



Realty Home Inspections, Inc.
P.O.BOX 772617
Orlando, Florida 32877-2617
Tel. 407-448-4497
State Lic. # HI600

Inspection Report



1 Sample Dr
Orlando, Florida 12345

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 1 Sample report Rd
City: Orlando State: Florida Zip: 12345
Contact Name: Realtor Name
Phone: Realtor Number Fax: N/A

Client Information

Client Name: Your Name
E-Mail: Email

Inspection Company

Inspector Name Kevin Robinson
Company Name Realty Home Inspections, Inc.
Inspection Company Address: P.O.BOX 772617
Inspection Company City: Orlando State: Florida Zip: 32877-2617
Inspection Company Phone: 407-448-4497 Fax N/A
Inspection Company E-Mail: Rhi@cfl.rr.com
File Number: File Number
Amount : 350.00

Conditions

Others Present: Buyer's Agent Property Occupied: Vacant
Year Built: Year Built Entrance Faces: N/A
Inspection Date: Inspection Date
Electric On: Yes
Water On: Yes
Gas On: Not Applicable
Building Type: Single family Garage: Attached

I CERTIFY THAT I PERSONALLY INSPECTED THE PREMISES AT THE LOCATION ADDRESS LISTED ABOVE ON THE INSPECTION DATE NOTED. I CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT.

Inspection Terms & Conditions

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at: _____ . The terms below govern this Agreement.

1. The fee for our inspection is \$ _____, payable [in full / in part at \$ _____] at a time [before / after] the appointment.
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.
6. **LIMITATION ON LIABILITY AND DAMAGES.** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate this liquidated damages provision, we are willing to perform the inspection for an increased fee of \$ _____, payable in advance.
7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.
8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.
9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.
10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.
11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.
12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.
13. You may not assign this Agreement.

Inspection Terms & Conditions (Continued)

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

16. If you would like a large print version of this Agreement before signing it, you may request one by emailing us.

17. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at www.nachi.org/buy.

18. Receipt of payment constitutes agreement with all terms aforementioned.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

CLIENT	(Date)	CLIENT	(Date)
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Limitations, Exceptions & Exclusions

3.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

I. The inspectors are not required to determine:

- A. property boundary lines or encroachments.
- B. the condition of any component or system that is not readily accessible.
- C. the service life expectancy of any component or system.
- D. the size, capacity, BTU, performance, or efficiency of any component or system.
- E. the cause or reason of any condition.
- F. the cause for the need of repair or replacement of any system or component.
- G. future conditions.
- H. compliance with codes or regulations.
- I. the presence of evidence of rodents, animals or insects.

Limitations, Exceptions & Exclusions (Continued)

- J. the presence of mold, mildew or fungus.
- K. the presence of air-borne hazards.
- L. the presence of birds.
- M. the presence of other flora or fauna.
- N. the air quality.
- O. the existence of asbestos.
- P. the existence of environmental hazards.
- Q. the existence of electro-magnetic fields.
- R. the presence of hazardous materials including, but not limited to, the presence of lead in paint.
- S. any hazardous waste conditions.
- T. any manufacturer's recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
- U. operating costs of systems.
- V. replacement or repair cost estimates.
- W. the acoustical properties of any systems.
- X. estimates of the cost to operating any given system.

II. The inspectors are not required to operate:

- A. any system that is shut down.
- B. any system that does not function properly.
- C. or evaluate low-voltage electrical systems such as, but not limited to:
 - 1. phone lines;
 - 2. cable lines;
 - 3. antennae;
 - 4. lights; or
 - 5. remote controls.
- D. any system that does not turn on with the use of normal operating controls.
- E. any shut-off valves or manual stop valves.
- F. any electrical disconnect or over current protection devices.
- G. any alarm systems.
- H. moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

- A. move any personal items or other obstructions, such as, but not limited to:
 - 1. throw rugs;
 - 2. furniture;
 - 3. floor or wall coverings;
 - 4. ceiling tiles;
 - 5. window coverings;
 - 6. equipment;
 - 7. plants;
 - 8. ice;
 - 9. debris;
 - 10. snow;
 - 11. water;
 - 12. dirt;
 - 13. foliage; or
 - 14. pets.

Limitations, Exceptions & Exclusions (Continued)

- B. dismantle, open, or uncover any system or component.
- C. enter or access any area which may, in the opinion of the inspector, be unsafe.
- D. enter crawlspaces or other areas that are unsafe or not readily accessible.
- E. inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
- F. do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
- G. inspect decorative items.
- H. inspect common elements or areas in multi-unit housing.
- I. inspect intercoms, speaker systems, radio-controlled security devices, or lawn irrigation systems.
- J. offer guarantees or warranties.
- K. offer or perform any engineering services.
- L. offer or perform any trade or professional service other than home inspection.
- M. research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
- N. determine the age of construction or installation of any system structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
- O. determine the insurability of a property.
- P. perform or offer Phase 1 environmental audits.
- Q. inspect on any system or component which is not included in these standards.

Lots and Grounds

1. Acceptable Driveway: Concrete

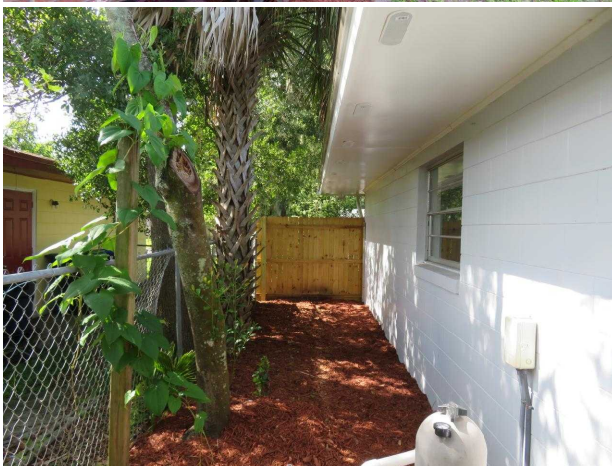


Lots and Grounds (Continued)

