

Inspection Report

Prepared Exclusively For;

**Mr. & Mrs. Sample Report
1449 Sample Report Drive
Clearwater, FL 33756**



Prepared by: **Bay Area Building Inspections, Inc.**

**1449 Bayview Drive
Clearwater, Florida 33756-1301
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Bay Area Building Inspections, Inc.

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Office: 727-588-9800 / Fax: 727-518-1316

May 5, 2003

Mr. & Mrs. Sample Report
1449 Sample Report Drive
Clearwater FL 33756

RE: 1449 Sample Report Drive
Clearwater, FL 33756

Dear Mr. & Mrs. Sample Report:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on our behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items may or may not apply, please refer to your contract and or your real estate agent or attorney as to where these item mite apply to your contract.

ROOF SYSTEM

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

The attic ladder in the garage was found not properly installed as the ladder framing was found installed with drywall screws. Drywall screws are not designed to support the weight of the ladder with someone climbing on it. Typical number #16b nails are required to be installed. Suggest inquiring with insulation instructions to ensure proper supports. Ladder could be a safety hazard as ladder could fall.

HEATING - AIR CONDITIONING

MAIN AIR CONDITIONING / CONDENSER UNIT:

SYSTEM CONDITION:

The insulation wrapping on the freon line running through the attic was found split apart at the taped seams. This condition is allowing condensation to build up on the freon line and drip down onto the attic insulation will in time stain the ceiling.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

Inspector Notes:

Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. Circuit breakers having double leads, or connection of more than one wire to each circuit breaker indicates more circuit breakers are needed to accommodate the appliances in the house.

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KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION:

The kitchen sink faucet was found leaking and or dripping around the faucet handles and valve stems when the water is running. This condition is allowing water to weep under the faucet and drip into the cabinet under the sink.

BATHROOMS

BATHROOM AREA:

CONDITION OF TOILET:

The toilet bowl was found loose from the floor, moisture was detected at the surrounding floor. Leakage at the base of a toilet is an unsanitary condition which can often damage flooring if left unrepaired. The wax seal located between the floor and the underside of the toilet bowl should be replaced to fully remedy this problem.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

It is strongly suggested that at the time of final walk-through before closing on the above property, that a close final inspection be performed by you and your realtor to ensure that everything is in satisfactory working order and no hidden damages have been revealed, also ensure all repairs if needed have been completed by a licensed trades person as stated within the contract conditions.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Bay Area Building Inspections, Inc.

Kelly Gibson,

Registered Home Inspector RHI-0234, FBAI

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INSPECTION CONDITIONS



CLIENT & SITE INFORMATION:

FILE #: Sample Report.
DATE OF INSPECTION:
TIME OF INSPECTION:
CLIENT NAME: Mr. & Mrs. Sample Report.
MAILING ADDRESS: 1449 Sample Report Drive.
CITY/STATE/ZIP: Clearwater, FL 33756.
INSPECTION LOCATION: 1449 Sample Report Drive.
CITY/STATE/ZIP: Clearwater, Florida.

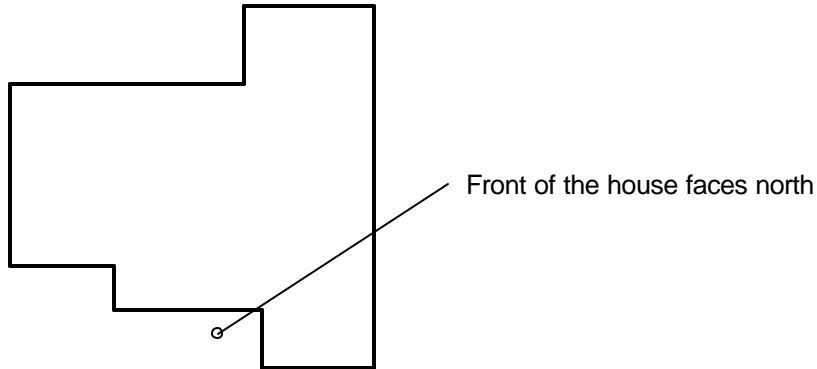
CLIMACTIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE: 78.

