

ANB Inspection Services, Inc

Your Property Inspection Report



Sample Report, Orlando, FL 32819
Inspection prepared for: Sample Report
Real Estate Agent: Jay Huberty - Regal Real Estate Professionals

Date of Inspection: 10/9/2012 Time: 2:00 PM
Age of Home: 5 years Size: 5,779 SF
Weather: Partly Cloudy

Inspector: Angel Nigaglioni
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Dear Client,

Thank you for choosing **ANB Inspection Services, Inc.** to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

ANB Inspection Services, Inc. endeavors to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI Standards, except as may be noted in the " Limitations of Inspection " sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A copy of the InterNACHI Standards of Practice is available at: www.nachi.org. This standards define the scope of a home inspection. Clients sometimes assume that the home inspection will include many things that are beyond the scope. We encourage you to read the InterNACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update the report.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without **ANB Inspection Services, Inc.** express written permission.

Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Sincerely,

Angel Nigaglioni

Angel Nigaglioni, E.I., CI-BCA, CI-BCT, CI-HPI

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Report Summary

IMPORTANT NOTE: This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy-- it should not be considered to be a complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your entire report must be carefully read to fully access all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.

Roofing		
Page 4 Item: C	Roof Covering	<i>C.1. The roof had cracked or broken concrete roof tiles which should be replaced to prevent damage to the underlying roof structure from moisture intrusion.</i>
Exterior Areas		
Page 7 Item: C	Walkways	<i>C.1. Significant crack visible outside garage door at the time of the inspection and should be patched with an appropriate sealant to avoid continued damage to the surfaces from moisture and development of trip hazards. C.2. At the time of the inspection, the walkway located at the rear side of the home had settling visible indicating soil movement. This condition is typically the result of poor compaction practices during original construction. Settled areas are a trip hazard.</i>
Page 7 Item: E	Exterior Doors	<i>E.2. Damaged fence was visible at the right side of the home.</i>
Page 9 Item: M	Vegetation	<i>M.2. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. M.3. Large trees on the property had dead limbs. Falling branches due to conditions such as wood decay or high winds, may cause injury, death or damage. Evaluating trees lies beyond the scope of the general Home Inspection. Consider having these trees evaluated by a qualified arborist.</i>
Garage		
Page 11 Item: J	Garage Fire Door(s)	<i>J.2. At the time of the inspection, weather-stripping at garage fire door was damaged or deteriorated and should be replaced to help prevent air/heat leakage which will increase heating/cooling costs and reduce home comfort.</i>
Page 12 Item: K	Conventional Door to the Exterior	<i>K.2. Wood decay was observed at the bottom of door frame.</i>
Plumbing		
Page 23 Item: E	Faucets	<i>E.2. The main kitchen faucet was not working properly at the time of the inspection.</i>
Bathrooms		
Page 28 Item: E	Toilet(s)	<i>E.1. The toilet seat was damaged in some of the bathrooms.</i>
Interior		
Page 30 Item: G	Floor Finishes	<i>G.1. Cracked floor tiles visible throughout the home at the time of the inspection.</i>
Page 31 Item: I	Windows	<i>I.2. Some windows throughout the home did not stay in the up position and were difficult to operate. (see photos below for location)</i>
Pool		
Page 35 Item: H	Lights	<i>H.2. Spa light failed to respond to the switch. This may indicate a problem with the switch, wiring or fixture. The Inspector recommends evaluation by a qualified contractor.</i>

I. Inspection and Site Details

A. Attending Inspection

Client • Buyers Agent • Sellers Agent

B. Home Type

Single Family Home

C. Garage/Carport

Attached 3- Car Garage

D. Age of Home or Year Built

Built in: 2007--The house is approximately 5 years old.

E. Square Footage

Approximately: 5,779 square feet heated space.

F. Lot Size

Approximately: 67,102 square feet/1.54 acres

G. Bedrooms and Bathrooms

Number of Bedrooms: 5
Number of Bathrooms: 5
Half Bathroom: 1

H. Occupancy

Occupied- Furnished

ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

I. Temperature

Temperature at the time of inspection approximately, 93 degrees.

J. Weather Conditions

Partly Cloudy

K. Ground/Soil Surface Condition

Dry

L. Water Source and Sewage Disposal

The home water was supplied from a public source.
The home was attached to a public sewer system.

M. Utilities Status

The utilities were on at the time of inspection.

II. Roofing

In accordance with the InterNACHI Standards of Practice pertaining to Roofing, this reports describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an establish local roofing company to determine its serviceability and the number of layers on the roof. The following web sites are an excellent resource of information on roofs: www.home-roofs.com, www.roofhelper.com and www.gaf.com.

A. Roof Style and Pitch

The home has a combination of gable and hip roofs.

B. Method of Roof Inspection

The Inspector inspected the roof and its components by walking the roof.

