



# Home Inspection Report



**Prepared By:**

Integrity Home Inspection  
1702 N. Woodland Blvd Suite 116-420  
Deland, FL 32720  
386-682-0885

Albert@myintegrityhomeinspection.com

**Report Number:**

G01062017TVolkerson2340RiverTreeCir

**Inspector:**

Albert Gonzalez

**License/Certification #:**

HI8154

**Inspector Signature:**

# Report Summary

## General Concerns / Comments

### ROOF COMMENTS

- The roof is nearing the end of the manufacturers estimated life expectancy, Recommend budgeting for a new roof within the next 3 years.
- The roof is showing signs of age. Roof is lifting, missing granules, in need of repairs
- Landscape in contact with roof shingle
- Gutters full of debris

### EXTERIOR COMMENTS

- Loose electric outlet on front porch
- Brick lintels rusting
- Damage irrigation valve box in rear planter bed
- Rear enclosure door hardware not operating properly
- Rear lanai floor finish beginning to flake around base of post
- Caulk / Paint beginning to flake around bathroom door
- Screen enclosure anchor bolts beginning to rust / anchor bolts missing / loose screen panel(s)
- Lanai sink base cabinet panel appears to have absorbed moisture in the past
- Chimney vent cover brittle / cracking
- Moisture damaged wall box behind well equipment
- Landscape in contact with exterior walls / roof shingle
- Torn / worn window screen(s) present
- Moisture damaged framing along HVAC condenser screen
- Typical concrete cracking through driveway
- Moisture stained and or damaged siding along sill of yard shed
- Cracked front porch floor tile

### ATTIC COMMENTS

- Evidence of current roof leaks present in attic. Recommend contractor evaluate roof system
- Potential WDO activity present in attic behind garage gable

### GARAGE / CARPORT COMMENTS

- Service door panels beginning to rust / service door threshold was not securely attached
- Moisture staining around water heater vent pipe ceiling penetration
- Garage windows difficult to operate / garage windows in need of service
- Drywall tape seam above overhead door missing / gap along wall - ceiling transition above overhead door

### LAUNDRY ROOM COMMENTS

- Utility sink was not securely attached
- Washing machine supply hose leaks at connection

### KITCHEN COMMENTS

- Kitchen sink faucet leaks from cartridge during operation
- Refrigerator water line was not connected
- Cracked floor tile left of range
- Microwave vent was making an unusual sound during operation
- Apparent seal leak between double paned slider panel(s)

### LIVING ROOM COMMENTS

- Window was difficult to operate / window in need of service
- Visible drywall repair left of wing wall electric outlet
- Two cracked floor tiles in coat closet
- Front entry door contacts jamb during operation

### FAMILY ROOM COMMENTS

- Floor outlet missing cover

### MASTER BEDROOM COMMENTS

- Window was difficult to operate / window in need of service

### MIDDLE BEDROOM COMMENTS

- Entry door hardware not operating properly / entry door contacts jamb during operation
- Window was not operating properly / window in need of service

### REAR BEDROOM COMMENTS

- Window was difficult to operate / window in need of service

# Report Summary

## General Concerns / Comments

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### MASTER BATH COMMENTS

- Cracked tile along tub shelf
- Some apparent moisture damage along bottom of vanity cabinet in master bedroom

### GUEST BATH COMMENTS

- Window difficult to operate / window in need of service

### FIREPLACE COMMENTS

- Recommend performing annual flue maintenance prior to use

### PLUMBING COMMENTS

- No combustion air vent present for gas water heater
- Well head and equipment exposed to elements

### ELECTRICAL COMMENTS

- Fused electric circuits / panels present in garage , recommend electrician evaluate
- Exposed electrical connections behind lead walk hedgerow

## Major Concerns

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- Evidence of current roof leaks present in attic. Recommend contractor evaluate roof system

## Potential Safety Hazards

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### ELECTRICAL COMMENTS

- Fused electric circuits / panels present in garage , recommend electrician evaluate
- Exposed electrical connections behind lead walk hedgerow

## Deferred Cost Items

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- Roof that appears to be nearing the end of the manufacturers estimated life expectancy

## Recommended Improvements

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- Recommend adding GFCI protection to all wet areas
- Recommend trimming landscape away from exterior walls to prevent moisture migration

# Report Overview

## Inspection Limitations

**USE OF THIS REPORT FOR ANY PURPOSE CONFIRMS AGREEMENT WITH THE FOLLOWING LIMITATIONS, IF YOU DO NOT AGREE WITH THESE TERMS, YOU HAVE 48 HOURS FROM THE DATE OF THIS REPORT IN WHICH TO NOTIFY US IN WRITING AND A FULL REFUND WILL BE ISSUED AND THE REPORT WILL BE VOIDED.**

We believe that we perform the most thorough home inspection possible and in many cases exceed The American Society of Home Inspectors (ASHI) standards. A home inspection is however only a visual inspection and that not all deficiencies may be realized therefor the home buyer should allow financially for some margin of error.

**Electrical:** Older homes that have not had the electrical system completely re-worked may have old style knob and tube wiring or old style cloth covered wiring installed in non-readily accessible locations which means this may not be noticed during a regular, non-destructive home inspection.

It is not reasonable to do electrical load testing during a normal visual home inspection. It is possible that older style wiring may not accommodate the loads that newer wiring handles. If this type of inspection is required, we recommend contacting an electrician.

**Plumbing:** Older homes typically have cast iron piping, which has been known to deteriorate over time. Much of the cast iron piping will be either under the slab or underground, neither of which is visible. In addition, cast iron piping, galvanized piping and copper piping can deteriorate from the inside which cannot be determined within the scope of a normal visual type home inspection. Obviously with the use of a pipe camera, a better evaluation can be made but is beyond the scope of a normal visual home inspection.

Evaluation of drainage is accomplished by running water in each faucet for 5 minutes. In addition, if a dishwasher or washer is installed, and part of the buyers deal, they will be operated through one cycle during the inspection. It could be feasible that the above procedure will not be sufficient to catch certain drainage issues.

**Structural:** Although we use the most up to date equipment typical in the home inspection industry, non-accessible areas such as inside of walls, under insulation, between floor cavities, in non-accessible attics, under slabs, etc. cannot be evaluated.

**Pools:** We inspect the pool bowl and equipment for obvious defects and that it appears to be operating properly. We do not verify if the equipment is sized properly or if the water is properly balanced. There may be equipment failures that will not be noticed without such tests.

**Equipment:** Typical to the home inspection industry, we determine life expectancy of installed items based on the manufacturers recommended life expectancies and a visual inspection of the unit. As an example, a condenser for an air conditioning system in Florida will typically last about 18 years however there are many other factors that come into play that cannot be evaluated such as how much faster a high salt air content will deteriorate the unit over time. Unfortunately this means that even though the manufacturer may give the unit an 18 year life expectancy the unit may last 12 years or 25 years.

