

# Inspection Report

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**Mr. John Doe**

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**Property Address:**

123 Main Street  
Tampa FL 12345



123 Main Street

**Best Home Inspection & Construction Co. LLC.**

**Tom Yelton**  
**23086 Madelyn Ave.**  
**Port Charlotte, Fl. 33954**  
**941 - 391 - 5372**



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<b>Date:</b> 10/10/2010	<b>Time:</b>	<b>Report ID:</b> DOE 101010
<b>Property:</b> 123 Main Street Tampa FL 12345	<b>Customer:</b> Mr. John Doe	<b>Real Estate Professional:</b> Richard Realtor ACME Realty

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**  
Customer and Seller, Buyer's Agent

**Type of building:**  
Single Family (2 story)

**Approximate age of building:**  
1998

**Total SF under roof:**  
3174

**Total SF living space:**  
2532

**Home Faces:**  
East

**Temperature:**  
90 to 100

**Weather:**  
Cloudy, Hot and Humid

**Ground/Soil surface condition:**  
Damp

**Rain in last 3 days:**  
Yes

**Radon Test:**  
No

**Water Test:**  
No

# 1. Roofing

The home inspector shall observe: the Roof Coverings; the Roof Drainage Systems; Flashings, Skylights, Chimneys, Ventilation Components and any other Roof Penetrations present for signs of leakage, abnormal condensation or other conditions of those building components.

The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

The home inspector is not required to walk on the roof if it is deemed unsafe or potentially damaging to the roof to do so. Examples of unsafe roofs would be: extremely steep slopes, saturated coverings, roofs covered in debris or fungus, metal, concrete, slate or clay tile roofs, limited access and other conditions which make inspection hazardous to the inspector or the roof covering. Inspecting attached accessories including but not limited to solar systems, antennae, and lightning arrestors is also not required as per Standards of Practice.

## Styles & Materials

**Viewed roof covering from:**

Binoculars  
Ground  
Ladder  
Zoom Camera

**Roof Covering:**

Concrete or Clay Tile

**Valley Type:**

Closed

**Drainage System Material:**

Metal

**Sky Light(s):**

None

**Chimney (exterior):**

N/A

**IN NI NP RR**

<b>1.0</b>	<b>NARRATIVE</b>	X			X
<b>1.1</b>	<b>ROOF COVERINGS</b>	X			X
<b>1.2</b>	<b>ROOF DRAINAGE SYSTEMS</b>	X			X
<b>1.3</b>	<b>FLASHINGS</b>	X			
<b>1.4</b>	<b>PLUMBING VENT STACKS</b>	X			
<b>1.5</b>	<b>SKYLIGHTS</b>			X	
<b>1.6</b>	<b>CHIMNEYS</b>			X	

**IN NI NP RR**

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**1.0** We recommend a licensed roofing contractor to further inspect the entire roof covering, flashings, and ventilation penetrations.

**1.1** We recommend a licensed roofing contractor to further inspect the entire roof covering, flashings, and ventilation penetrations.

In general, the roof covering is in good condition. However, there is one area which needs immediate attention. To the right of the front entry, over the garage side, is an area of damaged, loose or otherwise not intact roof tiles. There is several tiles affected and evidence of leakage observed in the attic space over garage. See pictures and captions for more details. It is reasonable to think that the roof drainage system from the upper level of the house which drains onto this area has caused the damage over the past 12 years. We recommend that the tiles, flashing and underlayment be repaired as necessary and that the downspout be extended all the way to the bottom gutter to prevent further complications down the road.



1.1 Picture 1 To right of front entry over garage.



1.1 Picture 2 Same tiles in previous picture - loose from fasteners and grout.



1.1 Picture 3 Field tiles below previous picture tiles which are sliding down toward the gutter thus revealing underlying flashing and tar.



1.1 Picture 4 Tiles have moved over gutter.



1.1 Picture 5 Stains from leak above.



1.1 Picture 6 Area next to wall needs to be further inspected and sealed as necessary.



1.1 Picture 7 Cracked tiles and exposed underlayment.



1.1 Picture 8 Deteriorating underlayment and tar.



1.1 Picture 9 Downspout from upper level drains onto this affected area.



1.1 Picture 10 Damage to roof sheathing under affected area.



1.1 Picture 11 North side, looking South



1.1 Picture 12 Same here



1.1 Picture 13 East side over garage.



1.1 Picture 14 Same here



1.1 Picture 15 Valley over garage.



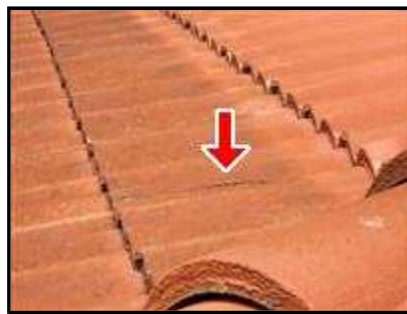
1.1 Picture 16 South side, looking NW.



1.1 Picture 17 West side, looking North



1.1 Picture 18 Minor cracked tile over lower West side.



1.1 Picture 19 Same here



1.1 Picture 20 Upper level, West side.

**1.2** The gutters and downspouts are clear of debris and appear to be functioning as intended.

We recommend installing a roof drainage system on the upper roof sections to prevent erosion and deterioration of the roof covering and lap siding located below. We recommend a licensed contractor to perform this task.

We recommend that a proper splashblock be installed on every downspout. A proper splashblock will help prevent deterioration of the structural components of the dwelling by diverting the rain water away from the dwelling. We recommend a competent person to perform this task.



