



**Realty
Home
Inspections, Inc.**



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

Inspection Report



2 Sample Report
Davenport, Florida 33837

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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: 2 Sample Report
City: Davenport State: Florida Zip: 33837
Contact Name: Your Realtor
Phone: Telephone number Fax: N/A

Client Information

Client Name: Your Name Here
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: None Property Occupied: Vacant
Year Built: 2010 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: Paver
- 2. Acceptable Patio: Concrete

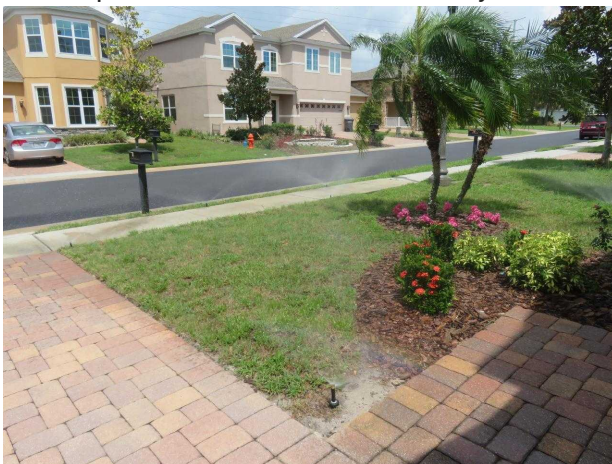


Lots and Grounds (Continued)

3. Acceptable Grading: Flat

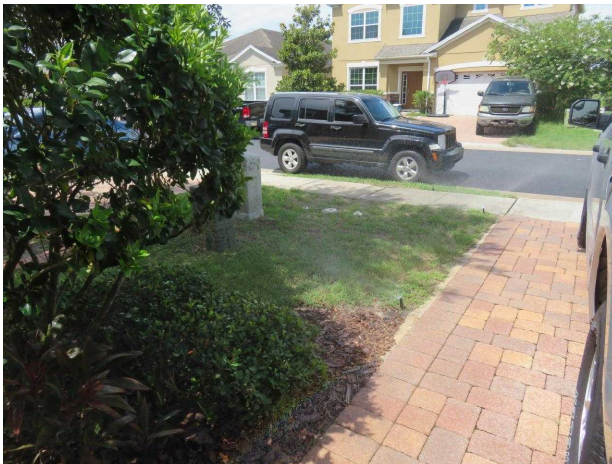


4. Acceptable Vegetation: Shrubs
5. Not Present Fences: None
6. Acceptable Lawn Sprinklers: Front side and back yard



Lots and Grounds (Continued)

Lawn Sprinklers: (continued)



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



Swimming Pool (Continued)

Deck: (continued)



5. Acceptable Coping: Plaster

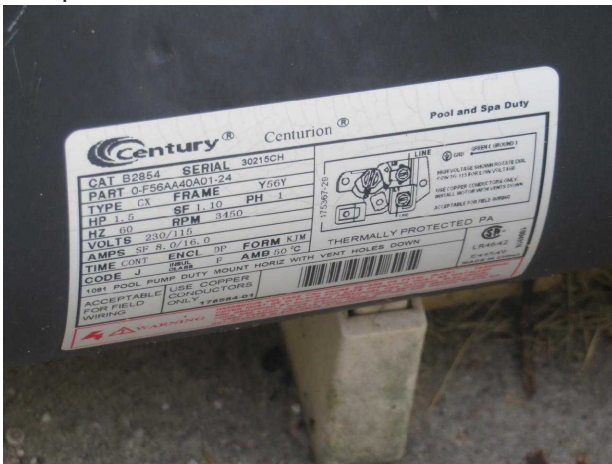
Swimming Pool (Continued)

6. Acceptable Drainage: Pool pump



7. Acceptable Skimmer: skimmer basket

8. Acceptable Pump Motor: 1.5 HP

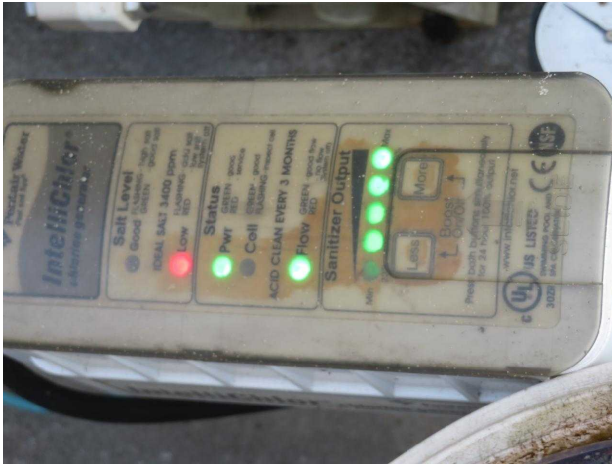


9. Acceptable Filter: Cartridge



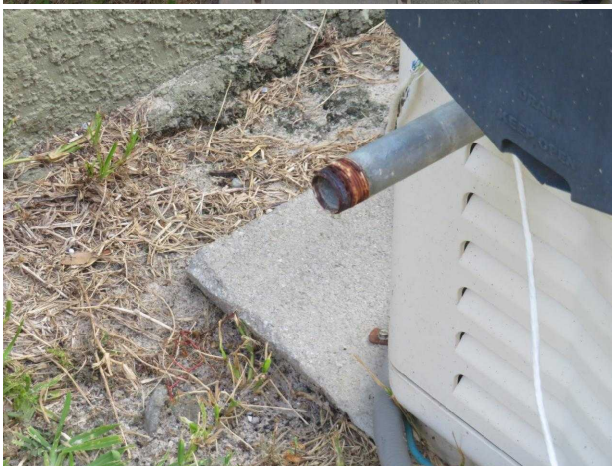
Swimming Pool (Continued)