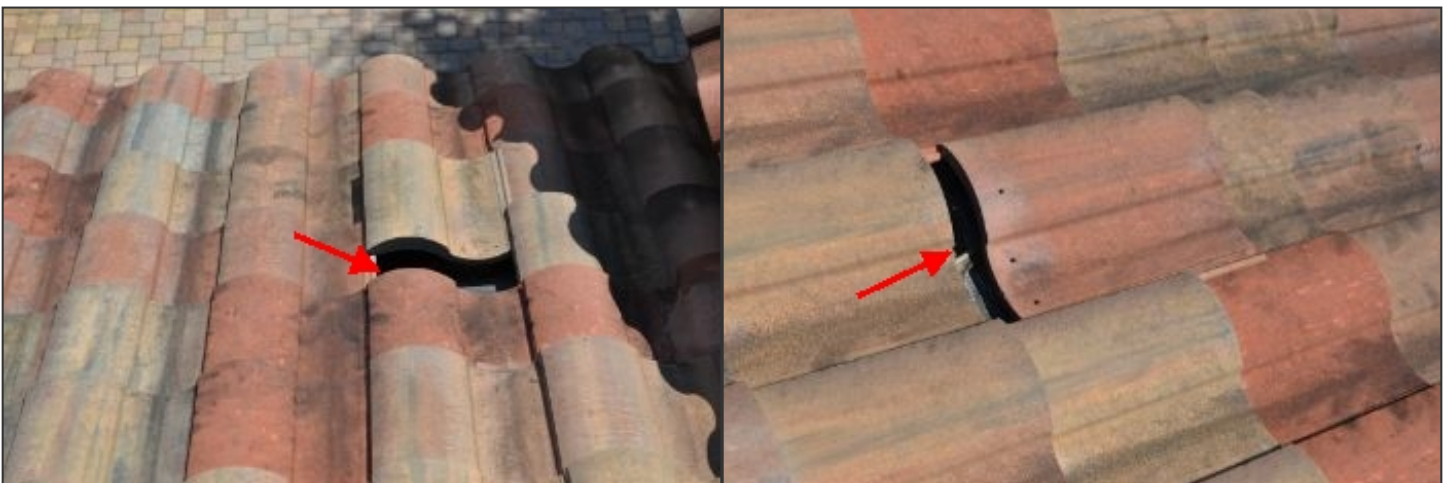
C. Roof Covering

Materials: Roof was covered with concrete tile. Concrete tiles are very durable and may last more than 35 years. They are also very heavy and roof framing must be designed to bear the weight. They can be walked on if care is taken to step on the portion of the tiles which overlap. A variety of styles exist and some types are more fragile than others.

Age: Approximately: 5 years • Estimated life expectancy: 30 years

Observations:

C.1. The roof had cracked or broken concrete roof tiles which should be replaced to prevent damage to the underlying roof structure from moisture intrusion.





D. Flashings

Flashing Types: Kick-out • Chimney Flashing • Vent Flashing • Valley Flashing • Sidewall Flashing • Roof-edge Flashing

Observations:

D.1. All flashings were properly installed where required and in serviceable condition at the time of inspection.

E. Roof Penetrations

Description: PVC Piping for plumbing vent stack(s) • Gable louver vents • Chimney

Observations:

E.1. Functional, no deficiencies noted at the time of inspection.

F. Chimney(s)

Material: Masonry

Observations:

F.1. Most visible chimney components indicated to be in generally serviceable condition at the time of the inspection. Any exceptions will be listed in this report. Inspection of the chimney typically includes examination of the following: Visible foundation, Exterior coverings, Spark arrestor, Cap, Visible flue tiles, Connection to home, Flashing at roof and Any necessary bracing.

G. Roof Drainage System

Description: Galvanized/Aluminum Gutters

Observations:

G.1. The roof drainage system was functional and in serviceable condition at the time of inspection.

G.2. Maintenance Tip: The guttering system needs to be maintained to allow proper drainage away from the home. Monitor during a moderate to heavy rain and seal or repair as needed.

H. Limitations of Roofing Inspection

Comments:

- It highly recommended to ask the seller about the age & history of the roof and obtain documentation (if available).
- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the roof life.
- Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, and other factors.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

III. Exterior Areas

In accordance with InterNACHI Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and facias accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

A. Exterior Views



Left side of the home.



Front side of the home.



Right side of the home.



Rear side of the home.

B. Driveway

Materials: The driveway was constructed of masonry pavers.

Observations:

B.1. The driveway appeared to be in serviceable condition at the time of the inspection.

C. Walkways

Observations:

C.1. Significant crack visible outside garage door at the time of the inspection and should be patched with an appropriate sealant to avoid continued damage to the surfaces from moisture and development of trip hazards.

C.2. At the time of the inspection, the walkway located at the rear side of the home had settling visible indicating soil movement. This condition is typically the result of poor compaction practices during original construction. Settled areas are a trip hazard.



D. Porch

Location: A porch was located at the rear of the home.

Observations:

D.1. The porch appeared to be in serviceable condition at the time of the inspection. Inspection of porches typically includes visual examination of the following: foundation, structural framing, planking (floor surfaces) and stairs.

E. Exterior Doors

Observations:

E.1. Most door exteriors appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. Inspection of door exteriors typically includes examination of the following: Door exterior surface condition, Weather-stripping condition, Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold), Jamb condition, Threshold condition and Moisture-intrusion integrity.

E.2. Damaged fence was visible at the right side of the home.



F. Windows & Screens

Observations:

F.1. Window exteriors appeared to be in serviceable condition at the time of the inspection. Inspection of window exteriors typically includes examination of the following: Exterior sash and sill condition, Flashing above window (presence and condition), Steel lintels (where applicable), and Moisture-intrusion integrity.

G. Exterior Wall Covering

Description: Exterior walls of the home were covered with stucco.

Observations:

G.1. Stucco covering exterior walls of the home indicated to be in serviceable condition at the time of the inspection.

H. Trim, Soffits, Fascias

Description: The fascia was metal-clad. • The home soffits were constructed of metal. • Exterior trim was composed of wood.

Observations:

H.1. Most exterior trim appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. Inspection of exterior trim typically includes examination of the following: Wall, corner and window/door trim, Decorative bands, Fascia, Soffits, and Wall caps.

I. Exterior Caulking

Comments:

• Exterior caulking is the simplest energy - efficient measures install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air - tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

• FYI: One of the better exterior caulk brand is: OSI Pro - Series QUAD Window, Siding, Gutter & Roof Sealant. Can be found at home building centers.

• FYI: Recommend review of the following Do-It-Yourself web site which includes a How-To Tutorial on Exterior Caulking: http://easy2diy.com/easy/diy_ht_3d_index.asp?page_id=35783013.

Observations:

I.1. Exterior caulking is generally in good condition.

J. Decks

Observations:

J.1. Boat Dock appeared to be in satisfactory and functional condition with normal wear for its age.

K. Balcony

Observations:

• All balcony components appeared to be in serviceable condition at the time of the inspection. Inspection of balconies typically includes examination of the following: Attachment to the home (fastening method and flashing), Structural Integrity, Planking (flooring), Guardrails, and Finish coatings.