**Chinese Drywall:** there may be indications of Chinese drywall that might be found during a typical home inspection however the only way to know for sure is to have samples taken and sent to a lab for analysis, this is not part of the typical home inspection.

**Asbestos use** was banned in 1978 however the government did allow the remaining building materials to be used up. If you are buying a home built prior to 1980, there is a possibility that there may be asbestos in the home. Asbestos can be found in drywall mud, floor tiles, popcorn ceilings, insulation, siding, etc. A standard home inspection does not perform asbestos testing.

**Lead paint use** was banned in 1978. If you are buying a home built prior to 1978, there is a possibility that there may be lead paint in the home. A standard home inspection does not test for lead paint.

**If you feel that a normal home inspection is not sufficient to meet your specific needs then in addition to the normal home inspection, specialists should be brought in to meet your specific requirements. These specialists are not part the scope of a normal home inspection.**

## Scope of Inspection

**USE OF THIS REPORT FOR ANY PURPOSE CONFIRMS AGREEMENT WITH THE FOLLOWING TERMS AND CONDITIONS, IF YOU DO NOT AGREE WITH THESE TERMS, YOU HAVE 48 HOURS FROM THE DATE OF THIS REPORT IN WHICH TO NOTIFY US IN WRITING AND A FULL REFUND WILL BE ISSUED AND THE REPORT WILL BE VOIDED.**

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. ASHI Standards of Practice can be found at: <http://www.myintegrityhomeinspection.com/ASHI%20Standards%20of%20Practice.pdf>

It is the goal of the inspection to put a home buyer in a better position to make an informed buying decision. This is a visual inspection only, not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

# Report Overview

## Scope of Inspection

The inspection should not be considered a guarantee or warranty of any kind.

The parties agree and understand that the inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage for bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required written notice, the Inspector will have no liability to the Client. The Client further agrees that the Inspector is liable only up to the cost of the Inspection.

Pictures in this report are designed to show an example of a particular situation and are not to be understood as showing all locations. It should be noted that if the property is furnished, furniture may conceal defects that would have otherwise been noted.

Moving furniture is not part of the inspection work. This report is in compliance with the signed Inspection Agreement and is only valid with a signed inspection agreement from Integrity Home Inspection Services.

This report was performed and prepared for the sole and exclusive use and possession of the Client. Without written permission, no other person or entity may rely on this report for any reason whatsoever. Possession or use of this report by any other person or entity is in violation of State and Federal Laws.

## Main Entrance Faces

East

## State of Occupancy

Vacant

## Weather Conditions

Sunny

## Recent Rain

No

## Ground Cover

Dry

## Approximate Age

28 years

# Receipt/Invoice

**Integrity Home Inspection**  
**1702 N. Woodland Blvd Suite 116-420**  
**Deland, FL 32720**  
**386-682-0885**




Date: Fri. Jan. 6, 2017 9:00


Inspected By: Albert Gonzalez

Payment Method:

Client: 

<b>Inspection</b>	<b>Fee</b>
Home Inspection	

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<b>Total</b>	
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# Roof

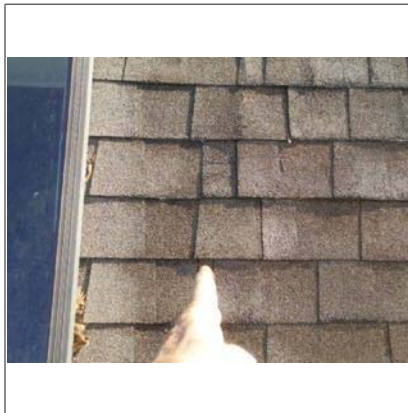
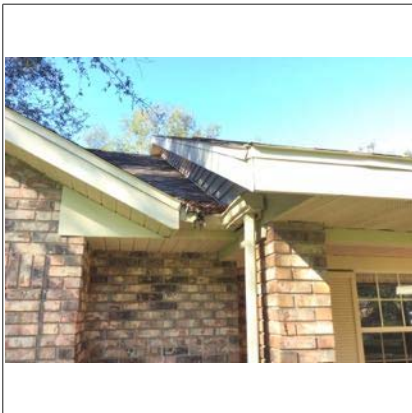
## Main Roof

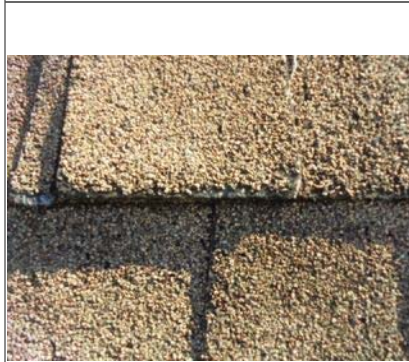
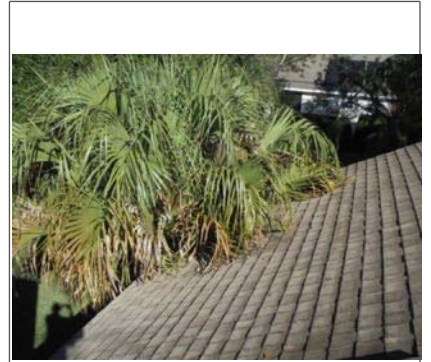
**Inspected From**  Roof  Ladder at Eaves  Ground  With Binoculars  
**Visibility**  None  All  Partial  
**Main Roof Condition**  N/A  Satisfactory  Marginal  Poor (needs replacement) Approximate Age: 18 years  
**Main Roof Style**  N/A  Hip  Gable  Shed  Flat Other:  
**Main Roof Layers**  N/A  1  2  3  
**Main Roof Pitch**  N/A  Flat  Low  Medium  Steep  
**Main Roof Materials**  N/A  Architectual Shingles  Asphalt Shingles  Roll Roofing  Built-up Roofing  
 Metal Other:  
**Main Roof Items Noted**  N/A  Missing Gravel  Missing or Broken Shingles  Curling  Exposed Felts  
 Alligatoring  Blisters  Lifting  Trees / Shrubs Rubbing On Roof  
 Roof Is Nearing Or Reached The End Of Its Useful Life.  
**Ventilation**  None Present  Satisfactory  Marginal  Poor (needs additional)  
**Flashing**  None Present  Satisfactory  Marginal  Poor (needs replacement)  
**Valleys**  None Present  Satisfactory  Marginal  Poor (needs replacement)  
**Skylights**  None Present  Satisfactory  Marginal  Poor (needs replacement)  
**Plumbing Vents**  None Present  Satisfactory  Marginal  Poor (needs replacement)  
 Dryer Vent Has Screen (should be removed):  N/A  Yes  No  
**Chimney Chase**  None Present  Satisfactory  Marginal  Poor (needs replacement)  
 Missing Bird Screen or Rain Cap  
**Gutters (viewed from roof)**  None Present  Satisfactory  Marginal  Poor (needs replacement)  
 Need Cleaning