Filter: (continued)



- 10. Acceptable
- 11. Defective

Shut-off Valve: Multi-position
Heater: Gas - **Not Functional**



Swimming Pool (Continued)

Heater: (continued)



12. Acceptable Ladder/Steps: Moled into the base of the pool

Exterior Surface and Components

N/A Exterior Surface

1. Acceptable Type: Block with stone Accents



2. Acceptable Trim: Stucco



Exterior Surface and Components (Continued)

- | | |
|----------------|---|
| 3. Acceptable | Fascia: Aluminum |
| 4. Acceptable | Soffits: Aluminum |
| 5. Acceptable | Door Bell: Hard wired |
| 6. Acceptable | Entry Doors: Metal |
| 7. Acceptable | Patio Door: Sliding Glass, Metal entry door |
| 8. Acceptable | Windows: Metal single hung |
| 9. Acceptable | Window Screens: Vinyl mesh |
| 10. Acceptable | Exterior Lighting: Surface mount |
| 11. Acceptable | Exterior Electric Outlets: 110 VAC GFCI |

Garage

Attached Garage

1. Type of Structure: Attached Car Spaces: 3



- | | |
|---------------|----------------------------|
| 2. Acceptable | Garage Doors: Aluminum |
| 3. Acceptable | Door Operation: Mechanized |
| 4. Acceptable | Door Opener: Chamberlin |



- | | |
|---------------|---------------------|
| 5. Acceptable | Service Doors: Wood |
| 6. Acceptable | Ceiling: Paint |

Garage (Continued)

7. Acceptable Walls: Paint



8. Acceptable Floor/Foundation: Poured concrete

9. Acceptable Electrical: 110 VAC GFCI

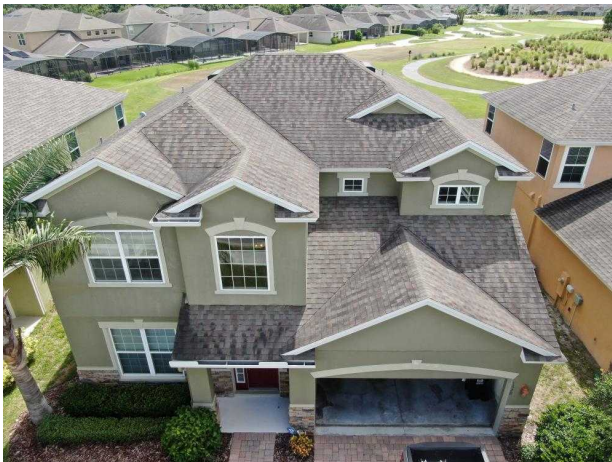
Roof

Main Roof Surface

1. Method of Inspection: Drone Fly Over

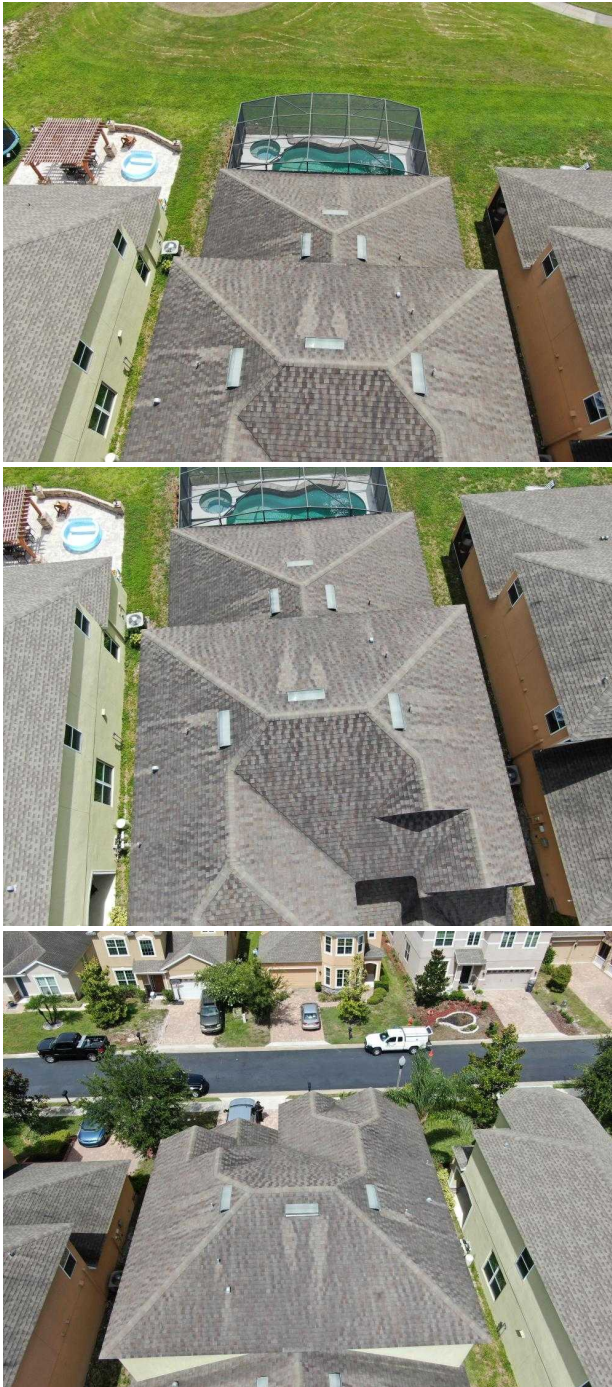
2. Acceptable Unable to Inspect: 10%

3. Acceptable Material: Asphalt shingle - Click link for roof video: <https://youtu.be/Wkmt9j8Hfzc>



Roof (Continued)