1.2 Picture 1 Gutters are clear



1.2 Picture 2 Recommend roof drainage system on upper level of West side....



1.2 Picture 3 ... causing staining on lower section over patio.



1.2 Picture 4 Lack of upper gutter here....



1.2 Picture 5 .... causing erosion here.



1.2 Picture 6 Seam leak over front entry



1.2 Picture 7 Splashblock needed here



1.2 Picture 8 Same here on South side.

**1.4 All roof penetrations appear to be flashed properly and are functioning as intended.**



1.4 Picture 1

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Cement stucco

**Siding Material:**

Masonry  
Stucco

**Exterior Entry Doors:**

Sliding Glass Doors  
Steel  
Wood

**Appurtenance:**

Common Area Sidewalk  
Textured Concrete

**Driveway:**

Textured Concrete

**IN NI NP RR**

		IN	NI	NP	RR
<b>2.0</b>	<b>NARRATIVE</b>	X			
<b>2.1</b>	<b>WALL CLADDING FLASHING AND TRIM</b>	X			X
<b>2.2</b>	<b>DOORS (Exterior)</b>	X			X
<b>2.3</b>	<b>WINDOWS</b>	X			X
<b>2.4</b>	<b>DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS</b>	X			X
<b>2.5</b>	<b>GRADING &amp; DRAINAGE</b>	X			
<b>2.6</b>	<b>DRIVEWAYS, WALKWAYS</b>	X			
<b>2.7</b>	<b>VEGETATION</b>	X			X
<b>2.8</b>	<b>EAVES, SOFFITS AND FASCIAS</b>	X			X
<b>2.9</b>	<b>OTHER</b>	X			X

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**2.1** Overall, the exterior of the dwelling is in solid condition. Some settlement cracks are visible. Some general maintenance is suggested in the form of patching, caulking and/or painting. A licensed handyman or competent person is recommended for that task. We also recommend that these areas be monitored for a worsening condition going forward.

We recommend that the wall cladding on the exterior of the dwelling be lightly pressure-washed to remove dirt build-up - especially on the patio. A licensed handyman or competent person should perform this task.



2.1 Picture 1 South side, upper story



2.1 Picture 2 Same here



2.1 Picture 3 Step crack, South side, lower story



2.1 Picture 4 Seal gap at sill, South side



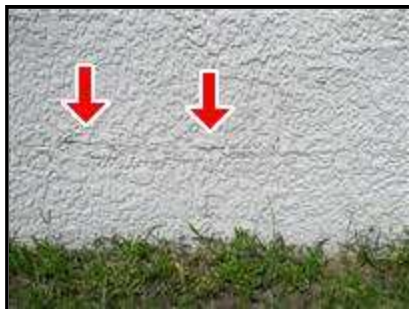
2.1 Picture 5 Crack under other window, South side



2.1 Picture 6 Repair sill at previous picture



2.1 Picture 7 Patch & paint - same window



2.1 Picture 8 South side



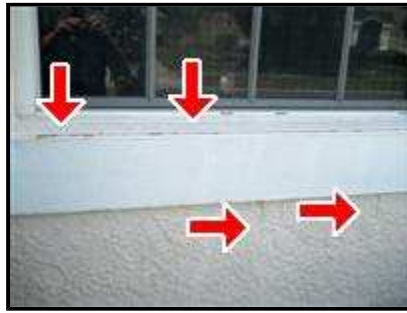
2.1 Picture 9 Front, SE corner



2.1 Picture 10 Patch & paint - right of front entry.



2.1 Picture 11 Crack right of front entry at garage wall.



2.1 Picture 12 Patch & paint - window at garage.



2.1 Picture 13 North side window at garage.



2.1 Picture 14 Near North patio corner



2.1 Picture 15



2.1 Picture 16 Under window on back of house - second story



2.1 Picture 17 Same here



2.1 Picture 18 And here

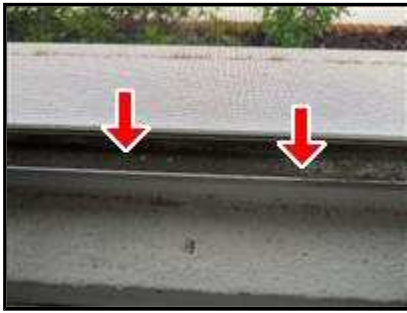
**2.2** Patch and paint the front door opening as necessary.

We did not operate all of the sliding glass door due to personal items in the way.



2.2 Picture 1 Door frame needs painting.

**2.3** The window in the garage does not operate smoothly and the bottom track needs cleaning. We recommend a licensed window company to check all of the windows and repair or lubricate as necessary.



2.3 Picture 1



2.3 Picture 2 Same window does not latch well.

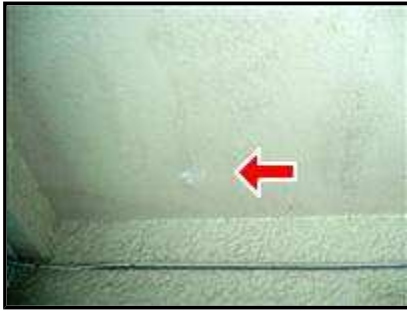


2.3 Picture 3 Damaged screen at den window.

**2.4** There are some areas on the patio which need minor cosmetic touchup.

The screen door on the South side is damaged at the bottom panel. A licensed aluminum contractor should repair as necessary.

The screen doors to the pool enclosure have weathered hardware. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



2.4 Picture 1 Ceiling



2.4 Picture 2



2.4 Picture 3



2.4 Picture 4 Patio ceiling



2.4 Picture 5 Same here

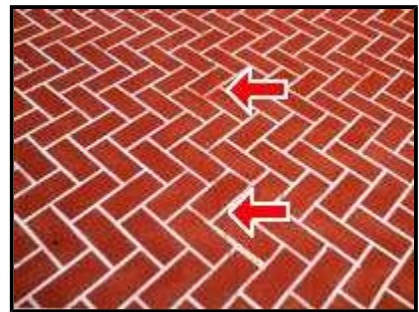
**2.6** There are cracks in the driveway which are NOT serious enough to present a trip hazard; nor, do they require immediate attention. We recommend that this be monitored for a worsening condition.



2.6 Picture 1



2.6 Picture 2



2.6 Picture 3



2.6 Picture 4

**2.7** We suggest that the vegetation be kept a minimum of 6 inches from the exterior of the building. This promotes better drying of the wall cladding which helps prevent deterioration of the wall cladding from water penetration and insect intrusion.

Vegetation surrounding an air conditioning compressor unit should be at least 12 inches from the outside of the unit. This is essential to the proper operation of the system and helps keep the system operating more efficiently.



2.7 Picture 1 SE corner



2.7 Picture 2 Same here



2.7 Picture 3 Front side



2.7 Picture 4 NE corner at garage.



2.7 Picture 5 At garage



2.7 Picture 6



2.7 Picture 7 At North patio door.



2.7 Picture 8 Remove trees from inside of pool deck.



2.7 Picture 9 Same here



2.7 Picture 10 NW corner at pool cage



2.7 Picture 11 The back yard is in need of attention.

**2.8** There is an area in the soffit which has a gap on the front side which is loose. These gaps allow rodents, birds or insects easy access to the attic space and need to be corrected. We recommend a licensed contractor to repair or replace the affected soffit panels as necessary.