2. Acceptable Patio: Concrete



3. Acceptable Grading: Moderate slope
4. Acceptable Vegetation: Shrubs/Weeds

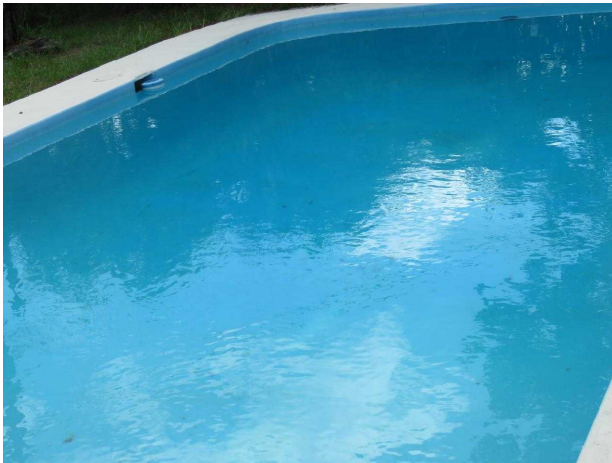


5. Acceptable Fences: Chain link, Wood

Swimming Pool

Behind home Swimming Pool

- 1. Acceptable Type: In-ground
- 2. Current Status: Open operation
- 3. Acceptable Liner: Gunite



Swimming Pool (Continued)

Liner: (continued)



- 4. Acceptable Deck: Concrete
- 5. Acceptable Coping: Tile
- 6. Acceptable Drainage: Pool pump
- 7. Acceptable Skimmer: skimmer basket
- 8. Acceptable Pump Motor: 1.25 Total HP



Swimming Pool (Continued)

9. Acceptable Filter: Cartridge

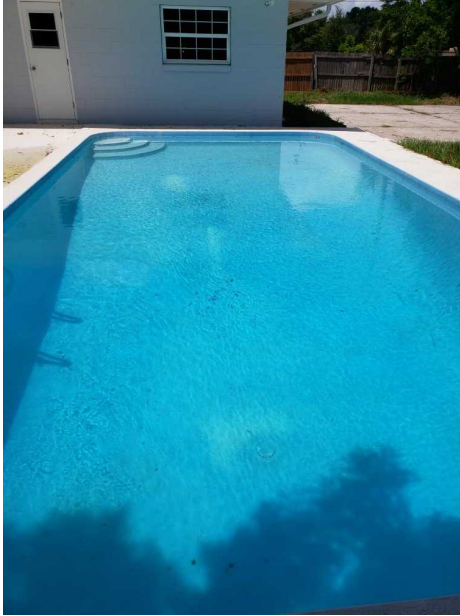


10. Acceptable Shut-off Valve: Multi-position
11. Not Present Heater: None
12. Acceptable Ladder/Steps: Moled into the base of the pool



Swimming Pool (Continued)

Ladder/Steps: (continued)



13. Defective

Pool light Submercible - **Not functional. A qualified contractor should further evaluate and estimate repairs**



Exterior Surface and Components

N/A Exterior Surface

Exterior Surface and Components (Continued)

1. Acceptable Type: Block



2. Acceptable Trim: Brick



3. Acceptable Fascia: Wood

4. Acceptable Soffits: Wood

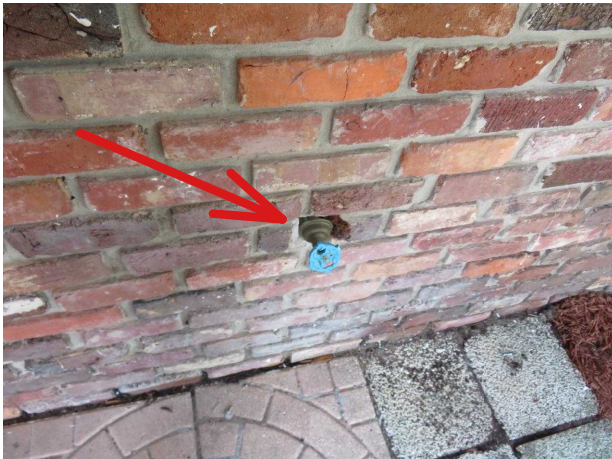


Exterior Surface and Components (Continued)

Soffits: (continued)



- | | |
|----------------|---|
| 5. Acceptable | Door Bell: Battery operated |
| 6. Acceptable | Entry Doors: Metal |
| 7. Acceptable | Patio Door: Vinyl sliding |
| 8. Acceptable | Windows: Aluminum single hung, Vinyl single hung |
| 9. Marginal | Window Screens: Vinyl mesh - Missing screens in the Aluminum windows |
| 10. Acceptable | Exterior Lighting: Surface mount |
| 11. Defective | Water spigot Gate - The connection is only hand tight and will spin completely off |



Garage

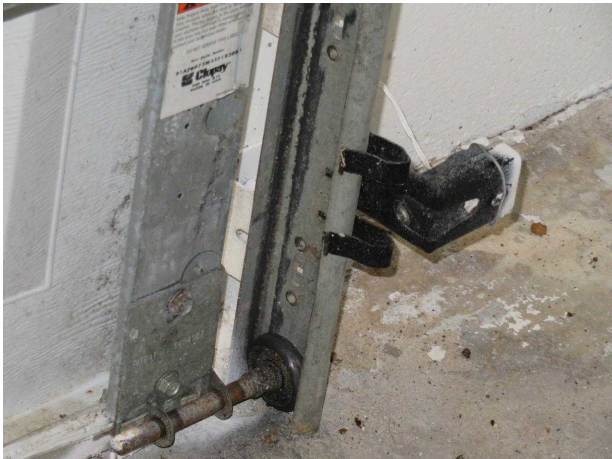
Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Marginal Garage Doors: Aluminum - Dents noted in the door panel



3. Defective

Door Operation: Mechanized - The safety sensors are out of alignment and will not allow the door to close without constant pressure on the operating button. The door opener is powered through the ceiling light fixture. If you turn off the garage light, the opener loses power.

