

**Inspection reference: 062817KG1**

## **Inspection Report**

Prepared this Home Inspection report exclusively for:  
**Mr and Mrs Bay Area**

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Inspection Address:  
**1724 Painted Bunting Cir  
Palm Harbor, FL 34683**

Inspection Date/Time:  
**June 28, 2017**



*This report is not transferable and confidential. It is the exclusive property of Bay Area Building Inspections, Inc. and the client whose name appears herewith. Its use by any unauthorized persons is strictly prohibited, and agents are specifically cautioned against giving this report to unauthorized third party.*

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June 28, 2017

Mr and Mrs Bay Area  
 1724 Painted Bunting Cir  
 Palm Harbor FL 34683



At your request, a visual inspection of the above referenced property was conducted on Wednesday, June 28, 2017. 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, reflecting 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.

**SUMMARY OF AREAS REQUIRING FURTHER EVALUATION**

**IMPORTANT:** The Summary is not the entire report and all findings. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

**Listed below are major defects that will require further evaluation by a appropriately licensed trade contractor to make proper repairs.**

**LEAKING AT MAIN WATER SUPPLY LINE:**

The main water supply piping at the west side of the house that feeds the water softener system is leaking where the PVC piping attaches to the copper piping. Further evaluation is needed by a licensed plumbing contractor to make proper repairs to leaking piping.

**LP GAS FUEL TANK:**

At the LP tank at the southwest corner of the house the lid that protects the regulator valve is badly rusted and deteriorated. Further evaluation will be needed by the servicing LP gas contractor to fully inspect tank for defects and replace lid.

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**AIR HANDLER FILTER:**

The air handler filter is not installed at the return air vent. Further evaluation will be needed by a licensed air conditioning / heating contractor to install proper sized filter.

**AIR HANDLER ULTRA VIOLET LIGHT SYSTEM:**

The ultra violet lighting system inside of the air handler unit was found not operational. Further evaluation is needed by a licensed Air Conditioning and Heating contractor to make proper repairs.

**BRANCH ELECTRICAL WIRING:**

The branch electrical wiring feeding the overhead lighting system in the Attic area over the garage is not properly installed as a number of exposed electrical joints were found and household extension cord is feeding fixtures. Further evaluation is needed by a licensed electrical contractor to make proper electrical repairs to add lighting system.

**120 volt OUTLETS:**

The 120 volt exterior weather proof covers on the north and south sides of the house are broken. Further evaluation will be needed by a licensed electrical contractor to make proper cover replacement.

The exterior 120 volt outlets were found not GFCI protected as is required by the National Electrical Code since 1971. Further evaluation is needed by a licensed Electrical Contractor to properly install correct outlets.

**GARAGE ATTIC OVERHEAD LIGHTING:**

The exterior flood light fixture at the side garage door is broken. Further evaluation will be needed by a licensed electrical contractor to make proper fixture replacement.

**LOOSE THRESHOLD AT GARAGE / HALLWAY DOOR:**

The threshold at the garage hallway door is loose preventing a weather tight seal. Further evaluation will be needed by a licensed general contractor to make proper repairs.

**FRONT FRENCH DOOR GLASS WINDOWS:**

At the front french doors the seal between the double glass decorative window pane's has been jeopardized causing the argon gas to escape between the glass pane's or the UV seal coating has become jeopardized. This condition has allowed moisture to buildup between window pane's causing fogging and staining. A licensed window contractor should make further evaluation for proper glass replacement.

**CENTRAL VACUUM SYSTEM:**

The vacuum port on the East living room wall for the central vacuum system is plugged with small rocks and Pebbles. Further evaluation is needed buy a licensed Appliance contractor to properly unplug central vacuum system.

**OVERHEAD GARAGE DOOR:**

The lower metal overhead garage door panels is cracking and splitting apart. This condition is causing the door to sag and bow downward when open and will in time jeopardize the structural strength of the overhead door panels. Further evaluation is needed by a licensed garage door contractor to make proper panel replacement or possible hole door replacement.

**DISHWASHER:**

The dishwasher is not operational as it does not respond to control settings. Further evaluation is needed by a licensed appliance contractor for proper repairs.

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**MASTER BATHROOM AREA:**

The operation handle at loose at the shower faucet and at the cold water faucet on the tub. Further evaluation will be needed by a licensed plumbing contractor to make proper repairs.

**POOL CENTER DRAIN COVER:**

The pool center drain cover does not meet the new pool code requirements of anti-entrapment pool drain covers. Older drain covers have had a long history of causing injury's. Often time small ( younger ) children will get trapped at the older drain cover. It is strongly suggest that pool drain cover be upgraded to present code requirements. Further evaluation is needed by a licensed Pool Contractor to make proper cover replacement.

**SPA PUMPING MOTOR:**

The SPA pump motor is not operational. Further evaluation is needed by a licensed pool contractor to make proper pump replacement.