L. Grading & Drainage

Description: Graded Away From House

Observations:

L.1. Grading of the property appeared to be serviceable at the time of the inspection.

M. Vegetation

Observations:

M.1. Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

M.2. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

M.3. Large trees on the property had dead limbs. Falling branches due to conditions such as wood decay or high winds, may cause injury, death or damage. Evaluating trees lies beyond the scope of the general Home Inspection. Consider having these trees evaluated by a qualified arborist.



N. Limitations of Exterior Inspection

Comments:

- Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.
- A representative sample of exterior components were inspected rather than every occurrence of components.
- The property is served by exterior drains, the inspection of which lies beyond the scope of the General Home Inspection. Drain blockages can have various causes. Tree roots or root tendrils of other vegetation may cause damage/blockage. Damage/blockage may result from the earth above the pipes being compacted by vehicles. Runoff water carries minerals, silt and debris which can be deposited inside the pipes and harden during the summer months to create blockages. You may wish to have exterior drains tested or examined by video camera in time to receive the results before the expiration of your Inspection Objection Deadline.

IV. Garage

Inspection of the garage typically includes examination of the following: General structure, Floor, wall and ceiling surfaces, Operation of all accessible doors and door hardware, Overhead door condition and operation including manual and automatic safety component operation and switch placement, Proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection, Interior and exterior lighting, Proper separation from living space, and Proper floor drainage. Please refer to the electrical section for Garage electrical components.

A. Garage Views



B. Garage Type

The home had a three-car attached garage.

C. Garage Roof

Roof Covering: Garage roof was the same as main structure.

Observations:

C.1. The conventionally-framed garage roof appeared to be properly-constructed and in serviceable condition at the time of the inspection.

D. Garage Floor

Materials: Concrete

Observations:

- D.1. The garage floor appeared to be in serviceable condition at the time of the inspection.
- D.2. At the time of the inspection, the Inspector's view of the garage floor was limited by the occupant's belongings.

E. Walls/Firewall

Observations:

- E.1. The garage walls indicated to be in serviceable condition at the time of the inspection.
- E.2. The walls separating the garage from the home living space meet modern firewall requirements. Firewalls are designed to resist the spread of a fire starting in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

F. Garage Ceilings

Materials: Drywall

Observations:

- F.1. The garage ceilings indicated to be in serviceable condition at the time of the inspection.

G. Vehicle Door(s)

Description: Roll-up door noted.

Observations:

- G.1. All overhead vehicle doors appeared to be in generally serviceable condition at the time of the inspection. Any exceptions will be listed in this report. Inspection of garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: Door condition, Mounting brackets, Automatic opener, Automatic reverse, Photo sensor, Switch placement, Track, Rollers and Manual disconnect.

H. Automatic Opener

Description: Screw drive

Observations:

- H.1. The automatic garage door opener responded to the controls at the time of the inspection.
- H.2. The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.

I. Garage Door Safety Features

Safety Reverse: Present

Safety Sensor: Present

Observations:

- I.1. The automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications, you should have it inspected by a qualified contractor or technician.
- I.2. The manual disconnect operated in a satisfactory manner at the time of the inspection.
- I.3. The photoelectric sensor responded to testing in a satisfactory manner.

J. Garage Fire Door(s)

Materials: Solid Wood

Observations:

- J.1. The door between the living space and the garage failed to close by itself. Modern safety requirements require that the door between the home interior and the garage be self-closing for safety reasons related to fire hazard and toxic fumes. The Inspector recommends correction of this condition by a qualified contractor.
- J.2. *At the time of the inspection, weather-stripping at garage fire door was damaged or deteriorated and should be replaced to help prevent air/heat leakage which will increase heating/cooling costs and reduce home comfort.*



K. Conventional Door to the Exterior

Observations:

K.1. The conventional door between the garage and the exterior was serviceable at the time of the inspection.

K.2. Wood decay was observed at the bottom of door frame.



V. Structural Components

In accordance with the InterNACHI Standards of Practice pertaining to Structural Systems, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. **ANB Inspection Services, Inc.** suggest that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase.

A. Foundation Type

Description: Slap on Grade

B. Foundation Floor

Description: Concrete Slab

Observations:

- B.1. Not visible to inspect due to complete ground level floor finished/covered.
- B.2. FYI: All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

C. Columns, Beams

Observations:

- C.1. Beams are finished, unable to inspect.
- C.2. Columns are finished or concealed, unable to inspect.

D. Floor Structure

Description: Dimensional lumber wood Joists; 2 x 8

Observations:

- D.1. Not Inspected: Not visible to inspect due to finished ceiling in lower level.

E. Wall Structure

Description: Exterior wall- Concrete/Cinder Block • Interior walls- Wood frame: 2 x 4 dimensional lumber and drywall.

Observations:

- E.1. Virtually all of the walls and ceilings on the ground level are covered and structural members are not visible. No visible deficiencies noted. I could not see behind this covering.

F. Ceiling, Roof Structure

Ceiling Structure: Joist

Roof Structure: Rafters • Trusses • Plywood Sheathing

Observations:

- F.1. No major defects were observed in the accessible structural components of the roof. No repair to structural components is necessary at this time. The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed.

G. Limitations of Structural Components Inspection

Comments:

- Engineering or Architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home inspection.
- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.

VI. Attic and Insulation

In accordance with the InterNACHI Standards of Practice pertaining to Attic and Insulation, this report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present. The following websites are in excellent resource fo information on home insulation: <http://insulation.owenscorning.com/homeowners>

A. Attic Access

Location: The attic was accessed through a hatch in the garage ceiling and upstairs Utility room.

Method of Evaluation: The Inspector evaluated the attic from inside the attic space.

B. Insulation

Description: Spray Foam Insulation

Observations:

B.1. Spray Foam is the most efficient type of insulation. Correctly applied it will completely seal the building, strengthen the structure, seal it from air and moisture intrusion, help as a sound barrier, and act as a pest inhibitor.