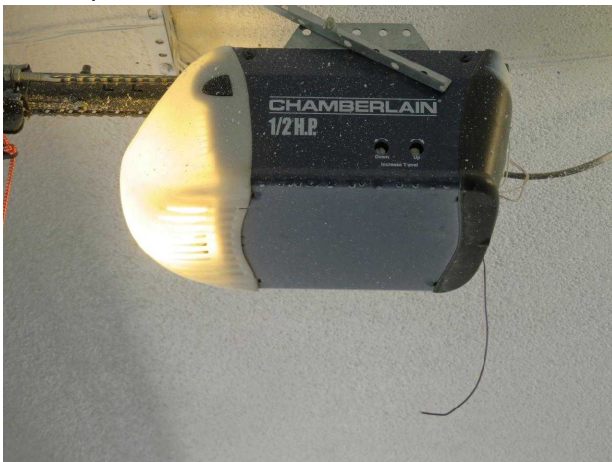


Garage (Continued)

Door Operation: (continued)



4. Acceptable Door Opener: Chamberlin

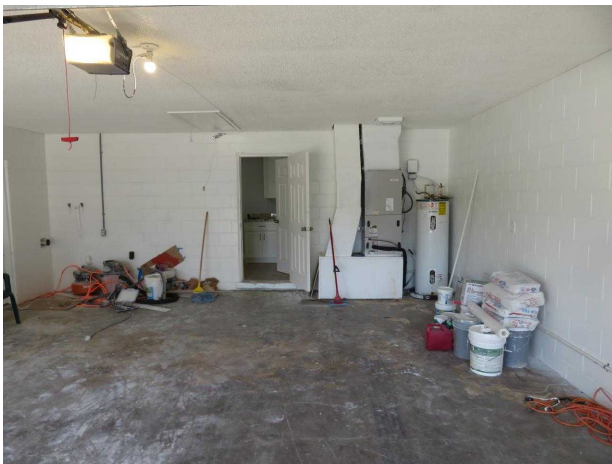


5. Marginal Service Doors: Metal - Weather stripping needed around the door frame.



Garage (Continued)

6. Acceptable Ceiling: Paint
7. Acceptable Walls: Block



8. Acceptable Floor/Foundation: Poured slab
9. Acceptable Electrical: 110 VAC
10. Acceptable Windows: Aluminum single hung

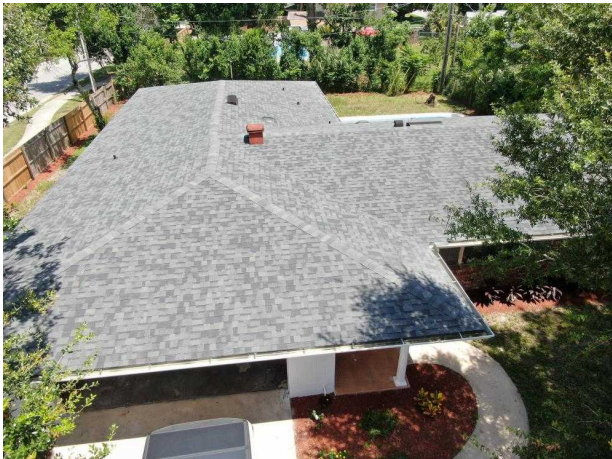
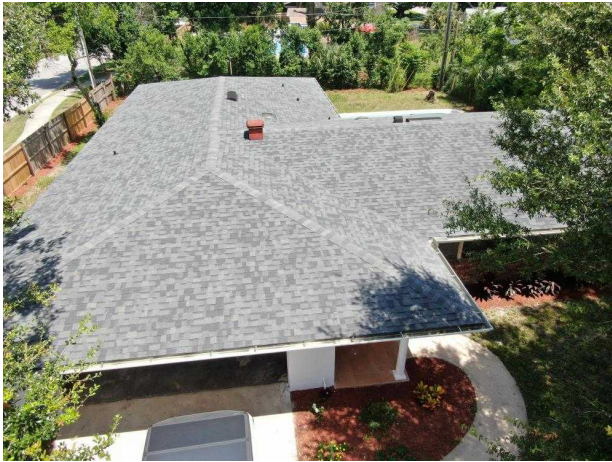
Roof

Main Roof Surface

1. Method of Inspection: Drone fly-over
2. Acceptable Unable to Inspect: 10% - [Click link to view roof video: https://youtu.be/zQdYkULu27A](https://youtu.be/zQdYkULu27A)

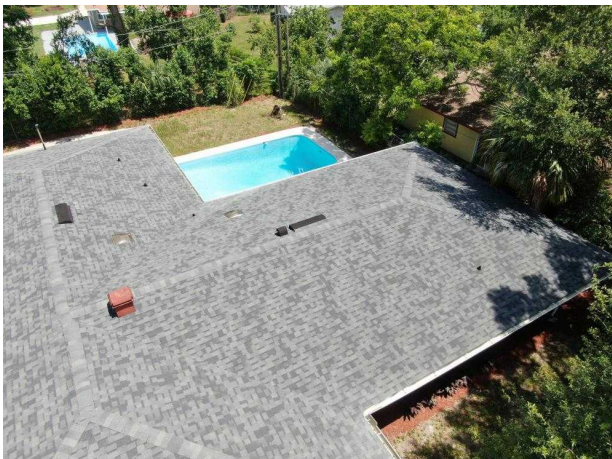
Roof (Continued)

3. Acceptable Material: Asphalt shingle - Permit # T19003279 Issue date: 03/14/19



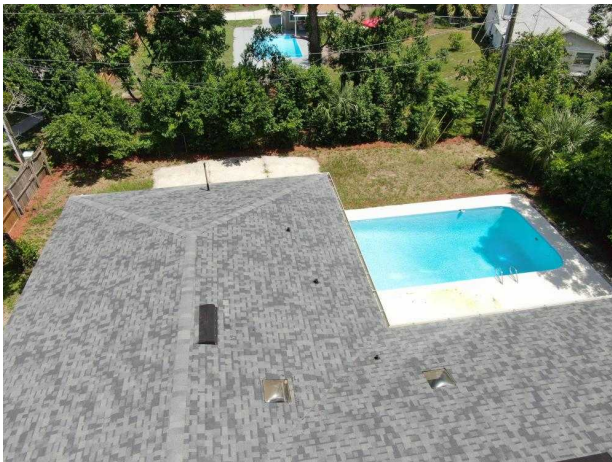
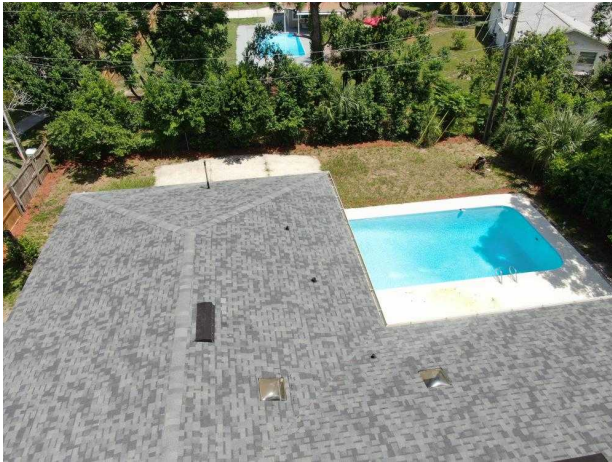
Roof (Continued)

