need year round ventilation provisions, unless naturally dry or constructed with full and effective damp-proofing measures. Should elevated moisture conditions exist or develop, or if inadequate venting is otherwise indicated, venting provisions should be corrected or improved. In areas/seasons with high ambient humidity levels, open vents can contribute to high indoor moisture levels, and in these cases, special alternative measures may be warranted to mitigate moisture concerns.

Drainage Systems - Any perimeter drainage system that may have been installed with the original construction or added at a later date should help minimize water seepage concerns. These systems, however, can collapse, become clogged, or be overburdened; consequently, monitoring of conditions and a periodic check of flow is advised.

Exterior Entryway - The areaway (stairs and any walls) providing access to sub-grade areas often contributes to seepage due to inadequate or clogged drains or lack of coverings. The appropriate remedial work should be performed if detrimental conditions exist.

Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary sewer system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

General Considerations - Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, a remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

Grading/Roof Drains - Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Moisture Barriers - Generally, a moisture barrier should be provided over dirt crawl space floors to minimize rising dampness. Care should be taken to install it in such a way to prevent any accumulation on top of the barrier.

11. ELECTRIC SYSTEM

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

HOUSE SERVICE:
Service Line: Overhead
Est. Service Capacity: 120/240 Volts; 200 Amps
Type Service Feeder: Copper
Est. Feeder Capacity: 200 Amps

TYPE CIRCUITS / WIRING:
120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper & Aluminum

DISTRIBUTION PANEL:
Type: Circuit Breaker Panel
Est. Capacity: 200 Amps
Main Disconnect: 200 Amps
Location: Bedroom

CIRCUIT-INTERRUPTERS:
GFCI: Electrical Outlet(s)
AFCI: In Panel

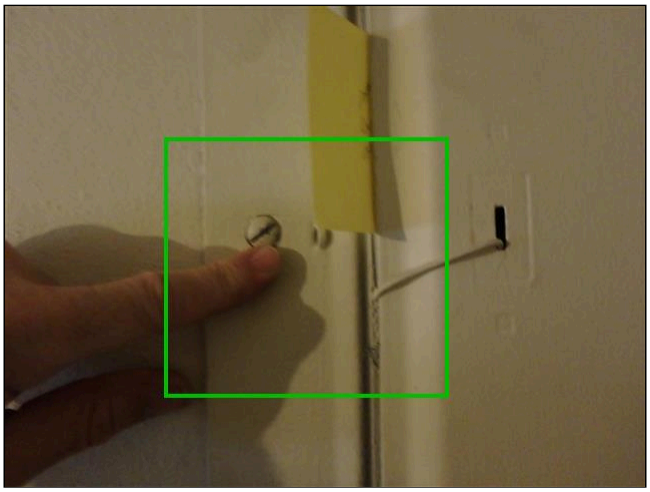
DISTRIBUTION PANEL BRAND:
Square D (Schneider Electric)

S	F	P	NA	NI	
	●				**11.0 SERVICE / ENTRANCE LINE** (1) INCOMING ELECTRICAL LINE ARE TOO LOW TO GROUND. *Electrical lines should be 12' above any potential walking path.* (2) SERVICE LINE IS IN CONTACT / CLOSE PROXIMITY TO TREE BRANCHES. *Condition may promote accidental damage to occur to incoming service / electrical lines.* RECOMMEND CONTACTING UTILITY COMPANY FOR EVALUATION / REMEDY.
●					**11.1 SERVICE GROUNDING PROVISIONS**
	●				**11.2 DISTRIBUTION PANEL** (1) LATCH AT PANEL DEAD-FRONT DOOR IS DAMAGED. *Door can not be secured shut.* (2) IMPROPERLY ABANDONED WIRING OBSERVED IN PANEL. *Wiring should be capped in order to prevent related damage / arcing.* (3) MISSING STRAIN RELIEF BUSHINGS OBSERVED AT THE ELECTRICAL PANEL. *Condition may allow accidental damage to occur to conductors / surrounding components.* (4) **MULTIPLE-TAPPED** WIRING OBSERVED AT THE NEUTRAL BARS IN PANEL. *Condition may cause damage to the electrical system , over time.* (5) ONLY HALF OF A DOUBLE POLE (240V) BREAKER IS IN USE AT THE ELECTRICAL PANEL AND THE WIRING APPEARS TO BE THE IMPROPER GAUGE. *Condition may cause improper electrical draw on the breaker / circuit potentially causing premature wear / failure of affected components.* RECOMMEND HAVING A LICENSED ELECTRICAL CONTRACTOR EVALUATE AND REPAIR AS NEEDED.
	●				**11.3 REPRESENTATIVE DEVICES** (1) SEE INTERIOR ELEMENTS COMMENTS. (2) SEE RELATED COMMENTS.
	●				**11.4 RECEPTACLE OUTLETS** (1) SEE INTERIOR ELEMENTS COMMENTS. (2) SEE RELATED COMMENTS.
●					**11.5 LIGHT SWITCHES**
●					**11.6 WIRING / CONDUCTORS (EXPOSED)**
	●				**11.7 GROUND-FAULT CIRCUIT-INTERRUPTER TEST** SEE BATHROOM COMMENTS.
●					**11.8 IMPORTANT NOTE** *Please review all supplemental information at the footer of this section for maintenance suggestions and further information.*

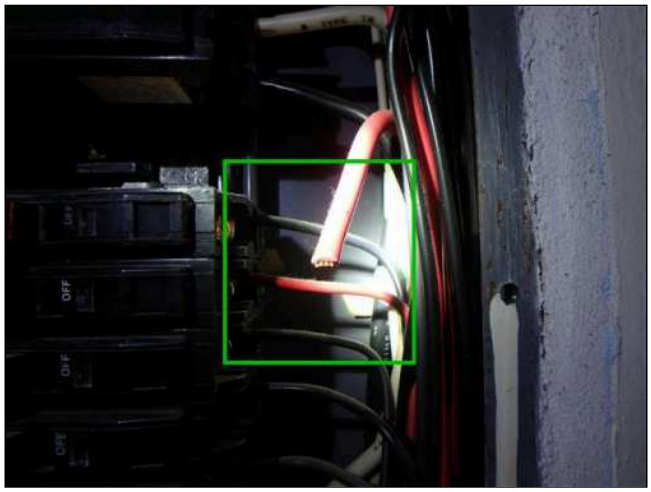
S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

11.0(1) SERVICE / ENTRANCE LINE (Picture 1)

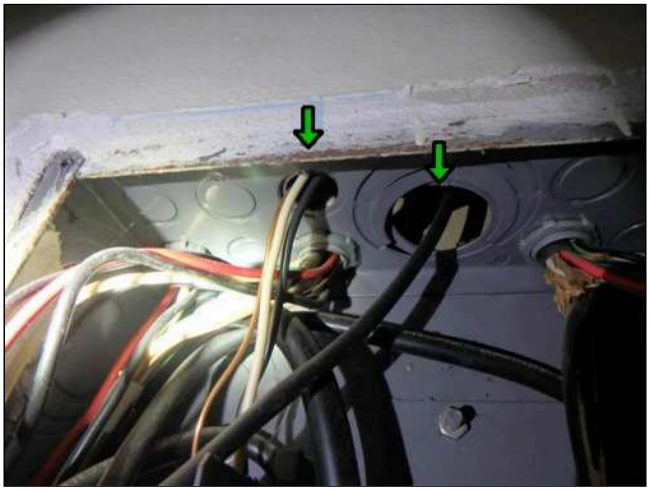
11.0(2) SERVICE / ENTRANCE LINE (Picture 1)



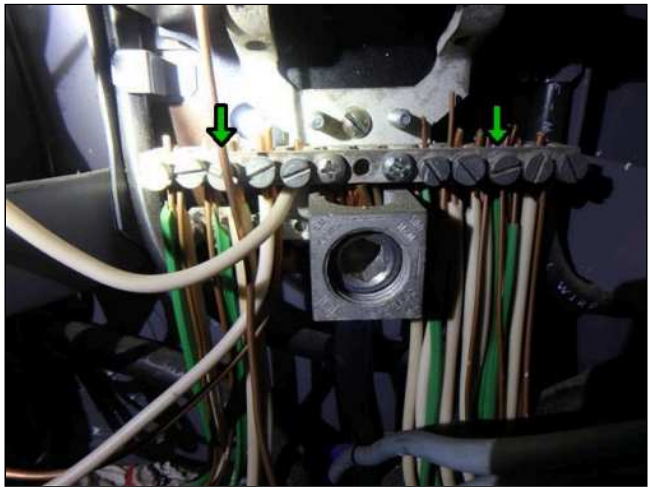
11.2(1) DISTRIBUTION PANEL (Picture 1)



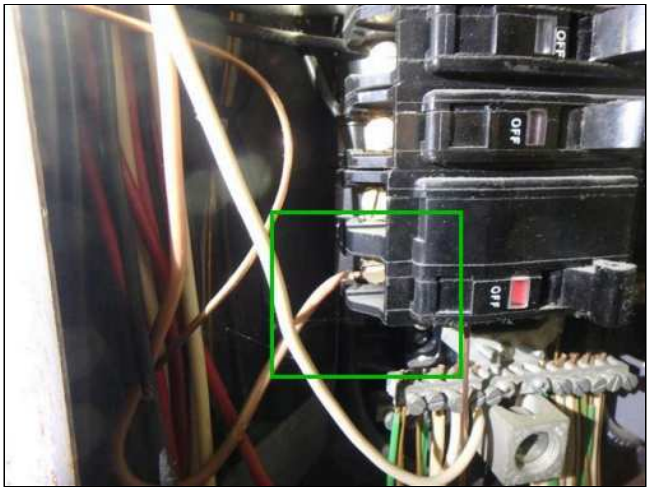
11.2(2) DISTRIBUTION PANEL (Picture 1)



11.2(3) DISTRIBUTION PANEL (Picture 1)



11.2(4) DISTRIBUTION PANEL (Picture 1)



11.2(5) DISTRIBUTION PANEL (Picture 1)

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Arc-Fault Circuit Interrupters - As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-Fault Circuit-Interrupter (AFCI), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. The function of AFCIs can not be tested without disrupting the electric flow on circuits throughout the house and hence they are not tested during a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip" it should be left in the "tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

Aluminum Wiring - It is generally recommended that houses with aluminum wiring on the household circuits be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. Recommended actions/methods will vary among electricians and agencies involved with electric safety. If prior remedial work is indicated, obtain documentation.

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.,) is not performed as part of a standard home inspection.

Breakers/Fuses/Wire Size - Oversized fuses or breakers (or undersized wires) are a hazard and must be corrected.

Circuit Taps - Generally, only one conductor (wire) should be connected at any fuse, breaker or panel lug. If the panel is near/at capacity, an upgrade may be necessary to correct this condition.

Concealed Electric - Due to house design, aside from electric devices and fixtures visible within the house, all electric system components are concealed and therefore could not be inspected. While it may be difficult to fully assess electric system conditions without opening walls or other destructive measures, an inspection and evaluation by a licensed electrician is recommended as a precautionary measure.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

Electric Distribution - Electric service to areas of the house may be minimal and/or inadequate for present/future needs. Anticipate upgrade needs.

Electric Equipment Issues - Product notices or advisories are periodically issued for certain electric equipment due to inherent defects or latent concerns. One particular product that has been identified as being subject to inherent or latent defects is a Stab-Lok electric panel manufactured by Federal Pacific Electric (FPE). This type panel appears to have been installed in this house. Potential hazards may include faulty breaker connections and the failure of the main breakers to trip when required. Failure of a circuit breaker to trip can result in a fire, property damage, and/or personal injury. Evaluation of this panels by a qualified licensed electrician is generally recommended as a precautionary measure.

Electric System Grounding/Bonding - The proper electric bonding and grounding of equipment and other house components is required for occupant safety. There are many variables that affect bonding, such as, but not limited to local codes and practices and equipment manufacturer requirements. The integrity of the bonding and grounding systems is also subject to the installation methods and material quality. While bonding or grounding issues may be commented on in this inspection report, a home inspector cannot and does not verify the integrity or continuity of the bonding or grounding systems for any house element or system. If you would like assurances regarding the integrity of the electric bonding or grounding system in a house or for any particular equipment, we recommend that you contact a qualified electrician or other qualified technician to provide this service.

GFCI Test - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI, it should be corrected.

Ground-Fault Circuit Interrupters Issues - GFCIs are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

House Service Line - The service line must have adequate clearance above the ground and from other objects (trees, poles, etc.) and must be maintained in a weathertight condition.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

Low Voltage House Lighting - Over time, the components of a low voltage lighting system will malfunction at a greater rate than normal. Anticipate maintenance/upgrade needs.

Multiple Disconnects - Some panels are designed with multiple main disconnects; ensure proper de-energization of all service before work is done. Consider upgrade to single main.

Panel Capacity - The panel appears near or at capacity or is possibly undersized for house demands. An upgrade of the panel and associated wiring may be required.

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Panel/Circuit Wiring - Aluminum wiring is common on service feeders and major appliance circuits. All aluminum connections should be checked periodically. If household circuits are listed as aluminum wiring, review any inspector comments and general aluminum (120v) wiring comments. The operation or adaptability of any 240 volt dedicated appliance circuit for use with a particular appliance was not determined.

Panel Conditions - Evidence of rust or damage in a panel dictates a need for a thorough check by an electrician for any hidden damage. Issues have been raised related to the listing and latent defects that may exist with certain type/brand panels. A home inspection cannot readily identify such conditions. An inspection by an electrician is advised when potential concerns are reported.

Receptacle Polarity - Reversed polarity refers to a receptacle wired improperly (hot and neutral wires reversed). Non-polarized refers to a receptacle without provisions for accepting polarized plugs. Both of these conditions represent potential safety concerns.

Service Disconnects - The absence of a single or sub-main disconnect generally does not effect system function but may be required and/or pose a potential safety hazard.

Service Limitations - Electric service provided to the house appears inadequate or limited for present-day standards or normal demands.

Site Lighting/Wiring - A full inspection of exterior/site electrical components is not included in the scope of a standard home inspection. Advise a check of all site lighting components by a qualified electrician to ensure proper wiring procedures/operation.

Square D Breakers - Beginning in early 2003, counterfeit circuit breakers labeled as "Square D" were introduced to the U.S. and Canadian marketplace and have since been recalled by several distributors due to their potential to fail to trip when overloaded, which poses a fire hazard. The Square D breakers observed in the electric panel may have been manufactured or installed during the timeframe in question. Verification of the presence of counterfeit breakers can only be made by removing breakers from the panel for inspection. Neither the removal of breakers nor the determination of the presence of this or any product subject to a recall or other manufacturer or governmental safety notice is within the scope of a home inspection. A qualified electrician should inspect the panel and breakers to verify whether counterfeit breakers have been installed.

Sub-Panel Ground - It is common, but a potential hazard, to have ground and neutral wires connected at the sub-panel. A check by an electrician will be required to confirm acceptability.

System Ground - All systems require a ground rod or other suitable grounding provision including a jumper over any water meter. Questionable grounding provisions should be checked/confirmed.

Wire Splices - Wires should only be spliced together using approved wire nuts; splices should be installed in a covered junction (splice) box. Exposed/taped splices are not proper.

12. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

TYPE SYSTEM:
Electric Central Air Conditioning

BRAND:
Goodman (Daikin)
Model #: / Serial #: : GSC140601AE / 0907163968

ESTIMATED AGE:
10 Years

DESIGN LIFE:
10 to 15 years (Average)

LOCATION:
Exterior, Right Side

PRIMARY DISTRIBUTION METHOD:
Ducted System w/ Room Supply Outlets

S	F	P	NA	NI	
	●				**12.0 ------ COOLING 1 -------** SEE BELOW COMMENTS.
	●				**12.1 COOLING SYSTEM** (1) ACCEPTABLE TEMPERATURE DIFFERENTIAL *(14 ° F)* WAS MET AT TIME OF INSPECTION. TEMPERATURES NOTED IN PICTURES. *A minimum 14 ° F difference between temperature at HVAC system in-take & temperature at air register(s) is considered to be a properly operating system.* (2) SEE BELOW COMMENTS.
●					**12.2 OUTDOOR UNIT**
	●				**12.3 INDOOR UNIT (AIR HANDLER)** MOISTURE STAINING / MICROBIAL GROWTH OBSERVED AT THE DUCTWORK / COOLING COIL UNION. *Condition may be an indication of leak / previous leaks.* NO LEAKS OBSERVED AT TIME OF INSPECTION. ALSO SEE HEATING COMMENTS. RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED.
●					**12.4 CONDENSATE PROVISIONS** *NOTE : 1 CUP OF BLEACH OR WHITE DISTILLED VINEGAR SHOULD BE USED PERIODICALLY IN ORDER TO MAINTAIN THE CONDENSATION PROVISIONS INTEGRITY.*
	●				**12.5 DUCTING PROVISIONS** (1) SEE INTERIOR ELEMENTS (CEILINGS) AND ATTIC COMMENTS. (2) SEE FOUNDATION / SUBSTRUCTURE (DUCTING PROVISIONS) COMMENTS.
●					**12.6 THERMOSTAT**
	●				**12.7 POWER / FUEL SOURCE** OLDER TYPE ELECTRICAL (FUSE) SCISSOR SHUT-OFF SWITCH OBSERVED IN USE AT THE EXTERIOR HVAC UNIT. *These types of electrical boxes usually do not have an internal safety cover. Due to lack of cover, these types of electrical boxes pose a potential shock hazard / liability risk.* RECOMMEND HAVING ELECTRICAL BOX CHANGED OUT TO A MODERN CIRCUIT BREAKER TYPE OR PAD LOCK EXISTING ELECTRICAL BOX FOR SAFETY.
●					**12.8 IMPORTANT NOTE** *Please review all supplemental information at the footer of this section for maintenance suggestions and further information.*

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

12.1(1) COOLING SYSTEM (Picture 1)

12.1(1) COOLING SYSTEM (Picture 2)

12.3 INDOOR UNIT (AIR HANDLER) (Picture 1)

12.3 INDOOR UNIT (AIR HANDLER) (Picture 2)

12.3 INDOOR UNIT (AIR HANDLER) (Picture 3)

12.4 CONDENSATE PROVISIONS (Picture 1)

12.4 CONDENSATE PROVISIONS (Picture 2)

12.4 CONDENSATE PROVISIONS (Picture 3)

12.7 POWER / FUEL SOURCE (Picture 1)

12.7 POWER / FUEL SOURCE (Picture 2)

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Blower/Filter(s) - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Central Cooling - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

Coil Damage - Damage to the condenser coils at the outdoor air conditioning unit. Coil damage or dirt buildup can adversely affect the efficiency and ultimately, if significant enough, the operation of the air conditioning system by limiting air flow or creating unbalanced airflow across the coils. This coil damage or dirt buildup, which may be considered an indication of poor maintenance by the manufacturers, may void any warranty coverage related to the coils, other components or system operation. Regularly cleaning the coils per manufacturer recommendations and preventing dog access to the unit will help prevent further damage. It is not possible to determine the full effect of the damage within the scope of a home inspection. At the very least, additional damage may occur if measures are not taken to clean the coils and prevent future damage.

Recommend assessment by a qualified HVAC contractor to determine the effect on the system and any repair or replacement recommendations.

Condensate Removal - All condensate must be properly discharged to the exterior or a suitable drain with an air gap. Condensate lines and pumps, if present, should be checked for proper flow regularly.

Distribution System - Due to system design, balancing methods or other factors, airflow and/or supply provisions to areas appear limited/uneven. Improve as required or desired. Anticipate heat stratification.

Ductwork Insulation - Any uninsulated ductwork through unconditioned areas (i.e., attics, crawlspaces, etc.), or on the exterior, should be insulated to reduce conditioned air heat gain and condensation concerns.

Heat Pumps - Heat pumps are designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40 F or 5 C). Due to design, anticipate low air flow/temperatures from registers. Also review pertinent HEATING SYSTEM comments. Identification of the presence of a heat pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

Outdoor Unit - The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/ obstructions should also be provided.

Pre-Test Power to System - According to standard manufacturer guidelines, the electric power to a cooling or heat pump system (whether controlled by fuse or breaker) needs to be on 12-24 hours prior to activation/inspection. Lack of confirmation of pre-test power for this time period precludes the ability to inspect the system.

Programmable Thermostats - The specialized function of this unit may have prevented cooling system operation during the inspection. Consult with the owner on operation, and confirm proper operation of system.

Refrigerant Tubing - The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company.

Service Disconnect - A service disconnect located within sight of the exterior unit is generally required; recommend adding. Have a qualified electrician or HVAC serviceperson assess the need.

Single Mode Heat Pump Operation - Due to system design factors, only a single mode operational test of a Heat Pump may be performed. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function may not be possible, particularly if unit can only be operated in the cooling mode.

Supplemental Heat w/Heat Pump - Generally, supplemental heating with a heat pump system is provided by electric resistance coils; seasonal or design impediments may limit ability to assess supplemental system operation.

System Upgrade Needs - No evaluations are made as part of a standard home inspection regarding heating, ventilation, air conditioning or heat pump system design, system, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new heat pump equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact www.doe.gov.

Ventilation Provisions - Adequate attic ventilation is critical to minimize interior heat gain or heat stratification. Consider improving where required.

13. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

TYPE SYSTEM:
Natural Gas / Forced Air Furnace

BRAND:
Goodman (Daikin)
Model #: / Serial #: : GMS81155CNBC / 0708018290

UNIT LOCATION:
Garage

ESTIMATED AGE:
12 Years

DESIGN LIFE:
15 to 20 years (Average)

VENTING SYSTEM:
Type: Natural Draft
Metal Vent

PRIMARY DISTRIBUTION METHOD:
Ducted w/ Registers

S	F	P	NA	NI	
	●				**13.0 ------ HEATING SYSTEM 1 -------** SEE BELOW COMMENTS.
	●				**13.1 HEATING UNIT** (1) ACCEPTABLE TEMPERATURE DIFFERENTIAL *(14 ° F)* WAS MET AT TIME OF INSPECTION. TEMPERATURES NOTED IN PICTURES. *A minimum 14 ° F difference between temperature at HVAC system in-take & temperature at air register(s) is considered to be a properly operating system.* (2) FLUE EXHAUST PIPING FOR UNIT IS IN DIRECT CONTACT WITH INSULATION. *Flue piping usually requires a 1" clearance to all combustible materials. Condition may pose a fire hazard.* (3) MOISTURE STAINING / CORROSION OBSERVED AT THE TOP OF UNIT ADJACENT O FLUE PIPING*. Condition appear to be due to a leak / previous leak at the roof. Prolonged corrosion may result in further damage issues.* RECOMMEND HAVING HVAC COMPANY EVALUATE AND REPAIR AS NEEDED.
	●				**13.2 BURNER** (1) MINOR CORROSION MOISTURE STAINING OBSERVED AT THE TOP OF BURNER CHAMBER AND AT BURNERS. *Condition is an indication of a leak and/or previous leak. Prolonged corrosion may result in further damage.* NO LEAKS OBSERVED AT TIME OF INSPECTION. SEE ALL RELATED COMMENTS. RECOMMEND HAVING A LICENSED HVAC COMPANY EVALUATE AND REPAIR AS NEEDED. (2) *NOTE: PICTURE INCLUDED TO SHOW FUNCTIONALITY AT TIME OF INSPECTION.*
●					**13.3 FUEL LINE AT UNIT**
●					**13.4 COMBUSTION AIR PROVISIONS**
	●				**13.5 VENT CONNECTOR** SEE HEATING UNIT COMMENTS.
	●				**13.6 BLOWER** MINOR CORROSION OBSERVED AT THE TOP AND BASE OF BLOWER MOTOR. *Condition is an indication of a leak / previous leak and/or being stored in an unconditioned space. Prolonged corrosion may result further damage.* RECOMMEND HAVING A LICENSED HVAC COMPANY EVALUATE AND REPAIR AS NEEDED.
	●				**13.7 DISTRIBUTION SYSTEM (EXPOSED)** (1) SEE INTERIOR ELEMENTS (CEILINGS), ATTIC AND COOLING COMMENTS. (2) SEE FOUNDATION / SUBSTRUCTURE (DUCTING PROVISIONS) COMMENTS.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

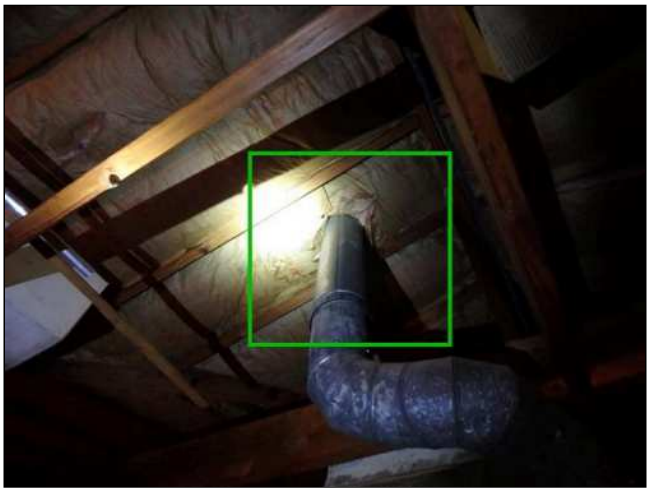
S	F	P	NA	NI	
●					**13.8 THERMOSTAT**
●					**13.9 AIR FILTER**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

13.1(1) HEATING UNIT (Picture 1)

13.1(1) HEATING UNIT (Picture 2)



13.1(2) HEATING UNIT (Picture 1)

13.1(2) HEATING UNIT (Picture 2)

13.1(3) HEATING UNIT (Picture 1)

13.2(1) BURNER (Picture 1)

13.2(1) BURNER (Picture 2)

13.2(2) BURNER (Picture 1)

13.6 BLOWER (Picture 1)

13.6 BLOWER (Picture 2)

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Asbestos-Containing Materials - The original insulation products used with older heating systems (particularly pre-1980 models) were often made of asbestos-containing materials (ACM). No material analysis was performed; however, based on appearance and estimated age, asbestos-containing insulation materials may be present. To confirm material makeup of any suspect ACM, a sample analysis in a lab is required. Recommend arranging evaluation by a qualified asbestos abatement specialist to determine whether asbestos is present and the recommended abatement measures or options. If damage is present, asbestos abatement following accepted practices is recommended.