**POOL PUMPING EQUIPMENT:**

Air bubbles were noted at the supply jets this is a indication that the pumping system is sucking in air from some location. Further evaluation is needed by a licensed Pool Contractor to determine the source of the air bubbles and make proper repairs.

**LP POOL HEATER:**

The gas pool heater is not operational as it would not respond to control settings. Further evaluation is needed by a licensed pool contractor to make proper repairs or possible replacement.

The protective electrical conduit feeding the pool heater has come loose at the connector. Further evaluation will be needed by a licensed electrical contractor to make proper repairs.

**CHIMNEY:**

It is strongly suggest the chimney be cleaned for safety, fire and healthy reasons. It can not be determined from a visual inspection the last time the chimney was cleaned. Recommend a licensed chimney cleaning contractor clean chimney as a preventive maintenance item. Periodic cleaning and inspection of fireplace and chimney is recommended.

It is strongly suggested that at the time of final walk-through before closing on the property a close final inspection be performed by you and your realtor to ensure that everything is in satisfactory working order to you and no hidden damage has been reveled also ensure all repairs if needed have been completed by a licensed trade contractor and in working order to you satisfaction.

Thank you again 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,

*Kellin (Kelly) Gibson*

Bay Area Building Inspections, Inc.

Board of Director - Florida Association of Building Inspectors

Board of Director - Pinellas Executives Association

State of Florida Licensed Home Inspector

ASHI - American Society of Home Inspectors

FABI - Florida Association of Building Inspectors

HI-359

Certified Inspector ACI - 250036

Master Professional Inspector MPI - 0234

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## INSPECTION CONDITIONS

Bay Area Building Inspections, Inc.



### CLIENT & SITE INFORMATION:

FILE #:



**DATE OF INSPECTION:** June 28, 2017.  
**TIME OF INSPECTION:** 1:00 PM.  
**CLIENT NAME:** Mr and Mrs. Bay Area.  
**INSPECTION LOCATION:** 1724 Painted Bunting Cir.  
**CITY/STATE/ZIP:** Palm Harbor, FL 34683.

### CLIMACTIC CONDITIONS:

**WEATHER:** Clear.  
**SOIL CONDITIONS:** Dry.  
**APPROXIMATE OUTSIDE TEMPERATURE:** 90-100.

### BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:** North.  
**YEAR HOUSE / BUILDING WAS BUILT:** 1992.  
**BUILDING TYPE:** 1 family.  
**STORIES:** 1 Stories.

### UTILITY SERVICES:

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



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**OTHER INFORMATION:**

**AREA:** City.  
**OCCUPIED?** Yes.  
**CLIENT PRESENT:** Yes.  
**PEOPLE PRESENT:** Purchaser, Sellers real estate agent, Buyers real estate agent, Building / Home Inspector.  
**COMMENTS:** Due to the storage of personal belongings within the living area electrical outlets, interior walls, floor surfaces and cabinet interiors areas exist that are not visible at the time of inspection. Bay Area Building Inspection, Inc. and the inspector cannot be held responsible for areas that are not readily visible and accessible.

**PAYMENT INFORMATION:**

**TOTAL FEE:** 000.00.  
**PAID BY:** Credit card.

**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 structure, 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.

**The property inspected was not tested for TOXIC DRYWALL and holds no liability for toxic drywall found in the future.**

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 softener's 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 trades people 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-appeal able arbitration to the American Arbitration Association in accordance with its

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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.

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## EXTERIOR - FOUNDATION - CRAWL SPACE

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:** Block framing with stucco covering.

**CONDITION:** Exterior walls of the building are in good condition.

Exterior walls of the building are stucco over concrete block.

No signs of significant structural settlement or cracks. Cracks noted are typical.

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. 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.

We recommended a licensed pest control operator be called in to make an inspection for wood destroying organisms, and to make a future evaluation of the status of such activity to determine if treatment is needed.

### TRIM:

**MATERIAL:** Metal Soffit, Wood Fascia.

**CONDITION:** Soffit, Fascia and exterior trim is in good condition.

Periodic inspection of trim wood, along with preventative caulking and painting are ongoing maintenance tasks that should not be neglected in the future.

### EXTERIOR WINDOW FRAMING:

**CONDITION:** Exterior windows and framing is operational.

### CHIMNEY:

**CONDITION:** It is strongly suggest the chimney be cleaned for safety, fire and healthy reasons. It can not be determined from a visual inspection the last time the chimney was cleaned. Recommend a licensed chimney cleaning contractor clean chimney as a preventive maintenance item. Periodic cleaning and inspection of fireplace and chimney is recommended.



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**FRONT PORCH AREA:**

**CONDITION:**

Is in good condition with no concerns.

**SLAB AT GRADE LEVEL:**

**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).*

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## ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer a 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:**

**ATTIC ACCESS AND LOCATION:** Garage, Viewing was limited.

Access is restricted to all areas of the attic due to poor access, low headroom, air conditioning duct work.

Attic was not fully accessed.