Another gap near garage needs closing.



2.8 Picture 1 Front side



2.8 Picture 2 At garage.



2.8 Picture 3 Seal gap - right of garage.

**2.9** There are some spots around the house where the presence of wasp, bee, or insect nests were observed. Not only are these an aesthetic annoyance, they also present a life safety hazard to allergic humans. Additionally, nests attached to the wall cladding or trim prevents those materials from drying properly. We recommend a competent person to kill any live nests and insects, remove any nests, thoroughly clean the wall cladding or trim and re-paint as necessary.

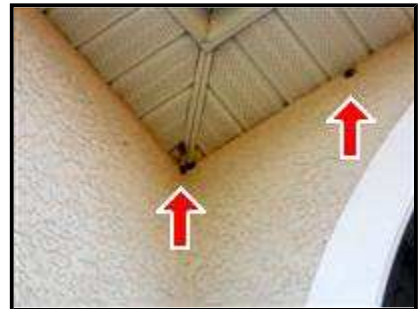
The some spots in the yard which have become infested with what appears to be red ants. Red ants present a life safety hazard to some humans and should be removed. We suggest a competent person to apply a common insecticide to kill the nests.



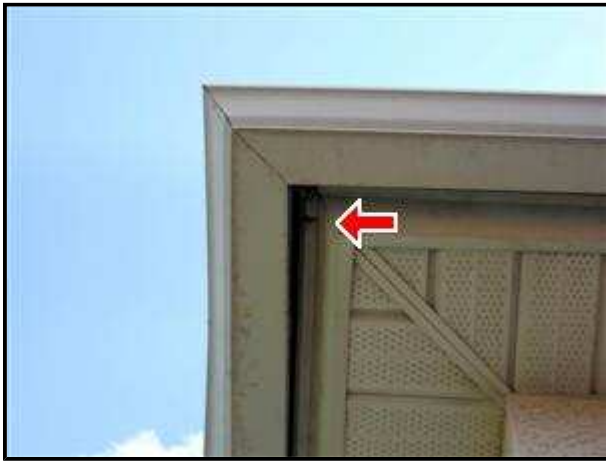
2.9 Picture 1 South side



2.9 Picture 2 Front side



2.9 Picture 3 Over front entry



2.9 Picture 4 Same here



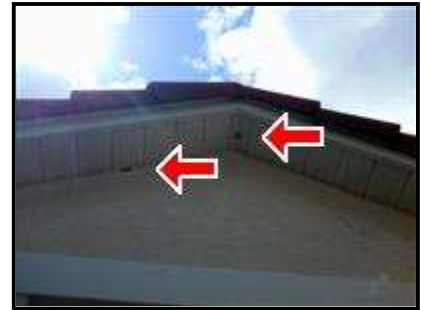
2.9 Picture 5 Right of front entry.



2.9 Picture 6 Front at garage



2.9 Picture 7 Same here



2.9 Picture 8 Gable over front at garage



2.9 Picture 9 At AC compressor



2.9 Picture 10 Ant nest - South side.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Garage

#### Styles & Materials

**Garage Door Type:**

One automatic  
Overhead  
Sectional

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

STANLEY

**Garage Ceiling Material:**

Drywall

**Garage Wall Material:**

Concrete Block  
Wood Frame w/ Drywall Covering

		IN	NI	NP	RR
<b>3.0</b>	<b>NARRATIVE</b>	X			
<b>3.1</b>	<b>GARAGE CEILINGS</b>	X			
<b>3.2</b>	<b>GARAGE WALLS (INCLUDING FIREWALL SEPARATION)</b>	X			X
<b>3.3</b>	<b>GARAGE FLOOR</b>	X			
<b>3.4</b>	<b>OCCUPANT DOOR FROM GARAGE TO INSIDE HOME</b>	X			
<b>3.5</b>	<b>SERVICE DOOR TO EXTERIOR</b>			X	
<b>3.6</b>	<b>GARAGE DOOR (S)</b>	X			
<b>3.7</b>	<b>GARAGE DOOR OPERATORS</b>	X			X

IN NI NP RR

IN NI NP RR

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**3.0** We were not able to inspect the entire garage area due to excessive amounts of personal items inhibiting observation of many floor and wall areas. Further inspection may be necessary upon removal of these items. However, there were no indications that any issues exist which warrant mentioning in this report.



3.0 Picture 1

**3.2** There are some spots on the garage walls in need of minor caulking, repair and/or painting. We recommend a licensed handyman or competent person to perform these tasks.



3.2 Picture 1 Wall at window bumpout in garage is stained. No active leak was detected and the meter read normal when tested. Patch,



3.2 Picture 2 Stain from leak in roof explained in roofing section.



3.2 Picture 3 No heightened level of moisture in that area

caulk inside and outside window opening, paint and monitor.



3.2 Picture 4 Nail pop - near door to laundry in garage.

**3.7** The garage door operator needs to be serviced by a licensed company. It appears that the door will not close properly unless the wall button is held. Also, there is a light bulb which has expired in the unit.



3.7 Picture 1

## 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet  
Linoleum  
Tile

**Interior Doors:**

Hollow core  
Wood

**Window Types:**

Single-hung

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Laminate

		IN	NI	NP	RR
<b>4.0</b>	<b>NARRATIVE</b>	X			X
<b>4.1</b>	<b>CEILINGS</b>	X			X
<b>4.2</b>	<b>WALLS</b>	X			X
<b>4.3</b>	<b>FLOORS</b>	X			X
<b>4.4</b>	<b>STEPS, STAIRWAYS, BALCONIES AND RAILINGS</b>	X			
<b>4.5</b>	<b>COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS</b>	X			X
<b>4.6</b>	<b>DOORS (REPRESENTATIVE NUMBER)</b>	X			X
<b>4.7</b>	<b>WINDOWS (REPRESENTATIVE NUMBER)</b>	X			

IN NI NP RR

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**4.0** The interior of the home is generally in good condition. We were not able to inspect every wall or floor space due to personal items of the current tenant being in the way. It is not within the Standards of Practice to move any personal items. Therefore, further inspection of these areas may reveal issues not found at this time.