Auxilary Equipment - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

Blower/Filter(s) - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Combustion Air - All fuel-burning units require adequate air supply for proper combustion and to prevent backdrafting concerns at this or other units. Combustion air may be supplied by room air, room vents or direct ducting from the exterior.

Combustion Air Safety - Combustion air supply ducts provide fresh air from outside the home for the heating systems. These ducts typically consist of one or two 6-8 inch ducts/pipes that terminate in the furnace/utility area near the heating unit or other fuel-burning equipment. It is very important that these intake ducts are open with a frees flow of air at all times to maintaining the safety of your home. While cold/unconditioned air will flow through these ducts in the winter, DO NOT block or otherwise impede their function. When these ducts are working properly, the furnace/utility room should have adequate air supply; if they are blocked in any way, the lack of adequate combustion air can lead to system malfunction and elevated levels of hazardous carbon monoxide. Any

questions should be addressed to the gas company or your H.V.A.C. contractor.

Flex Gas Piping - The use of flex tubing or copper piping is unacceptable in some areas. Gas connectors made of brass, are uncoated, and can crack or break, leading to a fire or explosion. Connectors can wear out from too much movement, bending or corrosion. They are used most often with gas ranges, ovens and clothes dryers. Any questionable conditions should be checked by the local utility.

Flue/Vent Damper - Flue/vent dampers may malfunction due to inferior design, installation or other factors. Repair as needed and/or check regularly. Confirm compatibility for use with installed heating system with manufacturer and local utility.

Flue/Venting - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.

Heat Distribution - Distribution irregularities can be due to system design or installation deficiencies (e.g., balancing, limited supply registers, etc.). A thorough evaluation by a qualified HVAC specialist will be required to determine corrective action required. Generally, house heating will be affected by heat stratification and house or system design factors.

Heat Exchanger - A limited assessment of the exchanger indicated signs of, or suspicion of, failure or other detrimental conditions. Potential health/safety concerns may exist. A thorough check of the unit and vent system by a qualified heating contractor is recommended. While heat exchanger replacement may be possible in rare cases, replacement of the furnace usually will be required if failure exists. Some types of heat exchangers, including basic horizontal flow models and even some newer high-efficiency units, are subject to premature failure.

Heating Unit in Garage - While possibly not a requirement at the time of construction, the combustion chamber or ignition sources of mechanical equipment in garage areas should be positioned at least 18 inches above the floor for fire safety reasons. Adequate clearance to combustibles must also be maintained around the unit and vent.

Heating System Upgrade Needs - No evaluations are made as part of a standard home inspection regarding heating, ventilation, air conditioning or heat pump system design, system, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new heat pump equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact www.doe.gov.

Heat Pumps - A heat pump is designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (< 40F or 5C). Due to design, anticipate low airflow/temperatures from registers. Also review pertinent HEATING SYSTEM comments. Identification of the presence of a heat pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

High-Efficiency Units - High efficiency heating units operate at lower exhaust temperatures; therefore, proper venting and condensate drainage provisions are critical to service life and function. Each unit's requirements vary and cannot be readily assessed during a standard inspection. Units installed into old chimneys may cause moisture damage / have venting problems. Many of these units are prone to premature failure. Confirm unit's condition/status with a qualified service company. Anticipate repair/replacement needs if any venting or combustion problems exist.

Hot Air Furnace - The heart of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Check filters monthly; replace/clean as needed.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/ handle gas supply concerns.

Programmable Thermostats - The specialized function of a programmable thermostat may have prevented heating system operation during the inspection. Consult with the owner on operation, and confirm proper operation of system. Inspection of any thermostat condition is limited to its physical condition, mounting methods, and basic response to setpoint adjustment for cooling system operation. No evaluation is made of calibration accuracy, response time, effectiveness, or the function of each and every feature or components.

Unit/Vent Clearance - Adequate clearances from combustible materials must be provided; use suitable heat shields where appropriate. Required clearances will vary depending on unit and type venting.

14. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, evaluation of the adequacy/capacity of hot-water supply systems, inspection of saunas, steam baths, or solar systems, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, safety valves, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER SUPPLY PIPING:
Galvanized

DRAIN / WASTE LINES:
Cast Iron
Plastic (PVC/ABS)

LOCATION OF SHUT-OFFS:
Water: At Meter
Gas: At Meter

S	F	P	NA	NI	
	●				**14.0 WATER SUPPLY PIPING (EXPOSED)** (1) GALVANIZED WATER PIPING OBSERVED IN USE AT THE PROPERTY OBSERVED MIXED WITH CPVC AS SEEN AT THE WASHER AND LAUNDRY SINK. *Old and / or mixed type water piping is subject to ongoing corrosion & leakage as it ages, particularly at points where galvanized & copper pipes are connected together. The loss of water volume / pressure is also a common occurrence with old piping, as build-up on the interior of the piping & fittings restricts the flow of water. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.* SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED. (2) SEE RELATED COMMENTS.
		●			**14.1 WATER FLOW AT FIXTURES** SEE KITCHEN AND BATHROOMS.
		●			**14.2 DRAIN / WASTE PIPING (EXPOSED)** (1) SEE BATHROOMS. (2) SEE FOUNDATION / SUBSTRUCTURE (PLUMBING PROVISIONS) COMMENTS.
	●				**14.3 FIXTURE DRAINAGE** SEE BATHROOMS.
	●				**14.4 EXTERIOR FAUCET(S)** SEE EXTERIOR ELEMENTS (EXTERIOR FAUCETS) COMMENTS.
		●			**14.5 LAUNDRY SINK** (1) HOT WATER PRESSURE IS POOR WHILE COLD WATER PRESSURE IS SATISFACTORY. ALSO SEE ABOVE COMMENTS. (2) LAUNDRY SINK IS NOT SECURE TO WALL NOR FLOOR AND HAS WHAT APPEARS TO BE PREVIOUS REPAIRS AT LEG(S.) SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REMEDY AS NEEDED.
	●				**14.6 GAS PIPING (EXPOSED)** (1) EXPOSED / IMPROPERLY ABANDONED GAS LINE OBSERVED ADJACENT TO THE CHIMNEY. *Unsecured / improperly abandoned piping may pose a potential trip hazard.* RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED. (2) *NOTE: GAS METER LOCATION NOTED IN PICTURE.*
	●				**14.7 WATER METER** (1) WATER METER BOX OBSERVED TO BE COMPLETELY COVERED WITH DIRT / DEBRIS. *Meter was un-covered to check for movement / leaks without any fixtures running & movement was not observed. The utility company usually states that the meter box is the homeowner's responsibility.* RECOMMEND PERIODICALLY MONITORING / CLEANING METER BOX TO ENSURE PROPER GAUGE & MAIN SHUT OFF SWITCH ACCESSIBILITY.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

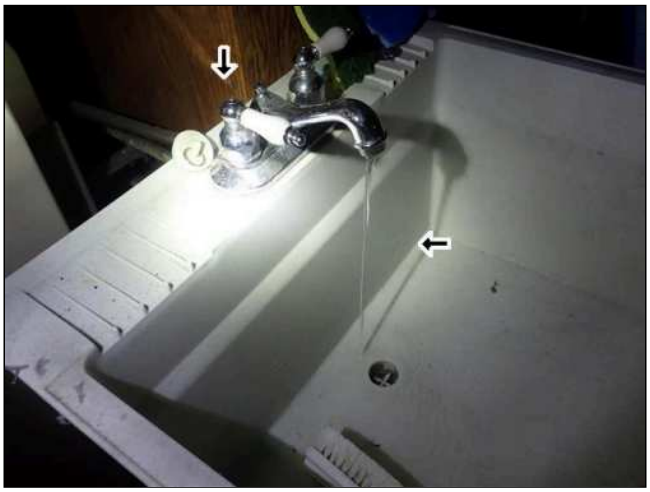
S	F	P	NA	NI	
					(2) *NOTE: WATER METER LOCATION NOTED IN PICTURES.*
	●				**14.8 WASHER / DRYER** (1) LINT ACCUMULATION OBSERVED BEHIND THE CLOTHES DRYER. *Condition is indicative of a damaged / not fully secured lint discharge tube. Excessive lint accumulation may pose a potential fire hazard.* (2) DRYER LINT DISCHARGE TUBE / VENT COMPONENTS ARE DISCONNECTED - HOT AIR CAN BE FELT BEHIND DRYER WHEN UNIT IS RUNNING. *Improper interface union may promote excessive lint accumulation which may pose a potential fire hazard.* (3) EXTERIOR DRYER LINT DISCHARGE TUBE VENT COVER IS LOOSE / UNSECURED. *Current condition may promote moisture / pest intrusion.* (4) FAIR RATING ALSO DUE TO AGE & CONDITION AS WELL AS RUST/CORROSION OF UNITS. SUGGEST HAVING A LICENSED APPLIANCE SERVICE COMPANY OR CONTRACTOR EVALUATE AND REMEDY AS NEEDED.
●					**14.9 IMPORTANT NOTE** *Please review all supplemental information at the footer of this section for maintenance suggestions and further information.*

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

14.0(1) WATER SUPPLY PIPING (EXPOSED) (Picture 1)

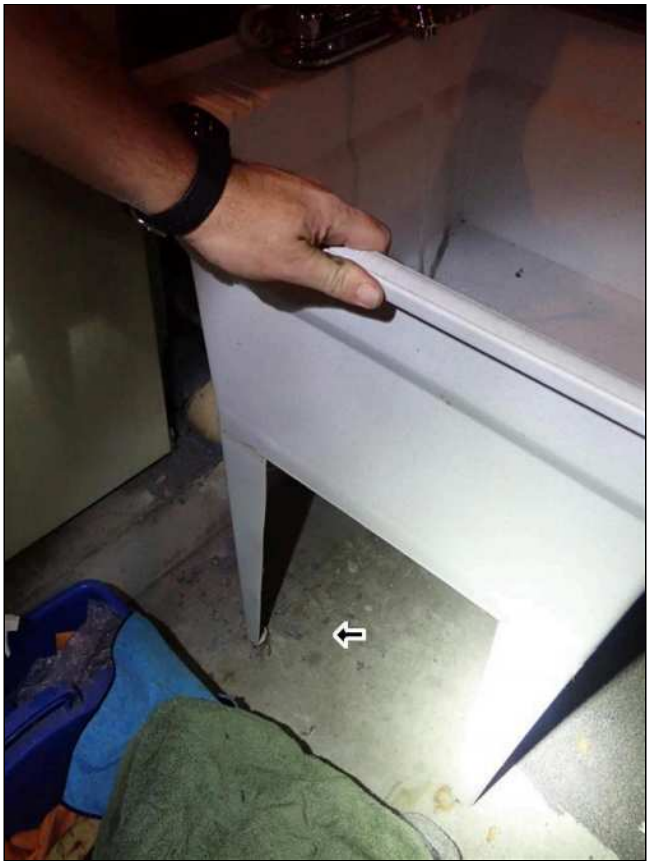
14.0(1) WATER SUPPLY PIPING (EXPOSED) (Picture 2)



14.5(1) LAUNDRY SINK (Picture 1)

14.5(1) LAUNDRY SINK (Picture 2)

14.5(2) LAUNDRY SINK (Picture 1)



14.5(2) LAUNDRY SINK (Picture 2)

14.5(2) LAUNDRY SINK (Picture 3)

14.5(2) LAUNDRY SINK (Picture 4)

14.6(1) GAS PIPING (EXPOSED) (Picture 1)

14.6(2) GAS PIPING (EXPOSED) (Picture 1)

14.7(1) WATER METER (Picture 1)

14.7(1) WATER METER (Picture 2)

14.7(1) WATER METER (Picture 3)

14.7(2) WATER METER (Picture 1)

14.7(2) WATER METER (Picture 2)

14.8(1) WASHER / DRYER (Picture 1)

14.8(1) WASHER / DRYER (Picture 2)

14.8(1) WASHER / DRYER (Picture 3)

14.8(1) WASHER / DRYER (Picture 4)

14.8(1) WASHER / DRYER (Picture 5)

14.8(2) WASHER / DRYER (Picture 1)

14.8(3) WASHER / DRYER (Picture 2)

14.8(3) WASHER / DRYER (Picture 1)

14.8(4) WASHER / DRYER (Picture 1)

14.8(4) WASHER / DRYER (Picture 2)

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems present. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change at any time, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Maintaining hot-water supply temperatures at no more that about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. Adequate clearance to combustibles must also be maintained around the unit and any vents and in garages. Temperature-pressure relief valves (TPRV) are not operated during a standard home inspection but should be checked regularly for proper operation. An increase in the hot-water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Auxiliary Systems - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

Backflow Preventer - These devices are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

Clean Outs - All clean-out covers must be secured in place at all times. Missing covers may allow water or gas backup or seepage.

Concealed Plumbing - Due to building/unit design, aside from plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore could not be inspected.

Copper Gas Lines - The use of copper connection lines for natural gas appliances should be avoided due to the content of Hydrogen Sulfide in natural gas that can cause copper to flake from the inside out causing damage or leakage. Should a leak or damage occur, it is recommended to change gas lines out to a flexible (CSST) gas piping as needed.

Cross Connections - Cross connections have the potential for contamination of the water supply by wastewater or standing water, under certain conditions. In general, there should be a minimum of a 1-inch gap between the water supply/faucet and the rim of a fixture or water level in a toilet tank. Vacuum breakers should be supplied at lawn irrigation equipment.

CSST Gas Piping Issue - The type corrugated stainless steel tubing (CSST) present in this house may be subject to a class-action settlement associated with concerns result of bonding and grounding and/or lightning protection. Recommend contacting the manufacturer and/ or a licensed plumber or electrician to confirm the installation complies with manufacturer instructions and local code. This type evaluation is not performed as part of a standard home inspection. Contact the seller for information regarding any claim filings and any/or related repairs to the system. Even if not locally required, the installation of special lightning protection systems is generally recommended by CSST manufacturers in high-risk electric storm areas.

CSST Gas Pipe Bonding - Corrugated stainless steel tubing (CSST) is now commonly used for gas-supply lines. All installations must comply with the manufacturer's instructions and local code. Of special concern with this piping is the means used to provide electrical bonding and grounding of the system to

ensure protection against lightning strikes. As a precautionary measure, it is recommended that an electrician be contacted to confirm the acceptability of the installation, as this type evaluation is not performed as part of a standard home inspection. Even if not locally required, lightning protection is recommended by CSST manufacturers, particularly in high-risk electric storm areas.

Ejector/Waste Pumps - These pumps (ejectors) are typically required when waste lines are below the main sewer lines. Pump chambers should be kept sealed. Usually these pumps will not be visible for inspection. Regular service is required. Confirm operation prior to closing. Exterior/sealed chamber pumps are not checked.

Gas Piping/Leakage - Any corrosion or suspected leakage of gas piping should be checked by the local utility immediately. Local restrictions may apply to the type gas piping that is acceptable.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and mold

Laundry Discharge - Laundry or gray water sometimes discharges to a sump pit or directly to the exterior. These arrangements are not acceptable; waste lines should be connected to a waste system.

Methods/Materials - There are indications of possible substandard materials/methods. While possibly functional, unless otherwise noted, future remedial work may be required.

Natural Gas - Natural gas is neither poisonous nor harmful with limited exposure. Because it is lighter than air, it also quickly disperses if it is not contained within a structure. But natural gas is highly flammable, and if mixed with air it can easily ignite when exposed to an open flame or other ignition source. If there is a build-up of gas in an enclosed space, an explosion can occur. If the event of a serious leak, the home should be evacuated immediately and emergency personnel called.

Old/Mixed Water Piping - Old and/or mixed type water piping is subject to ongoing corrosion and leakage as it ages, particularly at points where galvanized and copper pipe are connected together. The loss of water volume/pressure is also a common occurrence with old piping, as build-up on the interior of the piping and fittings restricts water flow. Recommend a full system check by a qualified plumber to determine current conditions and to provide guidance on repair or maintenance needs. Anticipate repair/upgrade needs.

Pipe Insulation - Maintain/add insulation to minimize pipe freeze-up concerns in unheated or unprotected areas. In severe conditions, insulation may no be enough to prevent freeze-up of the line. If needed, only listed heating cables should be installed in a manner recommended by the manufacturer.

Pipe Supports - The proper number and type pipe supports are required to prevent damage, leakage, or water hammer, particularly with plastic piping.

Plastic Piping - Certain types of plastic piping systems have exhibited material or installation deficiencies resulting in premature leakage, particularly polybutylene (PB) piping manufactured prior to the mid 1990s. Some PB piping that developed leaks qualified for a special PB pipe repair program administered by the Consumer Plumbing Recovery Center or other group. Some other settlement programs were also established. Any problems that develop in newer systems may qualify for remedial work under manufacturer warranties. Contact the CPRC, the pipe manufacturer, or a qualified plumber or for assessment of the system and possible remedies if any prior concerns were reported or ongoing concerns exist.

Plumbing Leakage - Any identified or suspected leakage should be assessed for cause, hidden damage and remedial needs. Actual cases of any leakage cannot be verified if hidden or inconclusive. Leakage can lead to mold concerns.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Plumbing System Note - Be aware that the faucets, valves and the associated piping at plumbing fixtures and water-using appliances are subject to leakage at any time, but especially if older, and will require periodic maintenance, repair or replacement. The packing, washers and gaskets will dry out over time, particularly where fixtures or not regularly in use, such as in vacant or foreclosed homes or in seasonal/vacation homes. The potential for leakage and need to take remedial action should be anticipated. Recommend an inspection by a qualified plumber if there is evidence of older piping or fixtures and faucets.

Pressure Regulators - Pressure regulator valve malfunction can result in excessively high or low water pressure. If adjustment of the pressure regulator does not improve conditions, repair or replacement may be required. Excessively high pressures can be detrimental to plumbing system and appliance components. Generally 80 psi is the maximum acceptable.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Underground Piping - It is not possible to determine the condition, function, or flow of water or waste in buried or concealed piping or other components of the water supply system, sanitary or storm sewers, or septic systems within the scope of a standard home inspection. Information may be available from the homeowner, local building department, and/or water or sewage departments/utilities regarding the history of the water and sewer systems in the area and/or associated with the subject property. Pipe evaluation services which utilize special video equipment or other means are generally available to determine the condition of buried or concealed sewer lines and whether they are clear of obstructions. Arranging for such an inspection is recommended for homes in older communities, especially in areas where soil conditions or tree roots have been reported to contribute to sewer line failures or blockage, when a house has been vacant for an extended period, or in drought conditions.

Vent Piping - All fixtures should be vented through a vent pipe extending through/above the roof. Old fixtures may require venting work when upgraded.

Water Hammer - A "knocking" noise in the piping may be due to faucet valve malfunction, loose pipes and/or inadequate air chambers. Slowly turning valves off and securing any loose piping may help temporarily minimize the condition. In some cases, anti-hammer chambers or other remedial work may be needed to permanently correct the condition.

Water Supply/Flow - While the adequacy of water flow (volume/pressure) may be subjective, observed flows are less than would normally be expected. There are a number of potential causes, including water supply, piping and/or plumbing fixtures concerns. Further assessment by a qualified plumber will be required to determine if and what type remedial action is warranted.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Water Treatment Systems - Periodic water analyses are recommended to determine if water filtration and treatment systems are needed, or, if a unit is present, to determine if it is operating properly. Obtain information on conditions, usage and maintenance from the owner, installer or service company.

Water Valves - Main and in-line water shut-off valves are not tested during a standard home inspection. Water valves, such as the main shut-off, is generally

operated infrequently. Consequently, it is not unusual for them to become difficult to turn over time or even “frozen” in place. They may leak or fail when operation is attempted after a period of inactivity. Advise periodically checking and operating all valves to determine if repairs are needed and to ensure operation if needed in an emergency.

Vertial Dryer vents - Vertical Dryer vents can become easily clogged. Power assist fans and/ or redirecting the dryer vent may be required in order to prevent clogs / back-ups.

15. WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

HOT WATER SUPPLY:
Direct-heated Tank

BRAND:
Kenmore

ENERGY SOURCE / FUEL:
Electric

ESTIMATED AGE:
19 Years

DESIGN LIFE:
15 to 20 years

ESTIMATED CAPACITY:
50 +/- Gallons

UNIT LOCATION:
Bathroom

S	F	P	NA	NI	
	●				**15.0 ------ HOT WATER SYSTEM 1 ------** SEE BELOW COMMENTS.
	●				**15.1 WATER HEATER** (1) UNIT WAS MANUFACTURED IN 2002, ALTHOUGH UNIT WAS FUNCTIONAL AT TIME OF INSPECTION, UNIT HAS SURPASSED THE DESIGNED LIFE RANGE. IT IS RECOMMENDED TO ANTICIPATE REPAIR / REPLACEMENT NEEDS IN THE NEAR FUTURE. *Due to age of the unit, although standard functionality was achieved at time of inspection, unit & related components are at the end of their intended life span & may fail at any time.* (2) IT APPEARS AS THOUGH THE THERMOSTAT OR CONTROL IS MISSING OR HAS BROKEN. (3) MAIN WATER SUPPLY SHUT-OFF VALVE IS STUCK / FROZEN IN THE **OPEN** POSITION. *Condition may cause difficulty for the homeowner / occupants to shut water off to the unit in case of emergency.* (4) CORROSION OBSERVED AT THE WATER LINE(S) & RELATED COMPONENTS AT THE TOP OF WATER HEATER. *Prolonged exposure to to corrosion may result in premature wear / failure of unit components. No leaks observed at time of inspection; however, removal of corrosion may result in exposure of leaks.* SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED. (5) *NOTE: PICTURES INCLUDED TO SHOW FUNCTIONALITY AT TIME OF INSPECTION. WATER TEMPERATURE SATISFACTORY AT TIME OF INSPECTION.*
●					**15.2 SAFETY VALVE PROVISIONS**
●					**15.3 ELECTRICAL**
●					**15.4 IMPORTANT NOTE** *Please review all supplemental information at the footer of this section for maintenance suggestions and further information.*

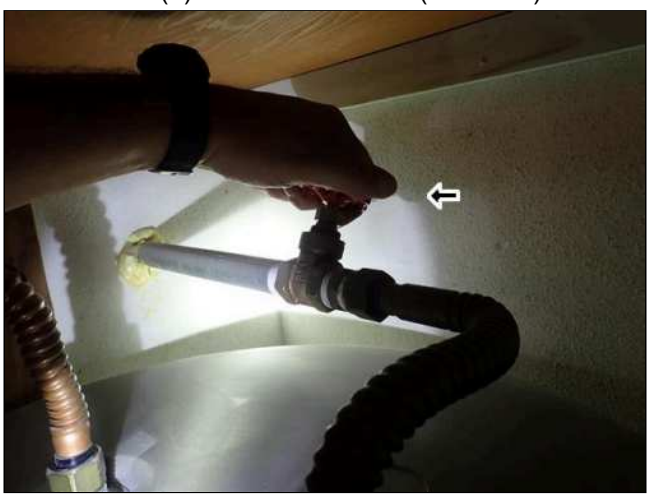
S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

15.1(2) WATER HEATER (Picture 1)

15.1(2) WATER HEATER (Picture 2)

15.1(2) WATER HEATER (Picture 3)



15.1(3) WATER HEATER (Picture 1)

15.1(4) WATER HEATER (Picture 1)

15.1(5) WATER HEATER (Picture 1)

NOTE: Maintaining hot-water supply temperatures at no more that about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Clearance/Elevation - The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas generally should be positioned at least 18 inches above the floor for fire safety reasons. Adequate clearance to combustibles must also be maintained around the unit and vent.

Dip Tubes - The dip tube is located in the water heater to direct incoming cold water to the bottom of the tank. Due to a manufacture defect, plastic dip tubes used in many tanks manufactured in 1993-1996 are subject to premature failure. To confirm possible coverage for replacement costs or consequential damage, contact a local plumber or the water heater manufacturer.

Electric Metering - Separate electric meter noted; contact the utility for information on separate meter rates for electric hot water heating.

Flex Gas Piping Connector - The use of flex tubing or copper piping is unacceptable in some areas. Flex connectors can fail from too much movement, bending or corrosion. Old un-coated brass flex connectors are particularly susceptible to failure, possibly leading to a fire or explosion. Any questionable conditions should be checked by the local utility or a qualified service person.

Flue/Venting Conditions - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.

On-Demand Systems - There is often little or no storage capacity with these systems and water temperatures and volume may be marginally acceptable, particularly as the system ages. A mixing valve is needed with some systems to temper the water temperature. Regular coil cleaning will be required. For some systems, a supplemental or separate heater is often required.

Overflow Pan - Water heaters located within the house or in attic should have an overflow pan under them. An overflow line should also be provided for relief valve discharge to the pan.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

Tankless Water Heaters - A properly sized and installed modern tankless unit generally has a longer design life than the standard tank type heater, but usage and water quality, particularly the presence of hard water hard water, can play a significant factor in the service life of a unit. As water flows through the heat exchanger, mineral particles continuously drop out of suspension. Most of them are carried away with the constant movement of the water, but, some will bond to the interior wall of the copper tubing. With a slower water flow, more will drop out, resulting in quicker scale buildup and overheating of the heat exchanger. Overheating will cause the unit to automatically shut down before major damage is done. A possible cause of this condition is scale buildup. Flushing/ descaling of the heat exchanger may correct conditions. Using the reset button to restart an overheated unit without flushing/descaling or performing other needed repairs can lead to premature failure.

Thermal Blanket - A thermal blanket is generally only beneficial for older or poorly insulated tanks. If a blanket is installed, the blanket should not obstruct the draft hood, relief valve and burner compartments are clear.

Water Temperatures - Hot water temperature generally should not exceed approximately 120 F (49 C)at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

16. PERMITTING

S	F	P	NA	NI	
●					**16.0 PERMITS** SEE BELOW COMMENTS FOR DETAILS.
●					**16.1 PERMIT INFORMATION** (1) PERMIT NUMBER: BP-16-02708 PERMIT TYPE: WINDOWS / DOORS (LESTERS GARAGE DOORS) DESCRIPTION: REPLACE TWO GARAGE DOORS PERMIT STATUS: CLOSED APPLICATION DATE: 5 / 4 / 2016 FINAL DATE: 5 / 23 / 2016 (2) PERMIT NUMBER: BP-16-02708 PERMIT TYPE: WINDOWS / DOORS (LESTER'S GARAGE DOORS) DESCRIPTION: REPLACE TWO GARAGE DOORS PERMIT STATUS: CLOSED APPLICATION DATE: 5 / 4 / 2016 FINAL DATE: 5 / 23 / 2016

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.0 ROOF COVERING

Poor

1.0 (1) ALGAE GROWTH OBSERVED AT ROOF COVERING MATERIALS. *This condition is often most prevalent in shaded areas where moisture stays on the roof surface for an extended period. Minor conditions generally affect the roof's appearance only; however, heavy build-up can result in roof wear or damage. Professional cleaning may temporally reduce or eliminate conditions; however regular monitoring is advised.*

RECOMMEND REMOVAL OF ALGAE GROWTH / DEBRIS & CHECK UNDERLYING AREAS FOR HIDDEN DAMAGE.