## Comments

**Comments** Comments:  
 ROOF COMMENTS  
 --The roof is nearing the end of the manufacturers estimated life expectancy, Recommend budgeting for a new roof within the next 3 years.  
 --The roof is showing signs of age. Roof is lifting, missing granules, in need of repairs  
 --Landscape in contact with roof shingle  
 --Gutters full of debris

## Photos





Recommend roofer evaluate shingle installation around skylights





# Exterior

## Exterior

No Exterior Inspection

**Preparation**  Garage Door Open  Doors Unlocked  Exterior Lights On  N/A

**Landscape/Grading**  N/A  Satisfactory  Marginal (needs work)  Poor (needs replacement)  
 Trees / Shrubs Against Home  Grade too high against home, recommend regrading  
 Low Areas That May Hold Water During Heavy Rains

**Driveway**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Typical Cracks  Settling Cracks  
 Trip Hazard  Slopes Toward Home  Broken Area(s)

**Private Walks**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Typical Cracks  Settling Cracks  
 Trip Hazard

**Front Porch**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Typical Cracks  Settling Cracks  
 Trip Hazard Door Bell:  Broken / Not Operational  Operational  
Porch Light:  Broken / Not Operational  Operational  Damaged Wood  
 Wood in Contact with Soil  Handrails needed / in Need of Repair

**Front Steps**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Typical Cracks  Settling Cracks  
 Trip Hazard  Uneven Risers  Handrails Needed / In Need of Repair

**Front Door**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Door / Jamb has Moisture Damage  
 Hardware is Not Operating Properly / Broken  Door Hits Jamb When Closing  
Door Jamb Split / Broken:

**Building Foundation (visible portion only)**  N/A  Satisfactory  Marginal  Poor (needs replacement)  
 Typical Cracks  Settlement Cracks  Broken Areas  
 Recommend Engineer / Contractor Evaluate  Leaning

**Exterior Walls**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Typical Cracks  
 Settlement Cracks  Broken Areas  Recommend Engineer / Contractor Evaluate  
 Masonry Structure  Wood Structure

**Exterior Finish**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Typical Cracks  
 Settlement Cracks  Broken Areas  Recommend Contractor Evaluate  Stucco  Wood  
 Masonry  Cement Board  Metal/Vinyl  Fiber Board (must be maintained)  
 Siding is Touching Soil  Sill Plates are Exposed  Damaged Wood  
 Wood Siding Has Moisture Damage  Shutters Are Loose

**Soffit/Facia**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Loose or Fallen Areas  
 Missing Areas  Screens Missing / Torn  Recommend Contractor Evaluate  Open Holes in Soffit  
 There Is Damaged Facia / Soffit  Screens At Soffit Missing / Torn / Loose

**Windows**  N/A  Satisfactory  Marginal  Poor (needs replacement)  
 Window / Jamb has Moisture Damage  Broken Windows  Screens are Damaged or Missing

**Caulking**  N/A  Satisfactory  Marginal  Poor (needs replacement)  
 Recommend Sealing Around Doors, Windows, Other Penetrations

**Gutters / Downspouts**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Downspouts Loose  
 Gutters/Downspouts Leaking  Recommend Extensions  
 Recommend Adding Splash Block(s)

**Retaining Wall**  N/A  Satisfactory  Marginal  Poor (needs replacement)

**Rear Porch**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Typical Cracks  Settling Cracks  
 Trip Hazard Porch Light:  Broken / Not Operational  Operational  Damaged Wood  
 Wood in Contact with Soil  Handrails Needed / In Need of Repair

**Rear Steps**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Typical Cracks  Settling Cracks  
 Trip Hazard  Uneven Risers  Handrails Needed / In Need of Repair  
 Rear Steps Have Moisture Damage  Wood In Contact With Soil

**Rear Door**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Door / Jamb has Moisture Damage  
 Hardware is Not Operating Properly / Broken  Door Hits Jamb When Closing  
 Door Jamb Split / Broken  Rollers On Sliding Door Do Not Operate Properly

**Irrigation (operation only, not evaluated for coverage)**  N/A  Satisfactory  Marginal  
 Poor (needs replacement)  Heads / Pipe Damaged  
Not Evaluated Because:  Water was off  Controller was locked

**Electrical Outlets** Exterior Outlets:  No  Yes All Outlets Operational:  No  Yes  
All Exterior Outlets GFCI:  Yes  No  Yes But Some Do Not Operate Properly

**Hose Bibs** Hose Bibs Operational:  Yes  No  Yes But One Or More Do Not Operate

# Exterior

## Comments

### Comments

Comments:

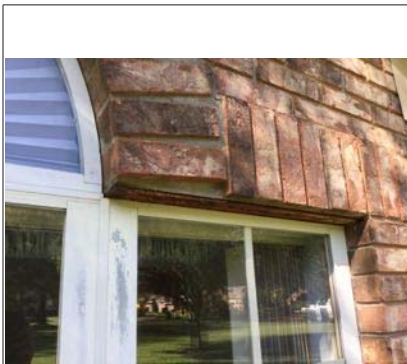
#### EXTERIOR COMMENTS

- Loose electric outlet on front porch
- Brick lintels rusting
- Damage irrigation valve box in rear planter bed
- Rear enclosure door hardware not operating properly
- Rear lanai floor finish beginning to flake around base of post
- Caulk / Paint beginning to flake around bathroom door
- Screen enclosure anchor bolts beginning to rust / anchor bolts missing / loose screen panel(s)
- Lanai sink base cabinet panel appears to have absorbed moisture in the past
- Chimney vent cover brittle / cracking
- Moisture damaged wall box behind well equipment
- Landscape in contact with exterior walls / roof shingle
- Torn / worn window screen(s) present
- Moisture damaged framing along HVAC condenser screen
- Typical concrete cracking through driveway
- Moisture stained and or damaged siding along sill of yard shed
- Cracked front porch floor tile

## Photos



Loose electric outlet on front porch



Brick lintels rusting



Damage irrigation valve box in rear planter bed



Rear enclosure door hardware not operating properly



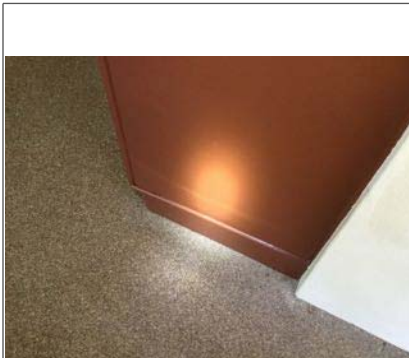
Rear lanai floor finish beginning to flake around base of post



Caulk / Paint beginning to flake around bathroom door



Screen enclosure anchor bolts beginning to rust / anchor bolts missing / loose screen panel(s)



Lanai sink base cabinet panel appears to have absorbed moisture in the past



Chimney vent cover brittle / cracking



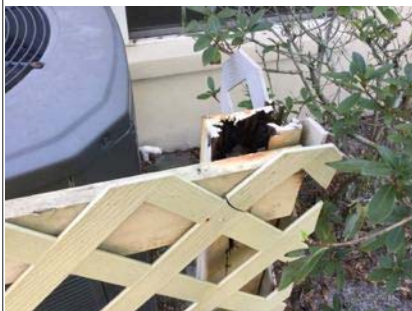
Moisture damaged wall box behind well equipment