4.0 Picture 1 SE corner, upstairs bedroom



4.0 Picture 2 Downstairs bedroom

**4.1** Overall, the interior of the dwelling is in solid condition. Some general (minor-cosmetic) maintenance is suggested in the form of caulking, patching and/or painting and a licensed handyman or competent person is recommended for that task.



4.1 Picture 1 Ceiling stain in living room - paint.

**4.2** Overall, the interior of the dwelling is in solid condition. Some general (minor-cosmetic) maintenance is suggested in the form of caulking, patching and/or painting and a licensed handyman or competent person is recommended for that task.

In the den on the bottom floor near the front entry, the window opening has been stained from moisture. Presumably, this is from driving rain which enters the window space. The area registered normal for moisture. We recommend caulking both inside and outside of the entire window opening and beautify with paint.



4.2 Picture 1 SE upstairs bedroom.



4.2 Picture 2 Same here



4.2 Picture 3 Upstairs guest bath - repair caulk/grout lines



4.2 Picture 4 Upstairs guest bath.



4.2 Picture 5 Master - stained wall



4.2 Picture 6 Seal gap at light switch - master bath



4.2 Picture 7 Clean, repair and/or caulk needed in master shower.



4.2 Picture 8 Same here



4.2 Picture 9 And here



4.2 Picture 10 Master closet area



4.2 Picture 11 Wood window sill at front entry door needs repair and paint.



4.2 Picture 12 Den window opening is stained.



4.2 Picture 13 Seal gap - den.



4.2 Picture 14 Dining room



4.2 Picture 15 Repair baseboard trim at kitchen entry.



4.2 Picture 16 Kitchen bar wall

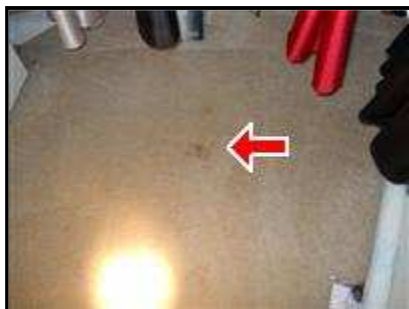


4.2 Picture 17 Same here

**4.3** The carpet is stained in many places. We recommend a licensed carpet company to replace this as necessary.

The linoleum in the upstairs guest bathroom has been stained and affected at the tub line, apparently from water. No active leaks were detected. Presumably, the damage is a result of water escaping from the tub area during use. The baseboard in the toilet room adjacent to the tub has separated from the wall which indicates that there was a significant amount of water involved. Repair all of the affected areas as necessary.

The grout lines and flooring tile are stained in some areas. We recommend a licensed flooring cleaning company, licensed handyman or competent person to clean the grout as necessary.



4.3 Picture 1 SE corner, upstairs bedroom



4.3 Picture 4 Same here, top of steps



4.3 Picture 7 Stained carpet on stairs



4.3 Picture 10 Stained carpet in den.



4.3 Picture 13 Stained

4.3 Picture 2 SE corner, upstairs bedroom



4.3 Picture 5 Upstairs guest bath.



4.3 Picture 8 Same here



4.3 Picture 11 Same here



4.3 Picture 14 Same here.

4.3 Picture 3 Landing outside guest bath upstairs



4.3 Picture 6 Baseboard separating from wall in toilet room adjacent to the tub in previous picture.



4.3 Picture 9 Stained tile - front entry



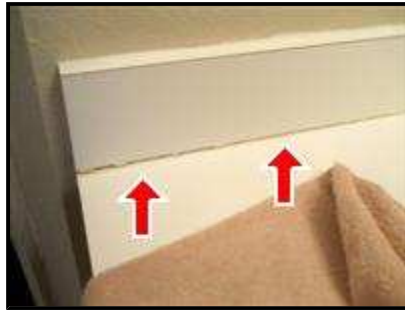
4.3 Picture 12 Stained carpet - dining room



4.3 Picture 15 Living room

linoleum in kitchen

**4.5** There are some backsplashes or sidesplashes that need to be re-caulked to prevent moisture penetration behind the countertops and cabinets. We recommend a competent person or a licensed handyman to perform this task.



4.5 Picture 1 Caulk needed - master bath

**4.6** There are doors and door trim components which are marked up and need painting. A competent person is suggested for this task.



4.6 Picture 1 SE corner, upstairs bedroom



4.6 Picture 2 Entry to SW guest bedroom.

**4.7** We suggest cleaning out all window frames and track systems. Insect nests, dirt and debris will cause window components to corrode and not operate to their full potential.



4.7 Picture 1

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Poured concrete, Monolithic slab

**Floor Structure:**

Engineered floor joists  
Poured Concrete, Monolithic Slab

**Roof Structure:**

2 X 4 Rafters  
Engineered wood trusses

**Method used to observe attic:**

Walked

**Method used to observe Crawlspace:**

No crawlspace

**Wall Structure:**

Masonry  
Wood

**Roof-Type:**

Hip

**Columns or Piers:**

Masonry

**Ceiling Structure:**

2X4

**Attic info:**

Attic access  
Pull Down stairs

		IN	NI	NP	RR
<b>5.0</b>	<b>NARRATIVE</b>	X			
<b>5.1</b>	<b>FOUNDATIONS, BASEMENTS AND CRAWLSPACES</b>	X			
<b>5.2</b>	<b>COLUMNS OR PIERS</b>	X			
<b>5.3</b>	<b>FLOORS (Structural)</b>	X			
<b>5.4</b>	<b>WALLS (Structural)</b>	X			
<b>5.5</b>	<b>CEILINGS (structural)</b>	X			
<b>5.6</b>	<b>ROOF STRUCTURE AND ATTIC</b>	X			

IN NI NP RR

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

<b>Water Source:</b> Public	<b>Water Filters:</b> Whole house conditioner	<b>Plumbing Water Supply (into home):</b> Copper
<b>Exterior Plumbing Spigots:</b> 3	<b>Plumbing Water Distribution (inside home):</b> Copper	<b>Plumbing Waste:</b> PVC
<b>Washer Drain Size:</b> 2" Diameter	<b>Water Heater Location:</b> Garage	<b>Water Heater Power Source:</b> Electric
<b>Water Heater Capacity:</b> 50 Gallon	<b>Water Heater Manufacturer:</b> A.O. SMITH	<b>Model # / Serial #:</b> EES-52-917 / MA98-0049668-917
<b>Age of Water Heater:</b> 1998		

		IN	NI	NP	RR
<b>6.0</b>	<b>NARRATIVE</b>	X			
<b>6.1</b>	<b>PLUMBING DRAIN, WASTE AND VENT SYSTEMS</b>	X			
<b>6.2</b>	<b>PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES</b>	X			X
<b>6.3</b>	<b>HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS</b>	X			
<b>6.4</b>	<b>MAIN WATER SHUT-OFF DEVICE (Describe location)</b>	X			
<b>6.5</b>	<b>FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)</b>			X	
<b>6.6</b>	<b>MAIN FUEL SHUT OFF (Describe Location)</b>			X	
<b>6.7</b>	<b>SUMP PUMP</b>			X	

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**6.0** The water conditioning equipment should be inspected and serviced by a licensed company to ensure proper functionality.