Material: (continued)



Roof (Continued)

Material: (continued)



- 4. Type: Hip
- 5. Approximate Age: 9Yrs
- 6. Acceptable Valleys: Asphalt shingle
- 7. Acceptable Plumbing Vents: PVC

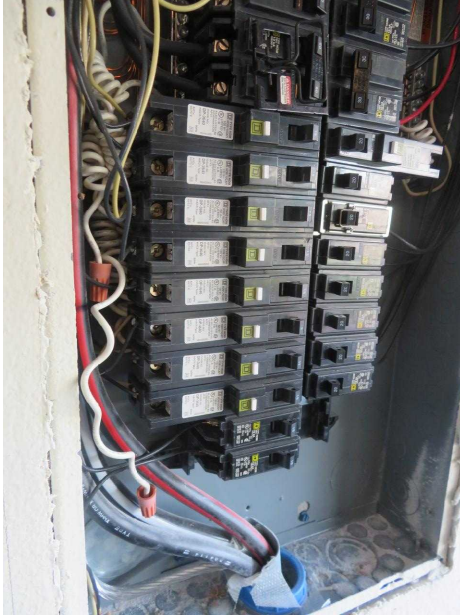
Electrical

- 1. Service Size Amps: 200 Volts: 220-240 VAC
- 2. Acceptable Service: Aluminum
- 3. Acceptable 120 VAC Branch Circuits: Copper

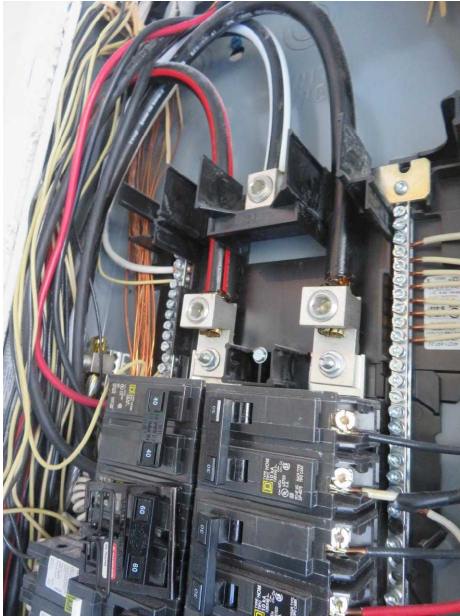


Electrical (Continued)

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

Garage Electric Panel

Electrical (Continued)

8. Acceptable Manufacturer: Square D



9. Maximum Capacity: 200 Amps

10. Acceptable Main Breaker Size: 200 Amps



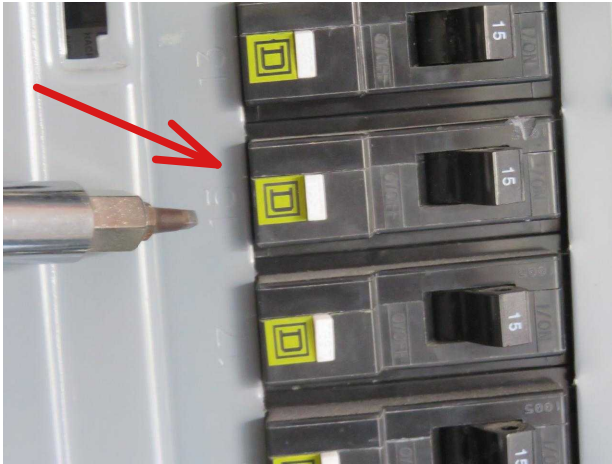
11. Acceptable Breakers: CU/AL

12. Acceptable GFCI: Exterior, garage, kitchen, bathrooms

Electrical (Continued)

13. Defective

AFCI: 110V Foyer and living room outlets - **Breaker #15 fails to trip when tested**



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

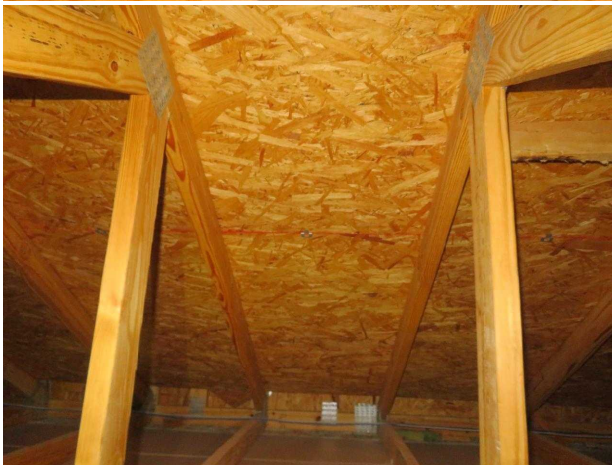
6. Acceptable

Joists/Trusses: 2x4

Attic

Garage, Main Attic

1. Method of Inspection: From the attic access
2. Acceptable Unable to Inspect: 10%
3. Acceptable Roof Framing: 2x4 Truss



Attic (Continued)

Roof Framing: (continued)



- 4. Acceptable
- 5. Acceptable
- 6. Acceptable

Sheathing: Strand board
Ventilation: Roof and soffit vents
Insulation: Blown in



Attic (Continued)