Attic was view with a strong flashlight from accessible areas.

**TRUSS SYSTEM & ATTIC VENTILATION:** Truss framing, Attic ventilation is provided.

**INSULATION TYPE AND CONDITION:** Fiberglass- Blown.

**DEPTH AND R-FACTOR:** 11-12 inches.

**PULL DOWN CEILING LADDER:** Pull down ladder is operational.

**ROOF:**

**STYLE:**



Gable roof line. Flat / Low pitch roofing system.

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**SHINGLE ROOF**



The estimated age of shingles roofing system is 2 years old. **Permitted 01/27/2015**

**Average life of a shingled roof is between 18 to 20 years.**

*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.*

**LOW SLOPE ROLLED COMPOSITION ROOF:**



The estimated age of the low pitch rolled composition (bituminous membrane) roofing system is 2 years old. **Permitted 01/27/2015**

*Bituminous membrane, commonly referred to as rubber roof, is a sheet type of roofing material which has come into common use over the last few years. Most manufacturers offer limited warranties of 10 years, but early observations of the aging process of this material indicates a normal service life of 12-15 years can be expected. No special maintenance is needed, other than an occasional check for looseness at seams or edges of the roof.*

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**ROOF ACCESS:**

Walked on roof.

**ROOF COVERING STATUS:**



Roof covering is operational at the time of inspection.

**Remaining life could range between 18 to 19 years with proper maintenance.**

TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged / missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

**PLUMBING VENT STACK FLASHING:**

**TYPE AND CONDITION:**

Lead flashing at the plumbing vent stacks is operational at the time of inspection.

**GUTTERS & DOWNSPOUTS:**

**TYPE & CONDITION:**

Gutters and downspouts are operational.

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## 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 softener's 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.

Water supply service shut off valves that feed, kitchen sink faucets, ice makers, dishwashers, bathroom sink faucets and toilets are not turned or operated as valves will often leak from lack of use when turned.

**Water supply faucet will often leak at the rubber washer seat when fixtures have not be used for a period of time and when washer are aged. This is caused from the washer dryer up and deteriorating. Often these faucets seats will not leak during the inspection but will start leaking shortly after taking occupancy due to normal usage. Bay Area Building Inspection, Inc. can not determine the condition of the washer or when it mite start leaking.**

**MAIN LINE:**

**MATERIAL:**

Copper.

**CONDITION:**



Main water meter is located, at the north side of the yard.

Main water line leading into the building is operational.

The water meter was visual inspected for under ground or signs of leaking at the leak detector needle and or main water usage needle. Needles are viewed for movement for no less than one minute. No movement was noted at the time of inspection.

Valve is operational, No active leakage is noted at the time of inspection. Monitor in the future.

Main line is 3/4 inch diameter.

Water softening and treatment systems are specialist equipment and are not part of a regular inspection. Obvious leakage will however be noted. THE OPERATION OF THE WATER SOFTENER IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

**WATER PRESSURE:**

50-60 PSI

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The static water pressure measured at the exterior hose bib is within the normal range.

**SUPPLY LINES:**  
**MATERIAL:**



**Main water shut off valve**

Copper, Plastic.

**CONDITION:**



**Leaking water supply piping**

The main water supply piping at the west side of the house that feeds the water softener system is leaking where the PVC piping attaches to the copper piping. Further evaluation is needed by a licensed plumbing contractor to make proper repairs to leaking piping.

Main water shut off valve is located on the west side of the house.

The water supply lines within the building is operational. No leakage is noted, but monitor in the future.

**WASTE LINES:**  
**MATERIAL:**  
**CONDITION:**

PVC Plastic.

The waste line is operational and has good drainage at the time of inspection.

Lines are not fully visible, Plumbing vents are operational.

*Some properties require periodic cleaning of the waste drain lines due to tree roots*



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*penetration and age of drain line.*

*Houses that have been vacant for a long periodic sometimes experience blockages due to internal rusting or laundry waste and water lint. We cannot determine the condition of underground pipes during our inspection.*

**PLUMBING VENT STACK:**

**MATERIAL:**

PVC piping.

**HOSE FAUCETS:**

**OPERATION:**

Exterior Hose faucet are operational.

*Suggest installing a vacuum breaker / Backflow preventer at all exterior hose bibs to prevent cross contamination.*

**WATER HEATER:**

**TYPE:**



Age of Water Heater unit is, **8 years old.** Electric, 4500 watts, Rheem.

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SIZE:



40 Gallons.

LOCATION:



Garage.

CONDITION:

Water heater is operational at the time of inspection.

Temperature and 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.***

**Water heaters of this type have an expected service life of 10 to 15 years in this area of the country, before problems start to occur.**

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**FUEL SYSTEM:**

M E T E R / T A N K  
 LOCATION-CONDITION:



At the LP tank at the southwest corner of the house the lid that protects the regulator valve is badly rusted and deteriorated. Further evaluation will be needed by the servicing LP gas contractor to fully inspect tank for defects and replace lid.