1.0 (2) TREE BRANCHES / VEGETATION OBSERVED IN CLOSE PROXIMITY OR IN CONTACT WITH ROOF COVERING. *Tree Branches in contact and/or in close proximity to roof material can cause damage to shingles. Wind can cause tree branches to scrape against roof material causing granule loss or damage and greatly decreasing life of shingles. Recommend keeping tree branches trimmed away from roofing material, which may require annual maintenance.*

RECOMMEND HAVING A LICENSED TREE COMPANY EVALUATE / REMEDY AS NEEDED.

1.0 (3) LEAVES / DEBRIS ACCUMULATION OBSERVED AT THE ROOF COVERING. *Leaves and debris can hold excessive moisture to shingles, which can lead to premature wear / damage. Leaves may also block / slow proper roof drainage which may*

allow water to back up onto roof / shingles, which can lead to roof leaks and/or damage at other exterior elements. Pictures shown are a representative number of affected areas.

RECOMMEND REMOVAL OF LEAVES / DEBRIS & CHECK UNDERLYING AREAS FOR HIDDEN DAMAGE.

1.0 (4) AREA(S) OF PREVIOUS REPAIR / PATCHED SHINGLES OBSERVED AT THE ROOF COVERING. *No permitting information was found on the Alachua County / City of Gainesville permit tracking websites. Adequacy of installation / repair was not determined & condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

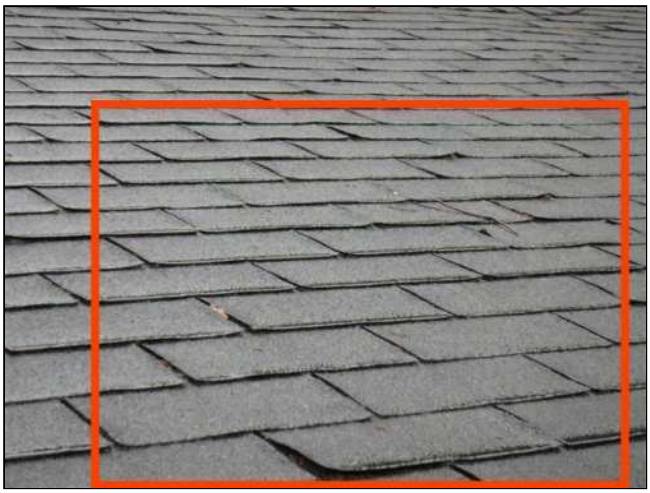
1.0 (5) MINOR DAMAGE AND/OR GRANULE LOSS OBSERVED AT THE ROOF COVERING MATERIALS. *Granules protect the roof / shingles from damage due to UV light and weather conditions. Loss of granules may leave the shingles / roof susceptible to damage from weather elements. Granule loss is a normal condition that occurs with age. Other common reasons for granule loss include manufacturers defects, inadequate maintenance and/or a severe storm weather. Pictures shown are a representative number of affected areas.*

1.0 (6) UNSECURED SHINGLE(S) OBSERVED AT THE ROOF COVERING MATERIALS. *Unsecured roof covering components may promote moisture intrusion / future damage. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist. Pictures shown are a representative number of affected areas. All similar areas should be addressed accordingly.*

RECOMMEND HAVING A LICENSED ROOFING CONTRACTOR EVALUATE / REMEDY AS NEEDED.





1.0 (8) SEE RELATED ATTIC COMMENTS.

1.1 ROOF COVERING 2

Fair

1.1 (1) LEAVES / DEBRIS ACCUMULATION OBSERVED AT THE ROOF COVERING. *Leaves and debris can hold excessive moisture to roof covering materials, which can lead to premature wear / damage. Leaves may also block / slow proper roof drainage which may allow water to back up onto roof, which can lead to roof leaks and/or damage at other exterior elements. Pictures shown*

are a representative number of affected areas.

RECOMMEND REMOVAL OF LEAVES / DEBRIS & CHECK UNDERLYING AREAS FOR HIDDEN DAMAGE.

1.1 (2) STAINING AND/OR EVIDENCE OF PONDING WATER OBSERVED AT THE ROOF COVERING MATERIALS. *Ponding water coupled with deteriorated sealant may promote moisture intrusion / concealed damage. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

1.1 (3) DRIED / DETERIORATED SEALANT MATERIALS OBSERVED AT THE ROLLED ROOF COVERING MATERIALS. *Over time, deteriorated sealant / separation may promote moisture / pest intrusion. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

1.1 (4) MINOR DAMAGE AND/OR GRANULE LOSS OBSERVED AT THE ROOF COVERING MATERIALS. *Granules protect the roof from damage due to UV light and weather conditions. Loss of granules may leave the roof susceptible to damage from weather elements. Granule loss is a normal condition that occurs with age. Other common reasons for granule loss include manufacturers*

defects, inadequate maintenance and/or a severe storm weather. Pictures shown are a representative number of affected areas. All similar areas should be addressed accordingly.

RECOMMEND HAVING A LICENSED ROOFING CONTRACTOR EVALUATE / REMEDY AS NEEDED.

1.2 EXPOSED FLASHING

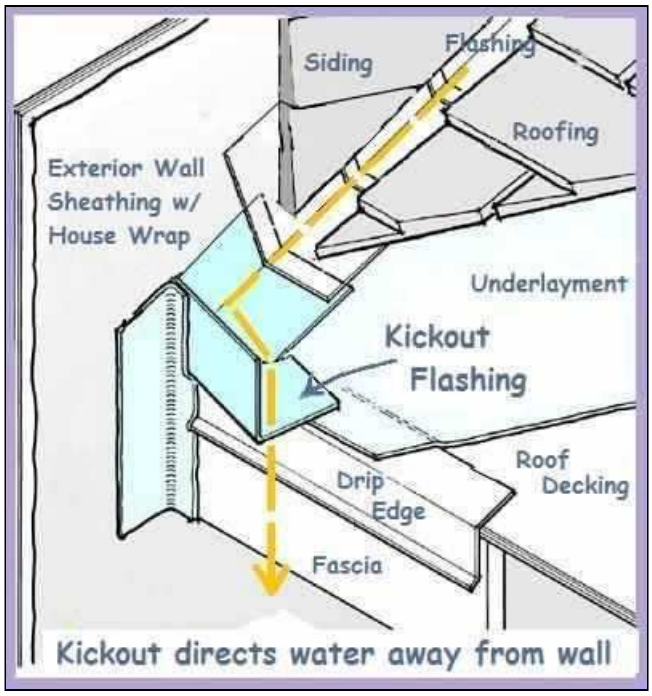
Poor

1.2 (1) DAMAGE / DETERIORATED COMPONENTS OBSERVED AT PLUMBING STACKS. *Damage / deterioration may promote moisture intrusion / concealed damage. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

1.2 (2) CORROSION OBSERVED AT VENTILATOR COVER(S). *Prolonged exposure to corrosion may result in premature wear / failure of affected components. Also note location of materials.*

1.2 (3) EXPOSED AND/OR CORRODED HARDWARE OBSERVED AT ROOF FLASHING MATERIALS. *Exposed hardware can result in corrosion due to weather conditions which can lead to water intrusion, possibly causing hidden damage. Hardware needs to be sealed in order to maintain roofing / flashing integrity.*

1.2 (4) LACK OF KICK-OUT FLASHING OBSERVED AT THE EXTERIOR SIDING (CHIMNEY) / ROOF LINE INTERFACE. *Condition may allow roof drainage / rainwater to drain onto underlying materials, which may lead to moisture related damage. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*



1.2 (5) DRIED / DETERIORATED SEALANT OBSERVED AT VENTILATION COVER(S), PLUMBING STACK(S) & SKYLIGHT(S).
Sealant naturally dries out due to Heat, UV, or Weather conditions. Annual / Bi-Annual maintenance may be required in order to maintain flashing / roofing integrity.

RECOMMEND HAVING A LICENSED ROOFING CONTRACTOR EVALUATE / REMEDY AS NEEDED.

1.3 PLUMBING STACKS

Poor

SEE EXPOSED FLASHING COMMENTS.

1.4 VENTILATION COVERS

Fair

SEE EXPOSED FLASHING COMMENTS.

1.5 SKYLIGHT(S)

Poor

1.5 (1) LEFT SIDE SKYLIGHT IS BROKEN / DAMAGED. *Current state may promote moisture intrusion into the attic / home. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

1.5 (2) SEE EXPOSED FLASHING COMMENTS.

1.6 DOWNSPOUTS / ROOF DRAINS

Poor

1.6 (1) EROSION / LACK OF PROPER SPLASH-BLOCK(S) OBSERVED AT THE TERMINATION POINT OF DOWNSPOUT(S). *Discharge should be extended a minimum of 2' away from adjacent foundation edge. Over time, condition may begin to erode adjacent grading & potentially undermining the exterior foundation edge.*

RECOMMEND THE ADDITION OF A SPLASH BLOCK / WATER MITIGATION SYSTEM IN ORDER MINIMIZE EROSION.

1.6 (2) DOWNSPOUTS OBSERVED TERMINATING INTO UNDERGROUND DRAINAGE PIPING. *Sub-grade drainage piping is prone to blockage / back-up. Condition of latent materials / flow of water water not visible & could not be fully inspected. Hidden damage may exist.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

1.6 (3) SEE RAIN GUTTERS / EAVESTROUGHS COMMENTS.

1.7 RAIN GUTTERS / EAVESTROUGHS

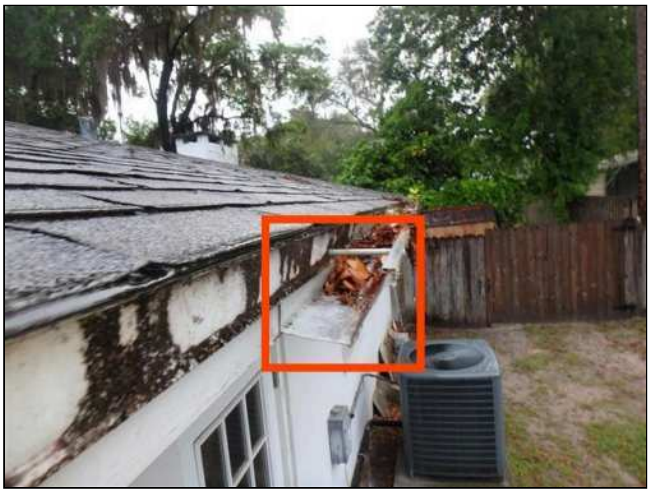
Poor

1.7 (1) RAIN GUTTER AND/OR GUARD SYSTEM OBSERVED FULL OF LEAVES / DEBRIS & WATER. *Full gutters can allow water to wash over gutter or may cause leaking at seams and/or end-caps of gutters and downspouts. Water leaking from gutters / downspouts can effect other exterior elements of the home. Gutter(s) should remain clean in order to allow easy full of water and maintain overall integrity.*

RECOMMEND PERIODICALLY MONITORING / CLEANING GUTTER SYSTEM & RELATED ELEMENTS TO ENSURE PROPER FLOW OF WATER.


1.7 (2) STAINING OBSERVED AT DOWNSPOUT AND/OR GUTTER SYSTEM SEAMS. THIS IS USUALLY AN INDICATION OF SEAM LEAKS. *Full gutters and/or downspout blockage is the primary cause of leaks at the seams of gutters / downspouts. Annual / Bi-annual maintenance may be required in order to ensure gutter / downspout integrity. Pictures shown are a representative number of affected areas.*

1.7 (3) MISSING END CAP(S) OBSERVED AT THE GUTTER SYSTEM. *Missing end caps at gutters can cause erosion at the ground below the termination points. Many time the gutter has been installed to divert water away from an entryway. Erosion can often time be fixed with the addition of downspouts or other remedial methods such as gravel or swales.*

1.7 (4) FRONT GUTTER SYSTEM IS LEAKING / HAS FAILED & HAS HOLES DRILLED INTO THE BOTTOM OF THE GUTTER SYSTEM. *Current condition may be due to leaves / debris accumulation in the gutter system & related downspouts.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.



1.7 (5) SEE DOWNSPOUTS / ROOF DRAINS COMMENTS.

1.8 FASCIA / SOFFITS

Fair

1.8 (1) SEPARATION OBSERVED AT THE SOFFIT COMPONENTS. *Separation / damage at soffits may allow insect / pest to enter home / attic, which could lead to related damage.*

1.8 (2) DAMAGED / SEPARATED TRIM OBSERVED. *Damaged / unsecured components may promote moisture intrusion and/or concealed damage.*




1.8 (3) WOOD DECAY AND/OR DAMAGE OBSERVED AT THE FASCIA BOARDS & RELATED SOFFIT ELEMENTS. *Wood decay / damage at fascia components is usually due to improper sealing / maintenance and/or full gutters. Wood is susceptible to decay / damage due to the high moisture content found in Florlda's environment and weather. Routine maintenance may be required in order to maintain fascia integrity. All areas of fascia could not be reached due to height / design, un-exposed damage may exist.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.





1.8 (4) SEE EXTERIOR ELEMENTS (SIDING) COMMENTS.

1.9 CHIMNEY 1

Fair

1.9 (1) CRICKET / SADDLE WAS NOT INSTALLED AT CHIMNEY. *All Chimneys 30" or wider need to have a cricket installed to properly shed water. When cricket / saddle is not installed condition may hold excess moisture to the chimney and roofing surface, which can result in roof leaks.*

1.9 (2) ASH TRAP DOOR IS STUCK / FROZEN IN THE CLOSED POSITION. *Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

1.9 (3) CRACKING / DETERIORATED MORTAR OBSERVED AT THE CHIMNEY & RELATED ELEMENTS. *Damage / deteriorated sealant materials may promote integrity failure of affected components. Extent of deteriorated components was not determined / condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

1.9 (4) SEE RELATED COMMENTS.

2. EXTERIOR ELEMENTS

2.0 SIDING

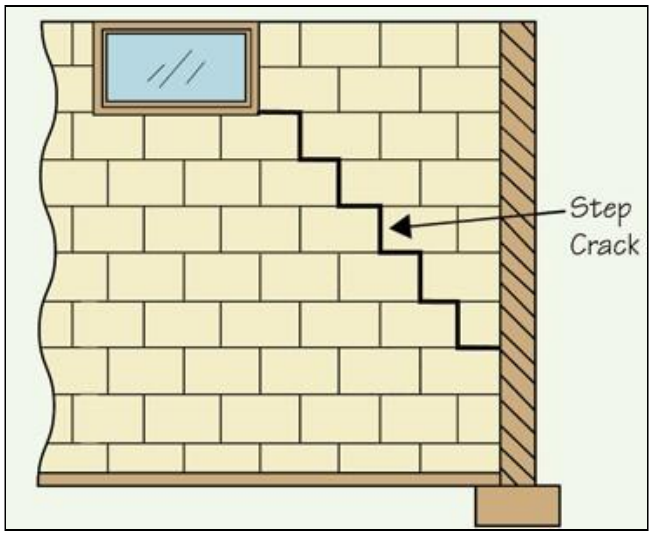
Fair

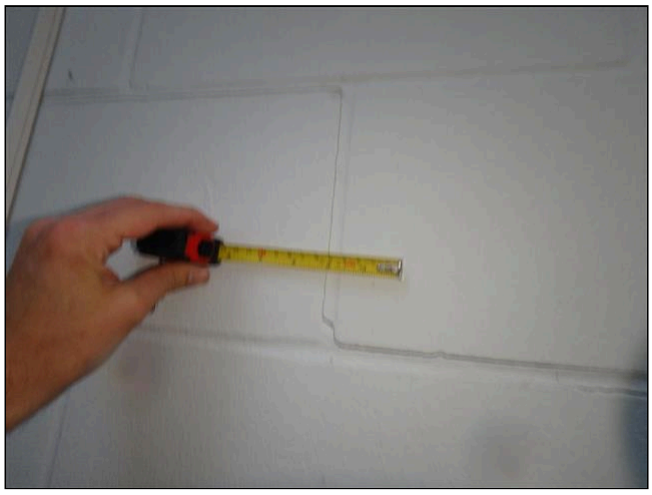
2.0 (1) SEPARATION AND/OR DETERIORATED SEALANT MATERIALS OBSERVED AT EXTERIOR SIDING. *Gaps in concrete block / brick sealant may allow moisture intrusion, which could lead to further damage. Sealant is susceptible to damage due to the UV light and varying weather conditions found in Florida's environment. Regular / Routine maintenance may be required in order to maintain a weather proof barrier and prevent moisture related damage. Surrounding / Underlying elements could not be seen and could not be inspected. Hidden damage may exist. Pictures are a representative number of affected areas. All similar areas should be addressed accordingly.*

2.0 (2) THIN OR DETERIORATED SIDING COATING / PAINT OBSERVED AT THE EXTERIOR. *Thin or deteriorated sealant / coating is mainly a cosmetic issue, but can result in moisture intrusion. Periodic maintenance may be required. Pictures shown are a representative number of affected areas.*

2.0 (3) STAIR-STEP CRACKING OBSERVED AT THE EXTERIOR SIDING MATERIALS. CRACKING IS MAINLY FOLLOWING MORTAR LINES & MEASURES LESS THAN 1/8" IN WIDTH. *Cracking of this size / type is not usually structurally significant; however, condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist. Pictures are a representative number of affected areas. All similar areas should be addressed accordingly.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.


Step
Crack



2.0 (4) DUE TO HEIGHT / DESIGN LIMITATIONS, ENTIRE EXTERIOR SIDING MATERIALS / TRIM & FASCIA / SOFFITS WERE NOT ACCESSIBLE & COULD NOT BE PHYSICALLY REACHED / FULLY INSPECTED. *Pictures shown are a representative number of affected areas.*

2.0 (5) SEE FOUNDATION / SUBSTRUCTURE COMMENTS.

2.1 SIDING 2

Fair

2.1 (1) SEPARATION AND/OR DETERIORATED SEALANT MATERIALS OBSERVED AT EXTERIOR SIDING. *Gaps in concrete block / brick sealant may allow moisture intrusion, which could lead to further damage. Sealant is susceptible to damage due to the UV light and varying weather conditions found in Florida's environment. Regular / Routine maintenance may be required in order to maintain a weather proof barrier and prevent moisture related damage. Surrounding / Underlying elements could not be seen and could not be inspected. Hidden damage may exist. Pictures are a representative number of affected areas. All similar areas should be addressed accordingly.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.


2.1 (2) SEE RELATED SIDING COMMENTS.

2.2 SIDING 3

Fair

2.2 (1) WOOD DECAY AND/OR DAMAGE OBSERVED AT THE EXTERIOR SIDING / TRIM. *Wood decay at the base of siding / trim is usually due to roof drainage / rain water splash back and/or improper sealing / maintenance. Wood is highly susceptible to decay / fungi due to the high moisture content found in Florida's environment and weather conditions. Annual / Bi-annual maintenance may be required in order to maintain siding / wall cladding integrity. Conditions of underlying elements could not be seen due to finished materials. Hidden damage may exist. Pictures are a representative number of affected areas. All similar areas should be addressed accordingly.*


2.2 (2) SEPARATION AND/OR DETERIORATED SEALANT OBSERVED AT TRIM BOARDS. *Gaps between trim boards may allow moisture to enter between trim, which could promote the growth of wood decaying fungi. Sealant is susceptible to damage due to the UV light and varying weather conditions found in Florida's Environment and weather. Regular / Routine maintenance may be needed in order to maintain a weather proof barrier and ensure trim integrity.Underlying elements were not visible and could not be inspected. Hidden damage may exist. Pictures included are representation of issue describe. All similar areas should be addressed accordingly.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.


2.2 (3) SEE RELATED SIDING COMMENTS.

2.3 PORCH(ES)

Fair

2.3 (1) STAINING / DISCOLORATION OBSERVED AT THE REAR PORCH CEILING. AREA(S) TESTED DRY USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION. *Condition of latent materials was not visible and could not be fully inspected. Hidden damage may exist.*


2.3 (2) AIR GAPS OBSERVED AT THE PORCH SCREEN DOOR(S). *Gaps may allow pest / insect intrusion.*


2.3 (3) SEPARATION / DETERIORATED SEALANT OBSERVED AT THE PORCH CEILING / WALL(S) UNION. *Separation may promote pest / moisture intrusion into the attic. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

2.3 (4) SEE RELATED COMMENTS.

2.4 WINDOWS

Poor

2.4 (1) MISSING / UN-INSTALLED SCREENING MATERIALS OBSERVED AT THE EXTERIOR WINDOW(S). *Missing screening / framing may allow insect / pest intrusion, when window is in use / while window is in the **up** position. Pictures shown are a representative number of affected windows.*

RECOMMEND INSTALLATION / ADDITION OF SCREENING COMPONENTS.

2.4 (2) SEE RELATED COMMENTS.

2.5 ENTRY DOORS

Fair

SEE RELATED SIDING AND GARAGE COMMENTS.

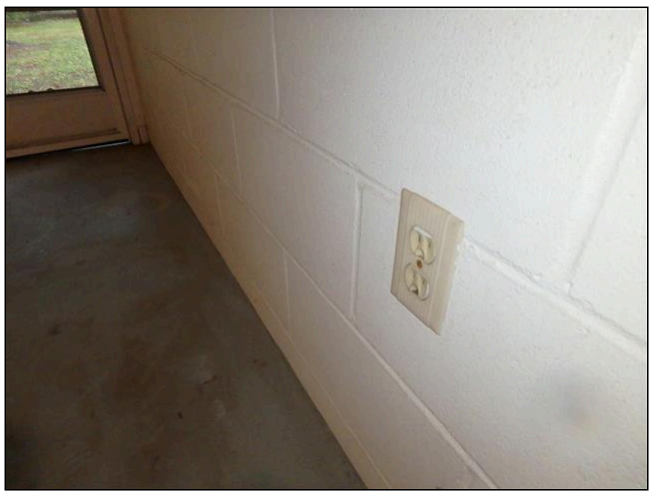
2.6 ELECTRIC / GFCI(S)

Fair

2.6 (1) EXTERIOR ELECTRICAL OUTLET(S) ARE NOT GFCI PROTECTED / DID NOT TRIP WHEN MANUALLY TESTED. *According to the National Electric Code, all exterior outlets should be GFCI protected in homes built after 1975. Home is built pre-code & may be grand-fathered into current code; however, GFCI protection should be added to all exterior electrical outlets for safety of the home occupants.*




2.6 (2) EXTERIOR ELECTRICAL OUTLET(S) ARE LACKING EXTERIOR-TYPE OUTLET COVER(S). *All exterior outlets should be covered in order to protect them from moisture penetration and/or other exterior elements. Current condition may promote accidental damage to occur.*




2.6 (3) DAMAGED COVER PLATE COMPONENTS OBSERVED AT THE FRONT ELECTRICAL OUTLET. *Damage may promote moisture intrusion / accidental damage.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

2.7 EXTERIOR FAUCET(S)

Fair

SEE RELATED FOUNDATION / SUBSTRUCTURE COMMENTS.

3. SITE ELEMENTS

3.0 WALKWAYS

Fair

3.0 (1) UNDERMINING AND/OR GRADING EROSION OBSERVED AT THE FRONT WALKWAY. *Undermining of walkway materials may result in failure of affected materials. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

3.2 FENCING / ENCLOSURES

Fair

3.2 (1) SOIL TO WOOD CONTACT OBSERVED AT REAR FENCING ENCLOSURE. *Soil to wood contact can expedite the formation of wood decay. Where possible, it is recommended that soil be al least 2-4 inches away from wood. Formation of wood decay at the base of fencing is a common occurrence and repair/replacement may be discretionary.*

3.2 (2) WOOD DECAY AND/OR DAMAGE OBSERVED AT FENCING MATERIALS. *Wood decay / damage may deteriorate the integrity / rigidity of affected materials over time.*

3.2 (3) RIGHT SIDE GATE LATCH DOES NOT LINE UP PROPERLY. *Adjustment may be necessary. Unsecured gates may allow unwanted pest intrusion into the yard.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

3.3 GROUND SLOPE AT FOUNDATION

Fair

SEE SITE GRADING COMMENTS.

3.4 SITE GRADING

Fair

3.4 (1) GRADING EROSION OBSERVED AT THE PERIMETER OF THE ROOF LINE. *Evidence is indicative of roof rain water run-off. Over time, erosion may begin to affect / damage the adjacent exterior foundation walls / related elements. Pictures are a representative number of affected areas. All similar areas should be addressed accordingly.*




3.4 (2) DEPRESSION(S) / HOLE(S) OBSERVED IN THE YARD. *Hole(s) / depression(s) may pose a potential safety hazard / liability risk.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

4. GARAGE

4.0 ROOFING

Poor

SEE ROOFING COMMENTS.

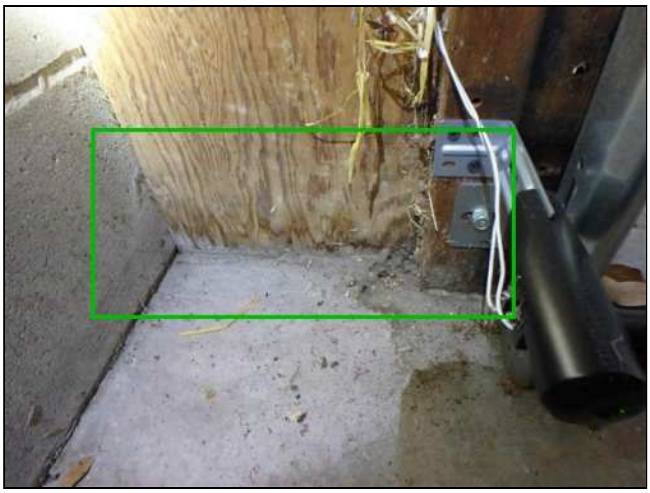
4.4 WALLS / CEILINGS

Fair

4.4 (1) MOISTURE STAINING OBSERVED AT THE INSULATION AT GARAGE CEILING, ADJACENT TO FLUE PIPING. *Moisture staining is an indication of moisture intrusion.*

AREA COULD NOT SAFELY BE REACHED AND COULD NOT BE INSPECTED UP CLOSE.