Insulation: (continued)



- | | |
|----------------|---|
| 7. Acceptable | Insulation Depth: Adequate |
| 8. Acceptable | Wiring/Lighting: 110 VAC lighting circuit |
| 9. Acceptable | Moisture Penetration: None noted |
| 10. Acceptable | Bathroom Fan Venting: Electric fan |

Air Conditioning (Continued)

7. Fuel Type: 220-240 VAC Temperature Differential: 23
8. Type: Heat pump 2-Zone System Capacity: 5 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

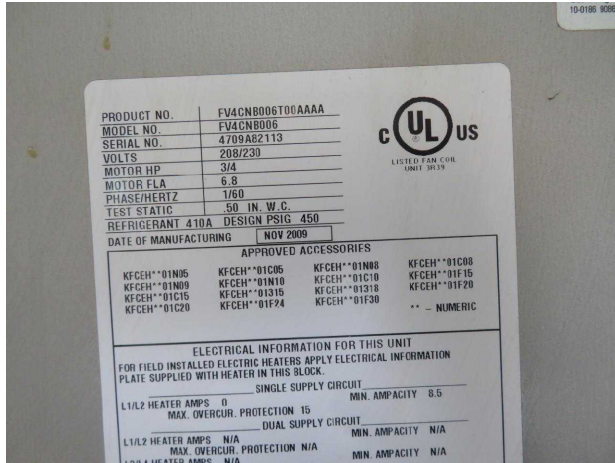
Closet Heating System

1. Acceptable Heating System Operation: Appears functional



Heating System (Continued)

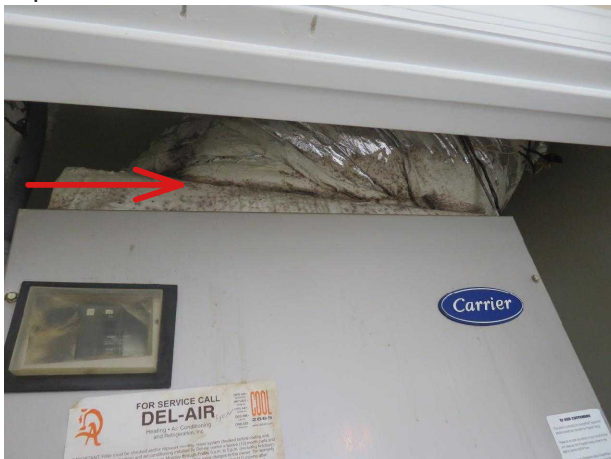
2. Manufacturer: Carrier
3. Model Number: FV4CNB006 Serial Number: 4709A82113



4. Type: Forced air Capacity: 60,000BTUH
5. Area Served: Whole building Approximate Age: 9YRS
6. Fuel Type: Electric
7. Acceptable Blower Fan/Filter: Direct drive with disposable filter
8. Acceptable Thermostats: Electronic



9. Marginal Exposed ductwork Flexible ductwork - Microbial growth noted



Plumbing

1. Acceptable Service Line: CPVC
2. Acceptable Main Water Shutoff: Side of the house



3. Acceptable Water Lines: CPVC



4. Acceptable Drain Pipes: PVC
5. Acceptable Vent Pipes: PVC
Garage Water Heater
-

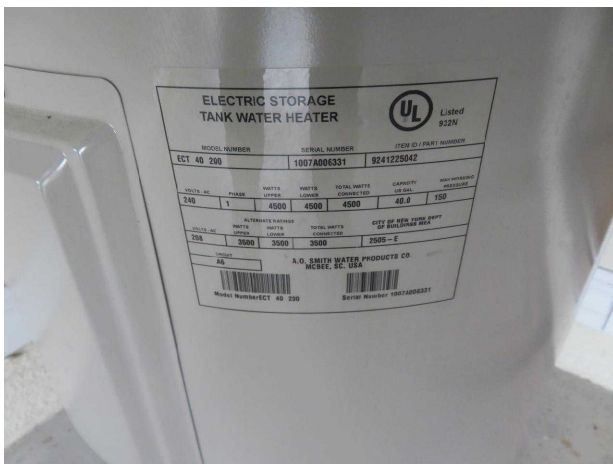
Plumbing (Continued)

6. Acceptable Water Heater Operation: Adequate



7. Manufacturer: A.O. Smith

8. Model Number: ECT 40 200 Serial Number: 1007A006331



9. Type: Electric Capacity: 40 Gal.

10. Approximate Age: 9YRS Area Served: Whole building

11. Acceptable TPRV and Drain Tube: CPVC

Bathroom

Half Bath Bathroom

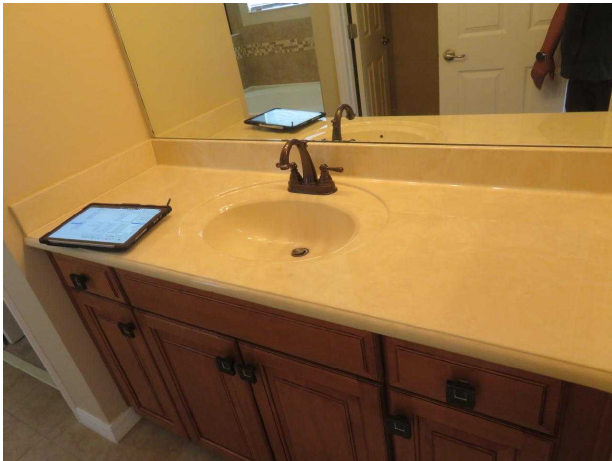
1. Acceptable Ceiling: Paint
2. Acceptable Walls: Paint