C. Ventilation

Ventilation Devices: A combination of soffit and gable vents were installed to ventilate the attic space.

Observations:

C.1. Attic ventilation appeared to be satisfactory at the time of the inspection.

D. Exhaust Vents

Materials: PVC • Metal

Observations:

D.1. The Exhaust vents appeared to be in generally serviceable condition at the time of the inspection.

D.2. PVC plumbing vent pipe appeared functional, at time of inspection.

E. Limitations of Attic and Insulation Inspection

Comments:

- Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the home inspection.

VII. Heating and Air Conditioning

In accordance with the InterNACHI Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls. **ANB Inspection Services, Inc.** highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency - thereby increasing service life.

A. Thermostat(s)

Location: Hallway, Master Bedroom and Loft (upstairs)

Type: The furnace and air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

Observations:

- A.1. The thermostat was operated using normal controls and indicated to be serviceable at the time of inspection.
- A.2. Thermostats are not checked for calibration or timed functions.
- A.3. Recommend the client have the homeowner provide the instructions for programming or show the client how to do so.

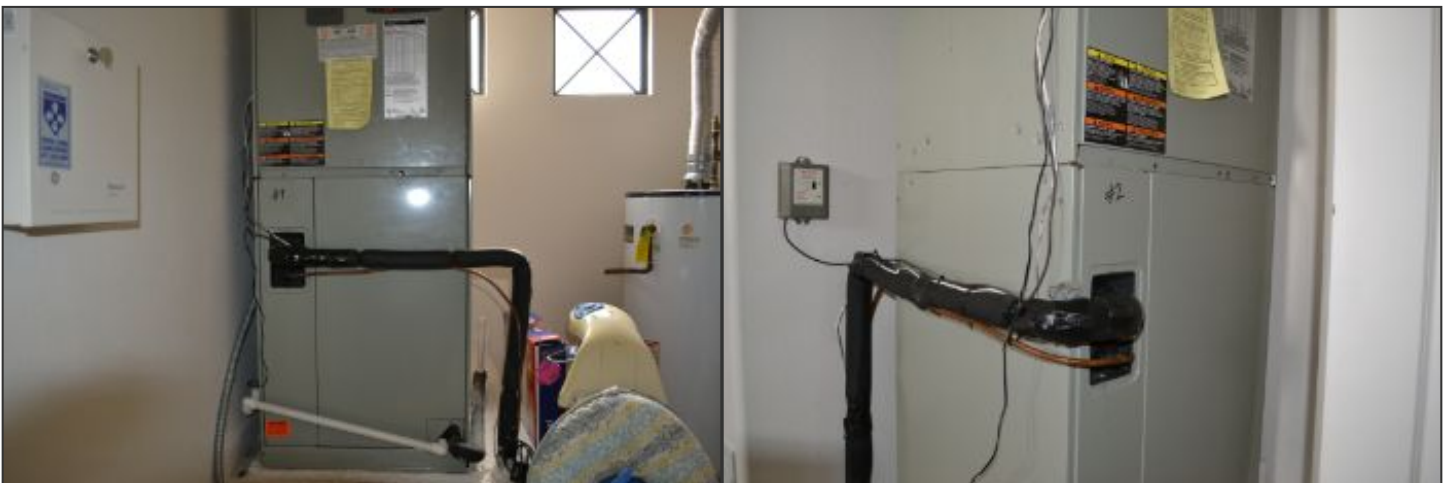
B. Heating System

Location & Description: A furnace was located in a closet (upstairs). The heating system included two electric forced air heat pumps. The furnace brand was Trane.

Age & Heating Capacity: Approximately: Both unit were 6 years old, Capacity: 5 ton (60,000 BTU's). The efficiency rating of the furnace and air-condition unit was 15.9 Seasonal Energy Efficiency Ratio (SEER). Modern recommendations are 13 SEER.

Observations:

- B.1. The furnaces cabinet exterior appeared to be in serviceable condition at the time of the inspection.
- B.2. The estimated life expectancy of this unit is approx. 11 years. Average life of an forced air electric heat pump is approx. 16 years.
- B.3. Air handler heated supply air temperature: 101.5 degrees F
- B.4. This indicates the heating system is heating as intended.
- B.5. Unit #2 was getting frozen at the time of inspection. The Inspector recommends service by a licensed HVAC technician.



Unit #1

Unit #2



Unit #2 (Ice noted)

C. Filter(s)

Description: Both units used Fiberglass disposable filters, size 20 x 25 x 1. The furnace air filter was located in the lower blower compartment of each unit. Access was through the furnace front. Shut off the furnace at the electrical switch before attempting any service such as filter replacement.

Observations:

C.1. The furnace air filter was dirty and should be changed. Filters should be checked every month and replaced as necessary. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: reduced blower life due to dirt build-up on vanes, which increasing operating costs, reduced effectiveness of air filtration resulting in deterioration of indoor air quality, increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard, frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage, and reduced air flow through the home.



Unit #2

Unit #1

D. Condensate Drain

Materials: PVC

Observations:

D.1. Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.

D.2. Maintenance Tip: Before the start, and during each cooling (Summer) season - it is important to monitor the condensate trap to insure it is clear of sludge/blockage for proper draining to occur. Recommend keeping a bottle brush handy for this purpose. Also, pouring a small amount of bleach or vinegar in the trap, at the start of the season, will keep it clear of bacteria.

E. Distribution Systems

Description: Galvanized sheet-metal ductwork. Ceiling registers

Observations:

E.1. The visible air ducts appeared to be in serviceable condition at the time of the inspection. Ducts had been sealed with mastic which will improve system efficiency over unsealed ducts or ducts sealed with duct tape.

E.2. Air registers appeared working in every applicable room.

E.3. 100+ degrees heating supply air was observed at a representative number of registers - using a laser thermometer.

E.4. Maintenance Tip: Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.

F. Venting, Flue(s), Chimney(s)

Materials: Metal flue

Observations:

F.1. All visible chimney components appeared to be in serviceable condition at the time of the inspection.