Material: (continued)



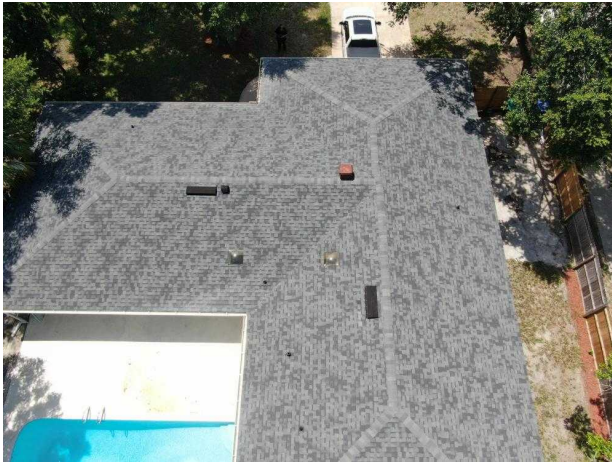
Roof (Continued)

Material: (continued)



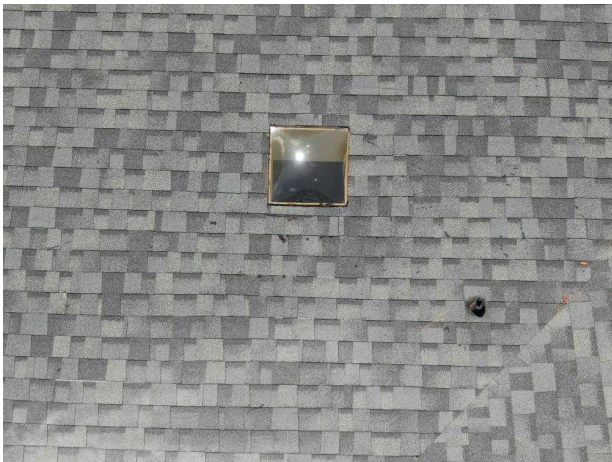
Roof (Continued)

Material: (continued)



Roof (Continued)

Material: (continued)



4. Type: Hip

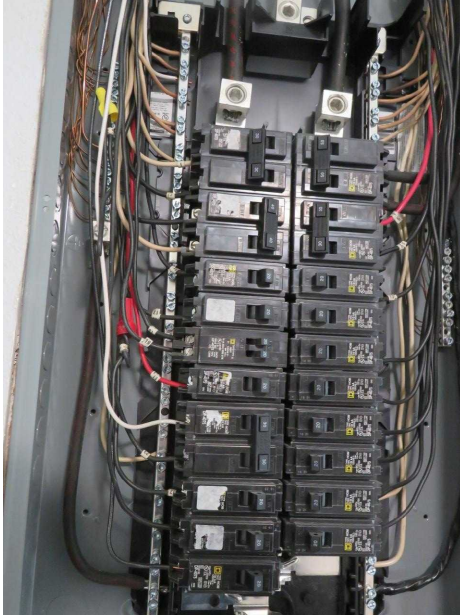
5. Approximate Age: Less than 1 year

6. Acceptable Valleys: Asphalt shingle

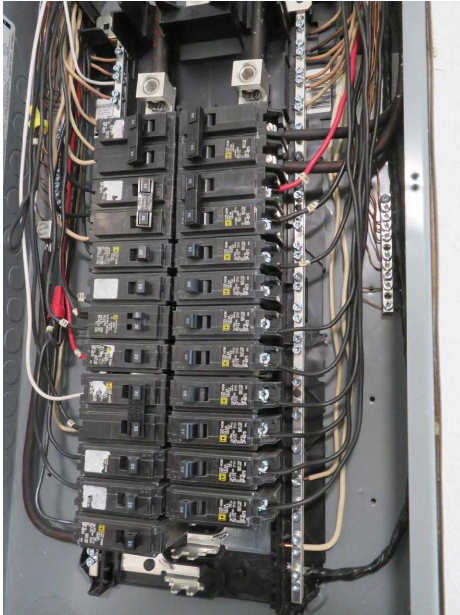
7. Acceptable Plumbing Vents: Galvanized

Electrical

1. Service Size Amps: 150 Volts: 220-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper



4. Acceptable 240 VAC Branch Circuits: Copper



5. Acceptable Aluminum Wiring: Main feed only
 6. Acceptable Conductor Type: Non-metallic sheathed cable
 7. Acceptable Ground: Rod in ground only
- Storage room Electric Panel
-

Electrical (Continued)

8. Acceptable Manufacturer: Square D



9. Maximum Capacity: 200 Amps

10. Acceptable Main Breaker Size: 150 Amp



11. Acceptable Breakers: CU/AL

12. Acceptable GFCI: Kitchen and bathrooms

13. Defective Smoke Detectors Not present - There are no smoke detectors present in the structure

Structure

1. Acceptable Structure Type: Masonry

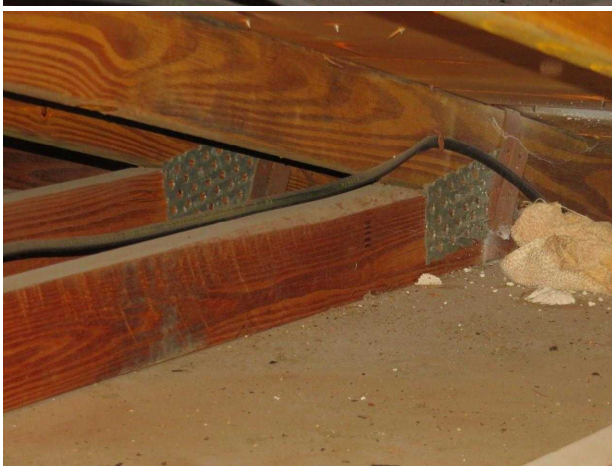


- 2. Acceptable Foundation: Poured
- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Beams: Solid wood
- 5. Acceptable Bearing Walls: Block
- 6. Acceptable Joists/Trusses: 2x4 Truss