4.4 (2) MOISTURE STAINING OBSERVED AT GARAGE WALLS ADJACENT TO VEHICLE DOOR. *Condition is an indication of moisture intrusion. Condition of latent materials could not be seen and could not be inspected, hidden damage may exist.*



4.4 (3) MOISTURE STAINING / EVIDENCE OF MOISTURE INTRUSION OBSERVED AT WALL ADJACENT TO ENTRY DOOR.
Condition of latent materials could not be seen and could not be inspected, hidden damage may exist.
RECOMMEND HAVING A LICENSED HANDYMAN OR LICENSED CONTRACTOR EVALUATE AND REPAIR AS NEEDED.

4.5 SIDING

Fair

SEE EXTERIOR ELEMENTS COMMENTS.

4.6 VEHICLE DOOR(S)

Fair

SEE EXTERIOR ELEMENTS (SIDING) COMMENTS.

4.7 DOOR OPERATOR(S)

Fair

4.7 (1) LIGHT BULB AT LEFT SIDE GARAGE DOOR OPENER DID NOT FUNCTION AT TIME OF INSPECTION. *Condition may pose a safety hazard. Condition is most likely due to a defective bulb.*

4.7 (2) GARAGE DOOR OPENER ARE POWERED VIA EXTENSION CORDS. *Extension cords may be susceptible to damage.*

RECOMMEND HAVING A LICENSED HANDYMAN OR LICENSED ELECTRICAL CONTRACTOR EVALUATE AND REPAIR AS NEEDED.

4.8 ELECTRIC / GFCI

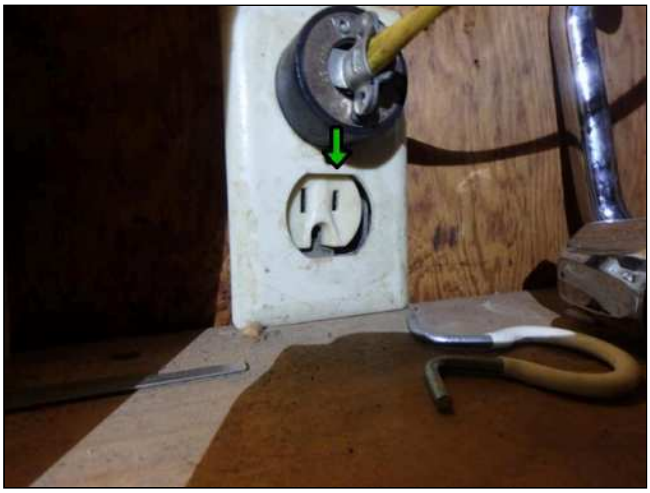
Fair

REAR WALL OUTLET IS RECESSED. *Recessed outlets may allow moisture and/or foreign elements to enter behind cover plate,*

which could lead to related damage / issues.

RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED.

4.8 (Picture 1)



4.8 (Picture 2)

4.9 ENTRY DOOR(S)

Fair

WOOD DECAY / DAMAGE OBSERVED A GARAGE ENTRY DOOR JAMB AND SPINE. *Wood decay may be due to roof drainage / moisture splash back. Condition may worsen, if left uncorrected. Condition of latent materials could not be seen and could not be inspected, hidden damage may exist.*

RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED.

4.9 (Picture 1)

4.9 (Picture 2)

4.9 (Picture 3)

5. ATTIC

5.0 ROOF FRAMING

Poor

5.0 (1) STAINING / DISCOLORATION OBSERVED AT FASCIA / ROOF FRAMING & RELATED ELEMENTS. AREA(S) WERE INACCESSIBLE & COULD NOT BE PHYSICALLY REACHED / TESTED FOR MOISTURE CONTENT. *Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

5.0 (2) DAMAGE / SUSPECT WOOD DESTROYING ORGANISM ACTIVITY OBSERVED AT THE REAR FRAMING. *Damage / suspect WDO activity may deteriorate the integrity of affected components. Extent of damage / activity was not determined. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

RECOMMEND HAVING A LICENSED ROOFING CONTRACTOR & PEST COMPANY EVALUATE / REMEDY AS NEEDED.

5.0 (3) SEE ROOF DECK / SHEATHING COMMENTS.

5.0 (4) DUE TO INSULATION / INSULATION BAFFLES & ATTIC DESIGN / HEIGHT LIMITATIONS, APPROXIMATELY 30% OF ROOF FRAMING / DECKING & RELATED ELEMENTS WERE NOT VISIBLE / ACCESSIBLE & COULD NOT BE PHYSICALLY REACHED / FULLY INSPECTED.

5.1 ROOF DECK / SHEATHING

Poor

5.1 (1) STAINING / DISCOLORATION OBSERVED AT THE CENTER / REAR ROOF DECKING / FRAMING & RELATED ELEMENTS. AREA(S) TESTED POSITIVE FOR MOISTURE CONTENT USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION. *Extent of moisture penetration / condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*


5.1 (2) STAINING / DISCOLORATION OBSERVED AT RIGHT / REAR ROOF DECKING AND/OR ROOF FRAMING. AREA(S) WERE INACCESSIBLE & COULD NOT BE PHYSICALLY REACHED / TESTED FOR MOISTURE CONTENT. *Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*


5.1 (3) WOOD DECAY AND/OR DAMAGE OBSERVED AT THE REAR CENTER DECKING . *Wood decay / damage may deteriorate the integrity of affected components. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

RECOMMEND HAVING A LICENSED ROOFING CONTRACTOR EVALUATE / REMEDY AS NEEDED.


5.1 (4) SEE ROOF FRAMING COMMENTS.

5.3 ELECTRIC / CONDUCTORS

Fair

JUNCTION / FIXTURE BOX IS LACKING A TAB / KNOCK-OUT. *Lack of equipment may promote accidental damage to occur.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

5.3 (Picture 1)

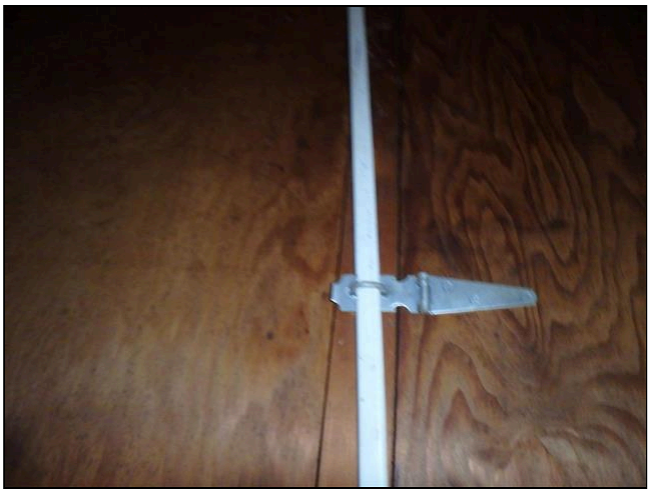
5.4 ATTIC ENTRY / ACCESS

Fair

5.4 (1) WHEN GARAGE ATTIC ACCESS DOOR IS OPENED, DOOR COMES INTO DIRECT CONTACT WITH ADJACENT INSULATION. *Damage may occur over time due to current condition.*

5.4 (2) IMPROPER MATERIALS IN USE AT THE GARAGE ATTIC ACCESS DOOR. *Use of improper components may promote accidental damage to occur.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.



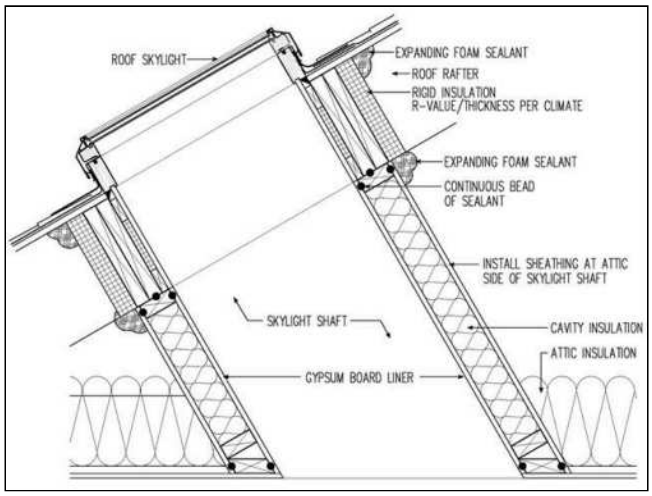
5.4 (3) SEE ROOF FRAMING COMMENTS.

5.6 SKYLIGHT ENCLOSURE

Fair

SKYLIGHT ENCLOSURE(S) APPEAR TO BE LACKING INSULATION MATERIALS. *Lack of insulation may result in unwanted heat transfer.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.



5.6 (Picture 1)

5.6 (Picture 2)

5.6 (Picture 3)

5.7 HVAC SYSTEM PROVISIONS

Fair

DUCT TAPE / IMPROPER SEALANT MATERIALS OBSERVED IN USE AT THE HVAC SYSTEM DUCTING & RELATED ELEMENTS. *Duct tape / improper sealant materials can loose adhesiveness due to the moisture content and heat found in Florida attics, which can lead to air leaks / energy loss.*

RECOMMEND HAVING A LICENSED HVAC COMPANY EVALUATE / REMEDY AS NEEDED.

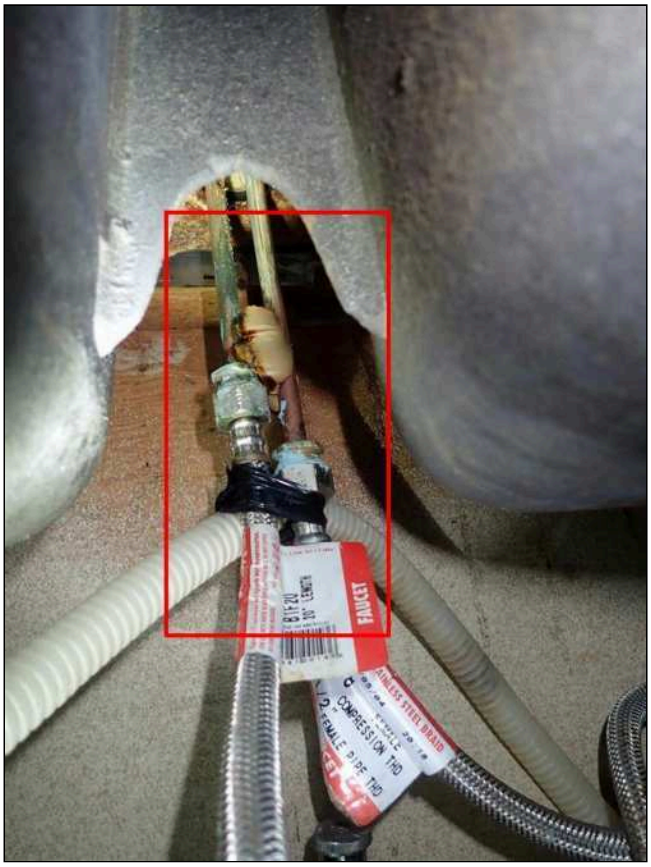
5.7 (Picture 1)

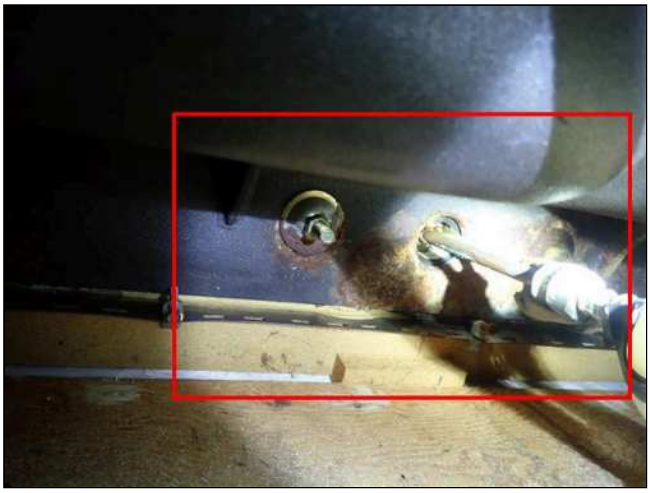
6. KITCHEN

6.0 PLUMBING / SINK(S)

Poor

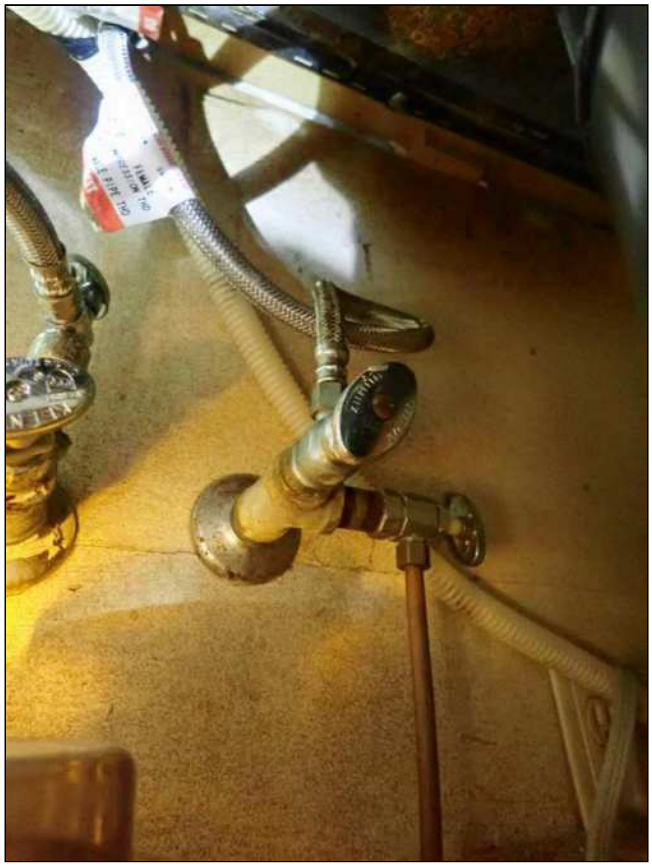
6.0 (1) EXCESSIVE RUST/CORROSION OBSERVED BELOW SINK AT SINK SURFACES. NO LEAKS OBSERVED AT TIME OF INSPECTION.



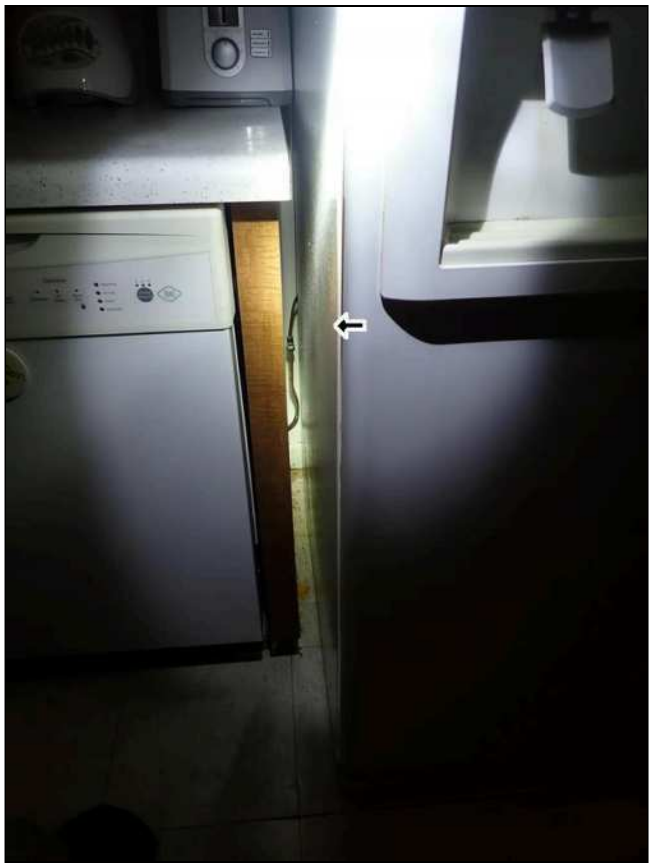


6.0 (2) ALL WATER SHUT-OFF VALVES ARE STUCK / FROZEN IN THE **OPEN** POSITION. *Shut-off valves often freeze in place due to lack of use movement. Shut-off valves should not be forced due to possibility of damage / leak. It may be difficult to shut down individual water supply lines in the case of repair or damage.*

6.0 (3) CORROSION OBSERVED AT THE WATER SUPPLY SHUT OFF VALVES AND/OR RELATED ELEMENTS. *No leaks observed at time of inspection; however, prolonged exposure to corrosion may result in premature wear / failure of affected components. Removal of corrosion may result in exposure of leak. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*



6.0 (4) CORROSION AND WHAT APPEARS TO BE A PREVIOUS LEAK OBSERVED AT WATER LINE BETWEEN REFRIGERATOR AND DISHWASHER POSSIBLY FOR REFRIGERATOR WATER SUPPLY.



6.0 (5) HOT WATER PRESSURE IS POOR WHILE COLD WATER PRESSURE IS SATISFACTORY.

SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REMEDY AS NEEDED.

6.1 FLOOR

Fair

SCATTERED DAMAGED BUCKLING FLOORING OBSERVED. LATENT MATERIALS CAN NOT BE FULLY SEEN AND HIDDEN DAMAGE MAY EXIST. ALSO SEE FOUNDATION/SUBSTRUCTURE COMMENTS.

SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR AS NEEDED.

6.1 (Picture 1)

6.1 (Picture 2)

6.1 (Picture 3)

6.1 (Picture 4)

6.1 (Picture 5)

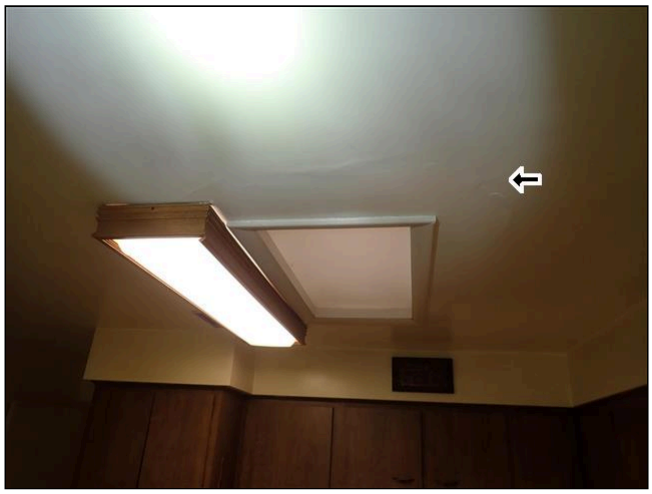
6.1 (Picture 6)

6.2 WALLS / CEILING

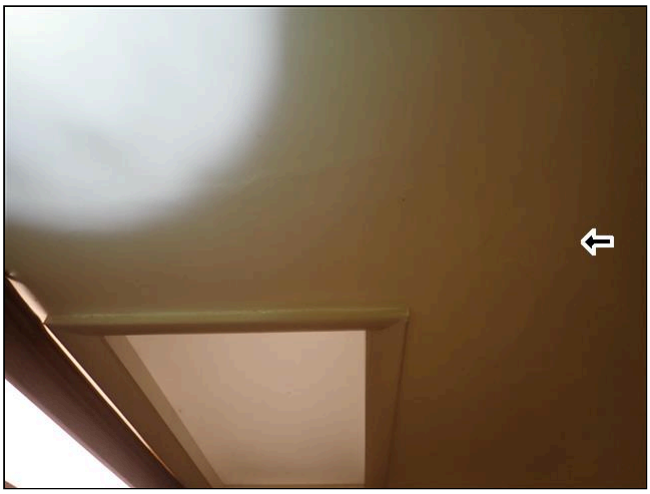
Fair

DAMAGE AND STAINING / DISCOLORATION OBSERVED AT THE KITCHEN CEILING NEAR SKYLIGHT. AREA TESTED DRY USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION. *Condition of latent materials was not visible and could not be fully inspected. Hidden damage may exist.*

SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR AS NEEDED.



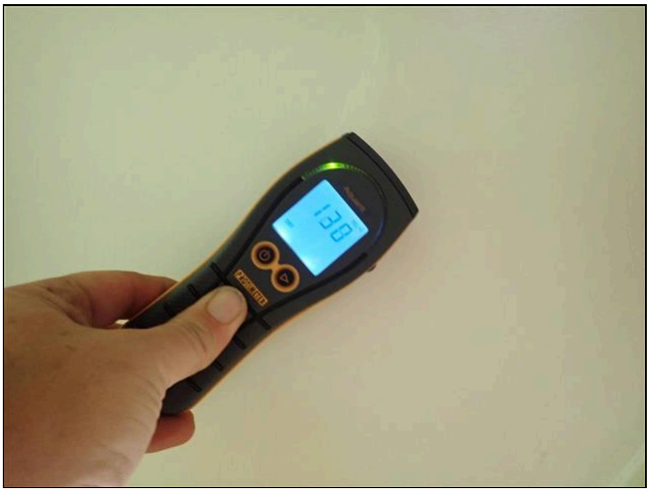
6.2 (Picture 1)



6.2 (Picture 2)

6.2 (Picture 3)

6.2 (Picture 4)



6.2 (Picture 5)

6.4 COOKTOP

Fair

6.4 (2) *NOTE: PICTURE INCLUDED TO SHOW FUNCTIONALITY AT TIME OF HOME INSPECTION.*

6.5 OVEN(S)

Fair

6.5 (1) ALTHOUGH UNIT WAS FUNCTIONAL AT TIME OF INSPECTION, UNIT HAS SURPASSED THE DESIGNED LIFE RANGE. IT IS RECOMMENDED TO ANTICIPATE REPAIR / REPLACEMENT NEEDS IN THE NEAR FUTURE. *Due to age of the*

unit, although standard functionality was achieved at time of inspection, unit & related components are at the end of their intended life span & may fail at any time.

6.5 (2) *NOTE: PICTURES INCLUDED TO SHOW FUNCTIONALITY AT TIME OF HOME INSPECTION.*

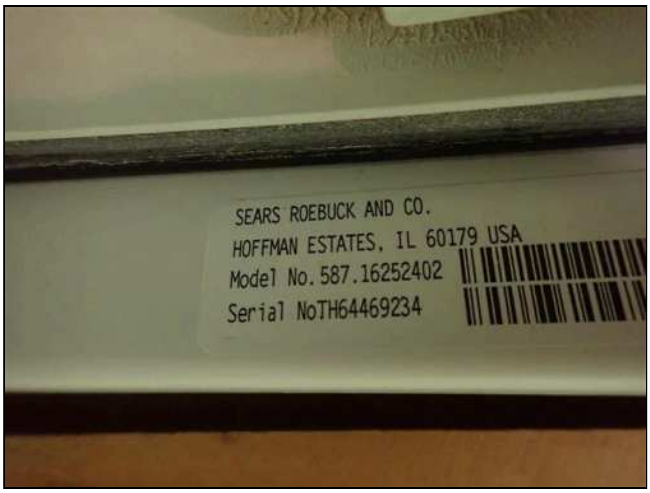
6.6 DISHWASHER

Fair

6.6 (1) UNIT OBSERVED TO HAVE MINOR DAMAGE AT TOP LEFT EXTERIOR AND FAIR CONDITIONS OBSERVED AT INTERIOR OF UNIT.

SUGGEST HAVING A LICENSED APPLIANCE SERVICE COMPANY OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

6.6 (2) UNIT MANUFACTURED 2006. ALTHOUGH UNIT WAS FUNCTIONAL AT TIME OF INSPECTION, UNIT HAS SURPASSED THE DESIGNED LIFE RANGE. IT IS RECOMMENDED TO ANTICIPATE REPAIR / REPLACEMENT NEEDS IN THE NEAR FUTURE. *Due to age of the unit, although standard functionality was achieved at time of inspection, unit & related components are at the end of their intended life span & may fail at any time.*



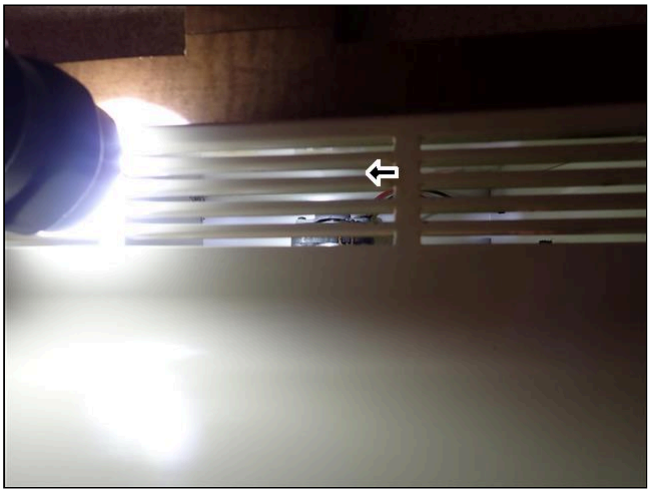
6.8 VENTILATOR

Fair

VENTILATOR IS A RE-CIRCULATING TYPE THAT IS NOT CONNECTED TO FLUE FOR EXHAUST VENTILATION. THERE IS NO REQUIREMENT TO HAVE A MECHANICAL EXHAUST WHEN ELECTRIC COOKING APPLIANCES ARE USED.

SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REMEDY AS DESIRED.