There were no leaks detected in the supply or waste pipes.



6.0 Picture 1 Conditioning system North wall



6.0 Picture 2 Upstairs guest bath.



6.0 Picture 3 Master



6.0 Picture 4 Downstairs guest



6.0 Picture 5 Kitchen

**6.2** Both guest tubs have chips. We recommend a professional glazing company to repair these as necessary.

The master shower head is corroded and needs cleaning with CLR or some other cleaning agent. A competent person should perform this task.



6.2 Picture 1 Chipped tub - Upstairs guest bath.



6.2 Picture 2 Same here - downstairs guest tub.



6.2 Picture 3 Corroded drain hardware - master



6.2 Picture 4 Corroded shower head in master.

**6.4** The main shut off is the knob located on the right side of the house . This is for your information.



6.4 Picture 1

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

<b>Electric Service Type:</b> 120 V / 240 V Single Phase Underground service	<b>Service Conductor Material:</b> Aluminum	<b>Main Service Panel Location:</b> Garage
<b>Service Panel capacity:</b> 200 AMP	<b>Service Panel Type:</b> Circuit breakers	<b>Service Panel Manufacturer:</b> SIEMENS
<b>Sub-Panel Location:</b> N/A	<b>Sub-Panel Manufacturer:</b> N / A	<b>Branch Circuit Conductor Material:</b> Copper
<b>Wiring Methods:</b> Romex	<b># of Branch Circuits:</b> 29	<b># of GFCI or AFCI Circuits:</b> 2

		IN	NI	NP	RR
<b>7.0</b>	<b>NARRATIVE</b>	X			
<b>7.1</b>	<b>SERVICE ENTRANCE CONDUCTORS</b>	X			
<b>7.2</b>	<b>SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS</b>	X			
<b>7.3</b>	<b>BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE</b>	X			
<b>7.4</b>	<b>CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)</b>	X			X
<b>7.5</b>	<b>POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE</b>	X			
<b>7.6</b>	<b>OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERUPTERS)</b>	X			
<b>7.7</b>	<b>OPERATION OF AFCI (ARC FAULT CIRCUIT INTERUPTERS)</b>			X	
<b>7.8</b>	<b>SMOKE DETECTORS</b>	X			
<b>7.9</b>	<b>CARBON MONOXIDE DETECTORS</b>			X	

IN NI NP RR

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**7.0** The button for the door bell at the front entry porch is damaged and needs to be replaced. A competent person should perform this task.



7.0 Picture 1



7.0 Picture 2 Replace cover for this low voltage component.

**7.2**



7.2 Picture 1 Service in garage.

**7.4** The coach lights on the exterior are weathered - replace as necessary.

There is wiring which is exposed in the attic at a junction box which has been linked to a light fixture which also has exposed wiring. This is considered unsafe and needs to be corrected. Exposed wiring presents life safety and fire hazards until repaired. We recommend a licensed electrician install a new fixture or properly secure the wiring to correct this situation.

There are some expired light bulbs. We recommend a competent person to replace these.



7.4 Picture 1 Left of garage



7.4 Picture 2 Right side



7.4 Picture 3 Attic over garage



7.4 Picture 4 Same here



7.4 Picture 5 Switch in master appears damaged, replace as necessary.



7.4 Picture 6 Expired bulb - master fan



7.4 Picture 7 Top story hallway - bulb expired.



7.4 Picture 8 Expired bulb - downstairs bedroom

**7.6 Just FYI - The reset button for all of the bathroom GFIs is located in the master bathroom.**

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

**Cooling Equipment Mfr:**  
AMERICAN STANDARD

**Model # / Serial #:**  
Unit # 1 Comp - 2A6H4042B1000AA / 547245H2F  
Unit # 2 Comp - 2A6H4024A1000AA / 4325PWNZF

**Approx. age of System:**  
2009  
UNIT # 1 = 2005; UNIT # 2 = 2004

**Cooling Equipment Type:**  
Heat Pump Forced Air (also provides warm air)

**Cooling Equipment Energy Source:**  
Electricity

**Temperature Differential:**  
UNIT # 1 - 7  
UNIT # 2 - 10

**Number of AC Systems:**  
Two

**# of Window or Wall Units:**  
None

**Heat Equipment Mfr.:**  
AMERICAN STANDARD

**Model # / Serial #:**  
Unit # 1 A/H - TWE040E13FB2 / 6041WKF2V  
Unit # 2 A/H - TWE031EFB1 / 60142551V

**Approx. age of System:**  
UNIT # 1 = 2004; UNIT # 2 = 2001

**Heat Equipment Type:**  
Heat Pump Forced Air (also provides cool air)

**Heat Equipment Energy Source:**  
Electric

**Number of Heat Systems (excluding wood):**  
Two

**Ductwork:**  
Insulated  
Flexible

**Filter Type:**  
Washable

**Filter Size:**  
18x24

**Fireplace Type:**  
None

**Operable Fireplaces:**  
None

**Number of Woodstoves:**  
None

IN NI NP RR

8.0	NARRATIVE	IN	NI	NP	RR
8.1	COOLING AND AIR HANDLER EQUIPMENT	X			X
8.2	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			
8.3	COOLING SYSTEM - NORMAL OPERATING CONTROLS	X			
8.4	HEATING EQUIPMENT	X			
8.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
8.6	HEATING SYSTEM - NORMAL OPERATING CONTROLS	X			
8.7	AUTOMATIC SAFETY CONTROLS	X			
8.8	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
8.9	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X	
8.10	GAS/LP FIRELOGS AND FIREPLACES			X	
8.11	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)			X	

IN NI NP RR

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**8.0** We recommend a licensed HVAC technician to further inspect the entire HVAC system.