Attic

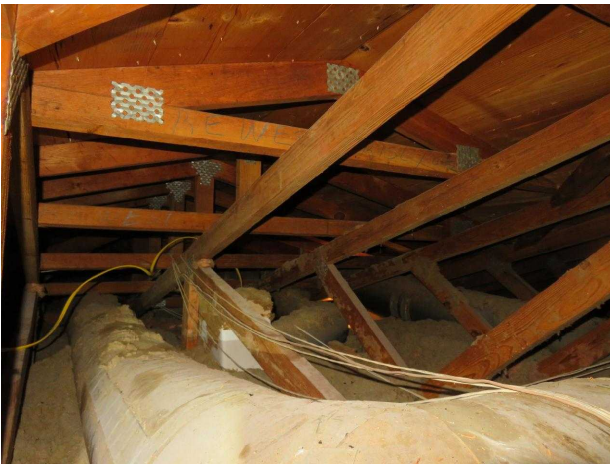
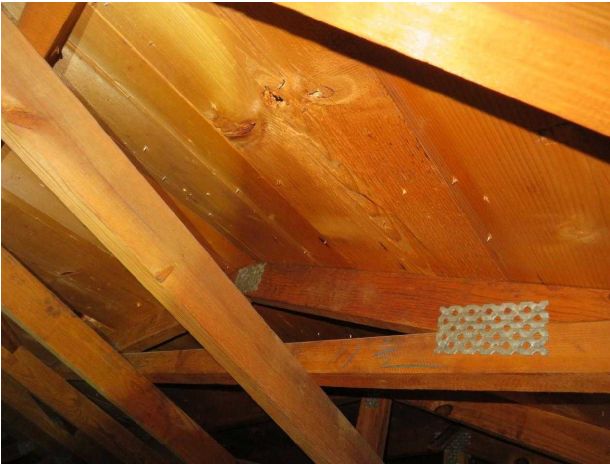
Garage Attic

- 1. Method of Inspection: From the attic access
- 2. Acceptable Unable to Inspect: 30%
- 3. Acceptable Roof Framing: 2x4 Truss



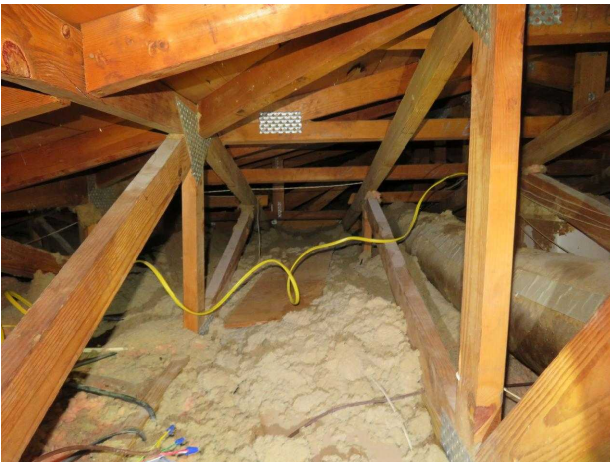
Attic (Continued)

4. Acceptable Sheathing: Dimensional wood



5. Acceptable Ventilation: Roof and soffit vents

6. Defective Insulation: Blown in - **A qualified contractor is recommended to evaluate and estimate repairs, Insulation compressed**



7. Defective Insulation Depth: Compressed - **Insulation compressed**

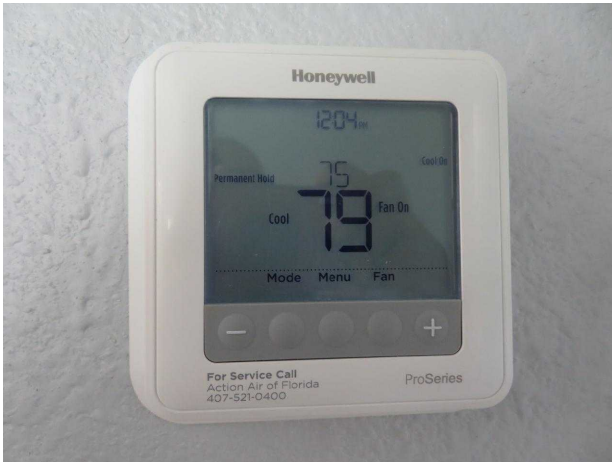
8. Acceptable Wiring/Lighting: 110 VAC

9. Acceptable Moisture Penetration: None noted

Air Conditioning

Main AC System

1. Defective A/C System Operation: Functional - A qualified air conditioning contractor is recommended to evaluate and estimate repairs. The outside unit is a 1/2 ton larger than the inside unit. The duct work needs to be checked for leaks and sizing.
2. Acceptable Condensate Removal: PVC
3. Defective Exterior Unit: Pad mounted - The unit ran for 2-hours did not cycle off or drop in temperature. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.



4. Manufacturer: Payne
5. Model Number: PH13NB048-A Serial Number: 1112X63795

Air Conditioning (Continued)

Model Number: (continued)



6. Area Served: Whole building Approximate Age: 6Yrs

7. Fuel Type: 220-240 VAC Temperature Differential: 19

8. Type: Heat pump Capacity: 4 Ton

9. Acceptable Visible Coil: Copper core with aluminum fins

10. Acceptable Refrigerant Lines: Suction line and liquid line

11. Acceptable Electrical Disconnect: Pull disconnect

12. Acceptable Blower Fan/Filters: Direct drive with disposable filter

13. Acceptable Thermostats: Electronic



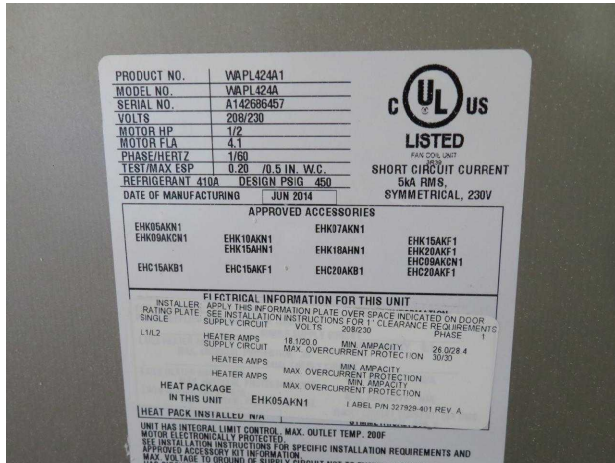
Heating System

Garage Heating System

1. Acceptable Heating System Operation: Appears functional



2. Manufacturer: GrandAire
3. Model Number: WAPL424A Serial Number: A14268645



4. Type: Forced air Capacity: 42,000BTUH
5. Area Served: Whole building Approximate Age: 5YRS
6. Fuel Type: Electric
7. Acceptable Blower Fan/Filter: Direct drive with disposable filter
8. Acceptable Thermostats: Electronic
9. Defective Exposed ductwork Rigid Ductwork - **A qualified air conditioning contractor is recommended to evaluate and estimate repairs. The back rooms are warmer than the front rooms**