BUILDING CHARACTERISTICS:

**MAIN ENTRY
FACES:** North.
**ESTIMATED AGE
OF HOUSE:** 9 years old.
BUILDING TYPE: 1 family.
STORIES: 1
**SPACE BELOW
GRADE:** Ground floor living area.

SITE SKETCH:



UTILITY SERVICES:

WATER SOURCE: Public.
**SEWAGE
DISPOSAL:** Public.
**UTILITIES
STATUS:** All utilities on.

OTHER INFORMATION:

AREA: City.
**HOUSE
OCCUPIED?** No.
CLIENT PRESENT: Yes.
**PEOPLE
PRESENT:** Listing agent, Selling agent, Purchaser, Purchasers spouse, Purchaser Kids, Termite Inspector.

PAYMENT INFORMATION:

PAID BY: Check.



REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); water softeners and water quality; zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

The findings of this inspection are valid for the date of the actual inspection only. Bay Area Building Inspection Inc. shall not be held responsible for items or problems concealed, hidden, or inaccessible during the inspection. The limit of our liability for any mistake, or omission which arises within the client-inspector relationship, established by this contract shall be limited solely that of the original inspection fee. Any legal action or proceeding of any kind, including those sounding in tort or contract against Bay Area Building Inspection, Inc. or its officers, agents or employees, must be brought within six (6) months from the date of inspection or will be deemed waived and forever barred. Time is expressly of the essence herein. If the client is not present for the inspection and pays for the inspection, the client agrees to accept all of the terms and condition of the Inspection Agreement. If the client is not present at the time of inspection and did not sign the Inspection Agreement you, by accepting, paying for and/or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the inspection agreement and further agree that the inspection agreement will form a part of the inspection report.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:

Stucco, Block.

CONDITION:

Appears serviceable, Exterior walls of the house are stucco over concrete block, with no signs of significant structural settlement. Small cracks in the stucco will sometimes appear as a house ages. These cracks are not structural in nature and are a result of shrinkage and /or minor settlement. They should be sealed with caulk, to prevent any future water penetration. Cracks noted are typical, It is not uncommon to have evidence of or hidden damage from prior termite activity here and there inside of a house and inside of walls or ceiling areas. Oftentimes new homeowners discover hidden termite damage when walls are opened up during remodeling efforts or when the previous owner have moved all item from within the house exposing all walls and access openings. Termite damage within walls or ceilings cannot be detected without destruction of wallboards. Wooden floor areas with carpeting over them are likely to be damaged from termites in older homes. No easy remedy exists to repair termite damage, short of replacing flooring. No carpeting was lifted during the inspection. This is beyond the scope of a visual home inspection.

TRIM:

MATERIAL:

Wood Soffit, Wood Facia.

CONDITION:

Appears serviceable.

CHIMNEY:

MATERIAL:

Stucco.

CONDITION:

Appears serviceable, Chimney is in need of cleaning for safety, fire and healthy reasons. Recommend a licensed chimney cleaning contractor clean chimney. Periodic cleaning and inspection of fireplace and chimney is recommended.

SLAB ON GRADE:

CONDITION:

Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted. Other names for on-grade type foundations are monolith, floating, raft or mat foundations. On-grade consists of both the footers and the slab poured as one continuous foundation system. This type of foundation is good for use on unstable soils such as sand. Inspection of this type of foundation is limited as components are normally not visible.

This type of foundation is also susceptible to cracking at various locations within the slab. The cracking is normally the result of inadequate control joint allowances or compaction of fill underneath during construction. This type of cracking is normally one time hairline crack occurring shortly after slab pour. (Note: internal finishes such as carpet and floor covering, limit the analysis of this cracking).

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage only at the day and time of the inspection. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

The attic ladder in the garage was found not properly installed as the ladder framing was found installed with drywall screws. Drywall screws are not designed to support the weight of the ladder with someone climbing on it. Typical number #16b nails are required to be installed. Suggest inquiring with insulation instructions to ensure proper supports. Ladder could be a safety hazard as ladder could fall.



Attic is full size, Truss framing, Ventilation is provided.

INSULATION TYPE AND CONDITION:

Cellulose- Blown, Appears serviceable.