Landscape in contact with exterior walls / roof shingle



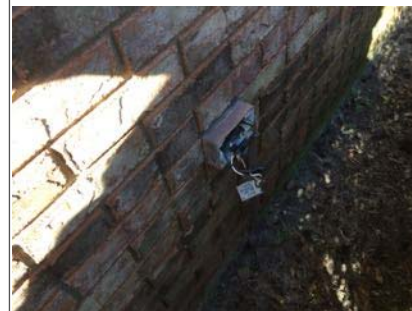
Torn / worn window screen(s) present



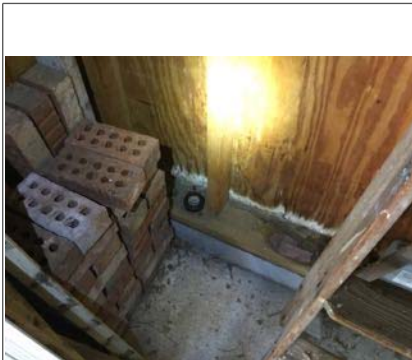
Moisture damaged framing along HVAC condenser screen



Typical concrete cracking through driveway



Exposed electrical connections behind lead walk hedgerow



Moisture stained siding along sill of yard shed



Moisture stained and or damaged siding along sill of yard shed



Cracked front porch floor tile

# Attic

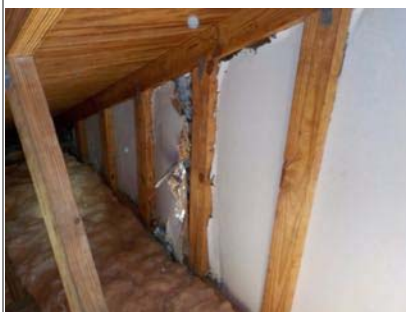
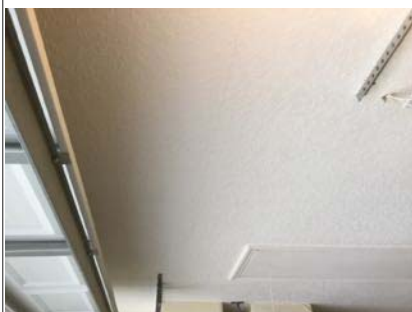
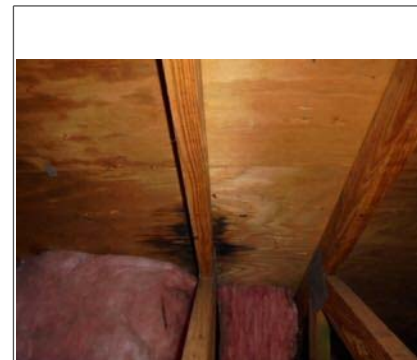
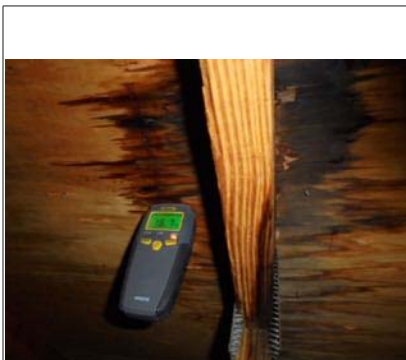
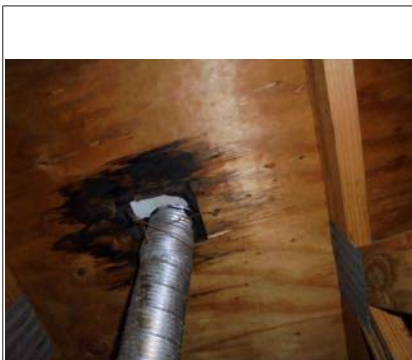
## Attic

- N/A
- Access** Access:  Pulldown  Scuttle Hole / Hatch  Other  No Access  
 Inspected from:  In the Attic  Access Panel  
 Inspection limited by:  Cathedral Ceilings  Eaves  Radiant Barrier  Other
- Flooring** Flooring:  Partial  None  All
- Insulation** Insulation:  Loose  None  Batts Approximate Depth: 3-5 inches  Spray Insulation  
 Vapor Barrier:  Yes  No
- Fans** Exhausted to:  Not Visible  Attic  Exterior
- HVAC Ductwork**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Ductwork has Visible Leaks  
 Insulation On Ductwork Is Damaged
- Chimney Chase**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Not Visible
- Structure**  N/A  Recommend repair of issues  Recommend evaluation by Engineer  
 Visible Repairs Present
- Sheathing** Type:  Solid Plank  Plywood  Spaced Plank  OSB  Other  Evidence of Current Leaks  
 Spray Foam Insulation limits Inspection  Visible Repairs Present  
 Old Moisture Stains Currently Dry
- Firewall Between Units** Firewall:  N/A  Yes  No  Damaged

## Comments

- Comments** Comments:  
 ATTIC COMMENTS  
 --Evidence of current roof leaks present in attic. Recommend contractor evaluate roof system  
 --Potential WDO activity present in attic behind garage gable

## Photos



Potential WDO activity present in attic behind garage gable

# Garage/Carport

## Garage / Carport

- Type**  N/A  Attached  Detached  1 Car  2 Car  3 Car Other:
- Overhead Door**  N/A  Satisfactory  Marginal  Poor (needs replacement)  
 Automatic Opener:  N/A  Operational  Not Operational (needs repair)  
 Safety Reverse:  Operational  N/A  Not Operational (needs repair)  
 Safety Cable Recommended  Damaged
- Garage Exterior**  Same as Home  
 Garage Roof:  Marginal (needs work)  Satisfactory  Poor (needs replacement)  
 Soffit Condition:  N/A  Satisfactory  Marginal (needs repair)  Poor (needs replacement)  
 Walls:  Satisfactory  N/A  Marginal (needs work)  Poor (needs replacement)  
 Exterior Finish / Siding:  Satisfactory  N/A  Marginal (needs work)  Poor (needs replacement)  
 Gutters:  N/A  Satisfactory  Marginal (needs work)  Poor (needs replacement)
- Garage Service Door** Condition:  N/A  Satisfactory  Marginal (needs work)  Poor (needs replacement)  
 Door / Frame has Moisture Damage  Door hits Frame when Closing  
 Hardware Not Operating / Broken / Missing Parts
- Floor**  Satisfactory  Marginal  Poor (needs replacement)  Typical Cracking
- Electrical Receptacles** Operable:  No (some or all are not operating properly)  Yes  
 GFCI:  Yes  No  Recommend GFCI Outlets  
 Reverse Polarity / Open Ground:  Yes  No  Safety Hazard  
 Missing Cover plates On Outlets
- Burners**  Burners less than 18" Above Floor  Satisfactory
- Sill Plates**  Floor Level  Elevated  Damaged
- Interior**  Stains on Ceiling / Walls  Typical Cracking In Ceiling / Walls  Damaged Walls / Ceilings
- House Door** Fire Door?:  Yes  N/A  No  Unknown  Door Hits Jamb When Closing  
 Hardware Not Operating Properly / Broken / Missing