Inspection of the chimney typically includes examination of the following: Visible foundation, Exterior coverings, Spark arrestor, Cap, Visible flue tiles, Connection to home, Flashing at roof, Any necessary bracing, and Adequate height above roof.

F.2. The visible portions of the vent pipes appeared functional.

G. Fireplaces

Location: Family Room • Porch Area • Master Bedroom

Description: The home had three gas-fueled fireplaces.

Observations:

G.1. The gas-fueled fireplaces appeared to be in serviceable condition and responded to the controls at the time of the inspection.

H. Cooling System

Location & Description: The air-conditioner compressor housings were located at the right of the home. The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace. The air-conditioner brand was Trane.

Compressor Age and Cooling Capacity: Approximately: Both units were 6 years old - Capacity: 5 ton (60,000 BTU's)

Observations:

H.1. The air-conditioning systems responded to the controls and appeared to operate in a satisfactory manner. All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection. Inspection of the air-conditioning system typically includes examination of the following: Compressor housing exterior and mounting condition, refrigerant line condition, proper disconnect (line of sight), proper operation (outside temperature permitting), and proper condensate discharge. The system should be serviced at the beginning of every cooling season.

H.2. Although it was not operated, the electrical disconnect at the condensing unit appeared to be in serviceable condition at the time of the inspection.

H.3. The estimated life expectancy of the unit is approx. 10 years. Average life of an outside A/C compressor/condenser is approx. 10-15 years.

I. Fuse/Circuit Breaker Protection

Placard Max: 60 Amps

Observations:

I.1. Proper size circuit breaker protection installed at sub electrical panel.

J. Cooling Performance

Temperature Difference:

J.1. The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.



Unit #1



Unit #1



Unit #2



Unit #2

K. Limitations of Heating and Air Conditioning Inspection

Comments:

- Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb - Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.
- To gain access and inspect the heat exchanger in Mid and High Efficiency heaters requires a significant dismantling and disassembly fo the unit and is therefore outside the scope of a home inspection.
- Humidifiers, dehumidifiers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items.
- Interior surfaces fo a chimney liner/flue are not inspected. Due to the small size fo the flue, angles, soot, and the lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.

VIII. Electrical

In accordance with the InterNACHI Standards of Practice pertaining to Electrical Systems, this report describes the amperage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and wiring methods. Inspectors are required to inspect the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be constructed as current and a potential personal safety or fire hazard.

Repairs should be a priority, and should be made by a qualified, licensed electrician.

A. Service Drop

Description: The electrical service was underground. The electric meter was located at the left side of the home exterior.

Observations:

A.1. The electric meter appeared to be in serviceable condition at the time of the inspection. Electric meters are installed by utility companies to measure home electrical consumption.

B. Service Entrance Conductors

Description: The service entrance conductors were 2/0 copper rated at 200 amps. The service size is 400 amps.

C. Main Service Panel(s)

Manufacturer: The main electrical service panel brand was Siemens.

Location: The main electrical service panel was located at the left side of the residence exterior.

Observations:

C.1. The main electrical service panel appeared to be in serviceable condition at the time of the inspection. Inspection of the main service panel typically includes examination of the following: Panel interior and exterior condition, Panel amperage rating, Label information present, Service and equipment grounding, and bonding of service equipment.

C.2. The main electrical service panel label listed the panel rating at 400 amps.

C.3. The main electrical service panel was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.



D. Main Disconnect

Location: The home had two main disconnects. The main electrical disconnects were located at the main electrical panel.

Description: The main disconnects were a circuit breaker type. The main electrical disconnects were rated at 200 amps.

Observations:

D.1. The main electrical disconnect appeared to be in serviceable condition but was not operated. Operation of the main disconnect lies beyond the scope of the General Home Inspection.

E. Sub Panel(s)

Manufacturer: The home had two sub-panels. The sub-panels brand was Siemens.

Location: The sub-panels were located inside the garage.

Observations:

E.1. All components visible in the sub-panel appeared to be in serviceable condition at the time of the inspection. Inspection of the sub-panel typically includes examination of the following: Panel interior and exterior condition, Panel amperage rating, Main disconnect amperage rating and condition, Main conductor amperage ratings, Branch conductor types, amperage rating and condition, Wiring visible materials, types, condition and connections, Circuit breaker types, amperage ratings and condition, Label information present, Service and equipment grounding, and Bonding of service equipment.

E.2. The sub-panel label listed the panel rating at 200 amps.

E.3. The sub panel was a type 1, rated for indoor use primarily to provide a degree of protection against limited amounts of falling dirt.



Sub Panel #2

Sub Panel #1



Sub Panel #2

Sub Panel #1

F. Service Grounding

Description: The main electrical service was grounded to a driven rod which is typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

Observations:

F.1. The main electrical service appeared to be properly grounded at the time of the inspection.

F.2. Equipment grounding and bonding in the main electrical service panel appeared to be in serviceable condition at the time of the inspection.

G. Overcurrent Protection

Type: Circuit Breakers

Observations:

G.1. Circuit breakers in the main electrical service panel appeared to be in serviceable condition at the time of the inspection.

H. Wiring Methods

Description: The visible branch circuit wiring was modern vinyl-insulated copper wire.

Observations:

H.1. Visible wiring appeared functional, no discrepancies noted at the time of inspection.

I. Lighting, Fixtures, Switches, Outlets

Observations:

I.1. The majority of switches tested responded to testing at the time of the inspection. Switches which did not respond to testing will be listed in the appropriate area of this report.

I.2. Electrical outlets in the home appeared to be in serviceable condition at the time of the inspection. The inspector tested a representative number of accessible outlets only.

I.3. Ceiling fans in the home were operable at the time of the inspection.

I.4. Some interior and exterior light fixtures in the home appeared to be inoperable. The bulbs may be burnt out, or a problem may exist with the fixtures, wiring or switches. If after the bulbs are replaced these lights still fail to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

J. GFCI(s)

Definition: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as 0.005 amps is detected leaking--this is faster than a person nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations: Garage • Kitchen • Exterior • Pool • Bathrooms

Observations:

J.1. GFCI tested and functioned properly. No major system safety or function concerns noted at time of inspection.