DEPTH AND R- FACTOR:

8-9 inches, Call Power Company for Energy Audit: The currently recommended amount of ceiling insulation for our area is 8-9 inches of blown fiberglass, having a rating of R-19. Call Florida Power and Light at 1-800-DIAL FPL, and inquire about their free Energy Audit Program, under which they will pay for up to 50% of the cost of upgrading ceiling insulation to currently recommended standards. Other benefits are available.

ROOF:

STYLE:

Hip, Flat/Low.

COMPOSITION SHINGLES:

The estimated age of the shingles appears to be 6 to 9 years old. Asphalt or fiberglass roofing shingles have a very wide range of service life. Early signs of aging includes brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and expose felts. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an increased likelihood of leakage in the last few years of the roofs life. The roof plane sometimes will not be uniform and noticeable humps in areas can be seen. This often time caused by the distance between the truss allowing the roof decking to sag or to believed to have been built into the house when constructed, by misplacement of a roof truss or roof framing. At this point it is simply an aesthetic defect.

TILE ROOF:

The estimated age of the tile roof covering appears to be 5 to 10 years old. As a tile roof approaches the end of its typical life expectancy, the underlying mineralized roll roofing begins to dry out and deteriorate, primarily at the lower edges of the roof, but also at areas where pipes and vents penetrates the roof. Naturally, patching increasingly becomes necessary, due to an increased likelihood of leakage in the last few years of the roof. Underlying roll roofing generally has a life expectancy of 30 to 35 years.

As valleys become aged, the protective sealant inside of the valleys will crack and deteriorate, causing the valley to have advanced deterioration over time. It is recommended that the valley be re sealed and evaluated by someone specializing in roofing every 8 to 10 years. Valleys have a life span of about 23 to 28 years before leaking and replacement is generally needed.

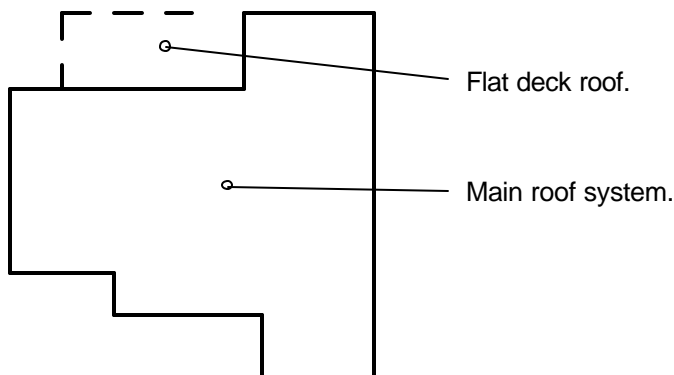
**ROOF ACCESS:
ROOF COVERING
STATUS:**

Walked on roof.

Appears serviceable/within useful life, General condition appears serviceable with signs of weathering/curling and aging. Regular maintenance and inspections are advised.



PLAN VIEW OF ROOF (not to scale)



EXPOSED FLASHINGS:

**TYPE AND
CONDITION:**

Metal, Appears serviceable.

GUTTERS & DOWNSPOUTS:

**TYPE &
CONDITION:**

Partial, Appears serviceable, Route downspouts away from the building.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. The operation and water quality of water softeners is not part of this visual inspection. The effectiveness of water filtering systems is not within the scope of this inspection and was not inspected. Suggest inquiring with seller or manufacturer as to the operational procedures.

MAIN LINE:

MATERIAL: Copper.
CONDITION: Water meter is located, at the north side of the house. Appears serviceable, Valve is operational, No active leakage is noted at this time. Monitor in the future, Main line is 3/4 inch diameter, Water pressure appears adequate.

SUPPLY LINES:

MATERIAL: Copper.
CONDITION: Appears serviceable, No leakage is noted, but monitor in the future.

WASTE LINES:

MATERIAL: PVC Plastic.
CONDITION: Appears serviceable, Lines not fully visible, Plumbing vents appear serviceable.

HOSE FAUCETS:

OPERATION: Sample operated, appeared serviceable.