**8.1** We recommend a licensed HVAC technician to further inspect the entire HVAC system.

The temperature differential on both units was registered below 14 degrees which is NOT within the normal range of 14 to 22 degrees of differential between the supply and return air temperatures.

The disposable filter needs to be replaced on a regular basis. While recommendations vary as to the timing of this routine maintenance, every other month or quarterly is suggested to maintain better system efficiency and improved air quality within the dwelling.

The raceway which protects the supply lines leading from the air compressor to the air handler needs to be sealed at the bottom to prevent the intrusion of rodents into the attic space. We recommend a spray foam product which can be found at most hardware stores.

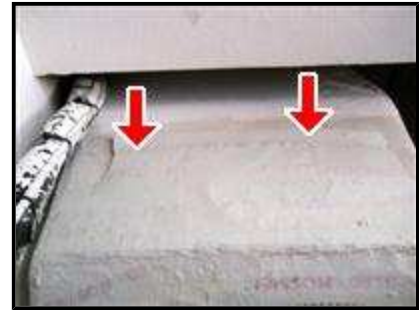
The foil tape at the plenum at the garage air handler is loose and needs to be sealed.



8.1 Picture 1 Unit # 1 in garage



8.1 Picture 2



8.1 Picture 3 Foil tape loose at plenum in garage.



8.1 Picture 4 Seal raceway



8.1 Picture 5 Washable filter on top floor will need washing soon



8.1 Picture 6 Return air vent high on wall above stairs. Not inspected.

**8.4** The heating system was not tested because the ambient air temperature was too high for proper inspection. This is a safety precaution taken due to risk of damaging the system.

The air handler is fitted with an Ultra-Violet Light. The UV light acts as a germ-killer inside the air handler. This light should be on 24 / 7 and will probably last up to two years. We recommend consulting with a licensed HVAC company for instruction on an appropriate maintenance schedule.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Batt

**R Value:**

R-30 or better

**Ventilation:**

Ridge vents  
Soffit Vents

**Exhaust Fans:**

Bathrooms only  
Fan

**Clothes Dryer Power Source:**

220 Electric

**Clothes Dryer Vent Type:**

Rigid Metal

**Floor System Insulation:**

NONE

**IN NI NP RR**

		IN	NI	NP	RR
<b>9.0</b>	<b>NARRATIVE</b>	X			
<b>9.1</b>	<b>INSULATION IN ATTIC</b>	X			
<b>9.2</b>	<b>INSULATION UNDER FLOOR SYSTEM</b>			X	
<b>9.3</b>	<b>VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)</b>			X	
<b>9.4</b>	<b>VENTILATION OF ATTIC AND FOUNDATION AREAS</b>	X			
<b>9.5</b>	<b>VENTING SYSTEMS (Kitchens, baths and laundry)</b>	X			
<b>9.6</b>	<b>VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)</b>			X	

**IN NI NP RR**

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Dishwasher Mfr.:**

BOSCH

**Range Hood / Exhaust Mfr.:**

NONE

**Food Waste Disposer Mfr.:**

BADGER

**Frig Temp:**

36 - 40

**Range / Oven Mfr.:**

WHIRLPOOL

**Vented ?:**

No

**Trash Compactor Mfr.:**

NONE

**FreezerTemp:**

6 - 10

**Anti-Tip Device?:**

No

**Built in Microwave Mfr.:**

KENMORE

**Refrigerator Mfr.:**

AMANA

		IN	NI	NP	RR
<b>10.0</b>	<b>NARRATIVE</b>	X			
<b>10.1</b>	<b>DISHWASHER</b>	X			
<b>10.2</b>	<b>RANGES / OVENS / COOKTOPS</b>	X			X
<b>10.3</b>	<b>RANGE HOOD</b>			X	
<b>10.4</b>	<b>MICROWAVE COOKING EQUIPMENT</b>	X			
<b>10.5</b>	<b>FOOD WASTE DISPOSER</b>	X			
<b>10.6</b>	<b>TRASH COMPACTOR</b>			X	

IN NI NP RR

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**10.2** There is no anti-tip device installed on the stove/range. This is a life safety hazard as presents itself when children use the door or body of the unit to climb. We recommend installing this device as a precaution.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 11. Lawn Sprinklers

		IN	NI	NP	RR
<b>11.0</b>	<b>SPRINKLER OPERATION</b>		X		
<b>11.1</b>	<b>CONTROLLERS</b>	X			
<b>11.2</b>	<b>ROTARY HEADS</b>		X		
<b>11.3</b>	<b>VISIBLE CONNECTIONS OR CLAMPS</b>		X		
<b>11.4</b>	<b>DRAINS</b>			X	
<b>11.5</b>	<b>SENSORS</b>	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

### 11.1



11.1 Picture 1 Sprinkler controller on right side.

**11.5** The rain sensor for the irrigation system is located on the right side of the house. We recommend a licensed irrigation company to inspect the entire system and perform routine maintenance as necessary.



11.5 Picture 1

## 12. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

**A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website:**

[http://www.ihf.org/foryourhealth/article\\_children.html](http://www.ihf.org/foryourhealth/article_children.html)