J.2. Maintenance Tip: Test GFCI monthly to ensure proper operation.

J.3. FYI: Recommend review of the Consumer Product Safety Commission publication at the following website:
www.cpsc.gov/CPSPUB/PUBS/99.html

K. AFCI(s)

Definition: Arc Fault Circuit Interrupter - AFCI - is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection.

Location: Bedrooms

Observations:

K.1. AFCI tested and functioned properly. No major system safety or function concerns noted at time of inspection.

K.2. Maintenance Tip: Test AFCI breakers periodically to ensure proper operation.

K.3. FYI: Recommend review of the Consumer Product Safety Commission publication at the following web site:
www.cpsc.gov/CPSPUB/PUBS/AFCI.html

L. Smoke/Heat Detector(s)

Locations: Bedrooms • Hall Ceiling

Observations:

L.1. Smoke alarm(s) were operated and tested at the time of inspection. No deficiencies noted.

L.2. FYI: Smoke detectors last 6-10 years. Ten year old detectors are less than 50% effective. Recommend replacing.

M. Carbon Monoxide (CO) Detector(s)

Observations:

M.1. There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type-- not the battery operated type-- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

IX. Plumbing

In accordance with the InterNACHI Standards of Practice pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when really viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boilers equipment), fuel storage and distribution systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. **All gas related issues should only be repaired by a licensed plumbing contractor-- since personal safety is involved.**

A. Main Service Piping

Materials: CPVC - Chlorinated Poly Vinyl Chloride

B. Main Water Shut Off

Location: The main water supply shut-off was located at the left side of the home exterior.

Observations:

B.1. Although the main water supply shut-off valve was not operated at the time of the inspection it was visually inspected and appeared to be in serviceable condition.



Water meter was located at the front yard of the home.

Main water shut off was located at the left side of the home exterior.

C. Exterior Hose Bibs/Spigots

Observations:

C.1. No deficiencies noted at the time of inspection.

D. Water Supply, Distribution Systems

Description: The home water distribution pipes were Cross-linked Polyethylene, commonly called PEX, which is a flexible, vinyl-like material approved for this use.

Observations:

D.1. The visible water distribution pipes appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

D.2. Most water distribution pipes were not visible due to wall, floor and ceiling coverings.

D.3. PEX Piping noted, some Brass fittings for the PEX Pipe System are the subject of concern because it has been reported that the Brass Fittings in some systems corrode from hard water and minerals causing failure at the fittings when the Brass deteriorates. A qualified Plumbing professional should be consulted with to determine whether or not the Brass fittings on this system are the problematic Fittings. For more information regarding this problem please visit: www.zurnclassaction.com

E. Faucets

Observations:

E.1. The bathroom sink faucets appeared to be in serviceable condition at the time of the inspection.

E.2. The main kitchen faucet was not working properly at the time of the inspection.



F. Sinks

Observations:

F.1. The kitchen sink appeared to be in serviceable condition at the time of the inspection.

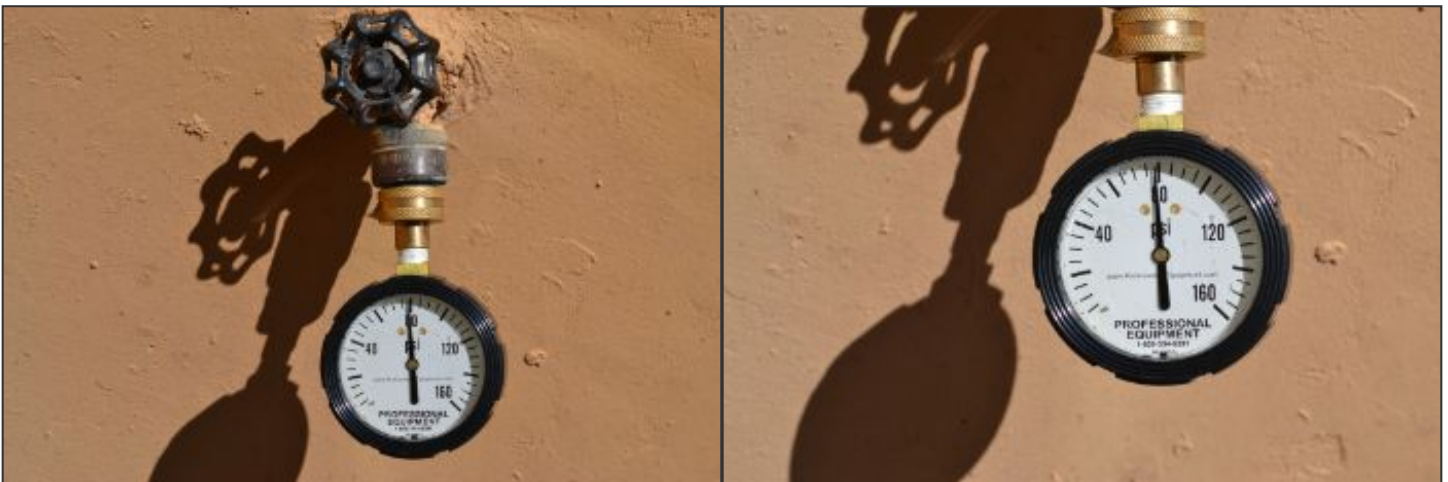
F.2. The bathroom sinks appeared to be in serviceable condition at the time of the inspection.

G. Flow and Pressure

Pressure: 80 PSI

Observations:

G.1. Home water supply pressure was within the acceptable limits of 40 pounds per square inch (PSI) and 80 PSI at the time of the inspection.



H. Waste, Drain, Vent Piping

Materials: The visible drain, waste and vent (DWV) pipes were composed of a polyvinyl chloride (PVC) material approved for this use.

Observations:

H.1. The visible drain, waste and vent pipes appeared to be in serviceable condition at the time of the inspection.