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## HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchanger' s 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 preformed 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 UNIT:**

**LOCATION OF PRIMARY UNIT:** Garage.



**SYSTEM TYPE:** Heat pump system

*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.

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**APPROXIMATE AGE IN YEARS:**



Age of Air Handle unit is, 14 years old,

*Air handlers (heating) 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.*

**AIR HANDLER SYSTEM:**  
**FAN BLOWER UNIT:**

Fan blower unit is operational.



**AIR PLENUM:**  
**AIR FILTERS:**

Air plenum' s are operational and free of air leaking.



The air handler filter is not installed at the return air vent. Further evaluation will be

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**AIR HANDLER TYPE**

needed by a licensed air conditioning / heating contractor to install proper sized filter. Trane.

**CABINET CONDITION:**

The cabinet of the air handler unit is operational.

**ULTRA VIOLET LIGHT SYSTEM**



**UV light not operational.**

The ultra violet lighting system inside of the air handler unit was found not operational. Further evaluation is needed by a licensed Air Conditioning and Heating contractor to make proper repairs.

**THERMOSTAT CONTROLS:**

Thermostat is operational at the time of inspection.

Thermostat is not inspected for accuracy of temperature settings.

**EVAPORATOR COILS / GENERAL SUGGESTIONS:**

The air handler evaporator coil (s) were found dirty and showing signs of clogging. Suggest cleaning as a preventive maintenance item.

Air Handler Unit 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.

**HEATING SYSTEM:**

**PRIMARY HEATING UNIT:**

Heating unit was found operational. Heating - Air conditioning manufacturers recommends that the heating side of the heat pump system not be operated if the outside air temperature is above 70 degrees within the last 24 hours. Unable to fully test system at this time.

This does not include the operation of the emergency heat strip. Which was found operational.

**CAPACITY OF UNIT:**

Heat Pump System with 5kw emergency heat strip.

**BURNERS/HEAT EXCHANGERS:**

Closed System - Unable to inspect.

**AIR CONDITIONING / CONDENSER UNIT:**

**TYPE:**

Central. Electric, Appears operational.



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**POWER SOURCE:**

220 Volt, Electrical disconnect present.

**COMPRESSOR AGE IN YEARS:**



**Age of Condenser unit is 14 years old.**

*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.*

**CAPACITY OF UNIT:**

**4.0 ton unit - 48,000 BTU**

*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.*

**CONDENSER TYPE**

Trane.

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**RETURN AIR TEMPERATURE:**



75.

**SUPPLY AIR TEMPERATURE:**



55.

**AIR TEMPERATURE DROP:  
SYSTEM CONDITION:**

20.

Air conditioning system was found operational at the time of inspection.

The air handler and condenser units are 14 plus years old and are nearing the end of their useful life by industry standards. Anticipate the need to replace the air handler and condenser units in the near future.

*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 conditions restrict the full air flow over the coils. Suggest you do regular maintenance on the condenser unit in hosing out the dirt 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 was found installed but not fully visible, drain line is free flowing and operational at the time of inspection.

The condensation overflow float switch is installed at the air handler unit.

**MAINTENANCE PRECAUTIONS:**

- 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.

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- 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 SYSTEM:**

**TYPE:**

Fiberglass Duct board Ductwork, Flexible Round Ductwork.

**LOCATION:**

Located in the attic area.

**DUCTS/AIR SUPPLY:**

Ductwork system was found operational with air flow at the time of inspection.

*Ductwork system is not inspected for balance air flow throughout the structure. Suggest adjusting air vent dampers to help with balancing air flow. This mite be something you wish to have a licensed A/C contractor perform with specialized air flow equipment. Due to the type of construction all air conditioning ducts are not fully visible to inspect.*

**VENTILATION GRILL COVERS:**

Vent covers are in good shape and are operational. Suggest adjusting dampers inside of vent covers to help control balance of air flow.

*Small stains often times can be seen at ceiling areas adjacent to 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.*

**CEILING FANS:**

**CEILING FANS:**

The ceiling fans were found operational at the time of inspection.

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## 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, 120 / 240 Volt, Circuit breakers, Appears serviceable.

### ELECTRICAL PANEL:

**MAIN PANEL LOCATION AND NOTES:**



Garage.

**PANEL TYPE:**



Squire D.

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**Inspector Notes:**



Circuit and wire sizing correct so far as visible.

Grounding system is present

The circuits in the main electrical panel are labeled. We did not verify the accuracy of the labeling.

**# OF 110 VOLT CIRCUITS:**

16.

**# OF 220 VOLT CIRCUITS:**

6

**SUB PANEL #1 LOCATION:**

Air conditioner condenser, Exterior.

**SUB PANEL #2 LOCATION:**



Pool, Exterior.

The electrical circuit breakers and wiring sizing appears correct and properly installed where visible within the sub panels.