3. Acceptable Floor: Hardwood
4. Acceptable Electrical: 110 VAC GFCI
5. Acceptable Sink/Basin: Pedestal
6. Acceptable Faucets/Traps: Moen fixtures with a PVC trap
7. Acceptable Toilets: Pro-flow
8. Acceptable HVAC Source: Ceiling register
9. Acceptable Ventilation: Electric ventilation fan

Master Bathroom

10. Acceptable Ceiling: Paint
11. Acceptable Walls: Paint



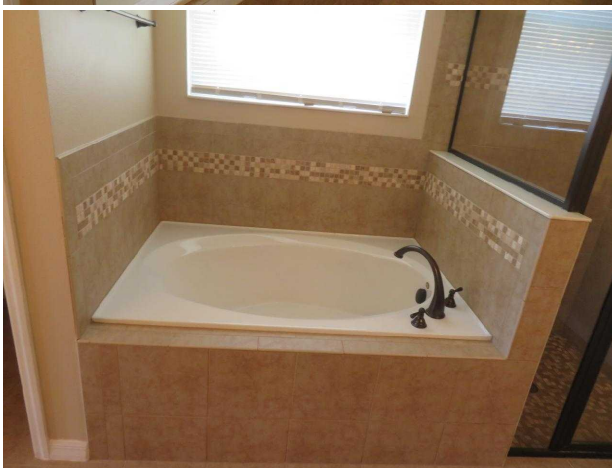
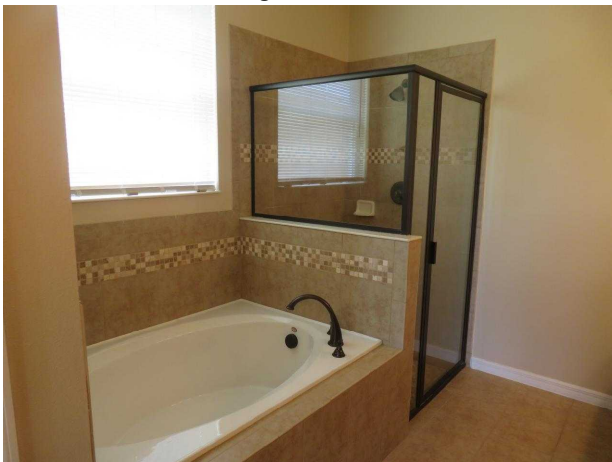
12. Acceptable Floor: Tile
13. Acceptable Doors: Hollow wood
14. Acceptable Windows: Vinyl single hung
15. Acceptable Electrical: 110 VAC GFCI
16. Acceptable Counter/Cabinet: Marble top
17. Acceptable Sink/Basin: Molded bowl

Bathroom (Continued)

18. Acceptable Faucets/Traps: Moen fixtures with a PVC trap

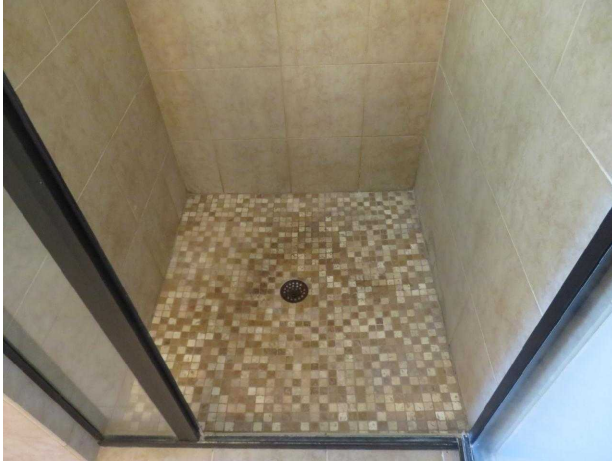


19. Acceptable Tub/Surround: Fiberglass tub and ceramic tile surround



Bathroom (Continued)

20. Acceptable Shower/Surround: Tile pan and surround



21. Defective Toilets: Pro-flow - **Water continues to run after flushing**



22. Acceptable HVAC Source: Ceiling register

Bathroom (Continued)

23. Acceptable Ventilation: Electric ventilation fan and window
Hallway Bath Bathroom

24. Acceptable Ceiling: Paint

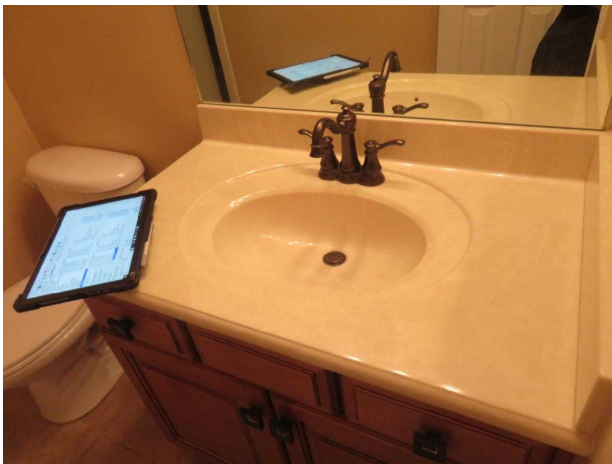
25. Acceptable Walls: Paint



26. Acceptable Floor: Tile

27. Acceptable Doors: Hollow wood

28. Acceptable Electrical: 110 VAC GFCI



29. Acceptable Counter/Cabinet: Marble top

30. Acceptable Sink/Basin: Molded bowl

31. Acceptable Faucets/Traps: Moen fixtures with a PVC trap

Bathroom (Continued)