H.2. Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

I. Water Heater

Description: The water heater brand was American Water Heater Company.

Location: A gas-fired water heater was located in a closet upstairs.

Capacity: Water heater capacity was 75 gallons.

J. Water Heater Condition

Date of mfg: The date of manufacture appeared to be 2006.

Life expectancy: 13 years

Observations:

J.1. The water heater appeared to be in serviceable condition at the time of the inspection. Inspection of gas water heaters typically includes examination of the following: Cabinet exterior, Fuel supply and shut-off, Water shut-off valve (visual inspection), Burn chamber conditions, Combustion air supply, Pressure relief valve (not tested), Overflow pipe and drip pan, Exhaust flue, and Response to the call for hot water.

J.2. Water temperature observed to be: 131.3 degrees F. Recommend temperature should be set at 118-122 degrees F to prevent scalding, extended water heater life, and improve energy efficiency and conservation.

J.3. FYI: Water heaters have a typical life expectancy of 12-16 years.

J.4. The water heater was equipped with a properly-configured pressure relief valve discharge pipe which was connected to the pressure relief valve.



K. Water Heater Vent System

Materials: Metal

Observations:

K.1. The gas-fired water heater exhaust flue appeared to be properly configured and in serviceable condition at the time of the inspection.

L. Fuel Storage, Distribution

Description: The home gas distribution pipes were black steel.

Shut Off: The main gas shut-off is located at the gas meter at the right side of the home exterior.

Observations:

L.1. The visible portions of the gas supply pipes appeared to be in serviceable condition at the time of the inspection.

L.2. Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Main gas shut off valve was located at the right side of the home exterior

M. Sprinklers

Observations:

M.1. The sprinkler system supply was private, provided by a well and is the sole responsibility of the homeowner. Inspection of well mechanical and electrical equipment and testing for adequate flow and water potability lies beyond the scope of the General Home Inspection. The Inspector recommends that you have the well flow, electrical and mechanical equipment inspected by a qualified contractor before the end of your inspection objection deadline.

M.2. Several heads appear to need adjustment to broaden their coverage area.

M.3. A few of the sprinkler heads are spraying structure. We recommend adjusting the heads so they do not spray the house.

N. Limitations of Plumbing Inspection

Comments:

- The General Home Inspection is a visual inspection of the home systems and their visible, accessible components. I evaluate drain pipes by operating and observing each operable home plumbing fixture to ensure proper drainage at each fixture at the time of the inspection. Blockages can occur between the time the home is inspected and the time you move in, sometimes due to cleaning activities.

Blockages will eventually occur, usually relative in severity to the age of the plumbing system, and will range from minor blockages of branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main sewer line. Minor blockages are usually easily cleared, either by chemical or mechanical means or by removing and cleaning the traps. The Inspector recommends that you ask the sellers if they have ever experienced any drainage problems. If the home is older, you may wish to have the main waste line video-scanned before the expiration of your Inspection Objection Deadline, as replacement can be expensive.

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

- The home had a water softener installed (not inspected). You should contact the manufacturer to find out what maintenance is required.

X. Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surface.

A. Bathroom Views



Half Bathroom



Master bathroom



Bathroom #2 (downstairs)



Bathroom #3 (downstairs)



Bathroom #4 (upstairs)

Bathroom #5

B. Bathroom # Designation

- #1 Master Bathroom- Left side
- #2 Bathroom- Right side
- #3 Bathroom- Right side
- #4 Bathroom- Right side (upstairs)
- Half Bathroom- Left side

C. Tub(s)

Observations:

C.1. Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.



D. Shower(s)

Observations:

- D.1. The showers indicated to be in serviceable condition at the time of the inspection.
- D.2. Maintenance Tip: Recommend caulking as required. See Caulking comments below.

E. Toilet(s)

Observations:

- E.1. *The toilet seat was damaged in some of the bathrooms.*



Master Bathroom Toilet

Bathroom #4 Toilet

F. Bathroom Exhaust Fan(s)

Observations:

- F.1. This bathrooms had an operable source of ventilation at the time of the inspection.
- F.2. Bathroom fans exhaust to exterior.

G. A Word About Caulking and Bathrooms

Comments:

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should no be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
- Chose PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.
- FYI: One of the best is: POLYSEAMSEAL Tub and Tile Ultra Sealant caulk.
- FYI: Refer to the following site: <http://polyseamseal.com/ttultra.shtml>
- We highly recommend that any caulking issues/deficiencies listed in this inspection report, be addressed and corrected by the client (buyer) and not the seller. The reason is: Old caulk must be removed--the surface meticulously cleaned--Then new caulk should be applied. A seller may not always have the best interest in mind for a thorough job--that will may have to be re-accomplished.

XI. Interior

In accordance with the InterNACHI Standards of Practice pertaining to interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets, and a representative number of doors and windows. If the home is occupied, the possessions of the owner necessarily conceal some areas/items. These are exempt from inspection. All reasonable attempt is made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected.

A. Interior Views



Living Room



Kitchen



Kitchen



Family Room

B. Bedroom # Designation

- Master Bedroom #1- Left side
- Bedroom #2- Right side
- Bedroom #3- Right side
- Bedroom #4- Right side (upstairs)
- Bedroom #5- Right side (upstairs)

C. Door Bell

Observations:

- C.1. The doorbell responded to the switch at the time of the inspection.

D. Ceilings

Observations:

D.1. The home ceilings appeared to be in generally serviceable condition at the time of the inspection. Any exceptions will be listed in this report.

D.2. Stain in bedroom #2 visible at the time of the inspection appeared to be the result of moisture intrusion from air duct. The moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection. Although this condition indicated that the source of moisture may have been corrected, testing would be required to provide confirmation.



Bedroom #2

E. Walls

Observations:

E.1. The interior walls of the home appeared to be in serviceable condition at the time of the inspection.

E.2. Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.