**SUB PANEL NOTES:**

**BRANCH ELECTRICAL WIRING:**

**ENTRANCE CABLES:**

200amp, Copper.



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**BRANCH WIRING:**



**Attic wiring to light fixtures**

The branch electrical wiring feeding the overhead lighting system in the Attic area over the garage is not properly installed as a number of exposed electrical joints were found and household extension cord is feeding fixtures. Further evaluation is needed by a licensed electrical contractor to make proper electrical repairs to add lighting system.

All branch circuit wiring is made up of copper wiring.

All visible electrical wiring is in good condition.

**SWITCHES & OUTLETS:**

**CONDITION:**



**Broken weather proof covers**

The 120 volt exterior weather proof cover on the north and south sides of the house are broken. Further evaluation will be needed by a licensed electrical contractor to make proper cover replacement.

The exterior 120 volt outlets were found not GFCI protected as is required by the National Electrical Code since 1971. Further evaluation is needed by a licensed Electrical Contractor to properly install correct outlets.



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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.



**Typical missing GFCI protective outlet**

**OVERHEAD LIGHTING:**

**CONDITION:**



**Damaged flood light fixture**

The exterior flood light fixture at the side garage door is broken. Further evaluation will

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be needed by a licensed electrical contractor to make proper fixture replacement.

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## INTERIOR

**DOORS:**

**MAIN ENTRY DOOR:**

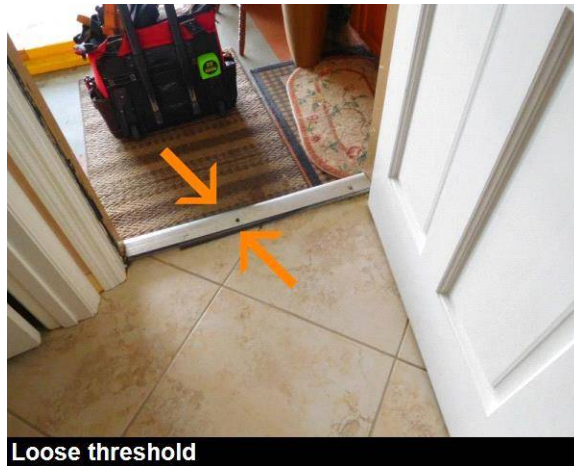
Main entrance door (s) were found operational.

**EXTERIOR DOORS:**

Sliding glass where found operational.

*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 good 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.*

**INTERIOR DOORS:**



The threshold at the garage hallway door is loose preventing a weather tight seal. Further evaluation will be needed by a licensed general contractor to make proper repairs.

As a hole the interior doors were found operational. Interior door locks are not inspected for operation.

**FRONT DOOR BELL SYSTEM:**

**CONDITION**

The front door bell system is operational.

**WINDOWS:**

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**TYPE & CONDITION:**



**Bad seal fogging glass**

At the front french doors the seal between the double glass decorative window pane' s has been jeopardized causing the argon gas to escape between the glass pane' s or the UV seal coating has become jeopardized. This condition has allowed moisture to buildup between window pane' s causing fogging and staining. A licensed window contractor should make further evaluation for proper glass replacement.

Aluminum window frames. Sliding, 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 bases 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:**

Majority of the interior walls are made up of drywall. General condition of interior walls is operational.

*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 of all areas.*

**CEILINGS:**

**TYPE & CONDITION:**

Drywall, General condition of ceiling is operational.

*Expansion cracks at ceiling generally occur at seams between pieces of plasterboard. This is a common cosmetic deficiency which occurs most often at ceiling over unheated areas,, such as a rear porch or garage, but which can occur at interior ceilings. Singular cracks can be repaired by using acrylic latex caulk, wiping off excess caulk as you go with a wet sponge, and then repainting. Ceiling with multiple expansion cracks present a different problem. No satisfactory method of repair exists other than having the ceiling replaced.*

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*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.*

**FLOORS:**

**TYPE & CONDITION:**

Carpet flooring

*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.*

General condition of wood flooring is in good condition. Tile flooring

*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.*

**FIREPLACE/WOOD BURNING DEVICES:**

**LOCATION - TYPE - CONDITION:**



Prefabricated metal. Damper was found operational. The inspector was unable to determine the condition of the metal flue liner due to limited visibility.

**SMOKE / FIRE DETECTOR:**

**COMMENTS:**

Smoke alarm(s) responded to test button operation.

Manufactures state that smoke detectors have a shelf life of only 10 years before replacement is needed. It can not be determined the age of the installed smoke detectors so it is suggest that all detectors be replaced with one that meet the newer present fire life safety code.