WATER HEATER:

TYPE: Electric, 4500 watts, A.O Smith, mfgdate 1999.
SIZE: 40 Gallons.
LOCATION: Garage.
CONDITION: Appears serviceable, Pressure relief valve noted, not tested, A water shutoff valve is installed, Temperature settings can range from 120 F to 180 F. Recommended setting is normally around 125 F with anything higher considered dangerous due to scald hazard. Note: Recording water temperatures is not part of typical inspection standards . Maximum water temperatures occur just after the burner has shut off. To find hot water temperature being delivered, turn on a hot water faucet and place a thermometer in the hot water stream and read the thermometer. It is recommended that water heater tank be drained at least once a year. This is a very easy task, simply ensure water is turned off at water heater, connect a garden hose to the bottom drain valve and drain outside and allow tank to fully drain.

CAUTION SHOULD BE USED AS WATER IS VERY HOT.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

MAIN HEATING SYSTEM / AIR HANDLER DESCRIPTION:

**LOCATION OF
PRIMARY UNIT:**



Garage, Attic.

SYSTEM TYPE:

Heat pump - A heat pump works on the principal that outside air, no matter the temperature, has some heat in it which can be extracted and used within the house, even during cold days, When the heat pump is operated , it can only produce air with a temperature of about 98 degrees F, or the approximate temperature of our skin. For that reason, homeowners with heat pumps will often complain that they are not producing heat, when in fact they are working properly. Some manufactures have installed supplementary electric heat strips to help heat the air, just so homeowners would be able to feel hot air blowing out of the system to insure them it was working. Many older heat pumps, however, were installed without electric heating strips. Homeowner with such systems are advised to turn on the heat a couple hours before a particular temperature is desired, to give the unit time to exchange air and to reach the desired comfort level.

**FUEL TYPE AND
NOTES:**

Electric.

**CAPACITY OF
UNIT:**

5.0KW.

**APPROXIMATE
AGE IN YEARS:**

Air handlers (heating) systems of this type have expected service lives of 10 to15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. The air handler appears to be the original installed unit. mfgdate 1999.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.

BURNERS/HEAT EXCHANGERS: Closed System - Unable to inspect.

PUMP/BLOWER FAN: Appears Serviceable.

VENTING: Appears serviceable, Small stains are seen at ceiling areas adjacent to some air conditioning supply registers which are producing minor condensation. Loosen registers a bit to provide a separation between the ceiling and register cover to eliminate staining. A foam rubber gasket is generally used for this purpose.

AIR PLENUM: Appears serviceable.

AIR FILTERS: Appear serviceable, suggest cleaning or changing monthly. Filters are located throughout the interior of the house. The filter has a tendency to lift up when the unit activates. To prevent it from coming out of place and allowing unfiltered air to pass around its edges, install a piece of hardware cloth in the filter opening behind the filter.

NORMAL CONTROLS: Appear serviceable.

GENERAL SUGGESTIONS:



Heating Recommendations:

- a. Recommend the system be cleaned by a licensed Heating/Air Conditioning Contractor.
- b. Heating system should be placed under a maintenance contract.
- c. Consult with a licensed heating contractor for proper summer and winter settings. Proper seasonal settings will conserve fuel.

MAIN AIR CONDITIONING / CONDENSER UNIT:

TYPE:



Central, Electric, Appears operational, Recommend clearing and or trimming foliage from around unit to help with air flow to coils.

POWER SOURCE:

COMPRESSOR AGE IN YEARS:

220 Volt, Electrical disconnect present.

Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. The condenser unit appears to be the ordinal installed unit. mfgdate 1999.

CAPACITY OF UNIT:

3.5 ton, The general rule of thumb for proper sizing of central air conditioning systems is that each ton of air conditioning will serve between 500 to 600 square feet of living area, given proper operation. The above listing tonnage figure multiplied times each of these numbers should give you a range into which the actual square footage of the house should fall. Allowances should be made for ceiling insulation in excess of R-19.

RETURN AIR TEMPERATURE:

72.

SUPPLY AIR TEMPERATURE:

54.

AIR TEMPERATURE DROP:

18.

SYSTEM CONDITION:

The insulation wrapping on the freon line running through the attic was found split apart at the taped seams. This condition is allowing condensation to build up on the freon line and drip down onto the attic insulation will in time stain the ceiling.



Insulation deteriorated freon line

Appears serviceable, Often times the coils at the outside condenser unit will become dirty and clogged. Also at the outside condenser unit the coil fins will become bent closed at the outside edges of the fins. These condition restricts the full air flow over the coils. Suggest you do regular maintenance at the condenser unit in hosing out the dirty from the coils with water, also a special comb can be obtained at the local hardware store that is used to straighten the fins.