32. Acceptable Shower/Surround: Fiberglass pan and ceramic tile surround



33. Acceptable Toilets: Pro-flow
34. Acceptable HVAC Source: Ceiling register
35. Defective Ventilation: Electric ventilation fan - Fan inoperative



Jack & Jill Bath Bathroom

36. Acceptable Closet: Single
37. Acceptable Ceiling: Paint
38. Acceptable Walls: Paint
39. Acceptable Floor: Tile
40. Acceptable Doors: Hollow wood
41. Acceptable Electrical: 110 VAC GFCI
42. Acceptable Counter/Cabinet: Marble top
43. Acceptable Sink/Basin: Molded bowl
44. Acceptable Faucets/Traps: Moen fixtures with a PVC trap
45. Acceptable Tub/Surround: Steel Tub and Tile
46. Acceptable Shower/Surround: Tub and shower combined

Bathroom (Continued)

- 47. Acceptable Toilets: Pro-flow
- 48. Acceptable HVAC Source: Ceiling register
- 49. Acceptable Ventilation: Electric ventilation fan

Kitchen

1st Floor Kitchen

- 1. Acceptable Cooking Appliances: General Electric



Kitchen (Continued)

- 2. Acceptable
- 3. Acceptable

Ventilator: Microwave
Disposal: Badger



- 4. Acceptable
- 5. Defective

Dishwasher: General Electric
Refrigerator: General Electric - The door seal is damaged causing ice to form at the door seal

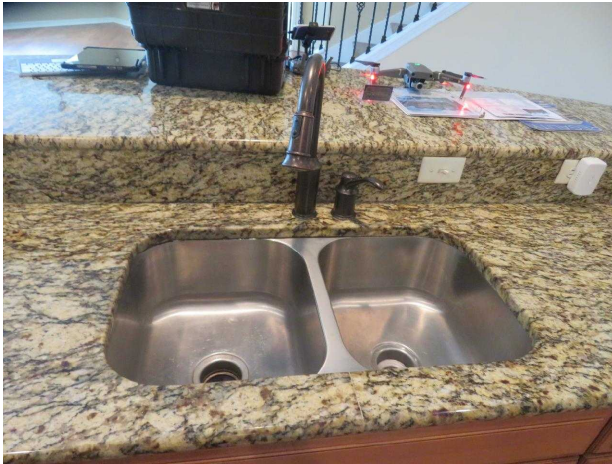


- 6. Acceptable

Microwave: General Electric

Kitchen (Continued)

7. Acceptable Sink: Stainless Steel



8. Acceptable Electrical: 110 VAC GFCI

9. Acceptable Plumbing/Fixtures: Moen with PVC trap

10. Acceptable Counter Tops: Granite

11. Acceptable Cabinets: Laminate and wood

12. Acceptable Ceiling: Paint

13. Acceptable Walls: Paint



14. Acceptable Floor: Tile

15. Acceptable HVAC Source: Ceiling register

Bedroom

Master Bedroom

- 1. Acceptable Closet: Single
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint

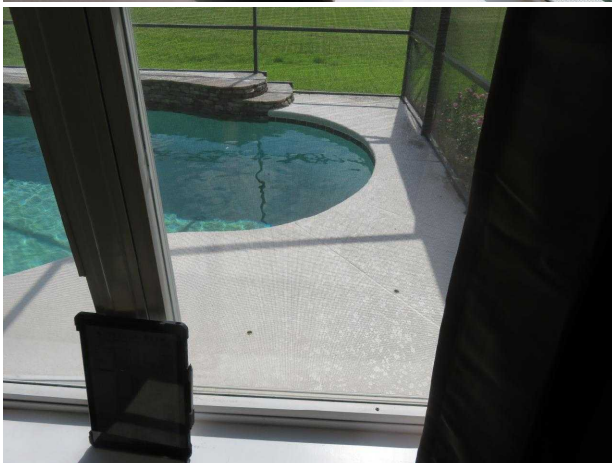


- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Hollow wood, Metal Entry
- 6. Defective Windows: Vinyl single hung - The bottom windows have a missing pane of glass. The screws used for repair are protruding through the plastic.



Bedroom (Continued)

Windows: (continued)



- 7. Acceptable Electrical: 110 VAC
- 8. Acceptable HVAC Source: Ceiling register
- Bedroom # 2 Bedroom
- 9. Acceptable Closet: Single
- 10. Acceptable Ceiling: Paint

Bedroom (Continued)

11. Acceptable Walls: Paint



12. Acceptable Floor: Carpet

13. Acceptable Doors: Hollow wood

14. Acceptable Windows: Vinyl single hung

15. Acceptable Electrical: 110 VAC

16. Acceptable HVAC Source: Ceiling register

Bedroom # 3 Bedroom

17. Acceptable Closet: Single

18. Acceptable Ceiling: Paint

19. Acceptable Walls: Paint



20. Acceptable Floor: Carpet

21. Acceptable Doors: Hollow wood

22. Acceptable Windows: Vinyl single hung

23. Acceptable Electrical: 110 VAC

24. Acceptable HVAC Source: Ceiling register

Bedroom # 4 Bedroom

25. Acceptable Closet: Large

Bedroom (Continued)