*Effective January 1, 2015, a battery-powered smoke alarm that is newly installed or replaces an existing battery-powered smoke alarm must be powered by a non*

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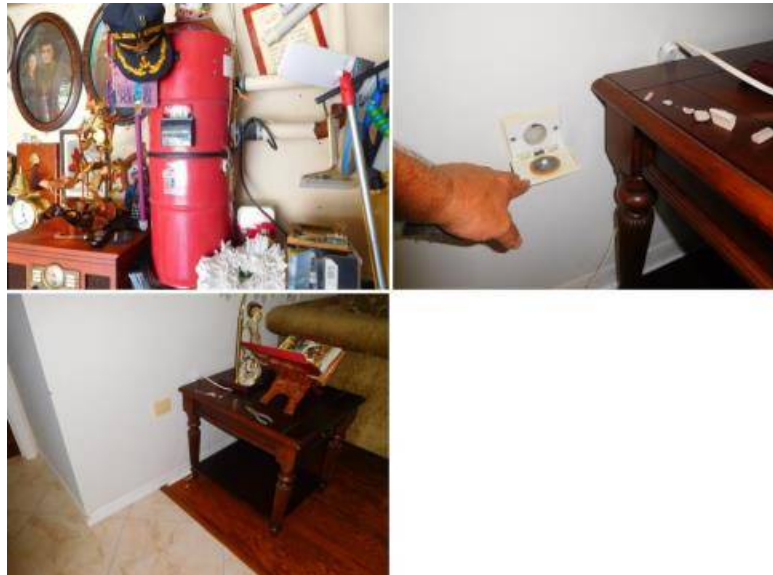
*removable, non replaceable battery that powers the alarm for at least 10 years. The battery requirements of this section do not apply to a fire alarm, smoke detector, smoke alarm, or ancillary component that is electronically connected as a part of a centrally monitored or supervised alarm system. Fire 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 recommended the installation of Carbon Monoxide Alarms and additional smoke detectors be installed in accordances with the Consumer Product Safety Commission.**

**Also you mite want to contact the local fire department for proper placement of carbon monoxide alarms and smoke detectors.**

**We suggest testing both carbon monoxide alarms and smoke detectors monthly at test buttons. All carbon monoxide alarms and smoke detectors batteries should be changed as soon as you move into your new home and no less than every six month there after.**

**CENTRAL VACUUM SYSTEM:**



The vacuum port on the East living room wall for the central vacuum system is plugged with small rocks and Pebbles. Further evaluation is needed buy a licensed Appliance contractor to properly unclog central vacuum system.



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## 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, Three car.

**ROOF:**

**CONDITION:** Refer to roofing section of report.

**FLOOR:**

**CONDITION:** General condition of garage flooring is in good condition. Garage area is not fully visible, due to stored items.

**GARAGE DOOR(S):**

**CONDITION:**



**Damaged garage door panel**

The lower metal overhead garage door panels is cracking and splitting apart. This condition is causing the door to sag and bow downward when open and will in time jeopardize the structural strength of the overhead door panels. Further evaluation is needed by a licensed garage door contractor to make proper panel replacement or possible hole door replacement.

**SIDE GARAGE DOOR:**

The garage service pedestrian door and door jamb is operational.

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## **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. Microwave ovens are not tested for leakage around door seal. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

**KITCHEN SINK:**

**TYPE AND CONDITION:**

Stainless Steel, Kitchen sink is operational. Water faucet is operational. Hand sprayer is operational.

**RANGE/COOK TOP AND OVEN:**

**TYPE/CONDITION:**



Electric, Free-standing, Cooking top and oven is operational.

Controls and switches are operational at the time of inspection.

The operation of the self cleaning mechanism was not inspected. Typical self cleaning ovens take 3 to 5 hours to complete a cycle.

**VENTILATION:**

**TYPE AND CONDITION:**

Internal, Overhead fan/hood is operational.

Controls and switches are operational at the time of inspection.

**REFRIGERATOR & FREEZER:**

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**TYPE AND CONDITION:**



Refrigerator and freezer is operational.

Controls and switches are operational at the time of inspection. Electric.

**DISHWASHER:**

**CONDITION:**



The dishwasher is not operational as it does not respond to control settings. Further evaluation is needed by a licensed appliance contractor for proper repairs.

**GARBAGE DISPOSAL:**

**CONDITION:**

Garbage Disposal is operational at time of inspection.

Electrical wiring feeding the garbage disposal is operational.

**MICROWAVE OVEN:**

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**MICROWAVE:**



Microwave is operational at time of inspection.

Controls and switches are operational at the time of inspection.

**ICE MAKER:**

**ICE MAKER:**

Ice Maker was operational as it made one batch of ice cube during the time of inspection but time constraints prevented knowing if mutable batches of ice were made. Suggest ensuring of proper operation at the time of final walk through.

**COUNTER & CABINETS**

**COUNTERS AND CABINETS:**

Counter tops are operational. Cabinets are operational.

**WALLS / CEILING / FLOORING:**

**WALLS/CEILINGS/FLOORS:**

Walls and ceilings appear serviceable, Floor covering tile, Floor surface is in good condition.

**ELECTRICAL SWITCHES / OUTLETS:**

**SWITCHES/FIXTURES/OUTLETS** Outlets and switches are operational in the kitchen area.

:

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. Suggest replacement of all water hose's to the washer.