CONDENSATE LINE:

Condensate line installed and appears serviceable.

NORMAL CONTROLS and MAINTENANCE PRECAUTIONS:

Appear serviceable, Central air condition maintenance and precautions:

- a. Properly balance the system. Consult with a licensed Air Condition Contractor.
- b. Keep compressor clean of shrub and debris in a 2 foot radius.
- c. Keep compressor unit level.
- d. Clean the compressor coil each season before using system.
- e. Replace filter monthly or more often if it becomes dirty.
- f. Lubricate fan motor with a non-detergent motor oil.
- g. Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed Air Condition Contractor.
- h. Do not run system if exterior temperature is below 55 degrees.
- i. Have a licensed Air Condition Contractor check the amount of freon and the possibility of freon leaks in the system.
- j. Suggest have entire A/C and heating system evaluated with what is called a "Tune-up" by a licensed A/C contractor within the first three months of moving into the house and yearly there after.
- j. Recommend drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.
- k. If the house purchased in the winter or if the inspection of the cooling system

was made when the temperature was 55 degrees or less the seller should guarantee the cooling system is in working order.

DUCTWORK:

TYPE: Fiberglass Ductboard, Flexible Round.

DUCTS/AIR SUPPLY: Appears serviceable, Due to the type of construction all air conditioning ducts are not visible to inspect.

AUXILIARY EQUIPMENT:

WHOLE HOUSE ATTIC FAN: Appears satisfactory.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Not all outlets and switch's are tested due to the storage of items in some cases. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. G.F.C.I. outlet should be trip tested every 30 days.

SERVICE:

TYPE AND

CONDITION:

Underground, 110 / 220 Volt, Circuit breakers, Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL

LOCATION AND

NOTES:

Garage, Appears serviceable.



Inspector Notes:

Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. Circuit breakers having double leads, or connection of more than one wire to each circuit breaker indicates more circuit breakers are needed to accommodate the appliances in the house.

Circuit and wire sizing correct so far as visible, Grounding system is present, Anti oxidant recommended on aluminum 220 volt and or 110 volt connections. Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste, applied to the exposed ends of wiring and provided to prevent the formation of nonconductive aluminum oxide. While no signs of overheating or problems are evident at this point in time, you should request your electrical apply some to the above mentioned wires the next time he is called out for other work.

OF 110 VOLT CIRCUITS:

16.

OF 220 VOLT CIRCUITS:

5

SUBPANEL #1 LOCATION:

Air conditioner condenser, Exterior.

SUBPANEL #2**LOCATION:**

Air Handler, Garage.

SUBPANEL #3**LOCATION:**

Pool, Exterior, Exterior.

SUB PANEL**NOTES:**

Circuit and wire sizing correct so far as visible, Grounding system is present.

CONDUCTORS:**ENTRANCE****CABLES:**

200amp, Aluminum-OK.

BRANCH WIRING:

Copper branch wiring. Appears serviceable.

SWITCHES & OUTLETS:**CONDITION:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. It is recommended by the manufactory of G.F.C.I. outlets that the outlets be tripped tested by the test button on the front of the outlet every 30 days. The cause of an inoperative light fixture is generally a burnt out light bulk. Bulbs are not changed during an inspection due to time. If the problem is not simply a bad bulb, it is normally necessary to contact an electrician to resolve the difficulty. Stored items throughout the house prevented full access and testing at some outlets and switches. Incandescent lights in closet areas are considered a fire/safety hazard, as globes break and bare light bulbs are a heat source which could ignite stored flammable materials under certain conditions. Please consider replacing all incandescent lights in closet areas with cool burning fluorescent types.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY

DOOR:

Appears serviceable.

OTHER EXTERIOR DOORS:

Sliding glass, The ease at which sliding glass doors operate is dependant on the condition of concealed wheels at the bottom of sliding glass doors. Wheel height adjustment screws can be found at the lower edges of doors, and sometimes all it takes is a goo track cleaning and adjustment to vastly improve operation. Try making roller adjustment first, but if this doesn't work, then some lower rollers will need replacement. Consider installation of a gutter or overhang outside of exterior doors, as rainwater cascades off the roof above and dumps water onto a concrete slab outside of doors. Water splashes up in the crevices of the door and its frame, and fungus begins to grow. Fungus consumes cellulose in the wood, and the result is rot. Moist rotted wood is a natural habitat for carpenter ants.

INTERIOR DOORS:

Appears serviceable.

WINDOWS:

TYPE & CONDITION:

Aluminum, Sliding, A representative sampling was taken. Windows as a grouping are generally operational. Suggest caulking around the outside of all window frames, and around the inside of all window frames and window seals. When windows that are not opened on a regular basses will stick and be hard to open. In these cases cleaning frame and hardware and oiling will help. If this persist than a craftsman specializing in windows should be call.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, General condition appears serviceable, Inner walls are normally of wood, however can be of other products such as masonry, steel or concrete. Alterations to inner walls should not be carried out until such time as it has been confirmed that all walls to be altered are not load bearing. If internal walls are load bearing, and are to be altered, then special precautions will need to be taken into account to redesign and re-secure. Stored items or furnishings prevent full inspection.

CEILINGS:**TYPE &
CONDITION:**

Drywall, General condition appears serviceable, Loose taping at ceiling generally occurs at seams between pieces of plasterboard. This common cosmetic deficiency which occur most often at ceilings over un-heated areas, such as a rear porch or garage, but which can also occur at interior ceilings. Cosmetic repairs generally become more difficult as time goes on. Eventually you may desire to have the ceiling re-plastered. Loose "popcorn" texture at ceilings generally occurs at seams between piece of plasterboard or in corner areas. This is a common cosmetic deficiency which occurs most often at ceiling over un-heated areas, such as a rear porch or garage area, but which can occur at interior ceilings. A spray product available in paint department at Home Depot can be used to obtain a "popcorn" type repair that will nor be noticeable to the casual observer. It won't be perfect, but will be acceptable. Otherwise, a plastering contractor can be called to make cosmetic repairs, at a much greater cost.

FLOORS:**TYPE &
CONDITION:**

Carpet, As carpet ages oftentimes in high traffic areas, the carpet will stretch out and become uneven and could become a trip hazard. This can most often be remove by re-stretching the carpet, this type of project should be preformed by a carpet installer. Also as carpet ages staining will occur in high traffic areas and may or may not be able to be cleaned. Vinyl, As vinyl flooring ages oftentimes staining will occur on the edges and sometimes in the middle under the vinyl flooring. There is no good repair for such a problem except for replacement. Were the vinyl tile meets the wall or base boards a bead of caulking should be installed to prevent moisture from penetrating under the flooring. Tile, Cracked floor tiling is considered cosmetic in nature. As the floor slab of a house undergoes minor settlement, small cracks often occur at tiled floor areas, sometimes occurring where they are most noticeable and difficult to hide. A crackerjack tile contractor may be able to remove tiles and re-grout in areas where cracks of this type are most objectionable. This is a job which takes skill and patience. Many tile setters do not attempt such work, as grout colors often mismatch even after repairs are made, and some customers remain unhappy. The path of least resistance calls for caulking and use of rugs to minimize its appearance. General condition appears serviceable, Stored items or furnishings prevent full inspection, Rugs and floor coverings prevent viewing of primary floor materials.

STAIRS & HANDRAILS:

CONDITION: Interior stairs serviceable, Stair handrail serviceable.

FIREPLACE/WOOD BURNING DEVICES:**LOCATION - TYPE -
CONDITION:**

Prefabricated metal, Damper is operational, Recommend cleaning and inspection before use.

SMOKE / FIRE DETECTOR:**COMMENTS:**

Noted, but not tested, Fire and burglar alarms are not within the scope of this inspection. Consult with a licensed alarm contractor in regard to the operation of these systems. Alarm system may be connected to a central station. Contact the central station and obtain operational methods. A licensed alarm contractor should check all windows connections and wiring for adjustment and/or possible damage. Additional, all fire and/or smoke units should be inspected for adjustment and/or possible damage. We suggest additional smoke detectors be installed in appropriate locations. Suggest contacting the local fire department for proper placement of smoke detectors. All smoke detectors batteries should be changed

as soon as you move into your new home and no less than every six month there after.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached, Under main house roof, Two car.

ROOF:

CONDITION: See house roof report.

FLOOR:

CONDITION: Appears serviceable, Typical cracks noted, Floor is not fully visible, due to stored items.

FIRE WALL:

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Appears serviceable, Automatic door opener(s)- operational, Automatic reverse feature is, operational. Most electric garage door openers now have an auto-reverse feature which acts to stop and reverse the door should some object (a child) encountered while the door is closing. It is a safety protection device and its proper adjustment should not be neglected. Adjustment screws are generally labeled and within easy reach with a screwdriver. These mechanisms should be finely adjusted so they will reverse upon contacting something soft, such as a child. Use a basketball, placed in the path of the closing door to test this function and adjust as needed.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:

The kitchen sink faucet was found leaking and or dripping around the faucet handles and valve stems when the water is running. This condition is allowing water to weep under the faucet and drip into the cabinet under the sink.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric, Free-standing, Appears serviceable.

VENTILATION:

TYPE AND CONDITION:

External, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION:

Appears Serviceable, Electric.

DISHWASHER:

CONDITION:

Appears serviceable, Air gap device or high-loop is present on drain line- Proper.

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable, Wiring appears serviceable.

OTHER BUILT-INS:

MICROWAVE:

Appears serviceable.

ICE MAKER:

Appears serviceable.

INSTANT HOT WATER

DISPENSER:

Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate), Appear serviceable, Cabinets appear serviceable, The cabinet doors are in need of minor adjustment.

WALLS/CEILINGS/ FLOORS:

Walls and ceilings appear serviceable, Floor covering tile, Appears serviceable.

WINDOWS/ DOORS:

Appear serviceable.

**SWITCHES/
FIXTURES/
OUTLETS:**

Appear serviceable, Outlets within 6 feet of the sink are not GFCI protected.

Laundry appliances are not fully tested for 100 percent complete operation of all cycles, or moved (if present) during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:**LOCATION:**

Service area main floor.

CONDITION:

Plumbing appears serviceable, Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided, Laundry sink is provided.

WASHER AND DRYER:**CLOTHES****WASHER:**

Appears serviceable.

CLOTHES DRYER:

Electric, Appears serviceable, A dryer vent is provided, and in good visual condition. No tears were noted.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Hallway.

CONDITION OF SINK: Appears serviceable.

SINK & DRAIN LINE Drain appears serviceable.

COUNTERS & CABINETS Counters and cabinets appear serviceable.

CONDITION OF TOILET: The toilet bowl was found loose from the floor, moisture was detected at the surrounding floor. Leakage at the base of a toilet is an unsanitary condition which can often damage flooring if left unrepaired. The wax seal located between the floor and the underside of the toilet bowl should be replaced to fully remedy this problem.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:



Tub and shower areas appear serviceable, As a preventive maintenance item periodic re-caulking and grouting of ceramic wall tile in tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are the vertical corners, the floor to wall joints, the tub lip, the areas around the tub spout and faucet trim, and any other areas mentioned above. Oftentimes localized areas of tile in a tub/shower will display

a hollow sound when tapped with the fingers. This is most common with thin set bedded tile, which is affixed with mastic or thin set mortar. The hollow sound indicates a loss of adhesion between the tile itself and the underlying substrate, generally wallboard. Any area having loss of adhesion also has a greater chance of deteriorating further in the future. For that reason these areas should be monitored for any signs of cracking at the grout joints between tile. As cracks form, water can be drawn into the underlying wall by capillary action, with accelerating damage to the substrate and eventual need for major repair of the wall and tile. The best way to locate cracked grout is to use a bright flashlight to make a detailed examination of grout lines every year. Serious damage can be prevented by caulking or re-grouting any cracked grout as soon as it occurs. Where shower areas have horizontal ledges or seat areas, particularly when tile is mounted over plywood, the case here, the potential for leakage in the future is much higher than normal. Many times these horizontal areas are not level, and as such collect standing water, which acts to eventually cause caulking in the corner areas to shrink and fall, resulting in leakage into the wall. Underlying wallboard or plywood then deteriorates and the tile on horizontal surfaces then loosens. Future homeowners would be well advised to consider retiling any horizontal seat or ledge

areas so proper drainage is established. In the meantime, these areas should be monitored closely for the first signs of leakage, and re-caulking done in a timely manner should signs become evident. Wiping them up or using a squeegee to remove water after each shower will also prolong life.

**BATH
VENTILATION:**

Appears serviceable.

POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

POOL SURFACE:

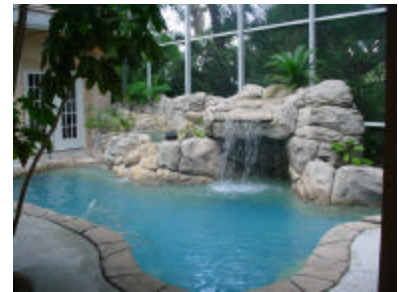
TYPE:

Concrete/Plaster.



CONDITION:

Appears Serviceable.



SKIMMER & BASKET:

CONDITION:

Appears Serviceable.

RAILINGS AND ACCESSORIES:

CONDITION:

Handrailings are serviceable.

POOL LIGHT:

Operable.

PUMPING EQUIPMENT:

**PUMP/MOTOR
CONDITION:**

1 HP motor. The pool pump motor housing was found not electrical bonded (grounded) the pool bonding/grounding system. Suggest a licensed electrical contractor make further evaluation and make corrections as needed.

LEAKAGE?

No.

LEAF BASKET:

Appears serviceable.

**PRIMARY
FILTERING:**

Cartridge, With cartridge filters, water flows into a tank that houses one or more cylindrical cartridges of fine mesh pleated fabric, usually polyester. This extremely tight mesh strains impurities out of the water. Once again, the pressure noted on the pressure gauge can determine the cleaning time of filters. Appears serviceable, The filter is the most important maintenance requirement a homeowner can do for a pool is to keep the filter clean. This is the simplest way to ensure that other components work to their specifications, which will result in a lower annual

maintenance cost. There are many types of filters, each with a unique cleaning process.

**PRESSURE IN
PSI:**

Appears Serviceable, Most filters are fitted with pressure gauges mounted on top of the filter. These gauges are used to determine when filters need to be backwashed or cleaned. These gauges can be used to quickly spot operation problems in the system, such as an obstruction in the flow.

CHLORINATOR:

In-line type.

VISIBLE PLUMBING LINE:

CONDITION:

Appears serviceable.

HEATERS:

**TYPE AND
CONDITION:**

LP gas.

ELECTRIC CONTROLS:

A subpanel is provided- OK, Timer is serviceable.

POOL DECKING:

**TYPE AND
CONDITION:**

Scored concrete/Keystone, Appears serviceable.

POOL ENCLOSURE:

**TYPE AND
CONDITION:**

Appears serviceable.

LAWN SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems. In newer installations rain sensors are provided to shut the sprinkler system off during periods of heavy rainfall. This is an energy saving device, which will reduce water consumption. This is not tested as part of a regular inspection.

WATER SOURCE:

Well.

PUMP & MOTOR:

PUMP TYPE: Shallow jet.

**PUMP/MOTOR
CONDITION:** Appears serviceable.

DISTRIBUTION VALVES:

TYPE: Electric, Automatic operation.

**NUMBER OF
ZONES:** 6

CONDITION: Appears serviceable.

VISIBLE SUPPLY LINES:

TYPE: PVC.

MINOR LEAKS? No.

ELECTRIC CONTROLS:

**SUBPANELS AND
TIMERS:** Appears serviceable.

SPRINKLER HEADS:

CONDITION: Appear serviceable, Not every individual sprinkler heads are not checked for operation. Suggest checking all individual sprinkler heads for proper adjustment to ensure full water coverage. Full coverage is not assured.

FOUNDATIONS

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

DRIVEWAY:

CONDITION: Appears serviceable, Cracks noted are typical.

SIDEWALKS:

TYPE: Concrete.

CONDITION: Appears serviceable, Cracks noted are typical.

LANDSCAPING:

CONDITION: Maintained, Trim plants away from structure.

GRADING:

SITE: Flat site, Grade at foundation appears serviceable, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

DECKS:

TYPE: Wood.

CONDITION: Appears serviceable, Maintain deck surface.

PATIO/PORCH COVER:

TYPE: Open design, Metal, with screens.

CONDITION: Appears serviceable.

FENCES & GATES:

TYPE: Wood.

CONDITION: Appears serviceable.