26. Acceptable Ceiling: Paint



27. Acceptable Walls: Paint

28. Acceptable Floor: Carpet

29. Acceptable Doors: Hollow wood

30. Marginal Windows: Vinyl single hung - Caulking



31. Acceptable Electrical: 110 VAC

32. Acceptable HVAC Source: Ceiling register

Living Space

Living/Dining room Living Space

1. Acceptable Ceiling: Paint



2. Acceptable

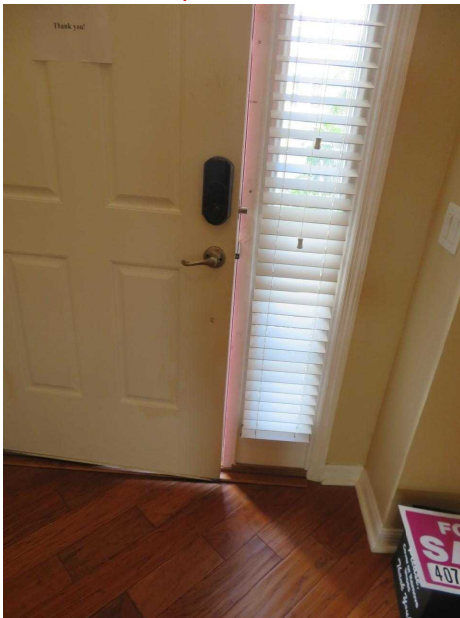
Walls: Paint

3. Acceptable

Floor: Hardwood

4. Marginal

Doors: Metal Entry - The door frame has been damaged, further evaluation by a licensed contractor to estimate repairs



Living Space (Continued)

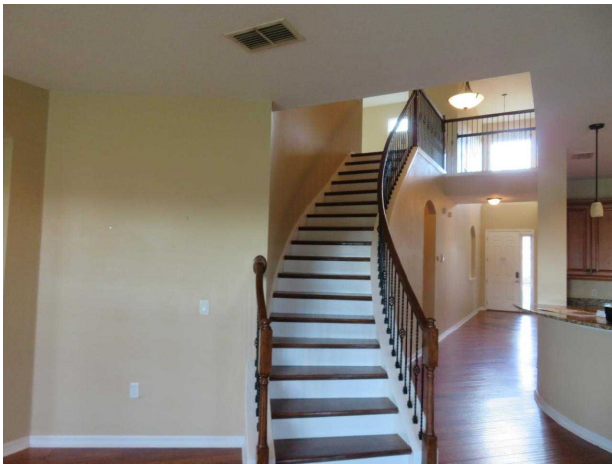
Doors: (continued)



- | | |
|--------------------------|-------------------------------|
| 5. Acceptable | Windows: Vinyl single hung |
| 6. Acceptable | Electrical: 110 VAC |
| 7. Acceptable | HVAC Source: Ceiling register |
| Family Room Living Space | |
| 8. Acceptable | Ceiling: Paint |
-

Living Space (Continued)

9. Acceptable Walls: Paint



10. Acceptable

Floor: Hardwood

11. Defective

Doors: Sliding Glass - The rollers are worn



12. Acceptable

Windows: Vinyl single hung

13. Acceptable

Electrical: 110 VAC

14. Acceptable

HVAC Source: Ceiling register

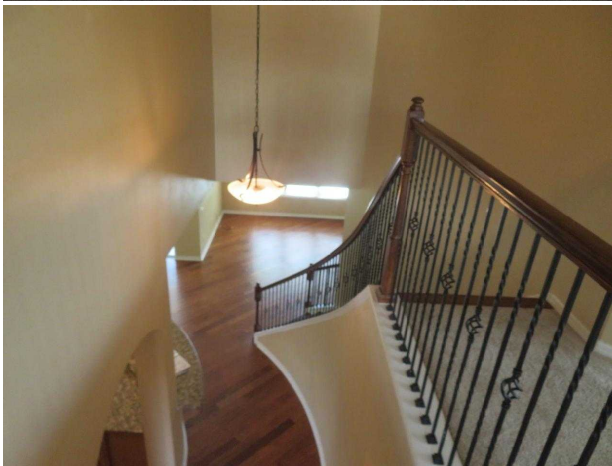
15. Acceptable

Smoke Detector: Hard wired with battery back up

Living Space (Continued)

Loft Living Space

- 16. Acceptable Ceiling: Paint
- 17. Acceptable Walls: Paint



- 18. Acceptable Floor: Carpet
- 19. Acceptable Windows: Non-opening, Vinyl single hung
- 20. Acceptable Electrical: 110 VAC
- 21. Acceptable HVAC Source: Ceiling register
- 22. Acceptable Smoke Detector: Hard wired with battery back up



Laundry Room/Area

1st Floor Laundry Room/Area

1. Acceptable Ceiling: Paint



2. Acceptable Walls: Paint

3. Acceptable Floor: Tile

4. Acceptable Electrical: 110 VAC

5. Acceptable HVAC Source: Ceiling register

6. Acceptable Washer Hose Bib: Ball valves

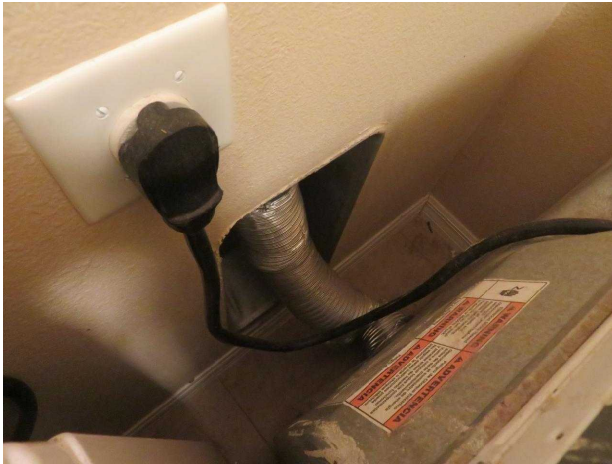


7. Acceptable Washer and Dryer Electrical: 110-240 VAC

8. Acceptable Dryer Vent: Metal flex

Laundry Room/Area (Continued)

Dryer Vent: (continued)



9. Acceptable Washer Drain: Enclosed in wall

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.