F. Interior Trim

Observations:

F.1. Interior trim components were in serviceable condition throughout the home at the time of the inspection. Inspection of interior trim typically includes examination of the following: Door and window casing, Baseboard, Any trim around walls and ceilings, Any permanently-installed corner or cabinet trim, and Built-in features such as book cases.

G. Floor Finishes

Materials: Carpet • Hardwood • Tile

Observations:

G.1. Cracked floor tiles visible throughout the home at the time of the inspection.



H. Interior Doors

Observations:

H.1. Interior doors and hardware appeared to be in serviceable condition throughout the home at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

I. Windows

Description: Aluminum framed single hung windows

Observations:

I.1. Most windows appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.

I.2. Some windows throughout the home did not stay in the up position and were difficult to operate. (see photos below for location)



Master Bedroom Window

Bedroom #3 Window



Bedroom #4 (upstairs)

J. Closets

Observations:

J.1. The closets in this house appeared to be in serviceable condition at the time of the inspection.

K. Stairways, Steps, Railings

Observations:

K.1. Stairway components appeared to be in serviceable condition at the time of the inspection. Inspection of stairways typically includes visual examination of the following: Treads, Risers, Landings, Angle of stairway, Handrails, Guardrails, Lighting, Headroom, Windows, Walls and Ceilings.

L. Countertops

Observations:

L.1. The counters appeared to be in serviceable condition at the time of the inspection.

M. Cabinets

Observations:

M.1. The cabinets appeared to be in generally serviceable condition at the time of the inspection.

N. Limitations of Interior Inspection

Comments:

- There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and /or wall hangings are not moved to permit inspection and may block defects.
- Recommend thorough review of interior areas during final walk-through inspection prior to closing.
- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.)
- Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- This home is equipped with a central vacuum system which is outside the scope of this inspection and was not tested. Recommend you confirm functional operation prior to closing.

XII. Appliances

Inspector observed and operated the basic functions of the following appliances: Permanently installed dishwasher(s), through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; Permanently installed microwave oven; and Conveying laundry appliances. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

A. Dishwasher

Observations:

A.1. The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.

B. Garbage Disposal

Observations:

B.1. The garbage disposal was operated and indicated to be functional at the time of inspection.

C. Gas Range

Observations:

C.1. The gas range functioned at the time of the inspection using normal operating controls.

D. Built-in Oven

Observations:

D.1. The gas-fueled built-in oven indicated to be operating normally and in serviceable condition at the time of the inspection.

E. Exhaust Hood

Observations:

E.1. The range hood exhaust fan and lights indicated to be in serviceable condition at the time of the inspection.

F. Microwave

Observations:

F.1. Built-in microwave ovens are tested using normal operating controls. Unit was tested and indicated to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

F.2. FYI: Microwave Safety - Review of this Consumer Product Safety Commission publication: www.cpsc.gov.

G. Dryer Vent

Observations:

G.1. A dryer vent connection was installed in the laundry room. The dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.

H. Limitations of Appliances Inspection

Comments:

- Appliances were tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing and electrical repairs - with a \$50-\$100 deductible. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.
- The General Home Inspection testing of built-in ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.
- The following items are inspected at the discretion of the inspector: Dryers, Washers, Refrigerators, and Trash-compactors.

XIII. Pool

A. Pool Views



B. Air Booster Pump

Observations:

B.1. No deficiencies noted. The air pump appeared functional at the time of inspection.



C. Deck Condition

Materials: Concrete

Observations:

C.1. Appears in satisfactory and functional condition with normal wear for its age. Appears to be a sound structure.

D. Gate & Fence Condition

Description: Mesh type

Observations:

D.1. The pool fence was in functional and in satisfactory condition at the time of inspection.

E. Filter

Observations:

E.1. The pool filtration system appeared to be in serviceable condition at the time of the inspection.

F. Skimmer and Basket

Observations:

F.1. Functional. No deficiencies noted at the time of inspection.

G. Pool Heater Condition

Description: Solar and Gas

Observations:

G.1. The gas pool heater was operated and inspected at the time of inspection. No deficiencies noted.

G.2. The pool was equipped with a solar thermal system designed to heat pool water using sunlight. Properly-operating solar thermal systems can significantly reduce water heating costs. Inspecting solar thermal systems lies beyond the scope of the General Home Inspection which is limited to confirming the supply of hot water at plumbing fixtures. The Inspector recommends that you have the system evaluated by a contractor specializing in these systems.

H. Lights

Observations:

H.1. The pool lights appeared to be in serviceable condition at the time of the inspection.

H.2. Spa light failed to respond to the switch. This may indicate a problem with the switch, wiring or fixture. The Inspector recommends evaluation by a qualified contractor.

I. Pressure Gauge

Observations:

I.1. Present on filter housing and operational.

J. Pump(s)**Observations:**

J.1. Appeared to be in good working condition.

K. Jets**Observations:**

K.1. Operated, no deficiencies noted.

L. Structure Condition

Type: Below the ground.

Description: The vessel was constructed from Gunite

Observations:

L.1. The pool vessel indicated to be in satisfactory condition at the time of inspection.

M. Tile**Observations:**

M.1. Tiles were in satisfactory condition at the time of inspection.

N. Timer**Observations:**

N.1. Present and in good working condition.

O. Water Condition**Observations:**

O.1. The pool water was clear at the time of inspection.

P. Maintenance Tips**Recommended Maintenance:**

- Check the water level once a day.
- Check the PH twice a week.
- Check the hardness, TDS and total alkalinity once a month.
- Test for metals once every six months.
- Check the skimmer basket twice a week.
- Check the pump strainer pot once a week.
- Look for leaks every day.
- Vacuum the pool once or twice a week.
- Brush the pool walls and bottom once a week.
- Clean the water line once a week.
- Empty and clean the filter every three months.

Photos



Roof Views



Roof Views



Roof Views



Roof Views



Roof Views



Roof Views



Sentricon Termite Bait System



Boat Dock



Porch



Master Bedroom



Master Bedroom Fireplace



Family Room



Roof Structure



Roof Structure



Roof Structure



Roof Structure



Roof Structure



Roof Structure