### Styles & Materials

**Style:**

In ground

**Shape:**

Rectangle

**Wall Material:**

Concrete

IN Yes NI NP RR No

		IN	Yes	NI	NP	RR	No
<b>12.0</b>	<b>NARRATIVE</b>	X					X
<b>12.1</b>	<b>OPERATIONAL CONDITION OF POOL</b>	X					
<b>12.2</b>	<b>POOL LINER CONDITION</b>				X		
<b>12.3</b>	<b>SURFACE WALLS AND FLOOR OF POOL</b>	X					
<b>12.4</b>	<b>PERMANENT ACCESSORIES CONDITION</b>				X		
<b>12.5</b>	<b>PUMPS FOR VACUUM OR CLEANING</b>				X		
<b>12.6</b>	<b>PUMPS FOR CIRCULATION OF WATER</b>	X				X	
<b>12.7</b>	<b>POOL HEATERS</b>				X		
<b>12.8</b>	<b>VERIFY THE ELECTRICAL OUTLET(S) AND ANY LIGHTING FOR POOL IS ON A GROUND FAULT CIRCUIT (GFCI)</b>	X					
<b>12.9</b>	<b>OVERFLOW SKIMMERS AND DRAINS</b>	X					
<b>12.10</b>	<b>CHEMICALS FOR POOL CAPABLE OF BEING STORED WITH A LOCK</b>				X		
<b>12.11</b>	<b>DOES POOL HAVE ANY RESCUE EQUIPMENT</b>						X
<b>12.12</b>	<b>DO STEPS OR LADDERS EXIST ON BOTH SIDES OF THE POOL</b>		X				
<b>12.13</b>	<b>IS THE POOL DEPTH MARKED ON OUTSIDE AREA OF POOL</b>						X
<b>12.14</b>	<b>IS THERE A DEPTH OF AT LEAST 8 FEET TO ALLOW SAFE DIVING</b>						X
<b>12.15</b>	<b>ARE THERE ANY OBSTRUCTIONS (WALLS, SHRUBS etc.) THAT WOULD PREVENT FULL VIEW OF POOL FROM HOME</b>		X				
<b>12.16</b>	<b>IS THE POOL FENCED</b>		X				
<b>12.17</b>	<b>DOES FENCE HAVE A SELF CLOSING LATCH AND LOCK ON DOOR</b>		X				
<b>12.18</b>	<b>CAN FENCE BE CLIMBED BY THE USE OF PERSONAL ITEMS OR STRUCTURES AGAINST FENCE</b>						X
<b>12.19</b>	<b>DOES THE DOOR LATCH HEIGHT AND LOCATION ATTEMPT TO BE REASONABLY DIFFICULT FOR YOUNG CHILDREN TO REACH</b>		X				
<b>12.20</b>	<b>ELECTRIC LIGHTS SECURE</b>	X					
<b>12.21</b>	<b>WATER LEVEL SHOULD BE WITHIN INCHES FROM RIM TO ALLOW AN EASIER CLIMB OUT</b>		X				
<b>12.22</b>	<b>POOL DESIGN AT WATERS EDGE SHOULD NOT INCLUDE OBVIOUS PROTRUSIONS THAT COULD INJURE SWIMMER</b>	X					
<b>12.23</b>	<b>DOES THE SURFACE AROUND POOL ENCOURAGE DRAINAGE AWAY FROM</b>	X				X	

IN Yes NI NP RR No

IN Yes NI NP RR No

<b>POOL</b>							
-------------	--	--	--	--	--	--	--

IN Yes NI NP RR No

IN=Inspected, Yes=Yes, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, No=No

**12.0** Lack of water circulation, chemical maintenance and neglect have allowed this pool to be unsatisfactory for use by humans. We recommend a pool technician be consulted for the purpose of determining the proper course of action to return the pool to usable condition.



12.0 Picture 1

**12.3** The pool walls and floor are in need of service from a licensed pool technician.



12.3 Picture 1



12.3 Picture 2

**12.6** The pump is noisy. We recommend a licensed pool technician to further inspect and repair or replace as necessary.



12.6 Picture 1



12.6 Picture 2

**12.9** Clean out skimmer basket



12.9 Picture 1

**12.20**



12.20 Picture 1

**12.23** The pool deck needs to be cleaned thoroughly. We recommend a licensed handyman to pressure wash the deck. The deck should also be painted to prevent long-term damage.

The drain trough is packed with dirt and needs to be cleared to allow proper flow of water from the pool deck.



12.23 Picture 1



12.23 Picture 2



12.23 Picture 3



12.23 Picture 4



12.23 Picture 5



12.23 Picture 6



12.23 Picture 7 Pool cage needs pressure wash too.



12.23 Picture 8 Same here



12.23 Picture 9



12.23 Picture 10

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Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Best Home Inspection & Construction Co. LLC.

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# General Summary

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## Best Home Inspection & Construction Co. LLC.

**23086 Madelyn Ave.  
Port Charlotte, Fl. 33954  
941 - 391 - 5372**

**Customer**  
Mr. John Doe

**Address**  
123 Main Street  
Tampa FL 12345

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

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## 1. Roofing

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### 1.0 NARRATIVE

#### **Inspected, Repair or Replace**

We recommend a licensed roofing contractor to further inspect the entire roof covering, flashings, and ventilation penetrations.

### 1.1 ROOF COVERINGS

#### **Inspected, Repair or Replace**

We recommend a licensed roofing contractor to further inspect the entire roof covering, flashings, and ventilation penetrations.

In general, the roof covering is in good condition. However, there is one area which needs immediate attention. To the right of the front entry, over the garage side, is an area of damaged, loose or otherwise not intact roof tiles. There is several tiles affected and evidence of leakage observed in the attic space over garage. See pictures and captions for more details. It is reasonable to think that the roof drainage system from the upper level of the house which drains onto this area has caused the damage over the past 12 years. We recommend that the tiles, flashing and underlayment be repaired as necessary and that the downspout be extended all the way to the bottom gutter to prevent further complications down the road.

### 1.2 ROOF DRAINAGE SYSTEMS

#### **Inspected, Repair or Replace**

The gutters and downspouts are clear of debris and appear to be functioning as intended.

We recommend installing a roof drainage system on the upper roof sections to prevent erosion and deterioration of the roof covering and lap siding located below. We recommend a licensed contractor to perform this task.

We recommend that a proper splashblock be installed on every downspout. A proper splashblock will help prevent deterioration of the structural components of the dwelling by diverting the rain water away

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## 1. Roofing

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from the dwelling. We recommend a competent person to perform this task.

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## 2. Exterior

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### 2.1 WALL CLADDING FLASHING AND TRIM

#### Inspected, Repair or Replace

Overall, the exterior of the dwelling is in solid condition. Some settlement cracks are visible. Some general maintenance is suggested in the form of patching, caulking and/or painting. A licensed handyman or competent person is recommended for that task. We also recommend that these areas be monitored for a worsening condition going forward.

We recommend that the wall cladding on the exterior of the dwelling be lightly pressure-washed to remove dirt build-up - especially on the patio. A licensed handyman or competent person should perform this task.

### 2.2 DOORS (Exterior)

#### Inspected, Repair or Replace

Patch and paint the front door opening as necessary.

We did not operate all of the sliding glass door due to personal items in the way.

### 2.3 WINDOWS

#### Inspected, Repair or Replace

The window in the garage does not operate smoothly and the bottom track needs cleaning. We recommend a licensed window company to check all of the windows and repair or lubricate as necessary.