**LAUNDRY:**

**LOCATION:**

Service area main floor.

**CONDITION:**

Plumbing and water fixtures are operational. Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided, Laundry sink is operational.

**CLOTHES WASHER AND DRYER:**

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**CLOTHES WASHER:**



A full cycle was completed of the clothes washer and was found operational.

A safety cutoff switch for drum spinning was noted and is operating as designed.

Controls and switches were found operational.

Typically washer hose only have a life span of about 5 years, as preventive maintenance item we suggest replacement of all water hose's.

**CLOTHES DRYER:**



Electric type dryer.

A full cycle was completed of the clothes dryer and was found operational.

A dryer door cut off switch is installed and is operating as designed.

Controls and switches were found operational.

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

Suggest cleaning dryer hose, cover and or dryer stack of lint buildup. The clothes dryer vents is the cause of over 14,000 fires in the United States each year. Most dryer manufactures recommend that residential dryer exhaust vents be cleaned annually for fire prevention and energy savings.

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## BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use or during longer term 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.

**Water supply faucet will often leak at the rubber washer seat when fixtures have not be used for a period of time and when washer are aged. This is caused from the washer dryer up and deteriorating. Often these faucets seats will not leak during the inspection but will start leaking shortly after taking occupancy due to normal usage. Bay Area Building Inspection, Inc. can not determine the condition of the washer or when it mite start leaking.**

### BATHROOM AREA:

- BATH LOCATION:** Hallway.
- CONDITION OF SINK:** Sink faucet was found operational.
- SINK & DRAIN LINE** Drain line was found operational.
- COUNTERS & CABINETS** Counters and cabinets were found in good condition.
- CONDITION OF TOILET:** The toilet was found free flowing and operational.
- TUB/SHOWER PLUMBING** The tub/shower plumbing fixtures were found operational. The tub/shower drain line was found free flowing and is operational. Shower head was found operational.
- FIXTURES:**
- TUB/SHOWER AND WALLS:** Tub and shower areas are operational.

*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:** Ventilation vent fan was found operational.



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**BATHROOM AREA:**

- BATH LOCATION:** Pool area.
- CONDITION OF SINK:** Sink faucet was found operational.
- SINK & DRAIN LINE** Drain line was found operational.
- COUNTERS & CABINETS** Counters and cabinets were found in good condition.
- CONDITION OF TOILET:** The toilet was found free flowing and operational.
- TUB/SHOWER PLUMBING** The tub/shower plumbing fixtures were found operational. The tub/shower drain line was found free flowing and is operational. Shower head was found operational.
- FIXTURES:**
- TUB/SHOWER AND WALLS:** Shower walls are in good condition.

Shower drain was plugged and water filled to cover the shower floor. Exterior walls around the shower (where accessible) are test for moisture using a Protimeter Surveymaster moisture meter and no moisture was detected at the time of inspection only. Shower pans under tile are not visible. Taping / plugging of drain line is one of the best ways to test for water tightness of the shower pan. This does not guarantee that the shower pan is 100 percent water tight or that it will not leak at anytime in the future.

*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:** Ventilation vent fan was found operational.

**BATHROOM AREA:**

- BATH LOCATION:** Master bedroom.
- CONDITION OF SINK:** Sink faucet was found operational.
- SINK & DRAIN LINE** Drain line was found operational.
- COUNTERS & CABINETS** Counters and cabinets were found in good condition.
- CONDITION OF TOILET:** The toilet was found free flowing and operational.

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**TUB/SHOWER  
FIXTURES:**

**PLUMBING**



**Loose handles**

The operation handle at loose at the shower faucet and at the cold water faucet on the tub. Further evaluation will be needed by a licensed plumbing contractor to make proper repairs.

**TUB/SHOWER AND WALLS:**

The tub/shower plumbing fixtures were found operational. The tub/shower drain line was found free flowing and is operational. Shower head was found operational.

Shower walls are in good condition.

Shower drain was plugged and water filled to cover the shower floor. Exterior walls around the shower (where accessible) are test for moisture using a Protimeter Surveymaster moisture meter and no moisture was detected at the time of inspection only. Shower pans under tile are not visible. Taping / plugging of drain line is one of the best ways to test for water tightness of the shower pan. This does not guarantee that the shower pan is 100 percent water tight or that it will not leak at anytime in the future.

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**BATH VENTILATION:**

Ventilation vent fan was found operational.

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## 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 SELECTION VALVES ARE NOT TURNED AT POOL PUMPING EQUIPMENT DUE TO POSSIBLE POOL PUMP DAMAGE.