Plumbing

1. Acceptable Service Line: Copper
2. Acceptable Main Water Shutoff: Water meter
3. Acceptable Water Lines: Copper
4. Acceptable Drain Pipes: PVC
5. Acceptable Vent Pipes: Galvanized

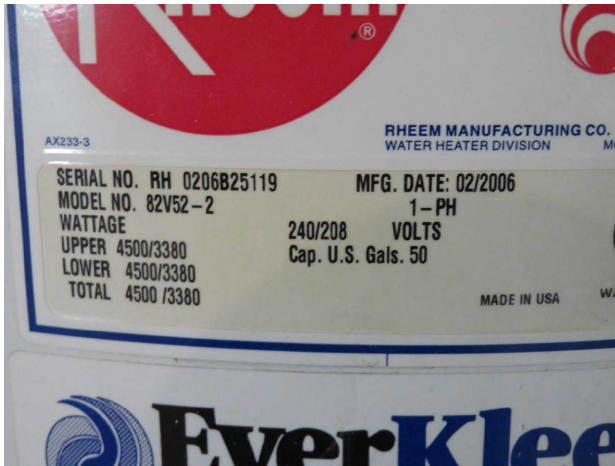
Closet Water Heater

6. Defective Water Heater Operation: Not Functional at time of inspection - **A qualified contractor is recommended to evaluate and estimate repairs. The water heater trips the breaker when energized,**



Plumbing (Continued)

7. Manufacturer: Rheem



8. Model Number: 82V52-2 Serial Number: RH 0206B25119

9. Type: Electric Capacity: 50 Gal.

10. Approximate Age: 13yrs Area Served: Whole building

11. Acceptable TPRV and Drain Tube: PVC



Bathroom

Master Bathroom

1. Acceptable Ceiling: Paint
2. Acceptable Walls: Paint
3. Acceptable Floor: Tile
4. Acceptable Doors: Hollow wood
5. Marginal Windows: Metal single hung - **Missing screens**
6. Acceptable Electrical: 110 VAC GFCI
7. Acceptable Counter/Cabinet: Granite



8. Acceptable Sink/Basin: Molded bowl
9. Acceptable Faucets/Traps: Parlos



Bathroom (Continued)

10. Acceptable Shower/Surround: Tile pan and surround



11. Acceptable Toilets: Glacier Bay



12. Acceptable HVAC Source: Ceiling register

13. Acceptable Ventilation: Window

Hallway Bath Bathroom

14. Acceptable Ceiling: Paint

Bathroom (Continued)

15. Acceptable Walls: Paint



16. Acceptable Floor: Tile

17. Marginal Doors: Hollow wood, Metal Entry - Weather stripping needed to seal door



18. Acceptable Windows: Vinyl single hung

19. Acceptable Electrical: 110 VAC GFCI

20. Acceptable Counter/Cabinet: Granite

21. Acceptable Sink/Basin: Molded bowl

Bathroom (Continued)

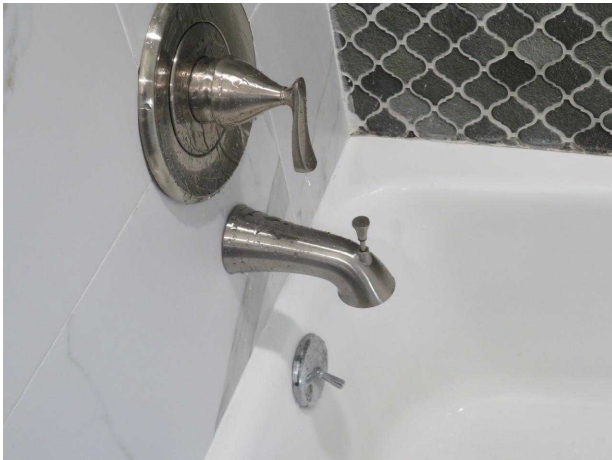
22. Marginal

Faucets/Traps: Parlos - The faucet spout is loose



23. Acceptable

Tub/Surround: Steel Tub and Tile



24. Defective

Shower/Surround: Tub and shower combined - The shower arm leaks down the wall and will need repair



Bathroom (Continued)

25. Acceptable Toilets: Glacier Bay



26. Acceptable HVAC Source: Ceiling register

27. Acceptable Ventilation: Window

Kitchen

Main Kitchen

1. Acceptable Cooking Appliances: Samsung



2. Acceptable Ventilator: Microwave

Kitchen (Continued)

3. Acceptable Disposal: Badger



4. Defective Dishwasher: Samsung - The dishwasher is not mounted securely



Kitchen (Continued)

5. Defective

Refrigerator: Samsung - The ice and water dispenser are not functional.



6. Acceptable

Microwave: Samsung



7. Acceptable

Sink: Stainless Steel

8. Defective

Electrical: 110 VAC - Non-GFCI circuit, A licensed electrician is recommended to evaluate and estimate repairs. The outlet, because of it's proximity to the sink needs to be connected to the GFCI circuit

Kitchen (Continued)

Electrical: (continued)



- | | |
|----------------|--|
| 9. Acceptable | Plumbing/Fixtures: Unknown Brand |
| 10. Acceptable | Counter Tops: Granite |
| 11. Acceptable | Cabinets: Laminate and composite materials |
| 12. Acceptable | Ceiling: Paint |
| 13. Acceptable | Walls: Paint |
| 14. Acceptable | Floor: Laminate |
| 15. Acceptable | HVAC Source: Ceiling register |