## Comments

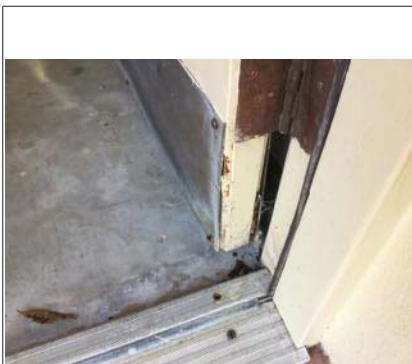
### Comments

Comments:

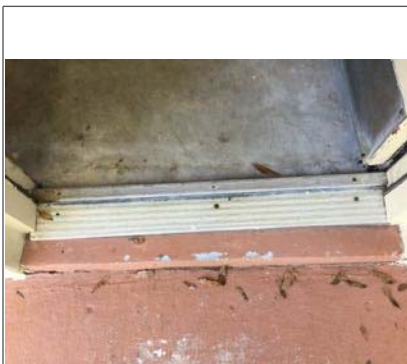
GARAGE / CARPORT COMMENTS

- Service door panels beginning to rust / service door threshold was not securely attached
- Moisture staining around water heater vent pipe ceiling penetration
- Garage windows difficult to operate / garage windows in need of service
- Drywall tape seam above overhead door missing / gap along wall - ceiling transition above overhead door

## Photos



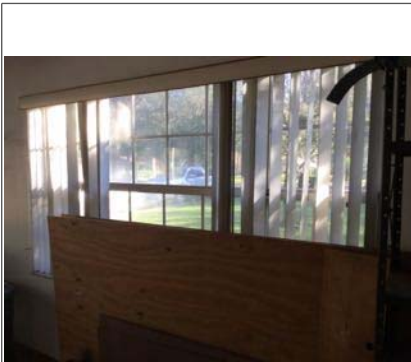
Service door panels beginning to rust / service door threshold was not securely attached



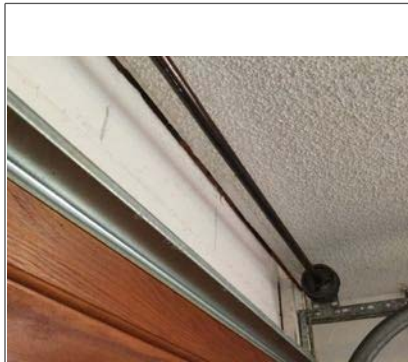
Service door thresholds was not securely attached



Moisture staining around water heater vent pipe ceiling penetration



Garage windows difficult to operate / garage windows in need of service



Drywall tape seam above overhead door missing / gap along wall - ceiling transition above overhead door

# Laundry Room

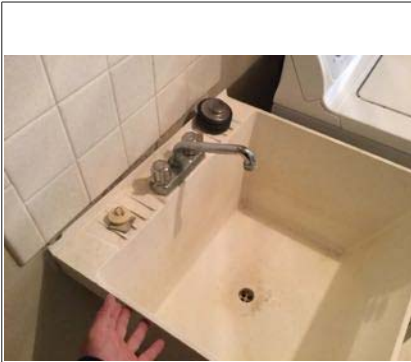
## Laundry

**Laundry sink**  N/A Faucet Leaks:  No  Yes Pipes Leak:  Yes  No  
**Heat source present**  Yes  No  
**Room vented**  Yes  No  
**Dryer vented**  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended  
 Not vented to exterior  Recommend repair  Safety hazard  
**Electrical Outlets** Operational:  Yes  No GFCI:  Yes  No  Yes but one or more do not operate  
 Open Ground / Reverse Polairty  Safety Hazard  GFCI Not Applicable  Recommend GFCI  
**Appliances**  Washer  Dryer  Water heater  Air Handler  None Present  
**Washer hook-up lines/valves**  Satisfactory  Leaking  Corroded  No Running Water  
**Gas shut-off valve**  N/A  Yes  No  Cap Needed  Safety hazard  Not Visible

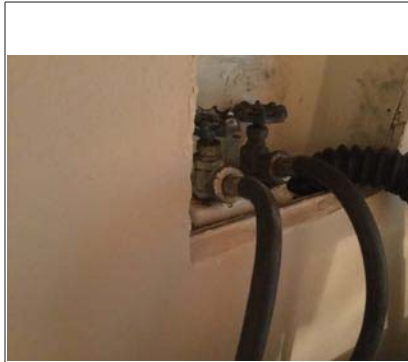
## Comments

**Comments** Comments:  
 LAUNDRY ROOM COMMENTS  
 --Utility sink was not securely attached  
 --Washing machine supply hose leaks at connection

## Photos



Utility sink was not securely attached



Washing machine supply hose leaks at connection



# Kitchen

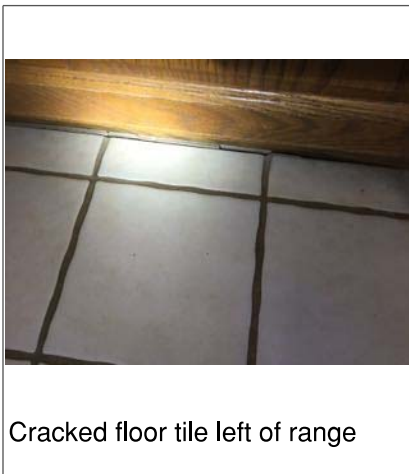
## Kitchen

**Disposal**  N/A  Not tested Operable:  Yes  No  
**Oven**  N/A  Not tested Operable:  Yes  No  
**Range**  N/A  Not tested Operable:  Yes  No  
**Dishwasher**  N/A  Not tested Operable:  Yes  No  
**Trash Compactor**  N/A  Not tested Operable:  Yes  No  
**Exhaust fan**  N/A  Not tested Operable:  Yes  No  
**Refrigerator**  N/A  Not tested Operable:  Yes  No Water Dispenser Operable:  N/A  Yes  No  
 Ice Dispenser Operable:  Yes  N/A  No  
**Microwave**  N/A  Not tested Operable:  Yes  No  
**Other** : none Operable:  Yes  No  
**Dishwasher airgap**  Yes  No  N/A  
**Dishwasher drain line looped**  Yes  No  N/A  
**Receptacles present**  Yes  No Operable:  Yes  No  
 GFCI:  No  Yes  Yes but does not operate properly  Open Ground / Reverse Polarity  
 GFCI recommended  
**Cabinets**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Evidence Of Moisture Damage  
**Counter Tops**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Chips or Damage in Counter Tops  
**Walls and Ceilings**  N/A  Satisfactory  Marginal  Poor (needs replacement)  
 Moisture Stains in Ceiling / Walls  
**Floor**  N/A  Satisfactory  Marginal (needs work)  Poor (needs replacement)  Cracks in Floor Tile  
**Plumbing**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Pipes / Sink are Leaking  
**Heating / Cooling Source**  Yes  No