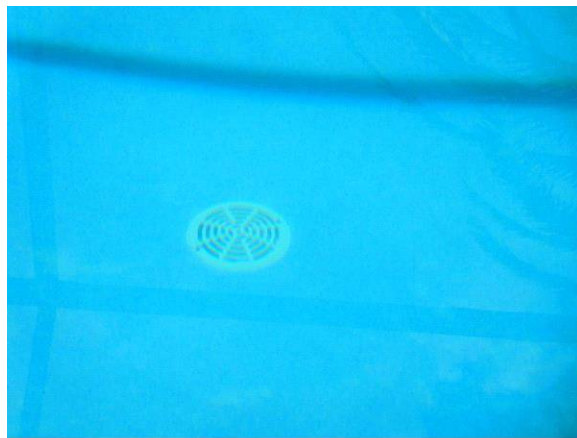
**POOL SURFACE:**

**TYPE:**



Diamond Bright.

**CONDITION:**



**Drain cover replacement suggested**

The pool center drain cover does not meet the new pool code requirements of anti-entrapment pool drain covers. Older drain covers have had a long history of causing injury's. Often time small ( younger ) children will get trapped at the older drain cover. It is strongly suggest that pool drain cover be upgraded to present code requirements. Further evaluation is needed by a licensed Pool Contractor to make proper cover replacement.

**SKIMMER & BASKET:**

**CONDITION:**

Appears Serviceable.

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**RAILINGS AND ACCESSORIES:**

**CONDITION:**

Hand Railings are serviceable.

**POOL LIGHT:**



Pool light is operational at the time of inspection.



**PUMPING EQUIPMENT:**



**Inspection: 062817KG1 Address: 1724 Painted Bunting Cir**

**PUMP/MOTOR CONDITION:**



The SPA pump motor is not operational. Further evaluation is needed by a licensed pool contractor to make proper pump replacement.

**POOL PUMP LEAKAGE:**

No.

**LEAF BASKET:**



Air bubbles were noted at the supply jets this is a indication that the pumping system is sucking in air from some location. Further evaluation is needed by a licensed Pool Contractor to determine the source of the air bubbles and make proper repairs.

**PRIMARY FILTERING:**

Sand Filter, Pressure sand filters once called rapid-sand filters , are now called high-rate sand filters. Water is passed through a layer of sand and gravel inside a tank, which strains impurities from the water before it leaves the tank. This tank is inadvertently under pressure due to the water pressure entering the tank and leaving the tank trying to make its way through the sand filtering system. Sand filters are sized by square footage and gallons per minute. Sand filters are provided with a pressure gauge where, as the filter starts to clog up, the pressure in the tank increases. Backwashing is needed on a regular basis so that the sand can be cleaned for reuse again.

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:**

The pressure gauge is operational.

Most filters are fitted with pressure gauges mounted on top of the filter. These gauges

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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:**



**Heater not operational / Loose conduit**

The gas pool heater is not operational as it would not respond to control settings. Further evaluation is needed by a licensed pool contractor to make proper repairs or possible replacement.

The protective electrical conduit feeding the pool heater has come loose at the connector. Further evaluation will be needed by a licensed electrical contractor to make proper repairs.

**POOL ELECTRIC CONTROLS & TIMER:**



**Missing protective cover**

Terminal protector cover is missing from inside of the pool motor timer. SAFETY HAZARD!

A sub panel is provided- OK, Timer is serviceable

**POOL DECKING:**

**TYPE AND CONDITION:**

Is operational with no visible defects.



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**POOL ENCLOSURE:**

**TYPE AND CONDITION:**

**It is strongly suggested that barriers and or alarms be installed to prevent children from entering pool water area and drowning. Drowning in pools is the number one cause of death of Florida's children under the age of five.**

**Screen cage door handles should be located at least 54" above ground level to prevent access by children. Suggest moving door handle to meet this new code, for child safety.**

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## 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 period of heavy rainfall. This is any energy saving device, which will reduce water consumption. This is not tested as part of a regular inspection.

### WATER SOURCE:

Reclaimed Water.

### DISTRIBUTION VALVES:

#### CONDITION:

Distribution valves were found in workable condition.

### VISIBLE SUPPLY LINES:

#### TYPE:

PVC.

#### MINOR LEAKS?

No leaking was noted on visible sprinkler system lines.

### ELECTRIC CONTROLS:

#### SUB PANELS AND TIMERS:

Sprinkler controls were operated in manual mode only and was found operational.

### SPRINKLER HEADS:

#### CONDITION:

Sprinkler heads that were visible were found in workable condition. Not every individual sprinkler head was checked for operation.

Suggest checking all individual sprinkler heads for proper adjustment to ensure full water coverage.

Full coverage is not assured.

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## GROUNDS

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:** Is operational with no visible defects at the time of inspection.

### SIDEWALKS:

**TYPE:** Concrete.

**CONDITION:** Is operational with not visible defects at the time of inspection.

### LANDSCAPING:

**CONDITION:** Maintained, Trim plants away from structure.

NOTE: Low voltage lighting systems are not inspected.

### 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.

### FENCES & GATES:

**TYPE:** Wood.

**CONDITION:** Is operational with no defects.