Bedroom

Master Bedroom

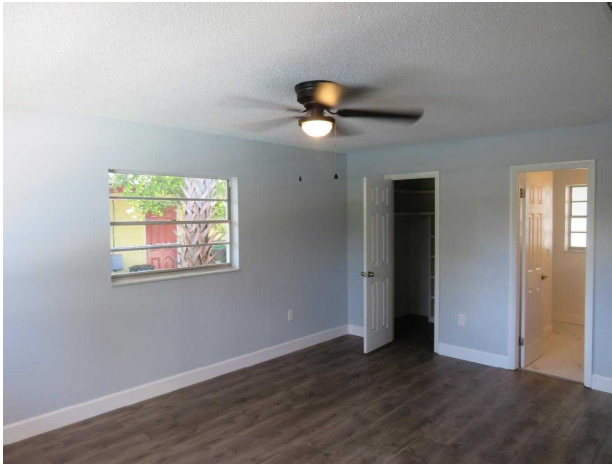
1. Acceptable Closet: Large



2. Acceptable Ceiling: Paint

Bedroom (Continued)

3. Acceptable Walls: Paint



4. Acceptable Floor: Laminate

5. Acceptable Doors: Hollow wood

6. Marginal Windows: Aluminum single hung - The window springs are faulty and the window will not stay up on its own



7. Acceptable Electrical: 110 VAC

8. Not Present Smoke Detector: None

9. Acceptable HVAC Source: Ceiling register

Bedroom # 2 Bedroom

10. Acceptable Closet: Single

11. Acceptable Ceiling: Paint

Bedroom (Continued)

12. Acceptable Walls: Paint



- 13. Acceptable Floor: Laminate
- 14. Acceptable Doors: Hollow wood
- 15. Acceptable Windows: Vinyl single hung
- 16. Acceptable Electrical: 110 VAC
- 17. Not Present Smoke Detector: None
- 18. Marginal HVAC Source: Ceiling register - The room is warmer than the other rooms

Bedroom # 3 Bedroom

- 19. Acceptable Closet: Single
- 20. Acceptable Ceiling: Paint

Bedroom (Continued)

21. Acceptable Walls: Paint



22. Acceptable Floor: Laminate

23. Acceptable Doors: Hollow wood

24. Defective Windows: Vinyl single hung - A qualified glazier is recommended to evaluate and estimate repairs, Broken glass



25. Acceptable Electrical: 110 VAC

26. Not Present Smoke Detector: None

Bedroom (Continued)

27. Acceptable HVAC Source: Ceiling register
Bedroom # 4 Bedroom

28. Acceptable Closet: Single

29. Acceptable Ceiling: Paint

30. Acceptable Walls: Paint



31. Acceptable Floor: Laminate

32. Acceptable Doors: Hollow wood

33. Acceptable Windows: Vinyl single hung

34. Acceptable Electrical: 110 VAC

35. Not Present Smoke Detector: None

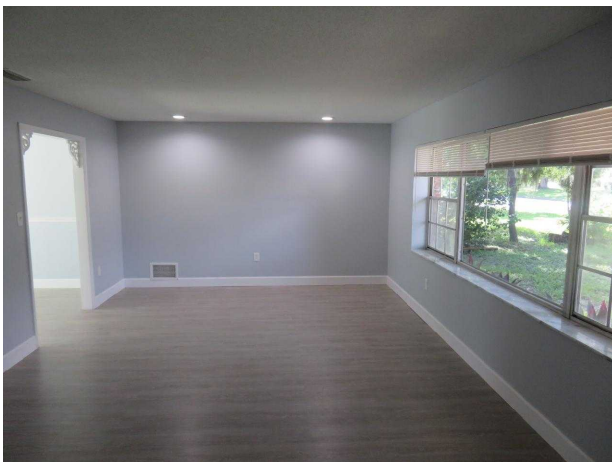
36. Acceptable HVAC Source: Ceiling register

Living Space

Living Room Living Space

1. Acceptable Ceiling: Paint

2. Acceptable Walls: Paint



3. Acceptable Floor: Laminate

Living Space (Continued)

4. Marginal

Windows: Vinyl single hung, Aluminum single hung - The left window will not stay up on its own



5. Acceptable

Electrical: 110 VAC

6. Acceptable

HVAC Source: Ceiling register

7. Not Present

Smoke Detector: None

Dining Room Living Space

8. Acceptable

Ceiling: Paint

9. Acceptable

Walls: Paint



10. Acceptable

Floor: Laminate

11. Acceptable

Doors: Sliding Glass

12. Acceptable

Electrical: 110 VAC

13. Acceptable

HVAC Source: Ceiling register

14. Not Present

Smoke Detector: None

Family Room Living Space

15. Acceptable

Ceiling: Paint

Living Space (Continued)

16. Acceptable Walls: Paint



17. Acceptable Floor: Laminate
18. Acceptable Doors: Vinyl Sliding
19. Acceptable Electrical: 110 VAC
20. Acceptable HVAC Source: Ceiling register
21. Not Present Smoke Detector: None

Mud Room Living Space

22. Acceptable Ceiling: Paint
23. Acceptable Walls: Paint



24. Acceptable Floor: Laminate

Living Space (Continued)

25. Marginal

Doors: Metal Entry - The door needs weather stripping around the door



26. Acceptable

Electrical: 110 VAC

27. Not Present

Smoke Detector: None

Laundry Room/Area

Garage Laundry Room/Area

1. Acceptable

Ceiling: Paint

2. Acceptable

Walls: Paint

3. Acceptable

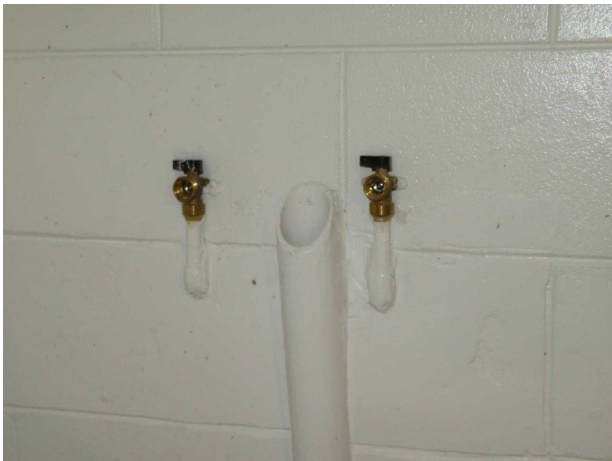
Floor: Bare floor

4. Acceptable

Electrical: 110 VAC

5. Acceptable

Washer Hose Bib: Ball valves



Laundry Room/Area (Continued)

6. Acceptable Washer and Dryer Electrical: 110-240 VAC



7. Acceptable Dryer Vent: Rigid metal



8. Acceptable Washer Drain: Wall mounted drain

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Window Screens: Vinyl mesh - **Missing screens in the Aluminum windows**