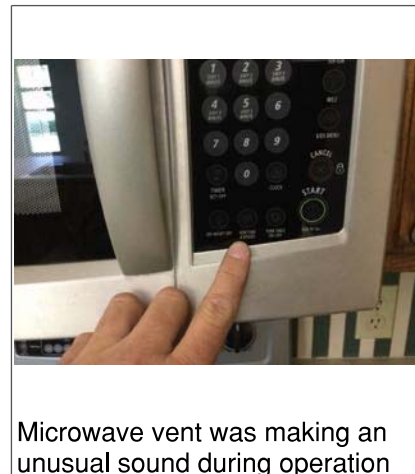
## Comments

**Comments** Comments:  
 KITCHEN COMMENTS  
 --Cracked floor tile left of range  
 --Microwave vent was making an unusual sound during operation  
 --Apparent seal leak between double paned slider panel(s)  
 --Kitchen faucet leaks from cartridge during operation  
 --Refrigerator water line was not connected

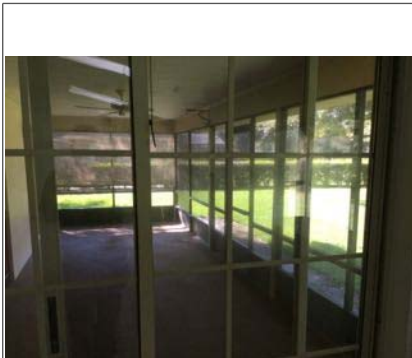
## Photos



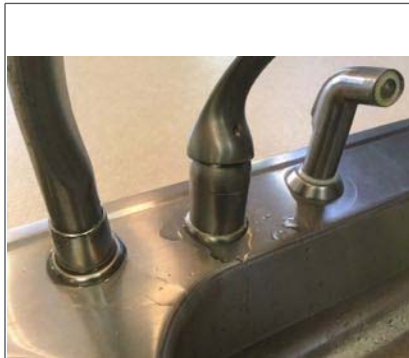
Cracked floor tile left of range



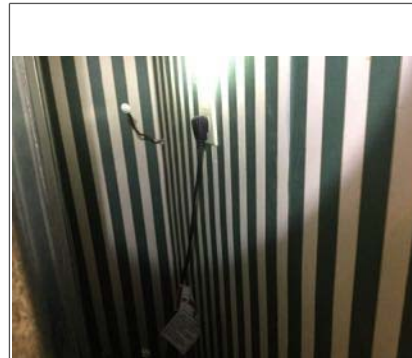
Microwave vent was making an unusual sound during operation



Apparent seal leak between double paned slider panel(s)



Kitchen faucet leaks from cartridge during operation



Refrigerator water line was not connected

# Living Room

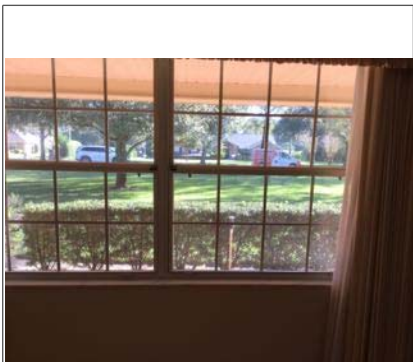
## Living Room

- Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage
- Moisture stains**  Yes  No Where:
- Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard
- Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace
- Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
 Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing  
 Outlets Loose
- Heating source present**  Yes  No
- Egress restricted**  Yes  No
- Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware
- Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

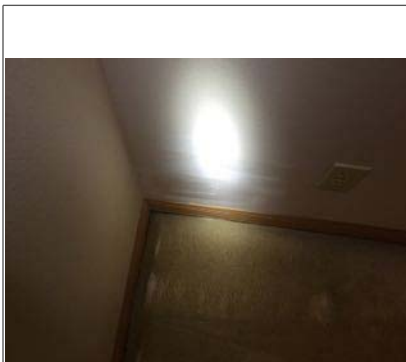
## Comments

**Comments** Comments:  
 LIVING ROOM COMMENTS  
 --Window was difficult to operate / window in need of service  
 --Visible drywall repair left of wing wall electric outlet  
 --Two cracked floor tiles in coat closet  
 --Front entry door contacts jamb during operation

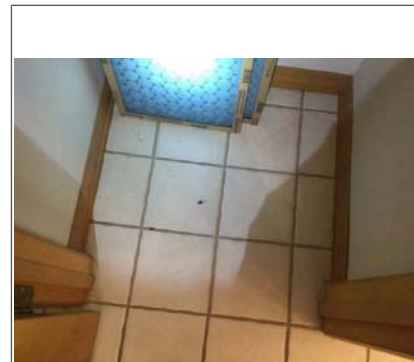
## Photos



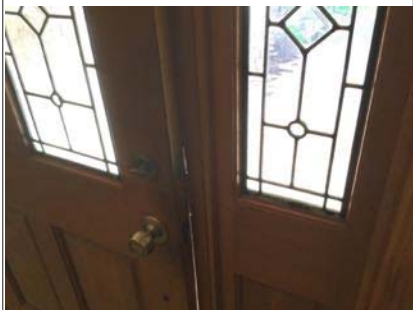
Window was difficult to operate / window in need of service



Visible drywall repair left of wing wall electric outlet



Two cracked floor tiles in coat closet



Front entry door contacts jamb during operation

# Family Room

## Family Room

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

Outlets Loose

**Heating source present**  Yes  No

**Egress restricted**  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

## Comments

**Comments** Comments:  
FAMILY ROOM COMMENTS  
--Floor outlet missing cover

## Photos



Floor outlet missing cover

# Dining Room

## Dining Room

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

Outlets Loose

**Heating source present**  Yes  No

**Egress restricted**  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

## Comments

**Comments** Comments:  
DINING ROOM COMMENTS

# Master Bedroom

## Master Bedroom

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing  Outlets loose

**Heating source present**  Yes  No

**Bedroom Egress restricted**  Yes  No

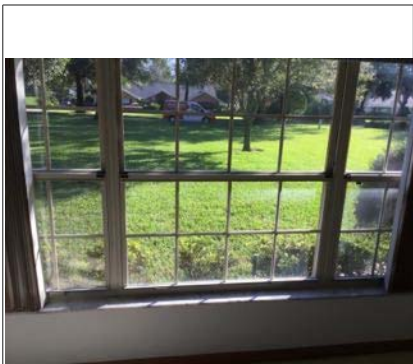
**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

## Comments

**Comments** Comments:  
MASTER BEDROOM COMMENTS  
--Window was difficult to operate / window in need of service

## Photos



Window was difficult to operate / window in need of service

# Middle Bedroom

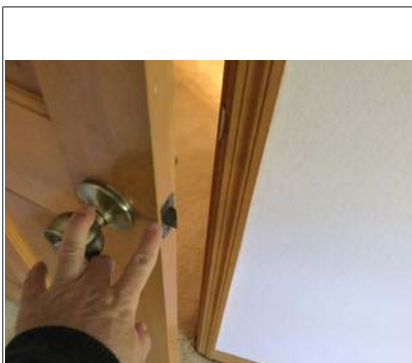
## Middle Bedroom

- Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage
- Moisture stains**  Yes  No Where:
- Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard
- Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace
- Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
 Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing  Outlets loose
- Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings
- Bedroom Egress restricted**  N/A  Yes  No
- Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware
- Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

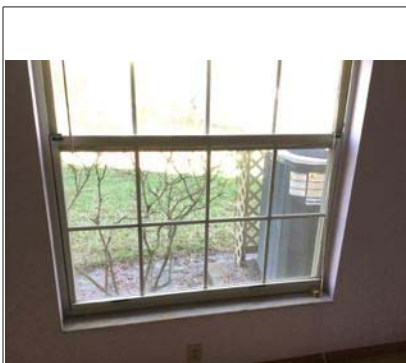
## Comments

**Comments** Comments:  
 MIDDLE BEDROOM COMMENTS  
 --Entry door hardware not operating properly / entry door contacts jamb during operation  
 --Window was not operating properly / window in need of service

## Photos



Entry door hardware not operating properly / entry door contacts jamb during operation



Window was not operating properly / window in need of service

# Rear Bedroom

## Rear Bedroom

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable

Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing  Outlets loose

**Heating source present**  Yes  No

**Bedroom Egress restricted**  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass

Broken/Missing hardware

## Comments

### Comments

Comments:

REAR BEDROOM COMMENTS

--Window was difficult to operate / window in need of service

### Photos



Window was difficult to operate /  
window in need of service



# Master Bath

## Master Bath

- Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No
- Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible
- Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible
- Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks
- Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended
- Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite Other:  
Condition:  Marginal (needs work)  Satisfactory  Poor (needs replacement)  Needs caulking  
 N/A
- Drainage**  Satisfactory  Marginal  Poor
- Water flow**  Satisfactory  Marginal  Poor
- Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry
- Doors**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Door hits frame when closing  
 Hardware is not operating properly
- Window**  N/A  Satisfactory  Marginal  Poor (needs replacement)  
 Window will not stay open, hardware is broken  Window will not lock
- Receptacles present**  Yes  No Operable:  Yes  No  
GFCI:  No  Yes  Yes but one or more are not operational  
 Open Ground / Reverse Polarity  Recommend GFCI outlets
- Heat source present**  Yes  No
- Exhaust fan**  Yes  No Operable:  Yes  No  Noisy
- Floors / Walls**  Floor Tile Has Cracks  Wall Tile Has Cracks  N/A

## Comments

**Comments** Comments:  
 MASTER BATH COMMENTS  
 --Some apparent moisture damage along bottom of vanity cabinet in master bedroom  
 --Cracked tile along tub shelf

## Photos



Some apparent moisture damage along bottom of vanity cabinet in master bedroom



Cracked tile along tub shelf

# Bathroom

## Bathroom

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

**Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks

**Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended

**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite Other:  
Condition:  Satisfactory  Marginal (needs work)  Poor (needs replacement)  Needs caulking  
 N/A

**Drainage**  Satisfactory  Marginal  Poor

**Water flow**  Satisfactory  Marginal  Poor

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

**Doors**  N/A  Satisfactory  Marginal  Poor (needs replacement)  Door hits frame when closing  
 Hardware is not operating properly

**Window**  N/A  Satisfactory  Marginal  Poor (needs replacement)  
 Window will not stay open, hardware is broken  Window will not lock

**Receptacles present**  Yes  No Operable:  Yes  No  
GFCI:  Yes  No  Yes but one or more are not operational  
 Open Ground / Reverse Polarity  GFCI recommended

**Heat source present**  Yes  No

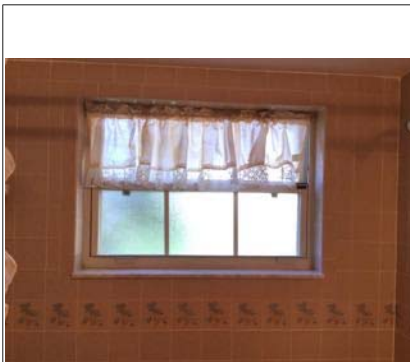
**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Floors / Walls**  Floor Tile Has Cracks  Wall Tile Has Cracks  N/A

## Comments

**Comments** Comments:  
GUEST BATH COMMENTS  
--Window difficult to operate / window in need of service

## Photos



Window difficult to operate / window in need of service

# Fireplace

## Fireplace

- None
- Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless
- Material**  Masonry  Metal (pre-fabricated)  Metal insert  Cast Iron
- Miscellaneous**  Blower built-in Operable:  Yes  No Damper operable:  Yes  No
- Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair
- No Chimney Damper
- Damper modified for gas operation**  N/A  Yes  No  Damper missing
- Hearth extension adequate**  Yes  No
- Mantel**  N/A  Secure  Loose  Recommend repair/replace
- Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue swept  Not evaluated

## Comments

**Comments** Comments:  
 FIREPLACE COMMENTS  
 --Recommend performing annual flue maintenance prior to use

## Photos



Recommend performing annual flue maintenance prior to use

# Plumbing

## Water service

**Main shut-off location** Main Shut Off Location: well pump

**Water entry piping**  Not Visible  Copper/Galv.  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic  Lead  Polyethylene

**Lead other than solder joints**  Yes  No  Unknown

**Visible water distribution piping**  Copper  Galvanized  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic Other:

**Condition**  Satisfactory  Marginal  Poor

**Flow**  Satisfactory  Marginal  Poor  Water pressure over 80 psi  Recommend plumber evaluate  
 Recommend pressure regulator

**Pipes Supply/Drain**  Corroded  Leaking  Valves broken/missing  Dissimilar metal  
Cross connection:  Yes  No  Safety Hazard  Recommend repair  
 Recommend a dielectric union  Satisfactory

**Drain/Waste/Vent pipe**  Copper  Cast iron  Galvanized  PVC  ABS  Brass  Satisfactory  
 Marginal  Poor (needs replacement)

**Traps proper P-Type**  Yes  No  P-traps recommended

**Drainage**  Satisfactory  Marginal  Poor

**Interior fuel storage system**  N/A  Yes  No Leaking:  Yes  No

**Fuel line**  N/A  Copper  Brass  Black iron  Stainless steel  CSST  Not Visible  Galvanized  
 Recommend CSST be properly bonded  Satisfactory  Marginal  Poor (needs replacement)  
 Recommend Plumber Evaluate Main Fuel Shut-off Location: bottle tank

**Well Pump**  N/A  Satisfactory  Marginal  Poor (needs work)  Submersible  
 Exposed to Elements (recommend cover) Pressure Gauge Operational:  Yes  No  
 Equipment not properly supported  System has leaks

**Sanitary Sewer Pump Controls**  N/A Failure / Warning light / Alarm Operational?:  Yes  No

**Water Softener**  N/A Plumbing hooked up:  No  Yes Loop Installed:  No  Yes  
Softener Present:  No  Yes

## Water heater #1

N/A  
**General** Serial #: rhlp0412521158 Brand Name: Rheem Capacity : 38 gallons Approximate Age: 5 years  
Typical Water Heater Life Expectancies Are Estimated To Be 18 Years. Recommend Replacement Within : 13 years

**Type**  Gas  Electric  Oil  LP Other:

**Combustion air venting present**  Yes  No  N/A

**Relief valve**  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  Improper material

**Vent pipe**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

## Comments

**Comments** Comments:  
PLUMBING COMMENTS  
--No combustion air vent present for gas water heater  
--Well head and equipment exposed to elements

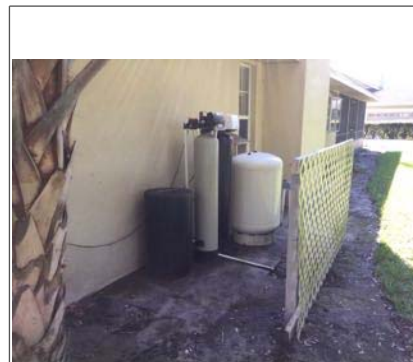
Photos



Gas water heater 5 years old



No combustion air vent present for gas water heater



Well equipment exposed to elements



Well head exposed to elements

# Heating / Cooling

## Heat / AC System 1

None Present

**Condenser Unit**  N/A  Satisfactory  Marginal  Poor (needs replacement) Location: exterior Brand: Trane  
Model #: 4twr5048e1000ab Serial #: 10051lgh2f Max Breaker Size: 50a Actual Breaker Size: 50a  
Approximate Age: 7 years  Improperly Sized Breaker

Unit is nearing end of Manufacturers Estimated Life Expectancy

Unit has reached the end of the Manufacturers Estimated Life Expectancy  Unit needs leveling

Unit is rusting  Coils are damaged  Unit has damages

HVAC Condenser Life Expectancies Are Estimated To be 18 Years. Recommend Replacement Within: 11 years

**Air Handler**  N/A  Satisfactory  Marginal  Poor (needs replacement) Location: Laundry room Brand: Trane  
Model #: 4tee3f65b1000ba Serial #: 10113sjk1v Approximate Age: 7 years

Unit is nearing end of Manufacturers Recommend Life Expectancy

Unit has reached the end of the Manufacturers Recommended Life Expectancy  Unit is rusting

Coils are damaged  Unit has damages  Coils are Dirty Differential: 13 degrees

HVAC Air Handler Life Expectancies Are Estimated To Be 18 Years. Recommend Replacement Within: 11 years

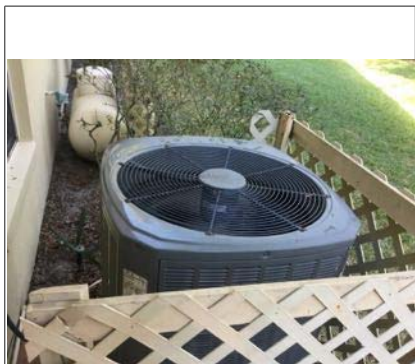
## Comments

### Comments

Comments:

HEATING / AC SYSTEMS COMMENTS

### Photos



HVAC condenser 7 years old

# Electrical

## Main panel

**Location** Location: Exterior  
**Condition**  Satisfactory  Marginal  Poor  
**Amperage/Voltage**  Unknown  60a  100a  125a  150a  200a  300a  400a HVAC Breaker Size:  
**Adequate Clearance to Panel**  Yes  No  
**Breakers/Fuses**  Breakers  Fuses  
**Appears grounded**  Yes  No  Not Visible  
**GFCI breaker** GFCI breakers:  Yes  No  Operational  
**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested  
**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire  
 Condition:  Satisfactory  Marginal  Poor  
**Branch wire**  Copper  Stranded Aluminum  Single Strand Aluminum Wiring  Tin Coated Copper  
 Knob & Tube  Not Visible  None Present  Romex  BX Cased  Conduit  
**Branch wire condition**  Satisfactory  Marginal  Recommend electrician evaluate/repair  Double tapping  
 Wires undersized/oversized breaker/fuse  Panel not accessible  None Present  
 Safety Hazard  New Value

## Sub panel(s)

**Location(s)** Location 1: Laundry room Location 2: Location 3:  
**Branch wire**  Copper  Stranded Aluminum Branch Wiring  Safety hazard  
 Neutral/ground separated:  Yes  No Neutral isolated:  Yes  No GFCI Breakers:  No  Yes  
 AFCI Breakers:  No  Yes  GFCI Breakers are not operating properly  
 AFCI Breakers are not operating properly  Solid Aluminum branch wiring  New Value  
 HVAC Breaker Size: 50a  
**Condition**  Satisfactory  Marginal  Poor

## Electrical Outlets / Switches / Smoke / C02 Detectors

**Regular Outlets**  Function Normally  Open Ground / Reverse Polarity  Outlets are corroded / hard to operate  
**GFCI Outlets**  Function Normally  GFCI Outlets are not installed in all required locations per current code  
**AFCI Outlets**  Function Normally  AFCI Outlets are not installed in all required locations per current code  
**Electrical Switches**  Function Normally  Some switches do not operate properly  
**Smoke / C02 Detectors** Smoke Detectors:  Operational  Some are not operational  None Present  
**C02 Detectors** C02 Detectors:  Operational  Some were not operational  None Present

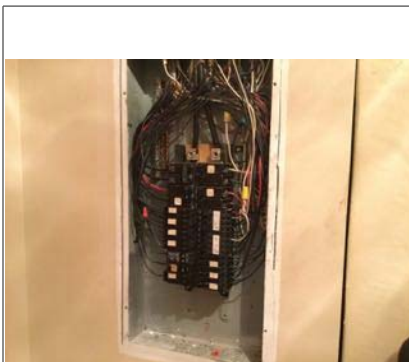
## Comments

**Comments** Comments:  
 ELECTRICAL COMMENTS  
 --Fused electric circuits / panels present in garage , recommend electrician evaluate  
 --Exposed electrical connections behind lead walk hedgerow

Photos



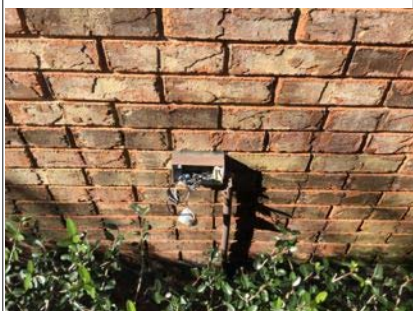
Fused electric circuits present in garage , recommend electrician evaluate



Crouse Hinds electric sub panel in laundry room



Crouse Hinds electric main panel 150a



Exposed electrical connections behind lead walk hedgerow