6.8 (Picture 1)



6.8 (Picture 2)

6.9 CABINETRY

Poor

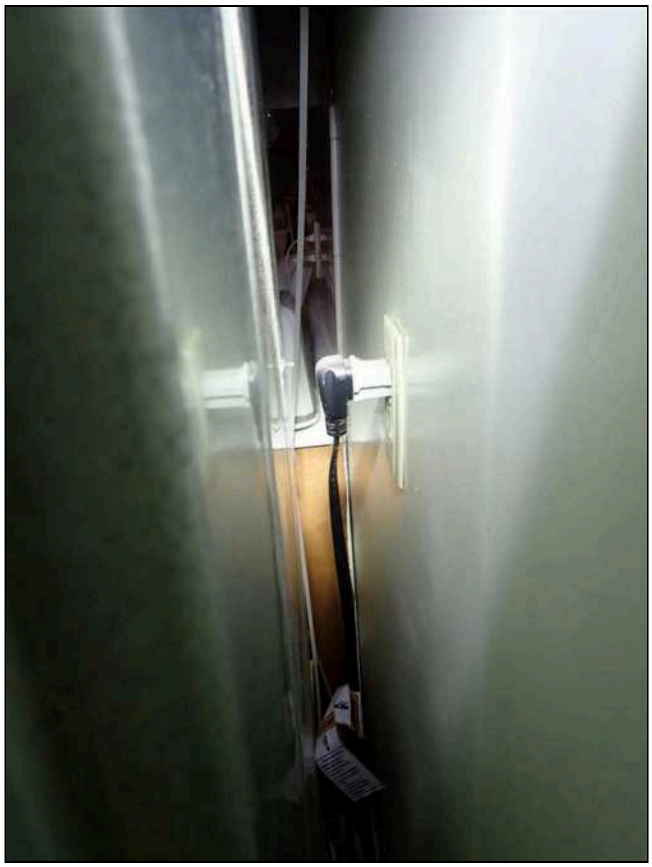
6.9 (1) PREVIOUS WATER DAMAGE AND WOOD DECAY OBSERVED AT BASE OF SINK CABINET. THE BOTTOM OF CABINET HAS BEEN PREVIOUSLY REPLACED WITH NEWER MATERIAL AND AREAS WHERE NEWER MATERIAL APPEARS SIMPLY PLACED ON TOP OF OLDER MATERIAL. AREAS TESTED DRY AT TIME OF INSPECTION USING A DIGITAL MOISTURE METER. *The condition of latent materials can not be seen and hidden damage may exist.*

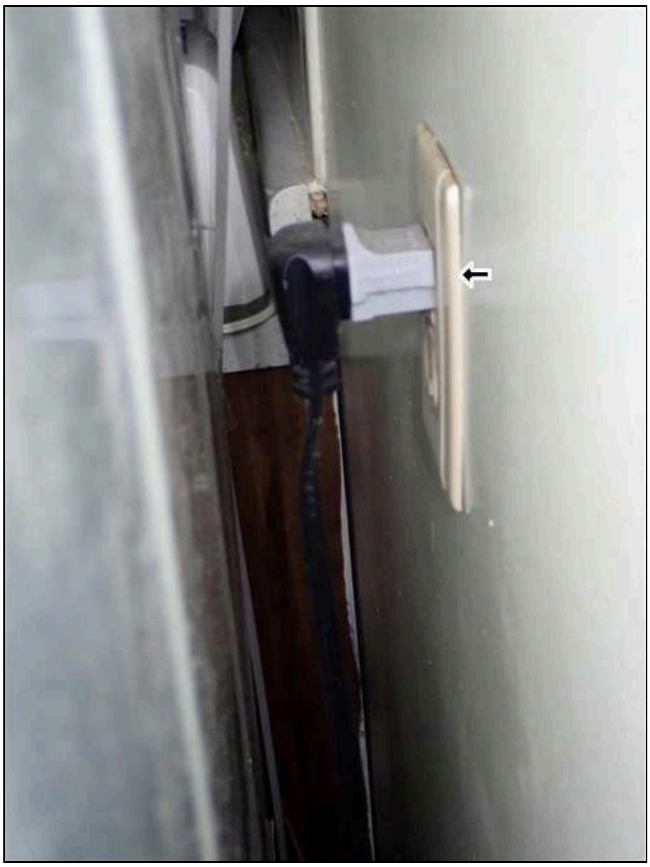
SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

6.11 REFRIGERATOR W/ ICE-MAKER AND WATER

Fair

6.11 (1) NOTE: PLUG ADAPTER OBSERVED IN USE FOR REFRIGERATOR WHERE THE OUTLET IS ALREADY GROUNDED. SUCH ADAPTER MAY NOT BE NEEDED.





6.11 (2) IT APPEARS THAT A PORTION OF THE FILTER COVER/CAP PART OF THE FILTER RELEASE IS MISSING OR BROKEN. FILTER MAY BE DIFFICULT FOR REMOVAL.

SUGGEST HAVING A LICENSED APPLIANCE SERVICE COMPANY OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

7. BATHROOMS

7.0 **------ BATHROOM 1 ------**

Fair

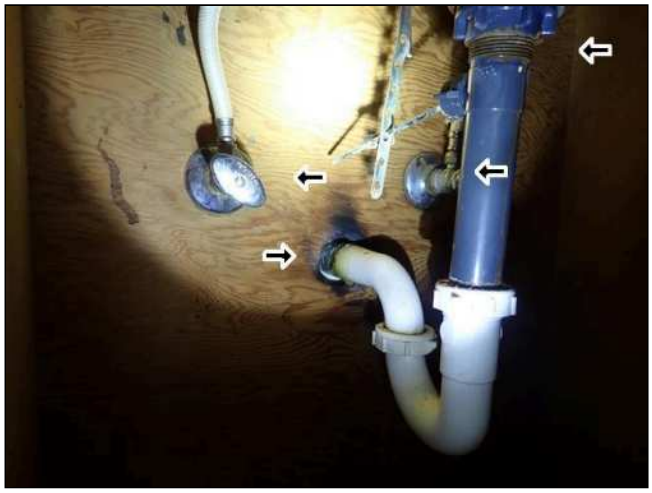
LEFT REAR GUEST BATHROOM

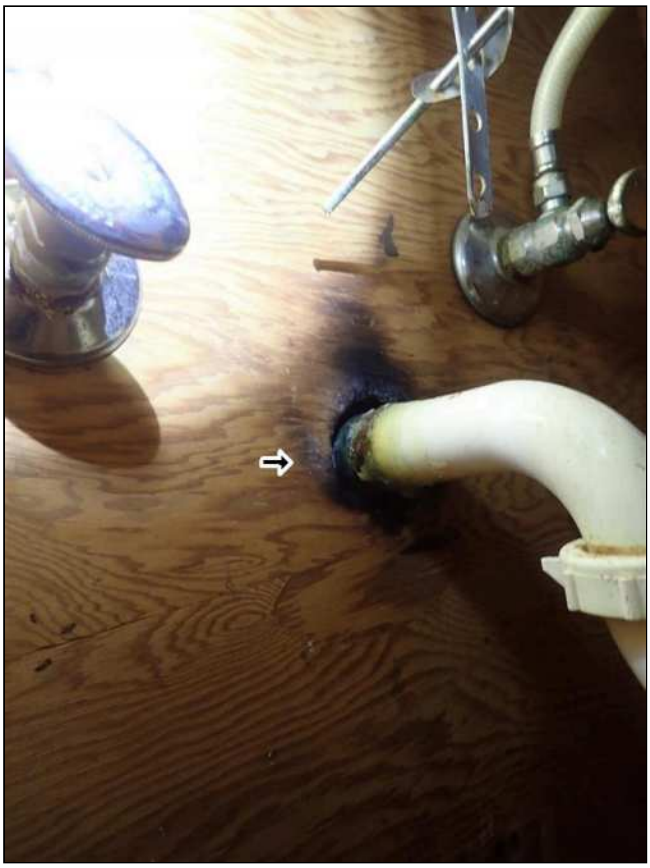
7.1 **SINK(S)**

Poor

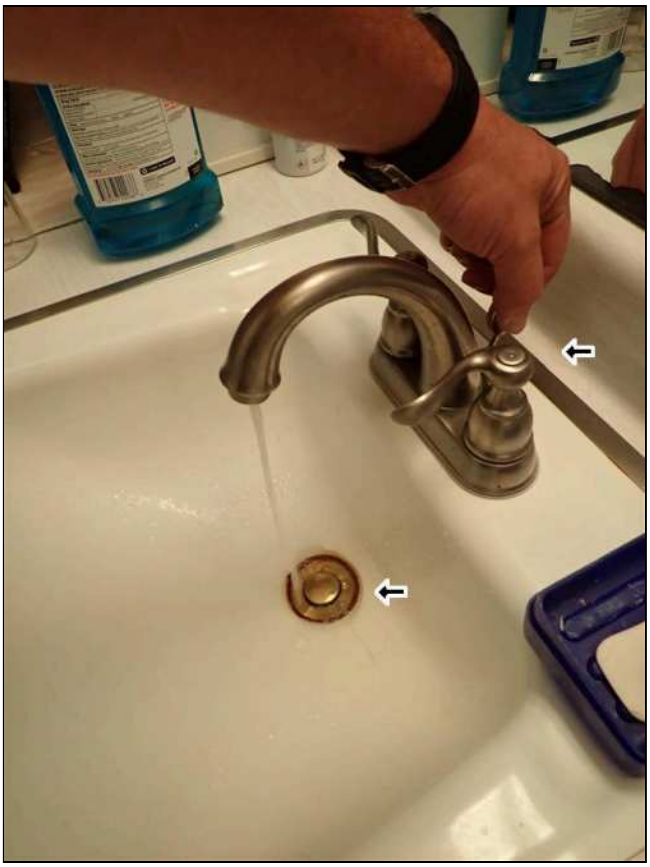
7.1 (1)

- CORROSION OBSERVED AT THE WATER SUPPLY SHUT-OFF VALVES AND/OR RELATED ELEMENTS. *No leaks observed at time of inspection; however, prolonged exposure to corrosion may result in premature wear / failure of affected components. Removal of corrosion may result in exposure of leak. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*
- IMPROPER DRAIN LINE CONNECTION OBSERVED.
- EVIDENCE OF PREVIOUS DRAINAGE PROVISIONS LEAKS. *No leaks observed at time of inspection; however, moderate amount of water may be needed to expose leaks.*



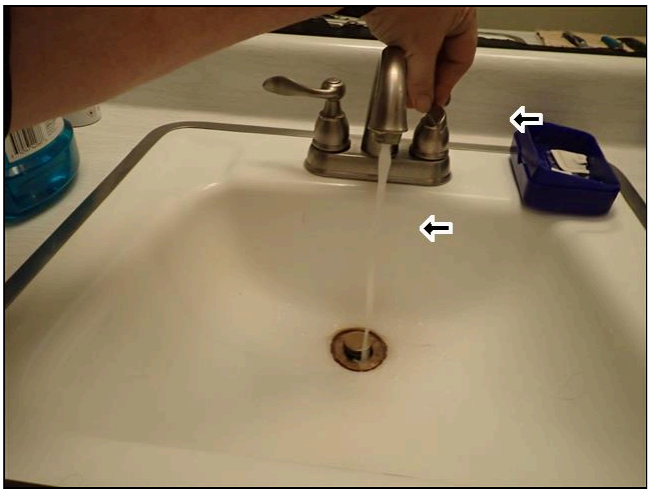
7.1 (2) STOPPER MECHANISM DOES NOT COMPLETELY CLOSE STOPPER TO BE ABLE TO FILL SINK.



7.1 (3) RUST/CORROSION OBSERVED AT DRAIN OPENING AND DRAIN HARDWARE.

7.1 (4) HOT WATER PRESSURE IS POOR WHILE COLD WATER PRESSURE IS FAIR TO POOR. GALVANIZED WATER PIPING OBSERVED AT BATHROOMS AND KITCHEN. ALSO SEE PLUMBING COMMENTS.

SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.



7.2 TOILET

Poor

7.2 (1) CORROSION OBSERVED AT THE TOILET MAIN WATER SHUT-OFF VALVE AND/OR RELATED ELEMENTS. *Prolonged exposure to corrosion may result in premature wear / failure of components. No leaks observed at time of inspection; however, removal of corrosions may result result in exposure of leak. Indications of previous leak(s) observed and hidden damage may exist.*

7.3 BATHTUB

Poor

7.3 (1) WATER PRESSURE IS FAIR TO POOR AND POOR WITH ANOTHER FIXTURE RUNNING.

7.3 (2) ACTIVE LEAK AT SHOWER HEAD.

7.3 (4) SEE FOUNDATION / SUBSTRUCTURE COMMENTS.

7.4 WALL TILE

Fair

SEVERAL CRACKED/BROKEN TILES OBSERVED WITH SCATTERED AREAS OF OPENINGS IN GROUT LINES THAT SHOULD BE SEALED TO PREVENT THE INTRUSION OF MOISTURE.

SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

7.5 CABINETRY

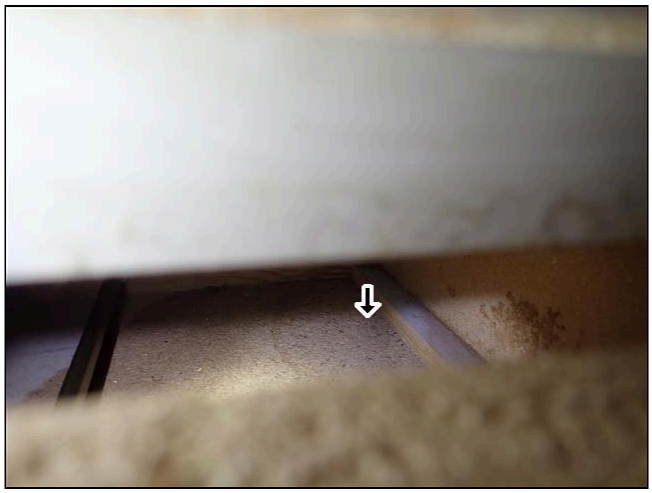
Poor

7.5 (1) EXCESSIVE DAMAGE HAS CAUSED THE BOTTOM DRAWER TO BECOME INOPERABLE.

7.5 (2) EXCESSIVE WOOD DECAY AND MICROBIAL GROWTH OBSERVED. FLOORING DAMAGE AND DETERIORATION OBSERVED AT BELOW THE CABINET AND CRAWLSPACE AREA CAN BE SEEN WITH SEVERAL FLOOR JOISTS EXPOSED. *The condition of latent materials can not be seen and addition and/or hidden damage may exist.* AREAS TESTED DRY AT TIME OF INSPECTION USING A DIGITAL MOISTURE METER.

SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.


KIRKLAND
Eyeglass CARE KIT
PACKAGE CONTAINS
6 ITEMS
Glide
APVANCED

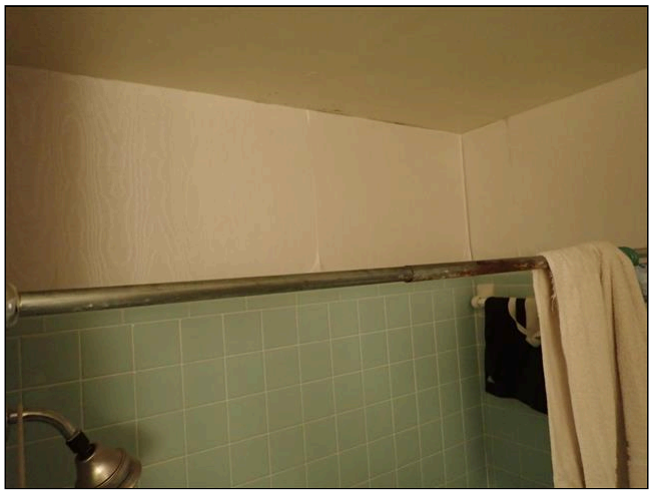


7.7 WALLS / CEILING

Poor

MICROBIAL GROWTH OBSERVED AT THE BATHROOM WALLS / CEILING. *Current condition is indicative of poor / improper ventilation of high moisture / humidity areas. Microbial growth may also hold excessive moisture against attached building materials potentially promoting premature wear / failure of affected components. The condition of latent materials can not be seen and hidden damage may exist.*

SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.



7.7 (Picture 1)

7.7 (Picture 2)

7.7 (Picture 3)

7.7 (Picture 4)

7.7 (Picture 5)

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7.7 (Picture 8)

7.7 (Picture 9)

7.7 (Picture 10)

7.7 (Picture 11)

7.7 (Picture 12)

7.7 (Picture 13)

7.7 (Picture 14)

7.7 (Picture 15)

7.7 (Picture 16)

7.7 (Picture 17)

7.7 (Picture 18)

7.9 ELECTRIC / GFCI

Fair

7.9 (1) BATHROOM OUTLETS ARE NOT GFCI PROTECTED / DID NOT TRIP WHEN MANUALLY TESTED. *According to the National Electric Code, All homes built after 1975 should have GFCI protection at all outlets in the bathroom. Due to age of home, no updates are required as the home is* ***grand-fathered*** *into previous code. However, for protection of the home occupants, it is recommend to add GFCI protection at all bathroom outlets.*

SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REMEDY AS NEEDED.

7.9 (2) SEVERAL VANITY LIGHTS NOT WORKING - BULBS? - POWER CONFIRMED.
SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

7.11 ------ BATHROOM 2 ------

Fair

LEFT FRONT BATHROOM

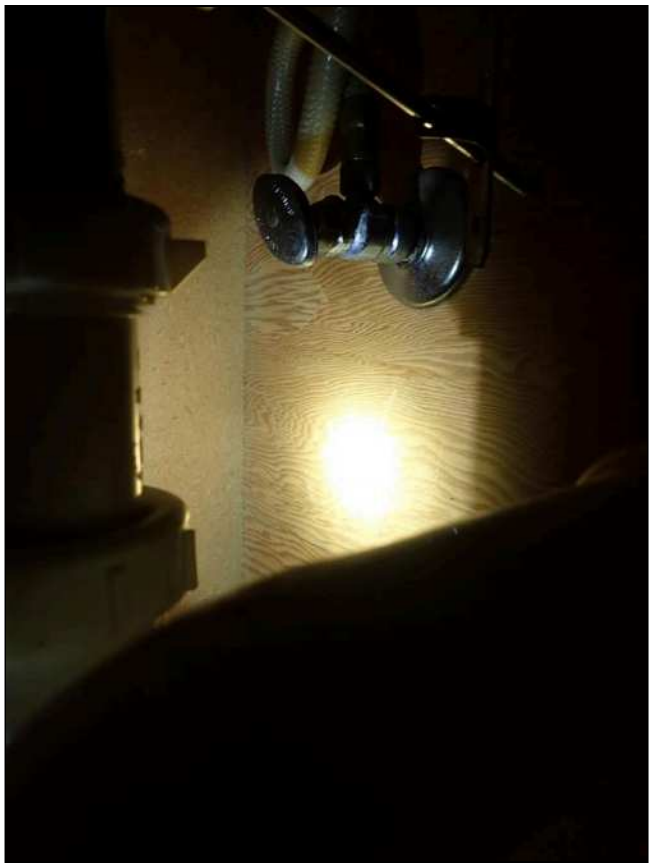
7.12 SINK(S)

Poor

7.12 (1) SINK IS SLOW TO DRAIN. *A slow or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. A licensed plumbing contractor should be consulted in order to determine whether cleaning or other corrective measures are required.*

7.12 (2) EVIDENCE OF PREVIOUS DRAINAGE PROVISIONS LEAK(S). *No leak(s) observed at time of inspection; however, moderate amount of water may be needed to expose leak(s).*

7.12 (3) CORROSION OBSERVED AT THE WATER SUPPLY SHUT-OFF VALVES AND/OR RELATED ELEMENTS. *No leaks observed at time of inspection; however, prolonged exposure to corrosion may result in premature wear / failure of affected components. Removal of corrosion may result in exposure of leak. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*



7.12 (4) HOT AND COLD WATER PRESSURE IS FAIR THEN POOR WITH 2 OR MORE FIXTURES RUNNING. ALSO SEE PLUMBING COMMENTS.

SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

7.13 TOILET

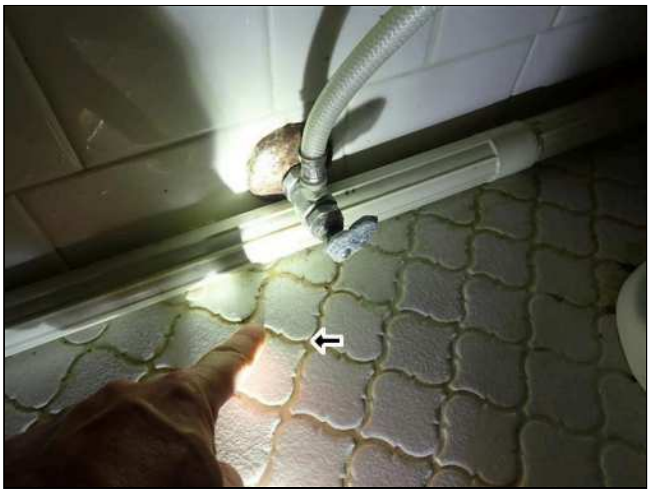
Poor

7.13 (1) BROKEN CONTROL KNOB AND CORROSION OBSERVED AT THE TOILET MAIN WATER SHUT-OFF VALVE AND/OR RELATED ELEMENTS. *Prolonged exposure to corrosion may result in premature wear / failure of components. Active leak observed at time of inspection; however, removal of corrosions may result result in exposure of the leak.*

7.13 (2) MAIN WATER SHUT-OFF VALVE IS STUCK / FROZEN IN THE **OPEN** POSITION. *Shut-off valves often freeze in place due to lack of use movement. Shut-off valves should not be forced due to possibility of damage / leak. It may be difficult to shut down individual water supply lines in the case of repair or damage.*

7.13 (3) ACTIVE LEAK OBSERVED AT THE TOILET WATER SHUT OFF VALVE. WATER WAS OBSERVED SITTING ON THE FLOOR BELOW VALVE.

SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

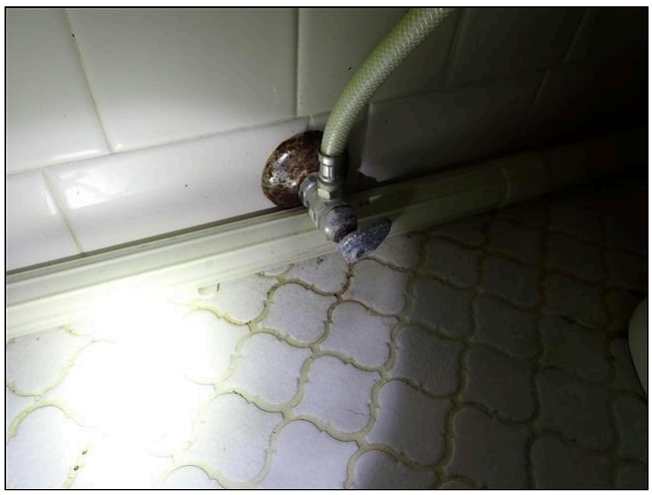


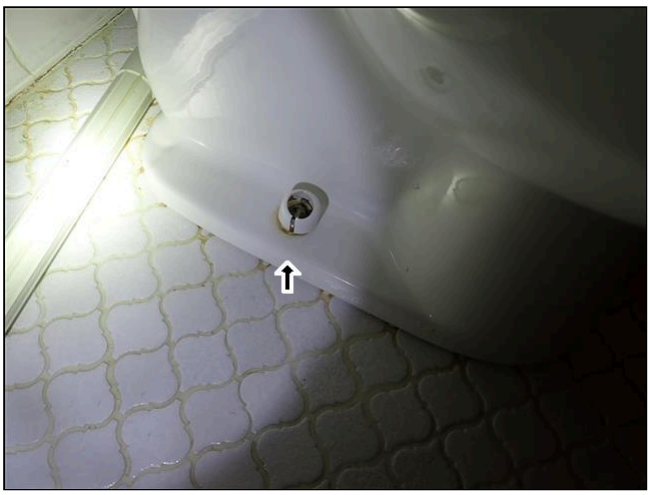
7.13 (4) TOILET SEAT WAS FOUND BROKEN AT TIME OF INSPECTION.

7.13 (5) TOILET IS LOOSE AT FLOOR AND MOVES SLIGHTLY WHEN STRADDLED.

7.13 (6) CORROSION OBSERVED AT THE TOILET MAIN WATER SHUT-OFF VALVE AND/OR RELATED ELEMENTS. *Prolonged exposure to corrosion may result in premature wear / failure of components. No leaks observed at time of inspection; however, removal of corrosions may result result in exposure of leak.*

SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.



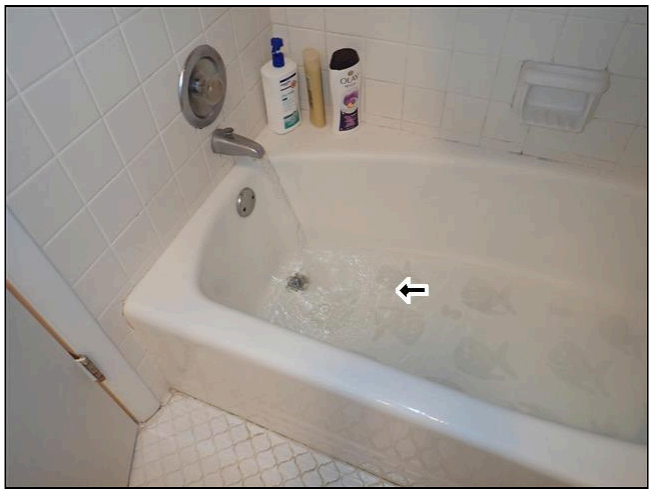


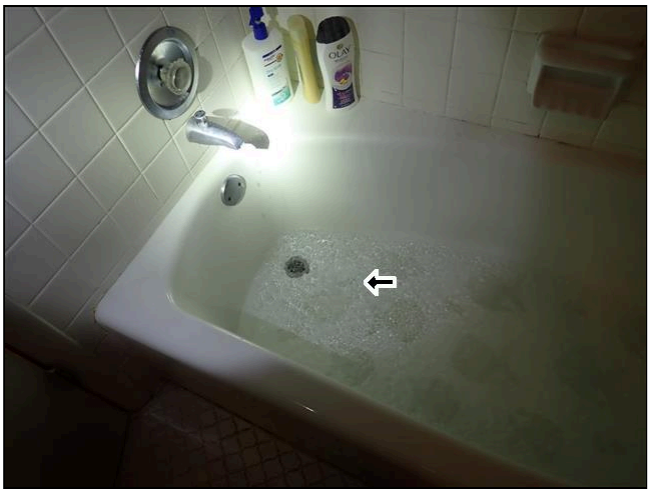
7.14 BATHTUB

Fair

7.14 (1) BATHTUB IS VERY SLOW TO DRAIN. *A slow or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. A licensed plumbing contractor should be consulted in order to determine whether cleaning or other corrective measures are required.*

SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR AS NEEDED.