Garage

2. Attached Garage Garage Doors: Aluminum - **Dents noted in the door panel**



3. Attached Garage Service Doors: Metal - **Weather stripping needed around the door frame.**



Bathroom

4. Master Bathroom Windows: Metal single hung - **Missing screens**

Marginal Summary (Continued)

5. Hallway Bath Bathroom Doors: Hollow wood, Metal Entry - Weather stripping needed to seal door



6. Hallway Bath Bathroom Faucets/Traps: Parlos - The faucet spout is loose



Bedroom

7. Master Bedroom Windows: Aluminum single hung - The window springs are faulty and the window will not stay up on its own

Bedroom (Continued)

Windows: (continued)



8. Bedroom # 2 Bedroom HVAC Source: Ceiling register - The room is warmer than the other rooms
Living Space
-

9. Living Room Living Space Windows: Vinyl single hung, Aluminum single hung - The left window will not stay up on its own



10. Mud Room Living Space Doors: Metal Entry - The door needs weather stripping around the door



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Swimming Pool

1. Behind home Swimming Pool Pool light Submercible - **Not functional. A qualified contractor should further evaluate and estimate repairs**



Exterior Surface and Components

2. Water spigot Gate - **The connection is only hand tight and will spin completely off**

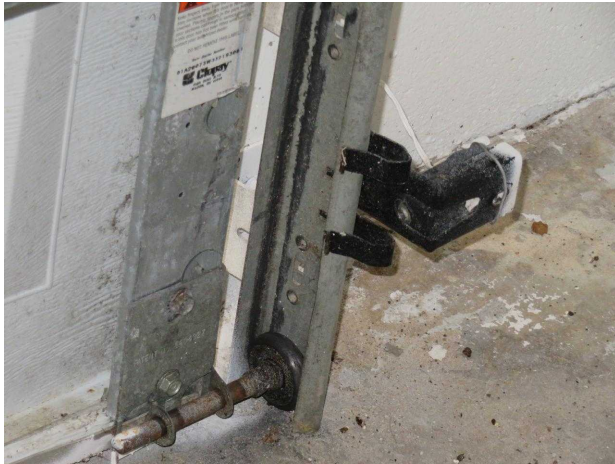


Garage

3. Attached Garage Door Operation: Mechanized - **The safety sensors are out of alignment and will not allow the door to close without constant pressure on the operating button. The door opener is powered through the ceiling light fixture. If you turn off the garage light, the opener loses power.**

Garage (Continued)

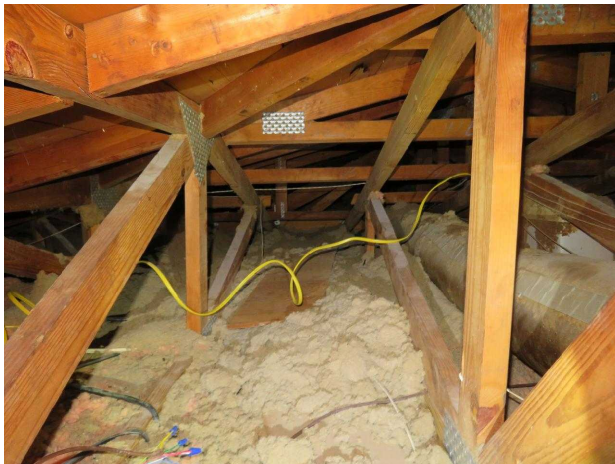
Door Operation: (continued)



Electrical

4. Storage room Electric Panel Smoke Detectors Not present - **There are no smoke detectors present in the structure**
Attic
-

5. Garage Attic Insulation: Blown in - **A qualified contractor is recommended to evaluate and estimate repairs, Insulation compressed**

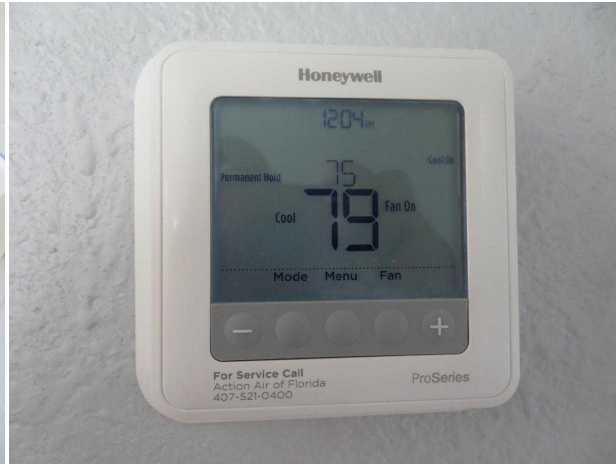


6. Garage Attic Insulation Depth: Compressed - **Insulation compressed**
Air Conditioning
-

7. Main AC System A/C System Operation: Functional - **A qualified air conditioning contractor is recommended to evaluate and estimate repairs. The outside unit is a 1/2 ton larger than the inside unit. The duct work needs to be checked for leaks and sizing.**
8. Main AC System Exterior Unit: Pad mounted - **The unit ran for 2-hours did not cycle off or drop in temperature. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.**

Air Conditioning (Continued)

Exterior Unit: (continued)



Heating System

9. Exposed ductwork Rigid Ductwork - A qualified air conditioning contractor is recommended to evaluate and estimate repairs. The back rooms are warmer than the front rooms

Plumbing

10. Closet Water Heater Water Heater Operation: Not Functional at time of inspection - A qualified contractor is recommended to evaluate and estimate repairs. The water heater trips the breaker when energized,



Plumbing (Continued)

Water Heater Operation: (continued)



Bathroom

11. Hallway Bath Bathroom Shower/Surround: Tub and shower combined - The shower arm leaks down the wall and will need repair



Defective Summary (Continued)

Kitchen

12. Main Kitchen Dishwasher: Samsung - The dishwasher is not mounted securely



13. Main Kitchen Refrigerator: Samsung - The ice and water dispenser are not functional.



Defective Summary (Continued)

14. Main Kitchen Electrical: 110 VAC - Non-GFCI circuit, A licensed electrician is recommended to evaluate and estimate repairs. The outlet, because of it's proximity to the sink needs to be connected to the GFCI circuit



Bedroom

15. Bedroom # 3 Bedroom Windows: Vinyl single hung - A qualified glazier is recommended to evaluate and estimate repairs, Broken glass