### 2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### Inspected, Repair or Replace

There are some areas on the patio which need minor cosmetic touchup.

The screen door on the South side is damaged at the bottom panel. A licensed aluminum contractor should repair as necessary.

The screen doors to the pool enclosure have weathered hardware. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

### 2.7 VEGETATION

#### Inspected, Repair or Replace

We suggest that the vegetation be kept a minimum of 6 inches from the exterior of the building. This promotes better drying of the wall cladding which helps prevent deterioration of the wall cladding from water penetration and insect intrusion.

Vegetation surrounding an air conditioning compressor unit should be at least 12 inches from the outside of the unit. This is essential to the proper operation of the system and helps keep the system operating more efficiently.

### 2.8 EAVES, SOFFITS AND FASCIAS

#### Inspected, Repair or Replace

There is an area in the soffit which has a gap on the front side which is loose. These gaps allow rodents, birds or insects easy access to the attic space and need to be corrected. We recommend a licensed contractor to repair or replace the affected soffit panels as necessary.

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## 2. Exterior

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Another gap near garage needs closing.

### 2.9 OTHER

#### **Inspected, Repair or Replace**

There are some spots around the house where the presence of wasp, bee, or insect nests were observed. Not only are these an aesthetic annoyance, they also present a life safety hazard to allergic humans. Additionally, nests attached to the wall cladding or trim prevents those materials from drying properly. We recommend a competent person to kill any live nests and insects, remove any nests, thoroughly clean the wall cladding or trim and re-paint as necessary.

The some spots in the yard which have become infested with what appears to be red ants. Red ants present a life safety hazard to some humans and should be removed. We suggest a competent person to apply a common insecticide to kill the nests.

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## 3. Garage

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### 3.2 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

#### **Inspected, Repair or Replace**

There are some spots on the garage walls in need of minor caulking, repair and/or painting. We recommend a licensed handyman or competent person to perform these tasks.

### 3.7 GARAGE DOOR OPERATORS

#### **Inspected, Repair or Replace**

The garage door operator needs to be serviced by a licensed company. It appears that the door will not close properly unless the wall button is held. Also, there is a light bulb which has expired in the unit.

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## 4. Interiors

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### 4.0 NARRATIVE

#### **Inspected, Repair or Replace**

The interior of the home is generally in good condition. We were not able to inspect every wall or floor space due to personal items of the current tenant being in the way. It is not within the Standards of Practice to move any personal items. Therefore, further inspection of these areas may reveal issues not found at this time.

### 4.1 CEILINGS

#### **Inspected, Repair or Replace**

Overall, the interior of the dwelling is in solid condition. Some general (minor-cosmetic) maintenance is suggested in the form of caulking, patching and/or painting and a licensed handyman or competent person is recommended for that task.

### 4.2 WALLS

#### **Inspected, Repair or Replace**

Overall, the interior of the dwelling is in solid condition. Some general (minor-cosmetic) maintenance is suggested in the form of caulking, patching and/or painting and a licensed handyman or competent person is recommended for that task.

In the den on the bottom floor near the front entry, the window opening has been stained from moisture. Presumably, this is from driving rain which enters the window space. The area registered normal for moisture. We recommend caulking both inside and outside of the entire window opening and beautify with paint.

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## 4. Interiors

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### 4.3 FLOORS

#### **Inspected, Repair or Replace**

The carpet is stained in many places. We recommend a licensed carpet company to replace this as necessary.

The linoleum in the upstairs guest bathroom has been stained and affected at the tub line, apparently from water. No active leaks were detected. Presumably, the damage is a result of water escaping from the tub area during use. The baseboard in the toilet room adjacent to the tub has separated from the wall which indicates that there was a significant amount of water involved. Repair all of the affected areas as necessary.

The grout lines and flooring tile are stained in some areas. We recommend a licensed flooring cleaning company, licensed handyman or competent person to clean the grout as necessary.

### 4.5 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

#### **Inspected, Repair or Replace**

There are some backsplashes or sidesplashes that need to be re-caulked to prevent moisture penetration behind the countertops and cabinets. We recommend a competent person or a licensed handyman to perform this task.

### 4.6 DOORS (REPRESENTATIVE NUMBER)

#### **Inspected, Repair or Replace**

There are doors and door trim components which are marked up and need painting. A competent person is suggested for this task.

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## 6. Plumbing System

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### 6.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### **Inspected, Repair or Replace**

Both guest tubs have chips. We recommend a professional glazing company to repair these as necessary.

The master shower head is corroded and needs cleaning with CLR or some other cleaning agent. A competent person should perform this task.

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## 7. Electrical System

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### 7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### **Inspected, Repair or Replace**

The coach lights on the exterior are weathered - replace as necessary.

There is wiring which is exposed in the attic at a junction box which has been linked to a light fixture which also has exposed wiring. This is considered unsafe and needs to be corrected. Exposed wiring presents life safety and fire hazards until repaired. We recommend a licensed electrician install a new fixture or properly secure the wiring to correct this situation.

There are some expired light bulbs. We recommend a competent person to replace these.

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## 8. Heating / Central Air Conditioning

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### 8.0 NARRATIVE

#### **Inspected, Repair or Replace**

We recommend a licensed HVAC technician to further inspect the entire HVAC system.

### 8.1 COOLING AND AIR HANDLER EQUIPMENT

#### **Inspected, Repair or Replace**

We recommend a licensed HVAC technician to further inspect the entire HVAC system.

The temperature differential on both units was registered below 14 degrees which is NOT within the normal range of 14 to 22 degrees of differential between the supply and return air temperatures.

The disposable filter needs to be replaced on a regular basis. While recommendations vary as to the timing of this routine maintenance, every other month or quarterly is suggested to maintain better system efficiency and improved air quality within the dwelling.

The raceway which protects the supply lines leading from the air compressor to the air handler needs to be sealed at the bottom to prevent the intrusion of rodents into the attic space. We recommend a spray foam product which can be found at most hardware stores.

The foil tape at the plenum at the garage air handler is loose and needs to be sealed.

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## 10. Built-In Kitchen Appliances

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### 10.2 RANGES / OVENS / COOKTOPS

#### **Inspected, Repair or Replace**

There is no anti-tip device installed on the stove/range. This is a life safety hazard as presents itself when children use the door or body of the unit to climb. We recommend installing this device as a precaution.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.