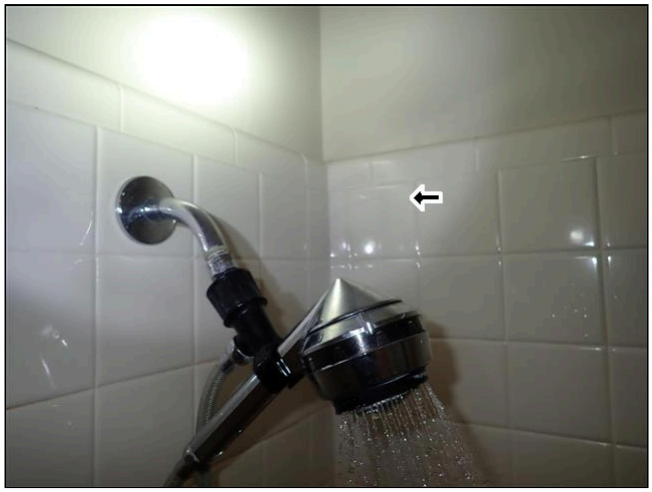
7.14 (2) SEE FOUNDATION / SUBSTRUCTURE COMMENTS.

7.15 WALL TILE

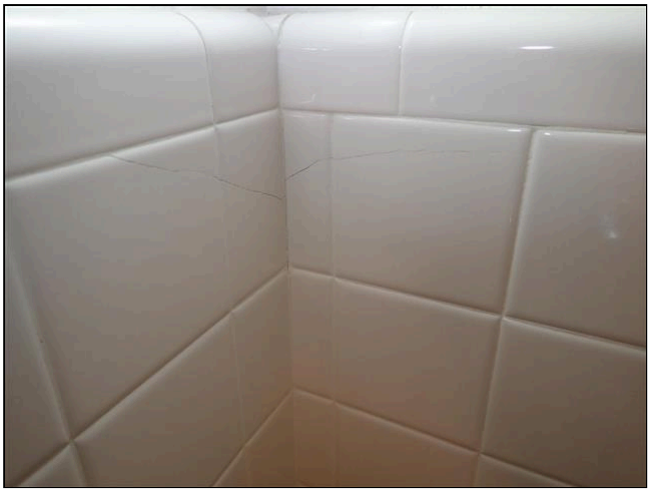
Fair

SEVERAL CRACKED/BROKEN TILES OBSERVED AND SEVERAL OPENINGS SEEN IN THE GROUT/CAULK LINES OF SEVERAL CORNER TILES. TILES SHOULD BE REPAIRED OR RE-SEALED TO PREVENT THE INTRUSION OF WATER. *The condition of latent materials can not be seen and hidden damage may exist.*

SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR AS NEEDED.



7.15 (Picture 1)



7.15 (Picture 2)

7.15 (Picture 3)

7.15 (Picture 4)

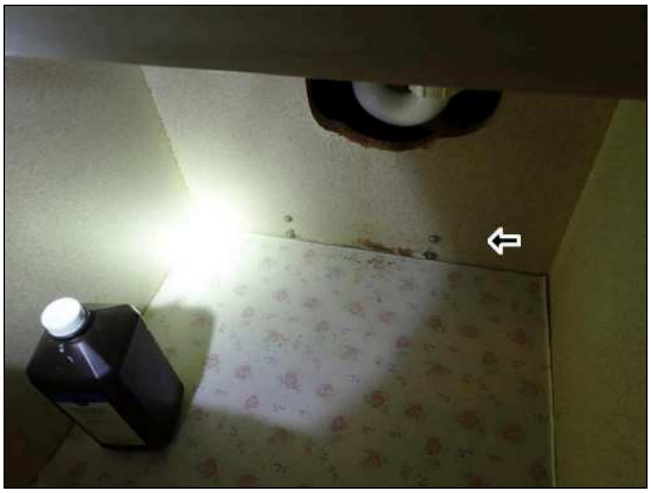
7.15 (Picture 5)

7.16 CABINETRY

Fair

7.16 (1) PREVIOUS WATER DAMAGE AND WOOD DECAY OBSERVED AT BASE OF SINK CABINET AND DRAWER.

SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.



7.18 WALLS / CEILING

Poor

MICROBIAL GROWTH OBSERVED AT THE BATHROOM WALLS / CEILING. *Current condition is indicative of poor / improper ventilation of high moisture / humidity areas. Areas tested wet at time of inspection. Microbial growth may also hold excessive moisture against attached building materials potentially promoting premature wear / failure of affected components. The condition of latent materials can not be seen and hidden damage may exist.*

SUGGEST HAVING A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

7.18 (Picture 1)

7.18 (Picture 2)

7.18 (Picture 3)

7.18 (Picture 4)

7.18 (Picture 5)

7.18 (Picture 6)

7.18 (Picture 7)

7.18 (Picture 8)

7.18 (Picture 9)

7.18 (Picture 10)

7.20 ELECTRIC / GFCI

Fair

BATHROOM OUTLETS ARE NOT GFCI PROTECTED / DID NOT TRIP WHEN MANUALLY TESTED. *According to the National Electric Code, All homes built after 1975 should have GFCI protection at all outlets in the bathroom. Due to age of home, no updates are required as the home is* ***grand-fathered*** *into previous code. However, for protection of the home occupants, it is recommend to add GFCI protection at all bathroom outlets.*

SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REMEDY AS NEEDED.

7.20 (Picture 1)

7.21 ------ BATHROOM 3 ------

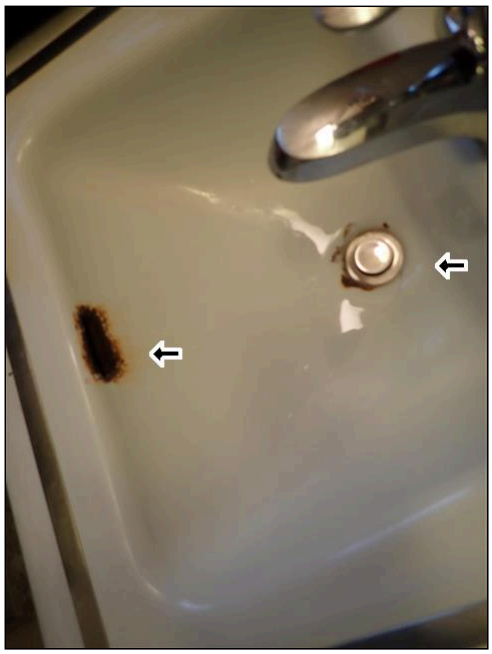
Fair

RIGHT FRONT BATHROOM

7.22 SINK(S)

Fair

7.22 (1) RUST/CORROSION OBSERVED AT BASE OF SINK AND AT SINK OVER-FLOW. SINK APPEARS TO BE BROKEN AT BASE OF BOWL AND WHAT APPEARS TO BE A PREVIOUS REPAIR ATTEMPT.

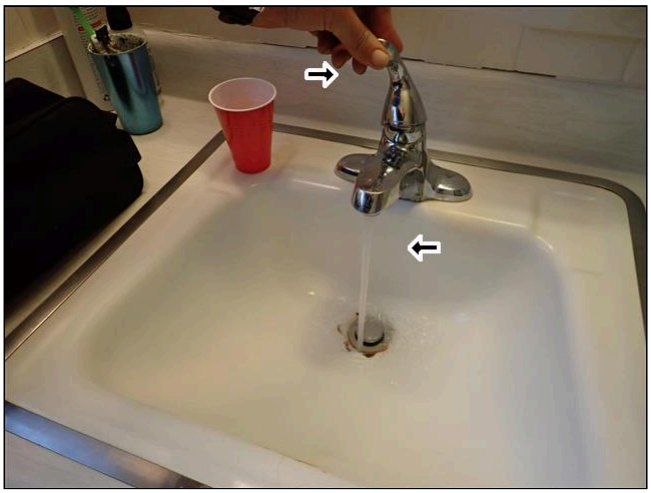


7.22 (2) CORROSION OBSERVED AT THE WATER SUPPLY SHUT-OFF VALVES AND/OR RELATED WATER PIPING, SINK, AND DRAIN LINE ELEMENTS. *No leaks observed at time of inspection; however, prolonged exposure to corrosion may result in premature wear / failure of affected components. Removal of corrosion may result in exposure of leak. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

7.22 (3) EVIDENCE OF PREVIOUS DRAINAGE PROVISIONS LEAK(S). *No leak(s) observed at time of inspection; however, moderate amount of water may be needed to expose leak(s).*

7.22 (4) HOT AND COLD WATER PRESSURE IS FAIR THEN POOR WITH 2 OR MORE FIXTURES RUNNING. ALSO SEE PLUMBING COMMENTS.

SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

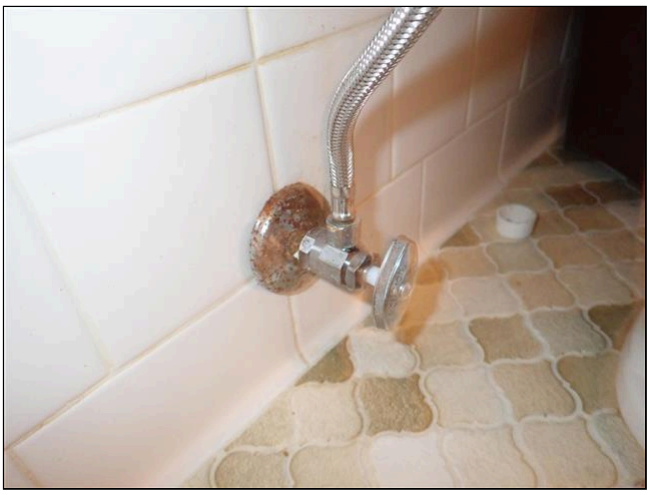


7.23 TOILET

Fair

CORROSION OBSERVED AT THE TOILET MAIN WATER SHUT-OFF VALVE AND/OR RELATED ELEMENTS. *Prolonged exposure to corrosion may result in premature wear / failure of components. No leaks observed at time of inspection; however, removal of corrosions may result result in exposure of leak.*

SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.



7.23 (Picture 1)

7.24 STALL SHOWER

Poor

7.24 (1) SEPARATION AND/OR DETERIORATED SEALANT MATERIALS OBSERVED AT WALL TILES. *Separation / cracking in tile sealant may allow moisture intrusion. Damage behind tile may not be readily visible / detectable at the time of inspection.*

7.24 (2) WATER PRESSURE IS POOR. ALSO SEE RELATED PLUMBING COMMENTS THROUGHOUT REPORT.
SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

7.25 WALL TILE

Fair

SEVERAL CRACKED WALL TILES OBSERVED.

SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

7.25 (Picture 1)

7.25 (Picture 2)

7.26 CABINETRY

Poor

7.26 (1) PREVIOUS WATER DAMAGE, WOOD DECAY, AND MICROBIAL GROWTH OBSERVED AT BASE OF SINK CABINET AND DRAWER.

SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

7.27 WALLS / CEILING

Poor

7.27 (1) MICROBIAL GROWTH OBSERVED AT THE BATHROOM WALLS / CEILING. *Current condition is indicative of poor / improper ventilation of high moisture / humidity areas. Microbial growth may also hold excessive moisture against attached building materials potentially promoting premature wear / failure of affected components. The condition of latent materials can not be seen and hidden damage may exist.*

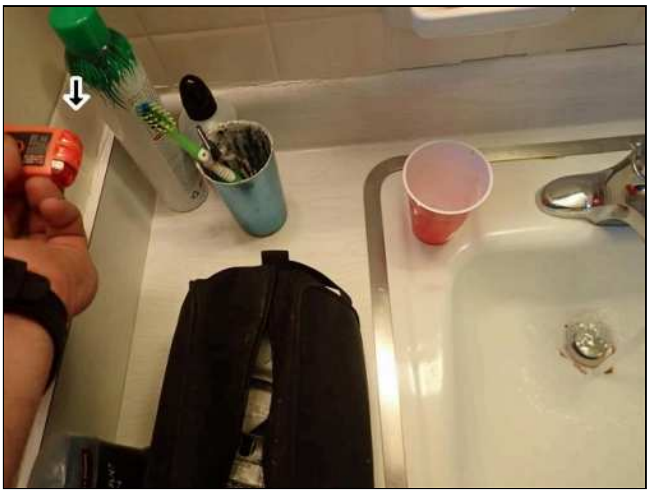

MucinexDM
12 HOUR

7.28 ELECTRIC / GFCI

Fair

BATHROOM OUTLETS ARE NOT GFCI PROTECTED / DID NOT TRIP WHEN MANUALLY TESTED. *According to the National Electric Code, All homes built after 1975 should have GFCI protection at all outlets in the bathroom. Due to age of home, no updates are required as the home is* ***grand-fathered*** *into previous code. However, for protection of the home occupants, it is recommend to add GFCI protection at all bathroom outlets.*

SUGGEST HAVING A HANDYMAN OR A LICENSED CONTRACTOR EVALUATE AND REMEDY AS NEEDED.



7.28 (Picture 1)

8. INTERIOR ELEMENTS

8.0 CEILINGS

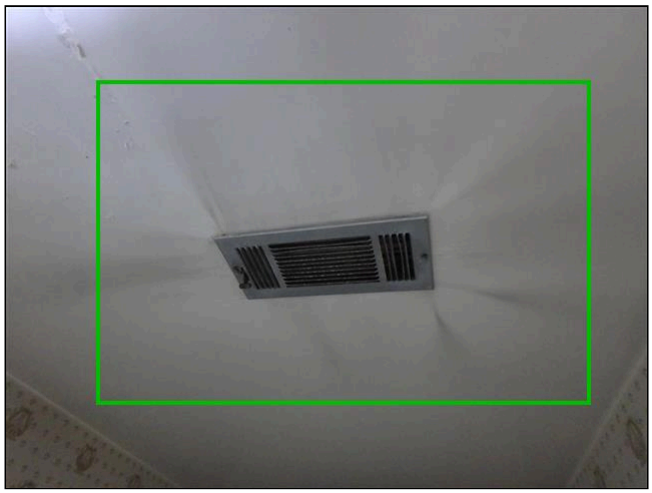
Fair

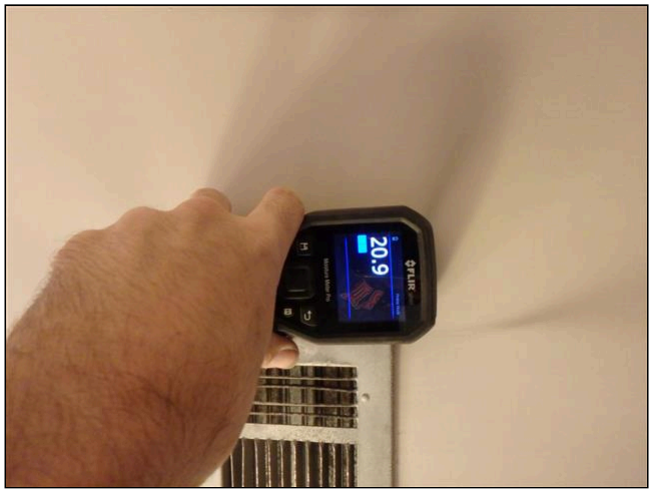
8.0 (1) STAINING OBSERVED ADJACENT TO SEVERAL AIR VENTS / REGISTERS. *Condition may be an indication of dirty*

ductwork and/or ductwork leaks .

AREAS TESTED HIGHER THAN AVERAGE (MODERATE) FOR MOISTURE, USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION.

RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED.





8.0 (2) SEE KITCHEN COMMENTS.

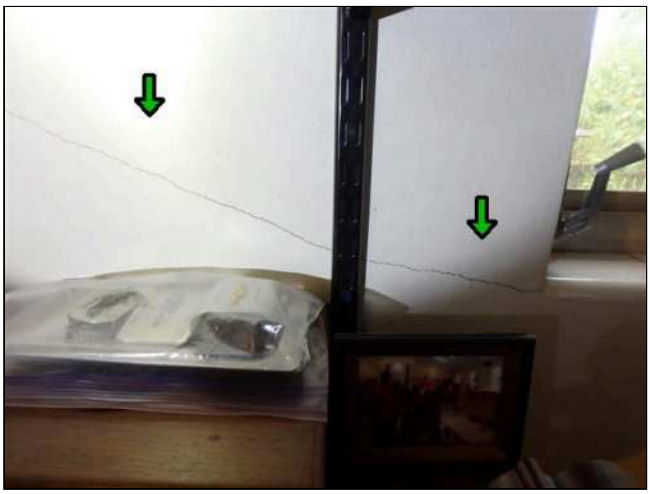
8.1 WALLS

Poor

EXCESSIVE DIAGONAL CRACKING OBSERVED AT THE WALL ADJACENT TO CENTER LEFT SIDE BEDROOM WINDOW. *Diagonal cracking is an indication of settlement and/or moving of materials. Extent of settlement could not be determined at time of inspection.*

RECOMMEND HAVING A LICENSED CONTRACTOR OR LICENSED STRUCTURAL ENGINEER EVALUATE AND REPAIR AS NEEDED.

8.1 (Picture 1)



8.1 (Picture 2)

8.1 (Picture 3)

8.2 FLOORS (SLAB)

Fair

8.2 (1) MISSING FLOORING TRANSITION OBSERVED AT THE KITCHEN FAMILY ROOM DOOR WAY. UNEVEN SURFACES WERE ALSO OBSERVED. *Uneven surfaces may pose a trip / injury hazard.*

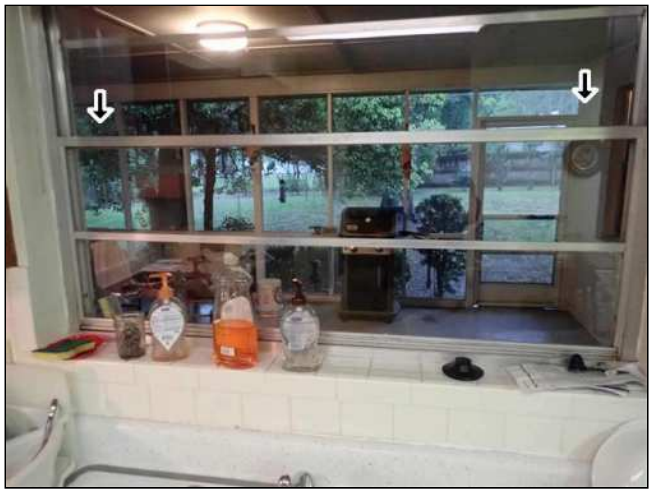
RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED.

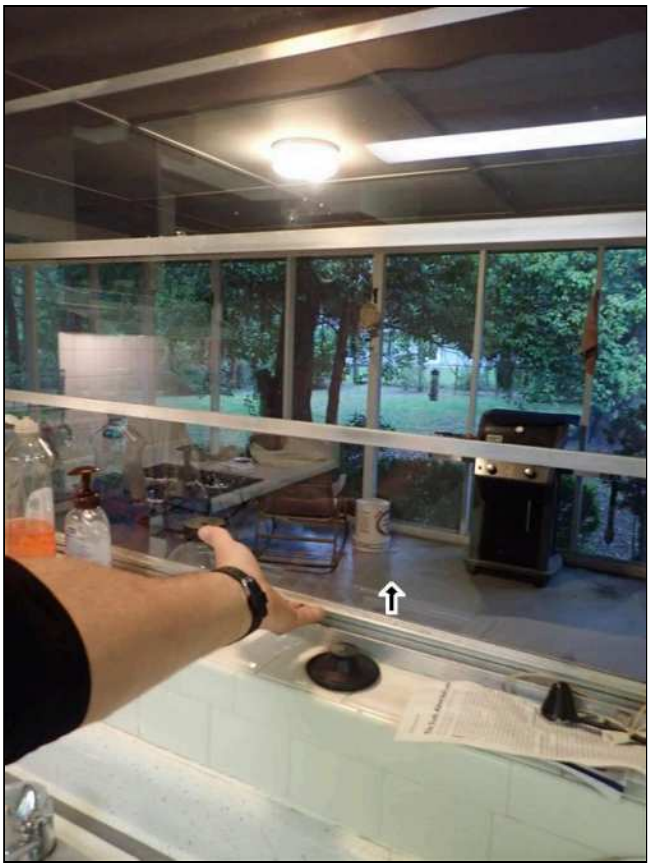
8.2 (2) SLAB WAS NOT VISIBLE FOR INSPECTION DUE TO SLAB BEING COMPLETELY COVERED BY FLOORING MATERIALS.

8.3 INTERIOR WINDOWS

Poor

8.3 (1) KITCHEN WINDOW WAS FOUND CLOSED CROOKED AND WAS OBSERVED TO HAVE A BROKEN/MISSING LOCK AS WELL AS BROKEN BALANCER/SPRING AT RIGHT SIDE. WINDOW WOULD NOT OPEN AT TIME OF INSPECTION.

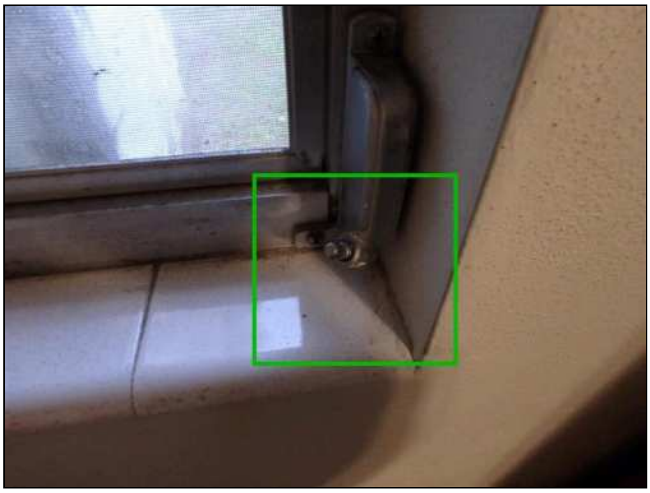
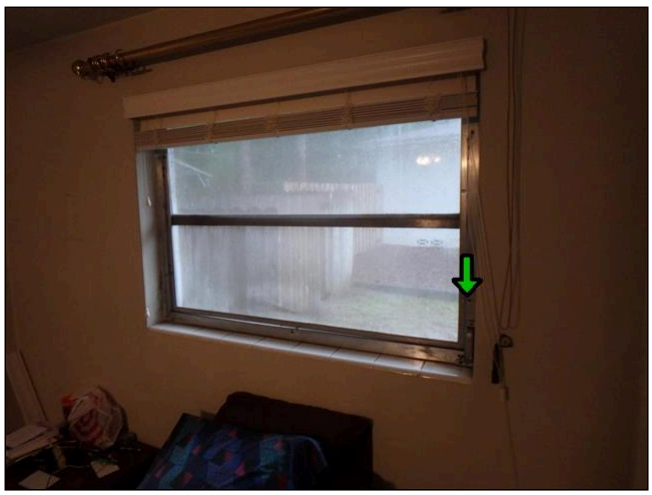


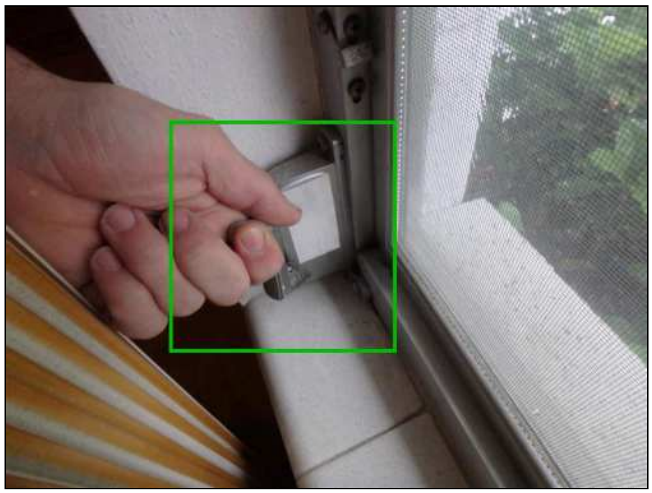


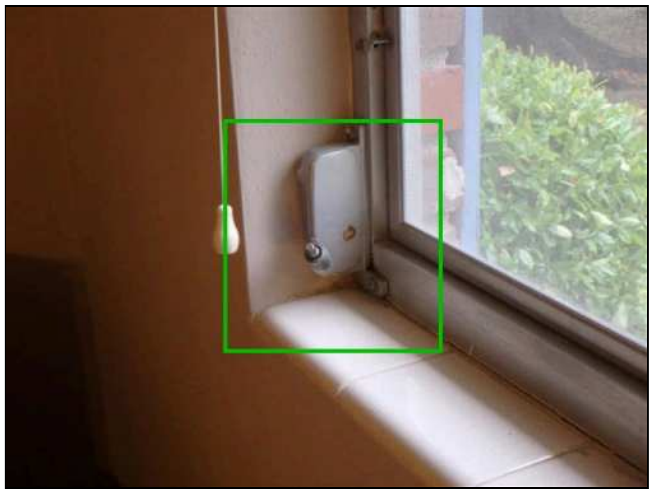
8.3 (2) MICROBIAL GROWTH / MILDEW OBSERVED AT THE RIGHT SIDE WINDOW OF RIGHT FRONT BEDROOM. *Condition is normal due to sweating from thermal variation / non-insulated windows.*

8.3 (3) CRACKED / DAMAGE TILES OBSERVED AT THE RIGHT REAR WINDOW OF RIGHT FRONT BEDROOM AND REAR FAMILY ROOM WINDOW. *Condition is normal , due to age of home. Cracking may worsen, if left uncorrected.*


8.3 (4) MISSING CRANKS / HARDWARE OBSERVED AT REAR AND RIGHT SIDE WINDOWS OF RIGHT FRONT BEDROOM, THE REAR FAMILY ROOM WINDOWS AND THE FRONT WINDOWS AT LEFT FRONT BEDROOM. *Condition may make window difficult to operate. Windows functioned normally at time of inspection.*



8.3 (5) LEFT SIDE FAMILY ROOM WINDOWS DO NOT REMAIN IN THE "UP" POSITION. *Condition may be due to damaged / detached balancer springs.*

8.3 (6) LEFT SIDE WINDOW AT LIVING ROOM DID NOT OPEN / FUNCTION AT TIME OF INSPECTION. *Condition may be due to damaged hardware.*

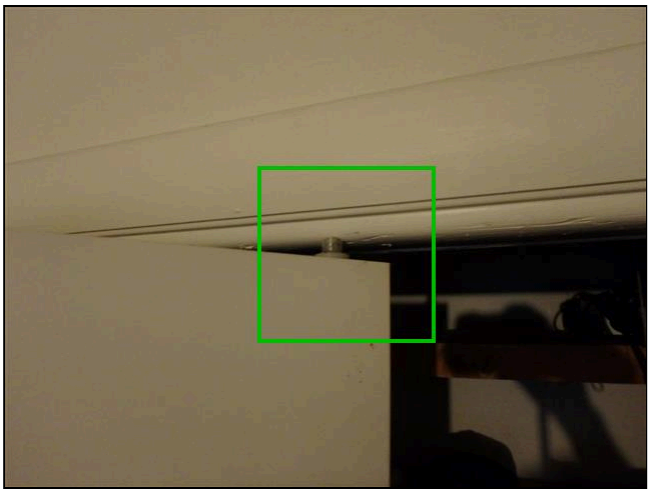
8.3 (7) CRACKED / DAMAGED PANE OBSERVED AT THE RIGHT SIDE LIVING ROOM WINDOW AND THE RIGHT FRONT WINDOW AT LEFT FRONT BEDROOM. DUE TO DAMAGE, WINDOWS WERE NOT TESTED FOR FUNCTIONALITY.