Heating System

1. Exposed ductwork Flexible ductwork - **Microbial growth noted**



Bedroom

2. Bedroom # 4 Bedroom Windows: Vinyl single hung - **Caulking**

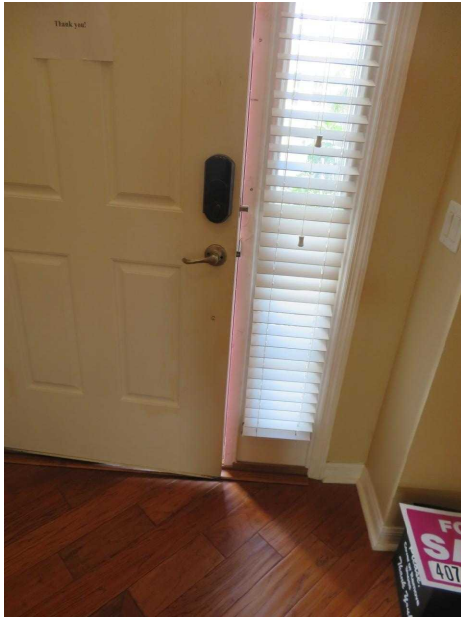


Living Space

3. Living/Dining room Living Space Doors: Metal Entry - **The door frame has been damaged, further evaluation by a licensed contractor to estimate repairs**

Living Space (Continued)

Doors: (continued)



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.

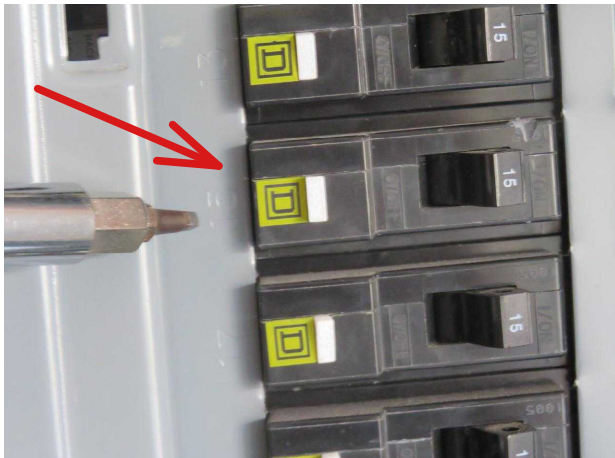
Swimming Pool

1. Behind home Swimming Pool Heater: Gas - **Not Functional**



Electrical

2. Garage Electric Panel AFCI: 110V Foyer and living room outlets - **Breaker #15 fails to trip when tested**



Defective Summary (Continued)

Bathroom

3. Master Bathroom Toilets: Pro-flow - Water continues to run after flushing



4. Hallway Bath Bathroom Ventilation: Electric ventilation fan - Fan inoperative



Kitchen

5. 1st Floor Kitchen Refrigerator: General Electric - The door seal is damaged causing ice to form at the door seal

Kitchen (Continued)

Refrigerator: (continued)



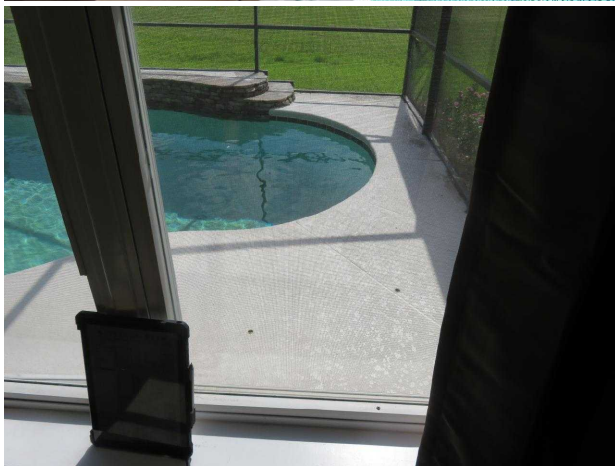
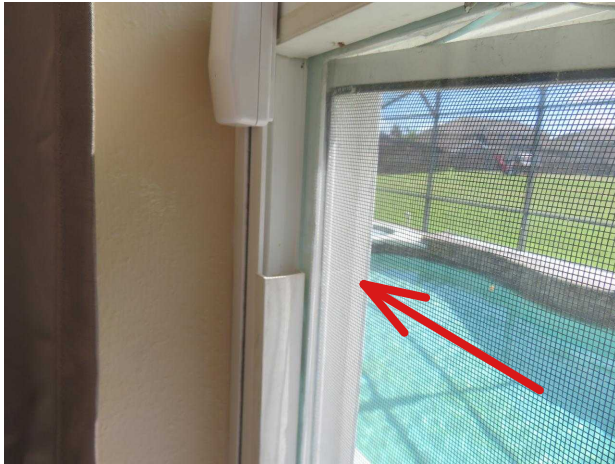
Bedroom

6. Master Bedroom Windows: Vinyl single hung - The bottom windows have a missing pane of glass. The screws used for repair are protruding through the plastic.



Bedroom (Continued)

Windows: (continued)



Living Space

7. Family Room Living Space Doors: Sliding Glass - The rollers are worn