RECOMMEND HAVING A LICENSED HANDYMAN OR LICENSED WINDOW COMPANY EVALUATE AND REPAIR AS NEEDED.

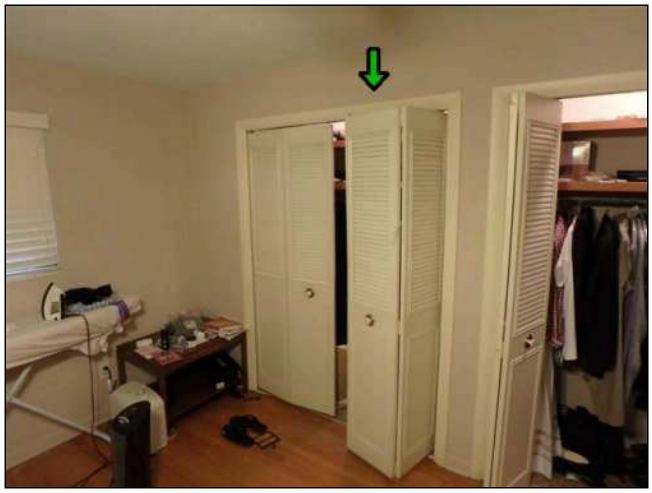
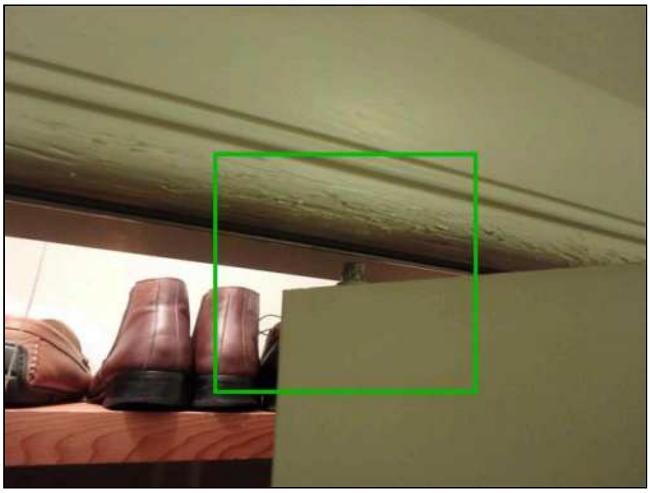
8.5 INTERIOR CLOSET DOOR(S)

Fair

8.5 (1) CLOSET DOOR AT CENTER LEFT SIDE BEDROOM DO NOT REMAIN IN TRACK WHEN OPENED / CLOSED. *Condition may be due to adjustments needed at doors / hardware and/or weight that has been applied to doors.*

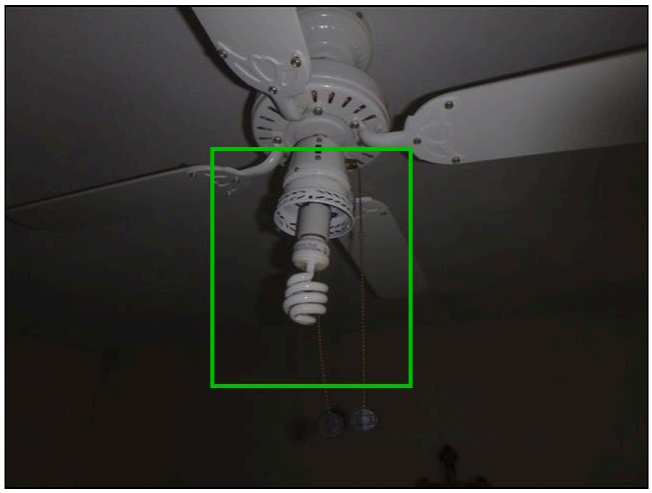
8.5 (2) LEFT SIDE CLOSET DOOR AT LEFT FRONT BEDROOM AND CLOSET DOOR AT LEFT REAR BEDROOM DO NOT REMAIN IN TRACK WHEN OPENED / CLOSED.. *Condition may be due to adjustments needed at door and / or hardware.*
RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED.

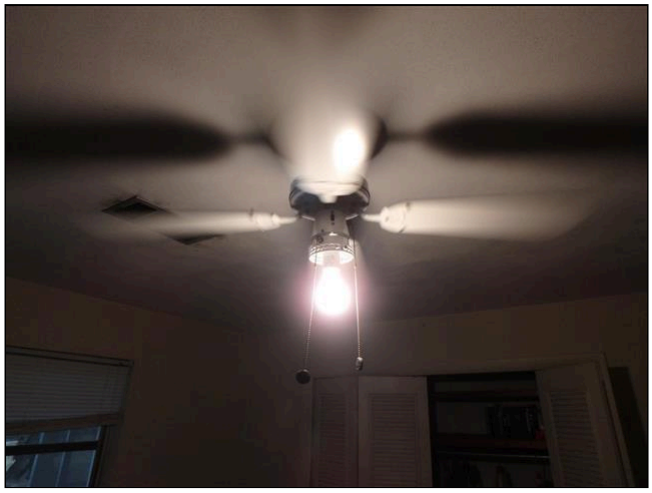
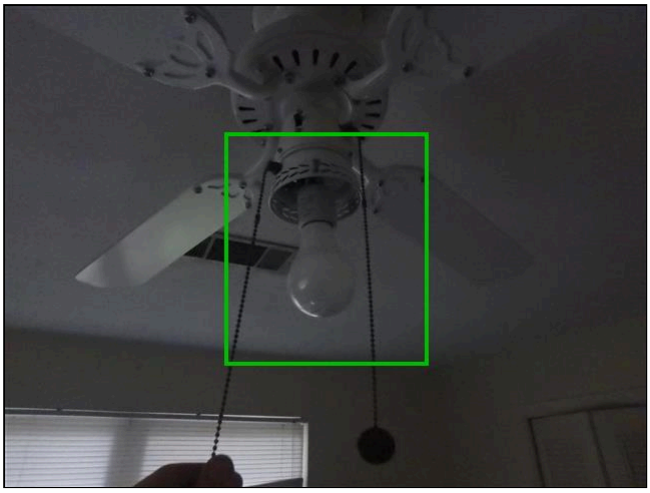



8.6 CEILING FANS

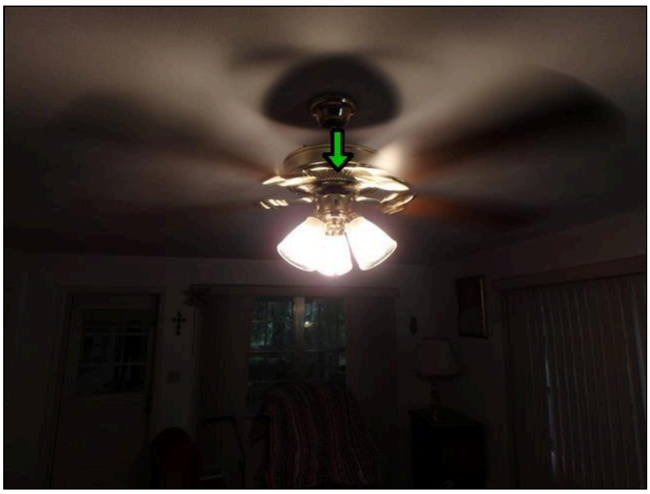
Fair

8.6 (1) CENTER LEFT SIDE BEDROOM AND LEFT REAR BEDROOM CEILING FANS LACK GLOBES / COVERS. *Condition may leave bulbs susceptible to contact damage.*



8.6 (2) WOBBLES WERE OBSERVED AT THE RIGHT FRONT BEDROOM CEILING FAN, THE FAMILY ROOM CEILING FAN AND THE LEFT REAR BEDROOM CEILING FAN. *Units may need balancing and/or repair. Condition may worsen, with regular use.*
RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED.

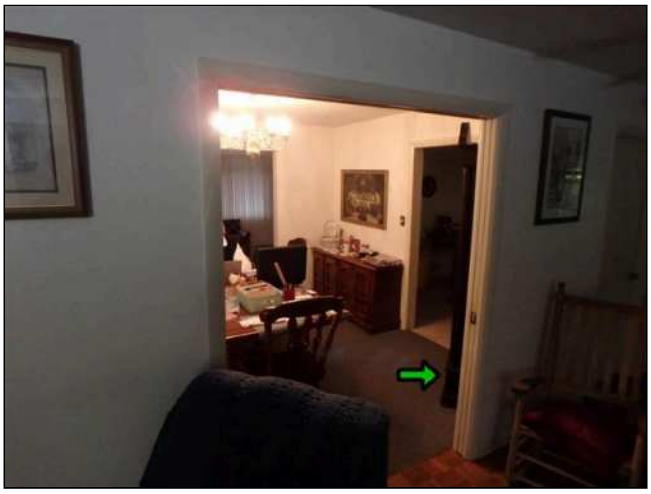
8.7 ELECTRIC / DEVICES

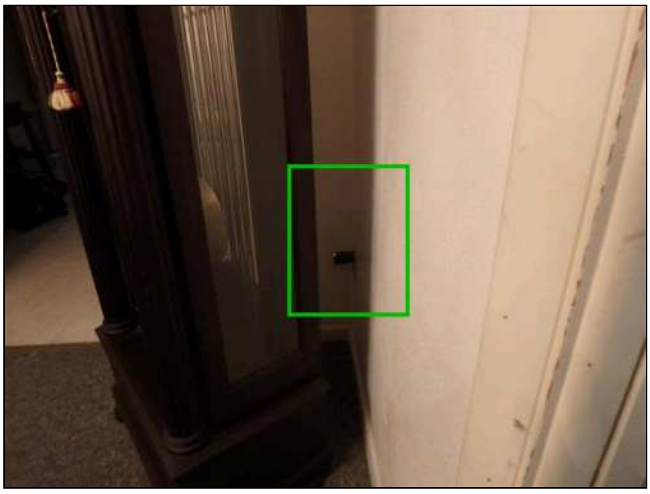
Fair

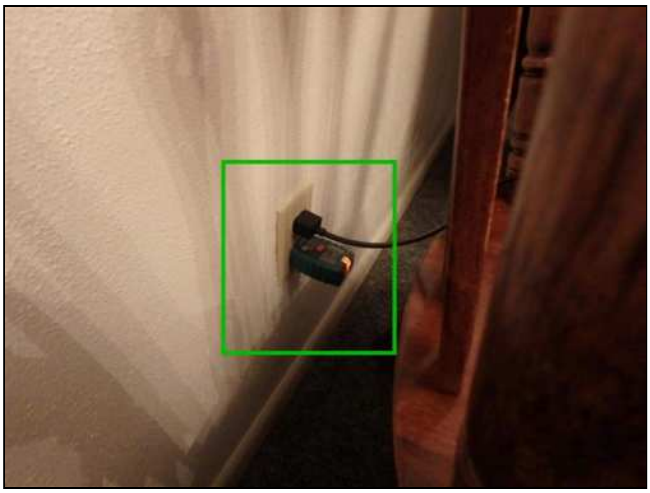
8.7 (2) RIGHT SIDE HALLWAY LIGHT FIXTURE LACKS A COVER. *Lack of a cover may make bulbs susceptible to contact damage.*

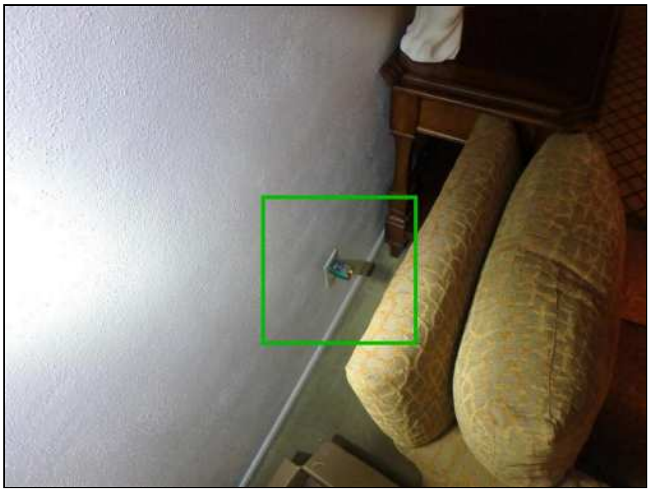
8.7 (3) DINING ROOM OUTLETS AND LEFT FRONT OUTLET AT LIVING ROOM HAVE "OPEN GROUNDS". *Outlet may not be protected in the case of a lightning strike and/or surge. Condition may be due to a loose / damaged ground wire and/or improper grounded outlet.*

RECOMMEND HAVING A LICENSED HANDYMAN OR LICENSED ELECTRICAL CONTRACTOR EVALUATE AND REPAIR AS NEEDED.









8.9 FIREPLACE

Fair

8.9 (1) MINOR CORROSION OBSERVED AT DAMPER DOOR FOR FIREPLACE. *Condition may be an indication of moisture entry from top of roof.*

Prolonged corrosion may result in further damage and/or related issues.

8.9 (2) HARDWARE / ARM FOR FIREPLACE DAMPER WAS MISSING / NOT INSTALLED. *Condition may make damper door difficult to open / operate.*

RECOMMEND HAVING A LICENSED CONTRACTOR OR LICENSED CHIMNEY SWEEP EVALUATE AND REPAIR AS NEEDED.

9. FOUNDATION / SUBSTRUCTURE

9.0 FOUNDATION WALLS

Fair

9.0 (1) DAMAGE AND/OR DETERIORATED SEALANT MATERIALS OBSERVED AT THE CRAWLSPACE FOUNDATION WALLS. *Damage / deteriorated sealant may affect the integrity of affected materials. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.


9.0 (2) DUE TO GRADING AND/OR FOUNDATION PLANTINGS & VEGETATION, ENTIRE EXTERIOR FOUNDATION WALLS & SIDING / TRIM MATERIALS, EXTERIOR FAUCETS WERE NOT VISIBLE / ACCESSIBLE & COULD NOT BE FULLY INSPECTED.




9.1 PIERS / COLUMNS

Fair

SEE CRAWLSPACE ENTRY / ACCESS COMMENTS.

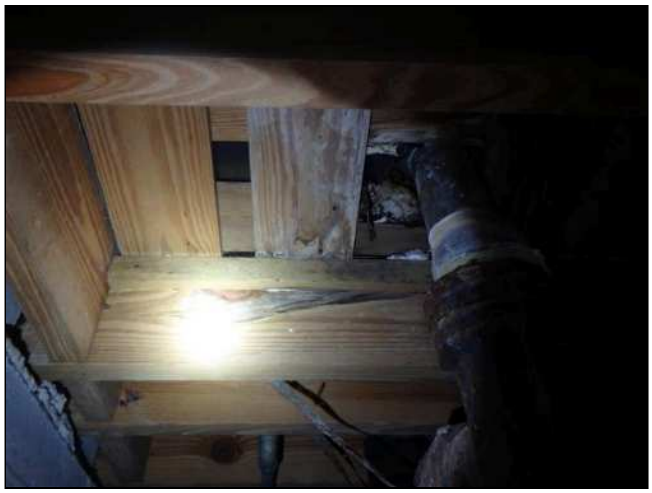
9.2 SUB-FLOOR

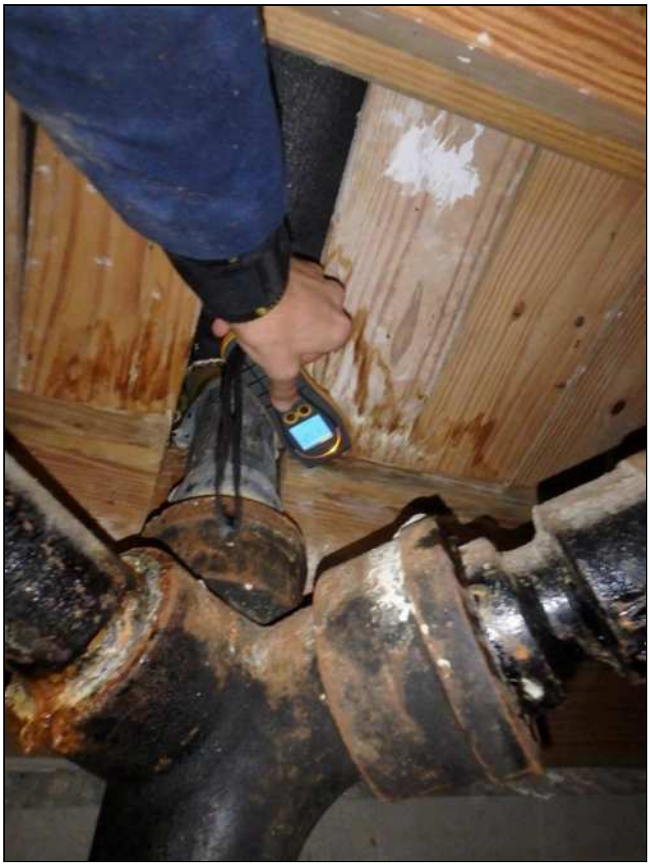
Poor

9.2 (1) STAINING / WOOD DECAY AND/OR DAMAGE OBSERVED AT THE REAR FLOORING / FRAMING. *Wood decay / damage may deteriorate the integrity of affected components. Condition of latent materials was not visible & could not be fully*

inspected. Hidden damage may exist.

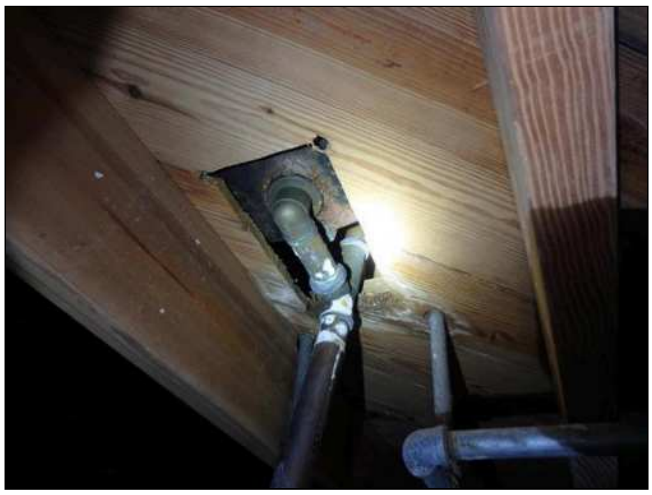
9.2 (2) STAINING OBSERVED AT THE SUB-FLOORING, MAINLY ADJACENT TO PLUMBING PROVISIONS. AREAS TESTED POSITIVE FOR MOISTURE CONTENT USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION. *Extent of moisture penetration / condition of latent materials was not visible and could not be fully inspected. Hidden damage may exist.*

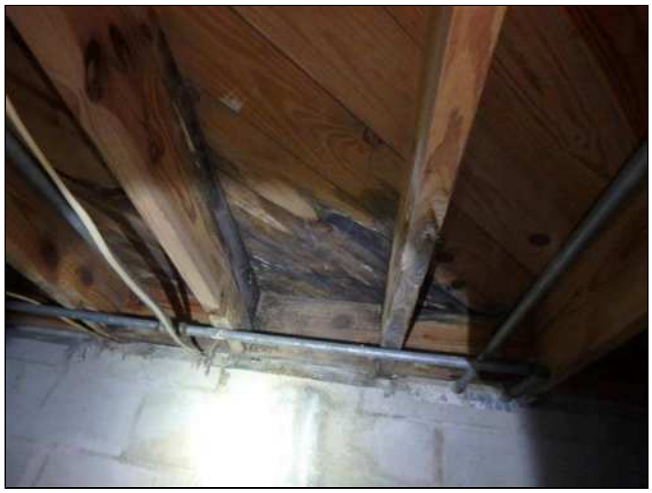




9.2 (3) STAINING & WOOD DECAY / DAMAGE OBSERVED AT THE SUB-FLOOR & FRAMING MATERIALS,MAINLY ADJACENT TO PLUMBING PROVISIONS. AREA(S) TESTED DRY USING A DIGITAL MOISTURE METER AT TIME OF INSPECTION. *Wood decay / damage may deteriorate the integrity / rigidity of affected components over time. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.






9.3 FLOOR FRAMING

Poor

SEE RELATED SUBFLOORING COMMENTS.

9.4 MAIN BEAM(S)

Fair

SEE CRAWLSPACE ENTRY / ACCESS COMMENTS.

9.5 CRAWLSPACE VENTILATION PROVISIONS

Fair

LEAVES / DEBRIS OBSERVED AT THE CRAWLSPACE VENTILATION PROVISIONS. *Excessive debris build-up may result in improper air flow / poor ventilation.*

RECOMMEND REMOVAL OF DEBRIS & PERIODIC MONITORING / MAINTENANCE TO ENSURE PROPER AIR FLOW.

9.5 (Picture 1)

9.5 (Picture 2)

9.6 CRAWLSPACE ENTRY / ACCESS

Fair

DUE TO DESIGN / HEIGHT LIMITATIONS & HVAC DUCTING / PLUMBING PROVISIONS, APPROXIMATELY 20% OF CRAWLSPACE WAS INACCESSIBLE & CRAWLSPACE & RELATED ELEMENTS WERE NOT PHYSICALLY REACHED / FULLY INSPECTED.

9.6 (Picture 1)

9.6 (Picture 2)

9.7 INSULATION

Not Inspected

INSULATION MATERIALS WERE NOT PRESENT / OBSERVED AT TIME OF INSPECTION. *Lack of insulation may result in elevated levels of moisture / humidity & may promote energy loss.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

9.7 (Picture 1)

9.8 ELECTRICAL / WIRING

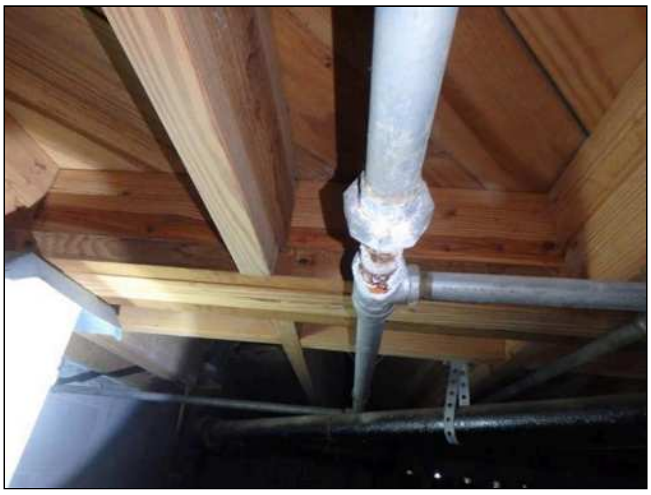
Fair

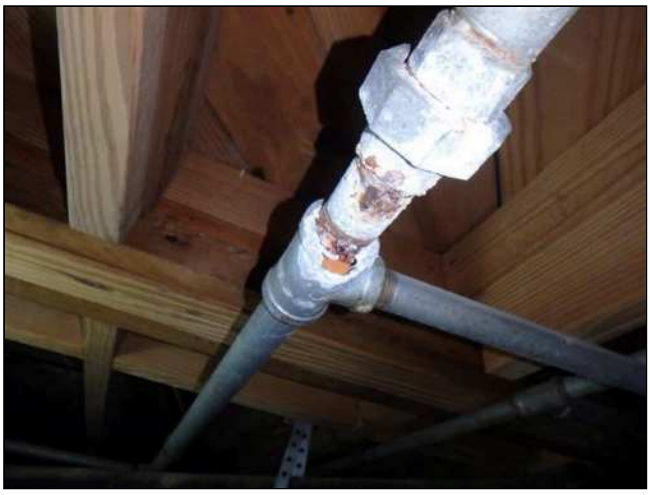
SEE CRAWLSPACE ENTRY / ACCESS COMMENTS.

9.9 PLUMBING PROVISIONS

Poor

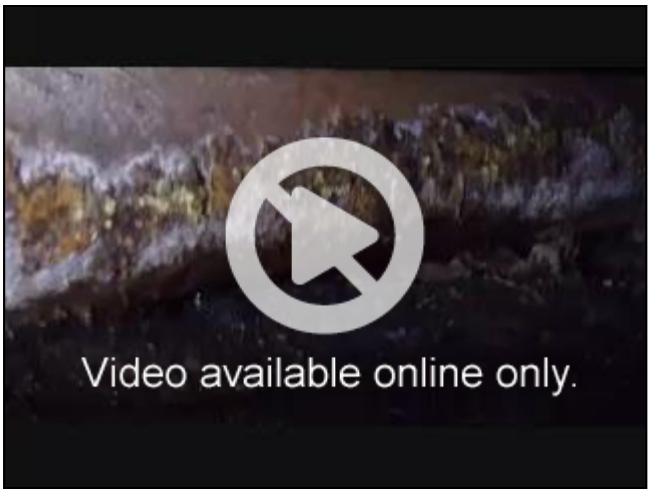
9.9 (1) CORROSION OBSERVED AT THE WATER SUPPLY PIPING LOCATED IN THE CRAWLSPACE. *Prolonged exposure to corrosion may result in premature wear / failure of affected components. No leaks observed at time of inspection; however, removal of corrosion may result in exposure of leak.*





9.9 (2) ACTIVE LEAK(S) OBSERVED BELOW THE MAIN PLUMBING PROVISIONS. *Extent of leak(s) / damage was not determined / condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.



9.10 DUCTING PROVISIONS

Fair

DUCT TAPE / IMPROPER SEALANT MATERIALS OBSERVED IN USE AT THE HVAC SYSTEM DUCTING & RELATED ELEMENTS. *Duct tape / improper sealant materials can loose adhesiveness due to the moisture content and heat found in Florida attics, which can lead to air leaks / energy loss.*

RECOMMEND HAVING A LICENSED HVAC COMPANY EVALUATE / REMEDY AS NEEDED.

9.10 (Picture 1)

9.10 (Picture 2)

9.11 ELEMENTS

Fair

CORROSION OBSERVED AT THE UNDERSIDE OF MULTIPLE BATHTUBS. *Prolonged exposure to corrosion may promote premature wear / failure of affected components. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

9.11 (Picture 1)

9.11 (Picture 2)

9.11 (Picture 3)

9.11 (Picture 4)

10. FOUNDATION AREA WATER PENETRATION

10.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS

Fair

SEE FOUNDATION / SUBSTRUCTURE (FOUNDATION WALLS) COMMENTS.

11. ELECTRIC SYSTEM

11.0 SERVICE / ENTRANCE LINE

Fair

11.0 (1) INCOMING ELECTRICAL LINE ARE TOO LOW TO GROUND. *Electrical lines should be 12' above any potential walking path.*

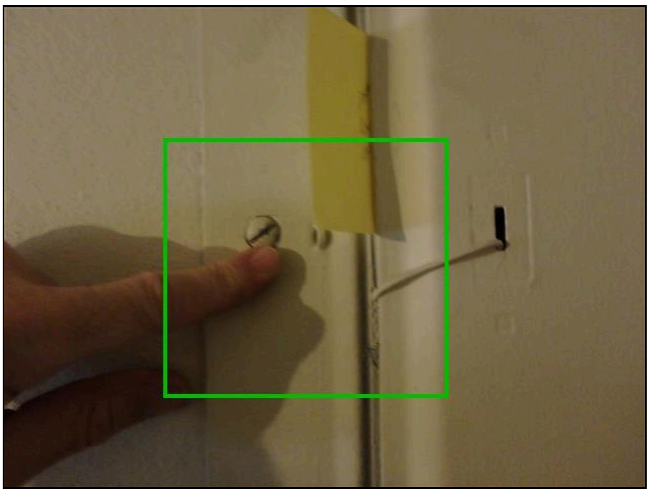
11.0 (2) SERVICE LINE IS IN CONTACT / CLOSE PROXIMITY TO TREE BRANCHES. *Condition may promote accidental damage to occur to incoming service / electrical lines.*

RECOMMEND CONTACTING UTILITY COMPANY FOR EVALUATION / REMEDY.

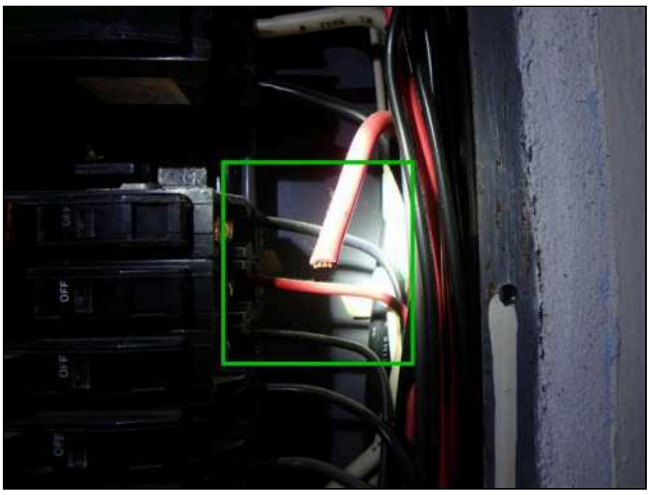
11.2 DISTRIBUTION PANEL

Fair

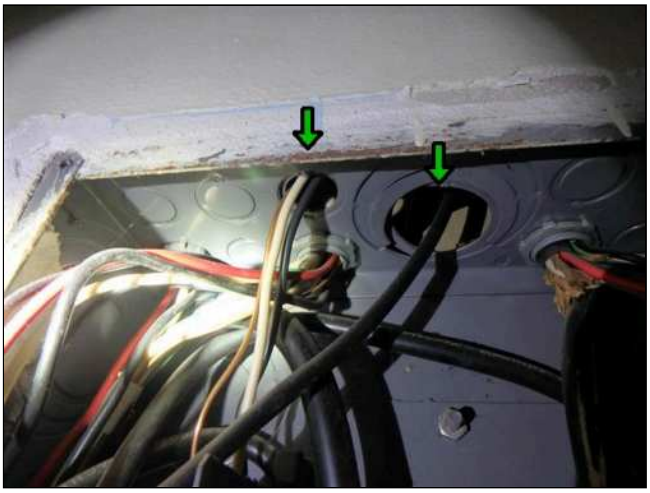
11.2 (1) LATCH AT PANEL DEAD-FRONT DOOR IS DAMAGED. *Door can not be secured shut.*



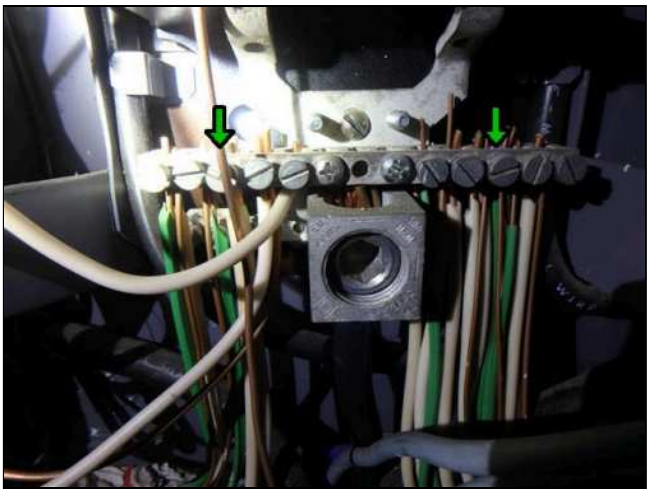
11.2 (2) IMPROPERLY ABANDONED WIRING OBSERVED IN PANEL. *Wiring should be capped in order to prevent related damage / arcing.*



11.2 (3) MISSING STRAIN RELIEF BUSHINGS OBSERVED AT THE ELECTRICAL PANEL. *Condition may allow accidental damage to occur to conductors / surrounding components.*

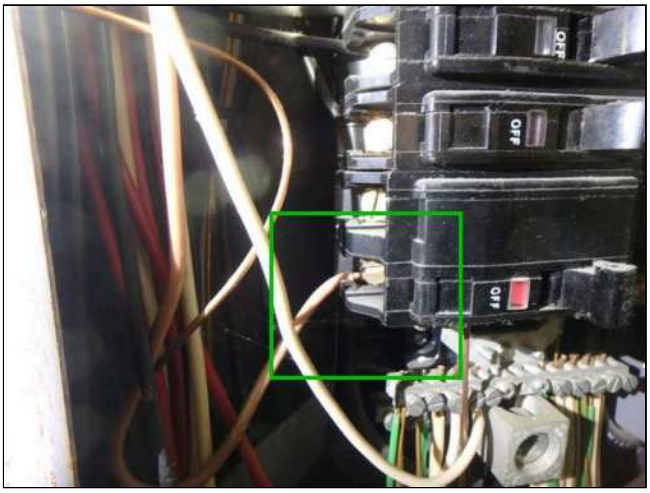


11.2 (4) **MULTIPLE-TAPPED** WIRING OBSERVED AT THE NEUTRAL BARS IN PANEL. *Condition may cause damage to the electrical system , over time.*



11.2 (5) ONLY HALF OF A DOUBLE POLE (240V) BREAKER IS IN USE AT THE ELECTRICAL PANEL AND THE WIRING APPEARS TO BE THE IMPROPER GAUGE. *Condition may cause improper electrical draw on the breaker / circuit potentially causing premature wear / failure of affected components.*

RECOMMEND HAVING A LICENSED ELECTRICAL CONTRACTOR EVALUATE AND REPAIR AS NEEDED.



11.3 REPRESENTATIVE DEVICES

Fair

11.3 (1) SEE INTERIOR ELEMENTS COMMENTS.

11.3 (2) SEE RELATED COMMENTS.

11.4 RECEPTACLE OUTLETS

Fair

11.4 (1) SEE INTERIOR ELEMENTS COMMENTS.

11.4 (2) SEE RELATED COMMENTS.

11.7 GROUND-FAULT CIRCUIT-INTERRUPTER TEST

Fair

SEE BATHROOM COMMENTS.

12. COOLING SYSTEM

12.0 ------ COOLING 1 -------

Fair

SEE BELOW COMMENTS.

12.1 COOLING SYSTEM

Fair

12.1 (1) ACCEPTABLE TEMPERATURE DIFFERENTIAL *(14 ° F)* WAS MET AT TIME OF INSPECTION. TEMPERATURES NOTED IN PICTURES.

A minimum 14 ° F difference between temperature at HVAC system in-take & temperature at air register(s) is considered to be a properly operating system.

12.1 (2) SEE BELOW COMMENTS.

12.3 INDOOR UNIT (AIR HANDLER)

Fair

MOISTURE STAINING / MICROBIAL GROWTH OBSERVED AT THE DUCTWORK / COOLING COIL UNION. *Condition may be an indication of leak / previous leaks.*

NO LEAKS OBSERVED AT TIME OF INSPECTION.

ALSO SEE HEATING COMMENTS.

RECOMMEND HAVING A LICENSED HANDYMAN EVALUATE AND REPAIR AS NEEDED.

12.3 (Picture 1)

12.3 (Picture 2)

12.3 (Picture 3)

12.5 DUCTING PROVISIONS

Fair

12.5 (1) SEE INTERIOR ELEMENTS (CEILINGS) AND ATTIC COMMENTS.

12.5 (2) SEE FOUNDATION / SUBSTRUCTURE (DUCTING PROVISIONS) COMMENTS.

12.7 POWER / FUEL SOURCE

Fair

OLDER TYPE ELECTRICAL (FUSE) SCISSOR SHUT-OFF SWITCH OBSERVED IN USE AT THE EXTERIOR HVAC UNIT. *These types of electrical boxes usually do not have an internal safety cover. Due to lack of cover, these types of electrical boxes pose a potential shock hazard / liability risk.*

RECOMMEND HAVING ELECTRICAL BOX CHANGED OUT TO A MODERN CIRCUIT BREAKER TYPE OR PAD LOCK EXISTING ELECTRICAL BOX FOR SAFETY.

12.7 (Picture 1)

12.7 (Picture 2)

13. HEATING SYSTEM

13.0 ------ HEATING SYSTEM 1 -------

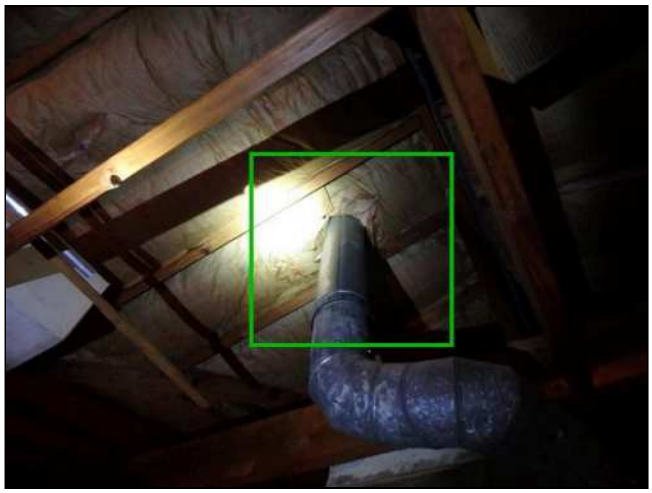
Fair

SEE BELOW COMMENTS.

13.1 HEATING UNIT

Fair

13.1 (2) FLUE EXHAUST PIPING FOR UNIT IS IN DIRECT CONTACT WITH INSULATION. *Flue piping usually requires a 1" clearance to all combustible materials. Condition may pose a fire hazard.*



13.1 (3) MOISTURE STAINING / CORROSION OBSERVED AT THE TOP OF UNIT ADJACENT O FLUE PIPING. *Condition appear to be due to a leak / previous leak at the roof. Prolonged corrosion may result in further damage issues.*

RECOMMEND HAVING HVAC COMPANY EVALUATE AND REPAIR AS NEEDED.

13.2 BURNER

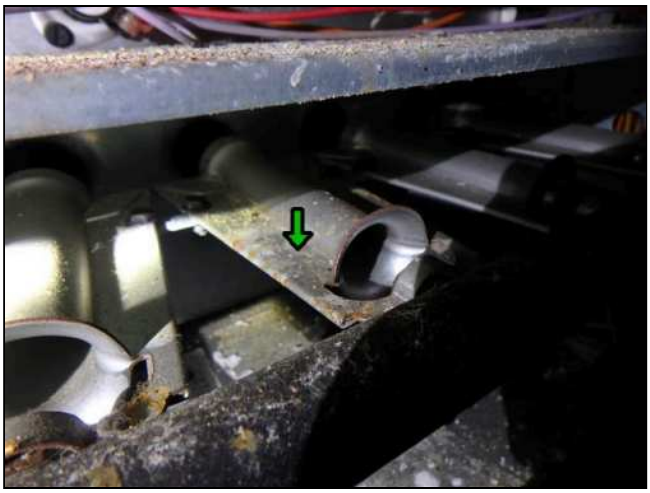
Fair

13.2 (1) MINOR CORROSION MOISTURE STAINING OBSERVED AT THE TOP OF BURNER CHAMBER AND AT BURNERS. *Condition is an indication of a leak and/or previous leak. Prolonged corrosion may result in further damage.*

NO LEAKS OBSERVED AT TIME OF INSPECTION.

SEE ALL RELATED COMMENTS.

RECOMMEND HAVING A LICENSED HVAC COMPANY EVALUATE AND REPAIR AS NEEDED.



13.5 VENT CONNECTOR

Fair

SEE HEATING UNIT COMMENTS.

13.6 BLOWER

Fair

MINOR CORROSION OBSERVED AT THE TOP AND BASE OF BLOWER MOTOR. *Condition is an indication of a leak / previous leak and/or being stored in an unconditioned space. Prolonged corrosion may result further damage.*

RECOMMEND HAVING A LICENSED HVAC COMPANY EVALUATE AND REPAIR AS NEEDED.

13.6 (Picture 1)

13.6 (Picture 2)

13.7 DISTRIBUTION SYSTEM (EXPOSED)

Fair

13.7 (1) SEE INTERIOR ELEMENTS (CEILINGS), ATTIC AND COOLING COMMENTS.

13.7 (2) SEE FOUNDATION / SUBSTRUCTURE (DUCTING PROVISIONS) COMMENTS.

14. PLUMBING SYSTEM

14.0 WATER SUPPLY PIPING (EXPOSED)

Fair

14.0 (1) GALVANIZED WATER PIPING OBSERVED IN USE AT THE PROPERTY OBSERVED MIXED WITH CPVC AS SEEN AT THE WASHER AND LAUNDRY SINK. *Old and / or mixed type water piping is subject to ongoing corrosion & leakage as it ages, particularly at points where galvanized & copper pipes are connected together. The loss of water volume / pressure is also a common occurrence with old piping, as build-up on the interior of the piping & fittings restricts the flow of water. Condition of latent materials was not visible & could not be fully inspected. Hidden damage may exist.*

SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.


14.0 (2) SEE RELATED COMMENTS.

14.1 WATER FLOW AT FIXTURES

Poor

SEE KITCHEN AND BATHROOMS.

14.2 DRAIN / WASTE PIPING (EXPOSED)

Poor

14.2 (1) SEE BATHROOMS.

14.2 (2) SEE FOUNDATION / SUBSTRUCTURE (PLUMBING PROVISIONS) COMMENTS.

14.3 FIXTURE DRAINAGE

Fair

SEE BATHROOMS.

14.4 EXTERIOR FAUCET(S)

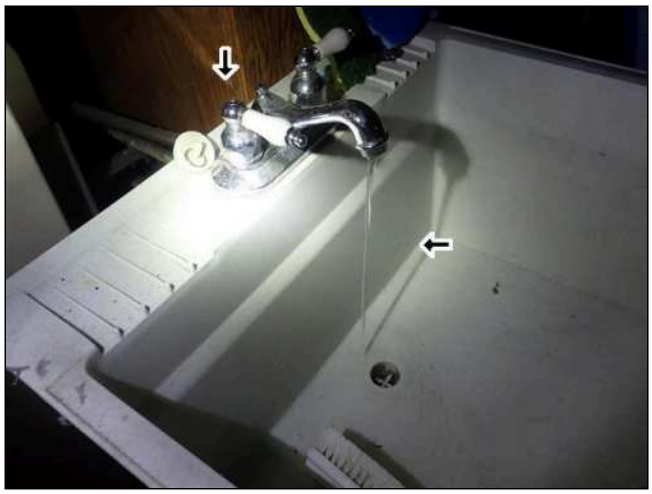
Fair

SEE EXTERIOR ELEMENTS (EXTERIOR FAUCETS) COMMENTS.

14.5 LAUNDRY SINK

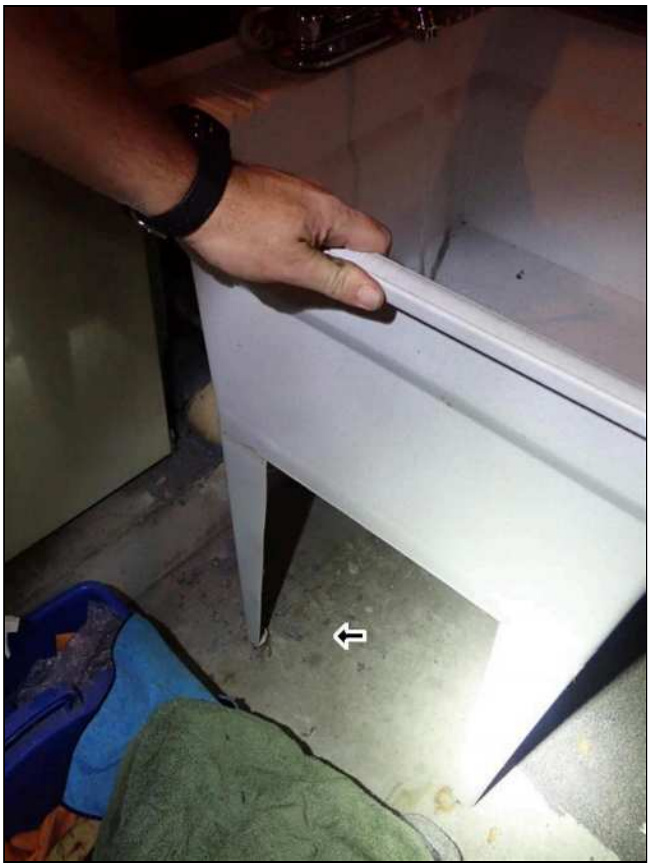
Poor

14.5 (1) HOT WATER PRESSURE IS POOR WHILE COLD WATER PRESSURE IS SATISFACTORY. ALSO SEE ABOVE COMMENTS.




14.5 (2) LAUNDRY SINK IS NOT SECURE TO WALL NOR FLOOR AND HAS WHAT APPEARS TO BE PREVIOUS REPAIRS AT LEG(S.)

SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REMEDY AS NEEDED.



14.6 GAS PIPING (EXPOSED)

Fair

14.6 (1) EXPOSED / IMPROPERLY ABANDONED GAS LINE OBSERVED ADJACENT TO THE CHIMNEY. *Unsecured /*

improperly abandoned piping may pose a potential trip hazard.

RECOMMEND HAVING A LICENSED HANDYMAN OR CONTRACTOR EVALUATE / REMEDY AS NEEDED.

14.7 WATER METER

Fair

14.7 (1) WATER METER BOX OBSERVED TO BE COMPLETELY COVERED WITH DIRT / DEBRIS. *Meter was un-covered to check for movement / leaks without any fixtures running & movement was not observed. The utility company usually states that the meter box is the homeowner's responsibility.*

RECOMMEND PERIODICALLY MONITORING / CLEANING METER BOX TO ENSURE PROPER GAUGE & MAIN SHUT OFF SWITCH ACCESSIBILITY.

14.8 WASHER / DRYER

Fair

14.8 (1) LINT ACCUMULATION OBSERVED BEHIND THE CLOTHES DRYER. *Condition is indicative of a damaged / not fully secured lint discharge tube. Excessive lint accumulation may pose a potential fire hazard.*

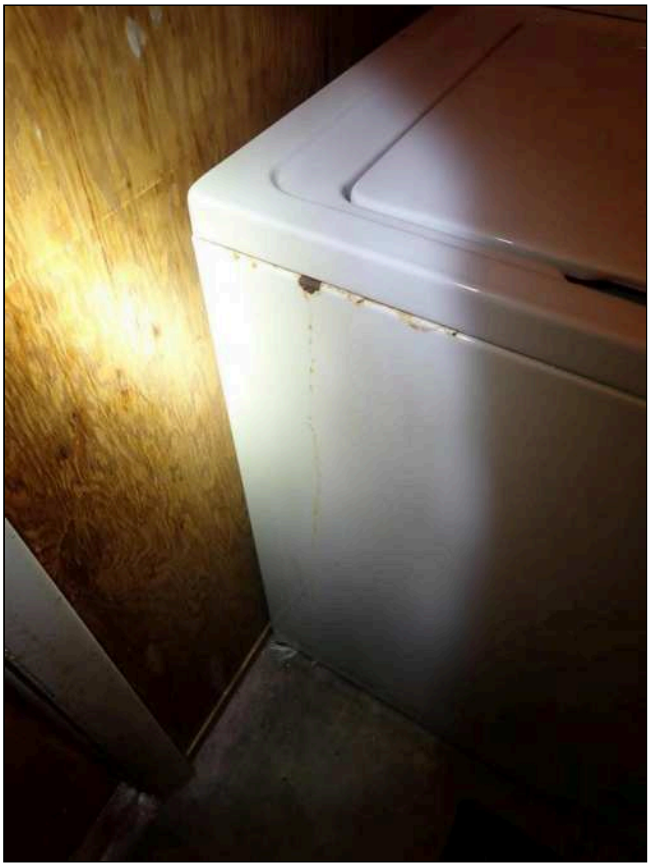



14.8 (2) DRYER LINT DISCHARGE TUBE / VENT COMPONENTS ARE DISCONNECTED - HOT AIR CAN BE FELT BEHIND DRYER WHEN UNIT IS RUNNING. *Improper interface union may promote excessive lint accumulation which may pose a potential fire hazard.*

14.8 (3) EXTERIOR DRYER LINT DISCHARGE TUBE VENT COVER IS LOOSE / UNSECURED. *Current condition may promote moisture / pest intrusion.*

14.8 (4) FAIR RATING ALSO DUE TO AGE & CONDITION AS WELL AS RUST/CORROSION OF UNITS.

SUGGEST HAVING A LICENSED APPLIANCE SERVICE COMPANY OR CONTRACTOR EVALUATE AND REMEDY AS NEEDED.



15. WATER HEATER

15.0 ------ HOT WATER SYSTEM 1 ------

Fair

SEE BELOW COMMENTS.

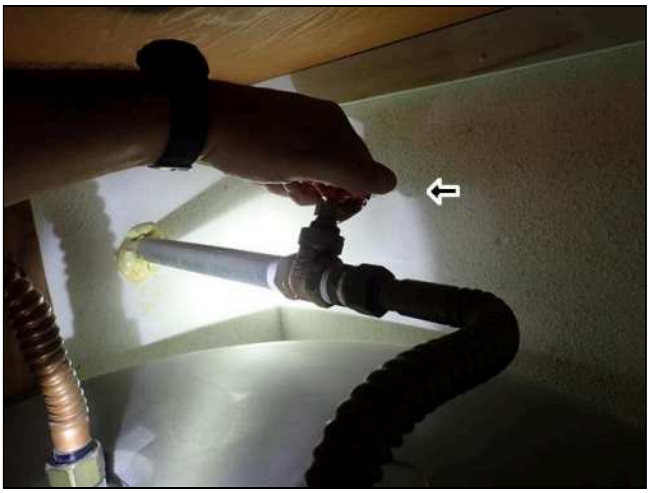
15.1 WATER HEATER

Fair

15.1 (1) UNIT WAS MANUFACTURED IN 2002, ALTHOUGH UNIT WAS FUNCTIONAL AT TIME OF INSPECTION, UNIT HAS SURPASSED THE DESIGNED LIFE RANGE. IT IS RECOMMENDED TO ANTICIPATE REPAIR / REPLACEMENT NEEDS IN THE NEAR FUTURE. *Due to age of the unit, although standard functionality was achieved at time of inspection, unit & related components are at the end of their intended life span & may fail at any time.*

15.1 (2) IT APPEARS AS THOUGH THE THERMOSTAT OR CONTROL IS MISSING OR HAS BROKEN.

15.1 (3) MAIN WATER SUPPLY SHUT-OFF VALVE IS STUCK / FROZEN IN THE **OPEN** POSITION. *Condition may cause difficulty for the homeowner / occupants to shut water off to the unit in case of emergency.*



15.1 (4) CORROSION OBSERVED AT THE WATER LINE(S) & RELATED COMPONENTS AT THE TOP OF WATER HEATER.
Prolonged exposure to to corrosion may result in premature wear / failure of unit components. No leaks observed at time of inspection; however, removal of corrosion may result in exposure of leaks.

SUGGEST HAVING A LICENSED PLUMBER OR CONTRACTOR EVALUATE AND REPAIR OR REPLACE AS NEEDED.

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EXPRESS. REPORT

Report ID: 04021914 / Peck

INVOICE

MP Enterprises LLC dba HouseMaster
24605 NW 25th Pl.
Newberry, Fl. 32669
352-472-5552

Inspection Date: 4/2/2019
Inspected By: Matt Peck HI-738 / Jeff Schwass HI-8982 / Adam Taylor

Customer Info:	

Service	Price	Amount	Sub-Total
Standard Inspection	470.00	1	470.00

Tax $0.00

Total Price $470.00

Payment Method: Online
Payment Status: Paid
Notes: