



# Inspection Report

## Sample Report

**Property Address:**  
1997 Inspection Street  
Largo FL 33773



**Superior Home Inspection Services**

**Danny Coots HI8666  
727-307-2724**

## General Summary



**Superior Home Inspection Services**

**727-307-2724**

**Customer**  
Sample Report

**Address**  
1997 Inspection Street  
Largo FL 33773

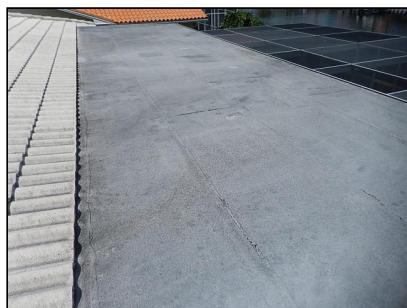
The following items or discoveries indicate that these systems or components do not function as intended, adversely affect the habitability of the dwelling, warrant further inspection or evaluation by a licensed contractor in their respective field, or require subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This summary is not the entire report. The complete report may include additional information of concern to the client or purchaser of the home. It is recommended that the complete report be read.

### 1. Roofing

#### 1.0 Roof Coverings

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

(1) The flat roof membrane covering at the rear of the home is nearing the end of its serviceable life. The covering is cracking at areas and loose at the roof edge. Sealing the covering with an approved coating may prolong the life and prevent leaks. Recommend consulting with a licensed roofing contractor to determine the need for replacement.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

## 2. Exterior



### 2.1 Doors (Exterior)

#### Inspected, Repair or Replace

The rear entry door to the pool enclosure does not latch when closed. This is a safety issue at pool enclosures.



2.1 Item 1(Picture)

## 3. Garage

### 3.4 Entry Door from the Garage to the inside of the home

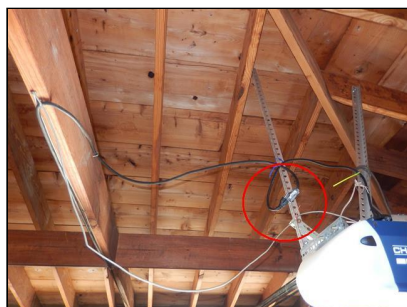
#### Inspected, Repair or Replace

The door from the garage to inside the home does not appear to be a fire rated door. This means that should a fire occur in the garage, the occupant door does not provide protection until fire fighters arrive. This door should be replaced with a fire rated door.

### 3.5 Automatic Garage Door Operators

#### Inspected, Repair or Replace

The automatic garage door opener is using a non-grounded extension cord for permanent wiring and should be plugged in to its own outlet. Recommend a licensed electrician correct as needed.



3.5 Item 1(Picture)

## 4. Interiors

### 4.5 Windows (representative number)

#### Inspected, Repair or Replace

Window(s) in the front bedroom are cloudy indicating the seals are failing and moisture intrusion is occurring between the glass panes. Recommend repair or replace as needed. The walls were deteriorated at the frame and tested wet indicating active water intrusion is occurring. Recommend repair.



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)

## 6. Plumbing System

### 6.1 Plumbing Water Supply, Distribution System and Fixtures

#### Inspected

(1) The supply lines for the utility sink do not have individual shut offs. Recommend a licensed plumber install shut offs. The hot control knob on the sink faucet was seized or not functional with normal force.



6.1 Item 1(Picture)

(2) The shower control leaks from behind the handle when on in the master bathroom. Repair or replacement is recommended.



6.1 Item 2(Picture)

### 6.2 Plumbing Drain, Waste and Vent Systems

#### Inspected, Repair or Replace

(1) The waste line for the guest bathroom sink has an improper connection. Flexible piping is being used that should be solid, smooth walled PVC. This is not considered up to today's standards and should be corrected to prevent clogs or drainage issues. Recommend repair by a licensed plumber.





6.2 Item 1(Picture)

(2) The toilet in the master bathroom has staining at the base and signs of high moisture. This is typically an indication the wax ring seal is failing. Recommend resetting the toilet on a new wax seal and caulking the base.

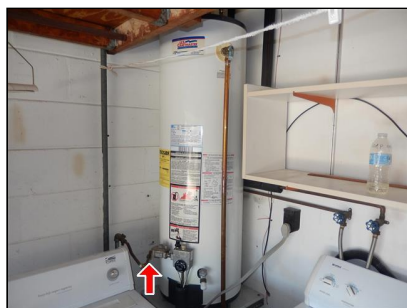


6.2 Item 2(Picture)

### 6.3 Water Heaters and Venting Systems

#### Inspected, Repair or Replace

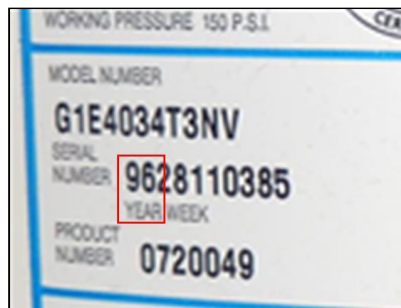
The water heater needs a sediment trap installed at the gas line connection. The water heater is considered aged or nearing the end of its life expectancy of 15-20 years. The inspected unit is 22 years old, however there were no visible leaks and the unit provided hot water at the time of the inspection. Replace as needed or desired.



6.3 Item 1(Picture)



6.3 Item 2(Picture)



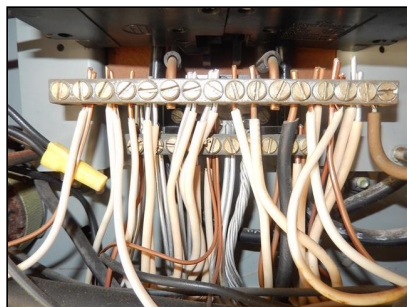
6.3 Item 3(Picture)

## 7. Electrical System

### 7.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

#### Inspected

Aluminum wire is installed on 120v branch electrical circuits (15A and 20A) in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s to the mid 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. Insurance companies typically require remediation of aluminum wiring prior to issuing a homeowners policy. A qualified licensed electrician should remedy as necessary.

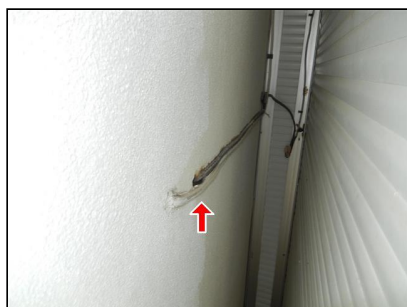


7.3 Item 1(Picture)

#### 7.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the exterior walls)

##### Inspected, Repair or Replace

(1) Exposed wiring at the rear patio, in the garage, and under the kitchen sink should be properly concealed in conduit for safety and to prevent damage. A licensed electrician should perform repairs that involve wiring.



7.4 Item 1(Picture)



7.4 Item 2(Picture)



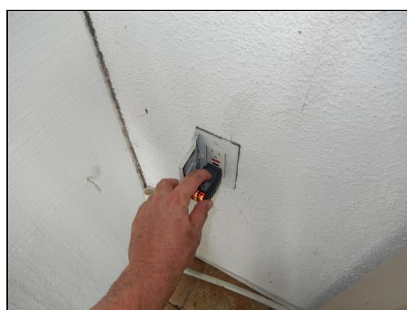
7.4 Item 3(Picture)

(2) Ceiling fans throughout the home and rear patio are aged, deteriorated, and wobble when on. One fan in the rear patio was not functional.

#### 7.6 Operation of GFCI (Ground Fault Circuit Interrupters)

##### Inspected, Repair or Replace

(1) The exterior GFCI outlets at the rear patio and right of the main entry wouldn't trip or respond to testing. Replacement of the outlet is recommended for safety.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

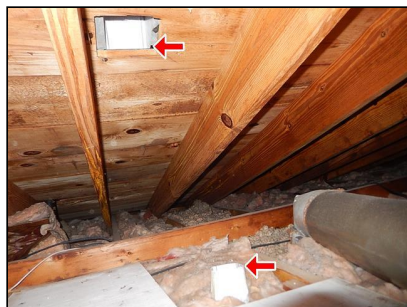
(2) GFCI protected outlets are recommended in the kitchen, bathrooms, and garage, where not currently installed.

## 9. Insulation and Ventilation

### 9.1 Venting Systems for the Bathroom(s), Clothes Dryer, and misc systems

#### Inspected, Repair or Replace

The guest bathroom exhaust fan is not properly connected to the roof vent in the attic space.



9.1 Item 1(Picture)

## 12. Swimming Pool & Equipment

### 12.3 Pumps for Circulation of Water

#### Inspected, Repair or Replace

Leaks or water seepage was noted at the main seal of the pool pump.

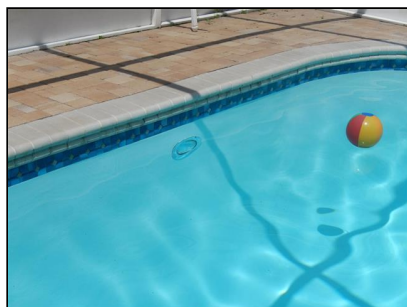


12.3 Item 1(Picture)

### 12.5 Pool Lighting

#### Inspected, Repair or Replace

The pool light was out.



12.5 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system, the causes of the need for a repair, the methods, materials, and costs of corrections, the suitability of the property for any specialized use, compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions. The market value of the property or its marketability. The advisability or inadvisability of purchase of the property. Any component or system that was not observed. The presence or absence of pests such as wood damaging organisms, rodents, or insects. Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind. Calculate the strength, adequacy, or efficiency of any system or component. Enter any area or perform any procedure that may damage the property or its components, or be dangerous to the home inspector or other persons. Operate any system or component that is shut down or otherwise inoperable. Operate any system or component that does not respond to normal operating controls. Disturb or move insulation, move personal items, panels, furniture,

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equipment, plant life, soil, or debris that obstructs access or visibility. Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air. Determine the effectiveness of any system installed to control or remove suspected hazardous substances. Predict future condition, including but not limited to failure of components. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Danny Coots*



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<b>Date:</b> 1/1/2018	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b> 1997 Inspection Street Largo FL 33773	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

### Comment Key or Definitions

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

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

**Not Inspected or Operated (NI)** = The inspector did not inspect or operate this item, component or unit and made no representations of whether or not it was functioning as intended. A reason may be provided as to why it could not be visually inspected or operated using normal controls.

**Not Present (NP)** = This item, component or unit was not installed in the inspected home.

**Quality Control or Maintenance Item(s)** = These items may be considered minor or typical repairs. Maintenance items or normal wear and tear are noted as in need of attention as part of home ownership and may not constitute an actual defect.

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

This home is considered a "fixer upper." The home inspection is limited to what can be inspected in regards to floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of home. The inspection of main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Lack of or deferred maintenance was observed as the overall condition. When repairs or remodeling are undertaken, further damage may be present that was not visible at the time of inspection.

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

46 Years

**Property Vacant:**

Yes

**In Attendance:**

Customer

**Weather:**

Clear

**Temperature:**

Over 65 (F) = 18 (C)

**Rain in last 3 days:**

Yes

1. Roofing

The home inspector shall observe: Roof coverings, Roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations. The inspector shall observe and report signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials and report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Roof Covering:

Concrete Tile

Modified Bitumen (Rolled Asphalt Membrane)

Method used to observe roof coverings:

Walked

Approximate age of roof coverings:

17 Years

Permit Date : 06/28/2001

		IN	NI	NP	RR	QCM
1.0	Roof Coverings	<div></div>			<div></div>	
1.1	Roof Structure & Accessible Attic	<div></div>				
1.2	Skylights, Chimneys, and Roof Penetrations (Vents)	<div></div>				
1.3	Roof Drainage Systems (Gutters with downspouts)	<div></div>				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, QCM= Quality Control or Maintenance Item(s)

INNI NP RR QCM

Comments:

1.0 (1) The flat roof membrane covering at the rear of the home is nearing the end of its serviceable life. The covering is cracking at areas and loose at the roof edge. Sealing the covering with an approved coating may prolong the life and prevent leaks. Recommend consulting with a licensed roofing contractor to determine the need for replacement.



1.0 Item 1(Picture)

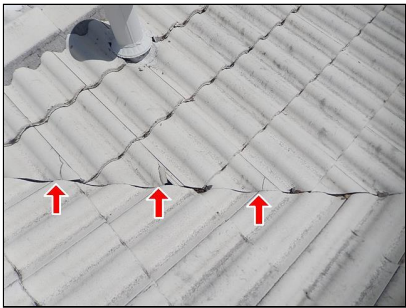
1.0 Item 2(Picture)

1.0 Item 3(Picture)

1.0 (2) Minor cracks were observed on tiles. Repair or replace as needed.



1.0 Item 4(Picture)



1.0 Item 5(Picture)

1.3 Damaged drain parts were noted at the rear downspouts.



1.3 Item 1(Picture)

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

2. Exterior



The home inspector shall observe wall cladding, sidings, flashings, and trim. Entry doors and a representative number of windows. Decks, balconies, stoops, steps, areaways, porches and applicable railings. Eaves, soffits, and fascias. Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials. Operate all entry doors. Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. Fences, Presence of safety glazing in doors and windows. Geological conditions, Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities). Detached buildings or structures. Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.

Styles & Materials

Exterior Walls & Siding:

Cement Stucco

Driveway:

Concrete

		IN	NI	NP	RR	QCM
2.0	Wall Covering and Trim	•				
2.1	Doors (Exterior)	•			•	
2.2	Windows (Exterior)	•				
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, QCM= Quality Control or Maintenance Item(s)

IN NI NP RR QCM

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, QCM= Quality Control or Maintenance Item(s)

**Comments:**

A close-up photograph of a white wall. A red arrow points to a faint, circular mark on the wall. The mark appears to be a light-colored, circular stain or indentation. The wall is otherwise plain and white.

A close-up photograph of a white, textured wall. A horizontal crack runs across the middle of the frame. To the right, there is a small, white, rectangular vent or outlet. The bottom of the image shows green grass and some dark soil.

A close-up photograph of a light-colored concrete block wall. Several vertical and horizontal cracks are visible in the mortar joints. Green ivy leaves are growing on the right side of the wall, and some weeds are growing at the base of the wall.

A close-up photograph of a cable connection point on a white wall. A red circle highlights the connection where a cable enters the wall. The cable is dark and appears to be a coaxial cable. To the left, a portion of a grey satellite dish is visible. To the right, a white PVC pipe runs vertically down the wall. The ground is visible at the bottom, showing some dirt and a concrete base.

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2.2 Various shutters at the rear of the home were not functional.

2.3 (1) The railings at the deck are loose and show signs of deterioration at the fasteners. Recommend repair or replacement.



2.3 Item 1(Picture)

2.3 (2) Damaged or loose screens were observed at one or more areas of the rear enclosure. Repair or replace as needed.



2.3 Item 2(Picture)



2.3 Item 3(Picture)

2.3 (3) Rooted interior wall panels in the rear enclosure were noted. Recommend removal or replacement as further deterioration will occur.



2.3 Item 4(Picture)

2.4 Soil erosion is occurring at the front of the home right corner. Recommend adding fill dirt or landscaping to prevent further erosion. Installing gutters or improving drainage (if applicable) may help prevent future erosion.



2.4 Item 1(Picture)

2.5 There was evidence of wood deterioration or rot of the fascia board(s) at one or more areas at the exterior of the home at the right side. Recommend repair or replacement to prevent further deterioration. Failing or peeling paint was observed at areas on the fascia and soffit boards.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

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

3. Garage

		IN	NI	NP	RR	QCM
3.0	Garage Ceilings			•		
3.1	Garage Walls	•				
3.2	Garage Floor	•				
3.3	Garage Door(s)	•				
3.4	Entry Door from the Garage to the inside of the home	•			•	
3.5	Automatic Garage Door Operators	•			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, QCM= Quality Control or Maintenance Item(s)

IN NI NP RR QCM

Comments:

- 3.3 The weather stripping at the bottom of the garage door needs improvement or replaced to allow the door to properly seal to the ground and prevent water from entering the garage space.
- 3.4 The door from the garage to inside the home does not appear to be a fire rated door. This means that should a fire occur in the garage, the occupant door does not provide protection until fire fighters arrive. This door should be replaced with a fire rated door.
- 3.5 The automatic garage door opener is using a non-grounded extension cord for permanent wiring and should be plugged in to its own outlet. Recommend a licensed electrician correct as needed.



3.5 Item 1(Picture)

4. Interiors

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

		IN	NI	NP	RR	QCM
4.0	Ceilings	•				
4.1	Walls	•				
4.2	Floors	•				
4.3	Counters and Cabinets (representative number)	•				
4.4	Doors (representative number)	•				
4.5	Windows (representative number)	•			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, QCM= Quality Control or Maintenance Item(s)

IN NI NP RR QCM

Comments:

4.1 Wall tiles in both bathroom showers are cracked at various areas. Water intrusion may occur behind the walls.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.5 Window(s) in the front bedroom are cloudy indicating the seals are failing and moisture intrusion is occurring between the glass panes. Recommend repair or replace as needed. The walls were deteriorated at the frame and tested wet indicating active water intrusion is occurring. Recommend repair.



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)

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

5. Foundation, Crawlspace and Structure

The home inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, and roof structure. The home inspector shall: Probe structural components where deterioration is suspected. Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected. Report the methods used to observe under floor crawl spaces and attics. Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. If the access to the attic was marked as limited or obstructed this is an indication that all areas of the attic could not be inspected and no determinations of the conditions of these areas or components contained therein were noted.

Styles & Materials

<b>Roof Structure:</b>		<b>Roof-Type:</b>		<b>Attic info:</b>				
Wood Framing		Hip		Attic hatch				
Dimensional Lumber Decking		Flat						
<b>Method used to observe attic:</b>		<b>Floor Structure:</b>		<b>Wall Structure:</b>				
Crawled		Slab		Masonry				
				IN	NI	NP	RR	QCM
5.0	Foundations and Crawlspace			•				
5.1	Walls (Structural)			•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, QCM= Quality Control or Maintenance Item(s)

		IN	NI	NP	RR	QCM
5.2	Floors (Structural)	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, QCM= Quality Control or Maintenance Item(s)		IN	NI	NP	RR	QCM

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

6. Plumbing System

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

Styles & Materials

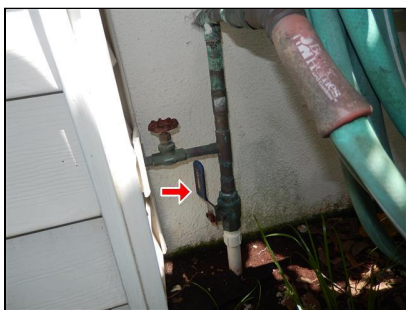
<b>Visible Plumbing Supply Material (in to the home):</b> Copper	<b>Visible Plumbing Water Distribution (inside home):</b> Copper	<b>Visible Plumbing Waste Materials:</b> Copper
<b>Water Heater Location:</b> Garage	<b>Water Heater Power Source:</b> Gas (quick recovery)	<b>Water Heater Manufacturer:</b> CRAFTMASTER
<b>Water Heater Capacity:</b> 40 Gallon		

		IN	NI	NP	RR	QCM
6.0	Main Water Shut-off Location	•				
6.1	Plumbing Water Supply, Distribution System and Fixtures	•				
6.2	Plumbing Drain, Waste and Vent Systems	•			•	
6.3	Water Heaters and Venting Systems	•			•	
6.4	Main Fuel Shut-off Location	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, QCM= Quality Control or Maintenance Item(s)		IN	NI	NP	RR	QCM

Comments:



**6.0** The main water shut off to the home is the lever located at the front exterior wall right of the main entry.



6.0 Item 1(Picture)

**6.1 (1)** The supply lines for the utility sink do not have individual shut offs. Recommend a licensed plumber install shut offs. The hot control knob on the sink faucet was seized or not functional with normal force.



6.1 Item 1(Picture)

**6.1 (2)** The shower control leaks from behind the handle when on in the master bathroom. Repair or replacement is recommended.



6.1 Item 2(Picture)

**6.1 (3)** The water supply at the rear deck was not functional. Consult with the current owner for location of an additional shut off.



6.1 Item 3(Picture)

**6.1** (4) The shower head in the guest bathroom was damaged or leaked. Recommend replacement as needed.

**6.2** (1) The waste line for the guest bathroom sink has an improper connection. Flexible piping is being used that should be solid, smooth walled PVC. This is not considered up to today's standards and should be corrected to prevent clogs or drainage issues. Recommend repair by a licensed plumber.



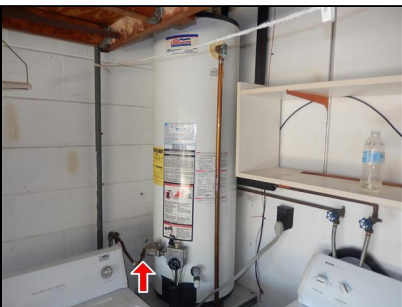
6.2 Item 1(Picture)

**6.2** (2) The toilet in the master bathroom has staining at the base and signs of high moisture. This is typically an indication the wax ring seal is failing. Recommend resetting the toilet on a new wax seal and caulking the base.



6.2 Item 2(Picture)

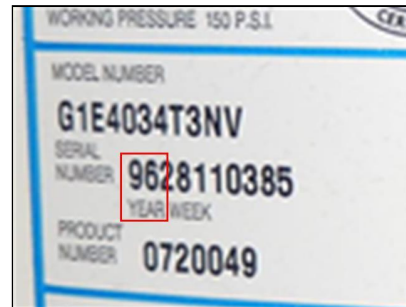
**6.3** The water heater needs a sediment trap installed at the gas line connection. The water heater is considered aged or nearing the end of its life expectancy of 15-20 years. The inspected unit is 22 years old, however there were no visible leaks and the unit provided hot water at the time of the inspection. Replace as needed or desired.



6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.3 Item 3(Picture)

## 6.4 The main fuel shut off is at the gas meter outside.



6.4 Item 1(Picture)

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

## 7. Electrical System

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

### Styles & Materials

**Electrical Service Conductors:**

Below ground

**Main Electric Panel Service:**

150 AMP

**Electric Panel Brand:**

ITE

**Panel Type:**

Circuit breakers

**Branch wire 15A and 20A:**

Copper

Aluminum

**Clothes Dryer Power Source:**

220V Electric

		IN	NI	NP	RR	QCM
7.0	Location of Main and Distribution Panels	•				
7.1	Service Entrance Conductors	•				
7.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
7.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•				
7.4	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the exterior walls)	•			•	
7.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in the garage, under the carport and the exterior walls	•				
7.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•	
7.7	Smoke Detectors	•				

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IN NI NP RR QCM

		IN	NI	NP	RR	QCM
7.8	Door Bell	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, QCM= Quality Control or Maintenance Item(s)		IN	NI	NP	RR	QCM

Comments:

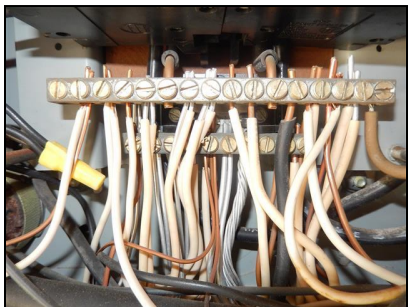
7.0 The main electric panel is located in the garage. Missing cover screws need replaced.



7.0 Item 1(Picture)

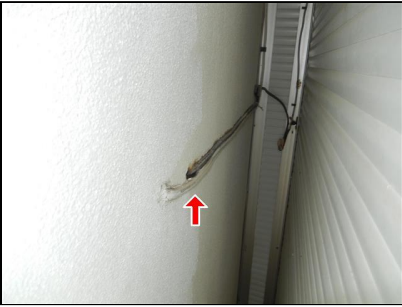
7.2 There is a surge protection device installed in the main electric panel that has been double tapped at the main disconnect breaker or wiring. This is only permitted if specifically noted by the panel manufacturer however is typical installation by electricians. The connections are not typically compromised as the stranded wiring will adhere to the main wires under the lug. This is for your information.

7.3 Aluminum wire is installed on 120v branch electrical circuits (15A and 20A) in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s to the mid 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. Insurance companies typically require remediation of aluminum wiring prior to issuing a homeowners policy. A qualified licensed electrician should remedy as necessary.



7.3 Item 1(Picture)

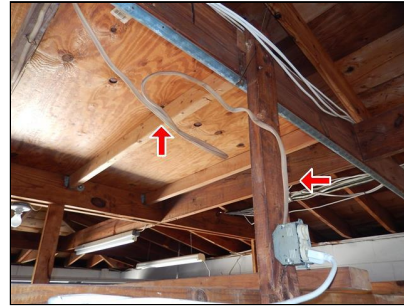
**7.4 (1)** Exposed wiring at the rear patio, in the garage, and under the kitchen sink should be properly concealed in conduit for safety and to prevent damage. A licensed electrician should perform repairs that involve wiring.



7.4 Item 1(Picture)



7.4 Item 2(Picture)



7.4 Item 3(Picture)

**7.4 (2)** Ceiling fans throughout the home and rear patio are aged, deteriorated, and wobble when on. One fan in the rear patio was not functional.

**7.4 (3)** Outlets in the kitchen and garage are missing cover plates. This is a safety issue that needs to be corrected.

**7.6 (1)** The exterior GFCI outlets at the rear patio and right of the main entry wouldn't trip or respond to testing. Replacement of the outlet is recommended for safety.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

**7.6 (2)** GFCI protected outlets are recommended in the kitchen, bathrooms, and garage, where not currently installed.

**7.7** Smoke detectors should be installed at required locations at the common hallways outside of the bedrooms and tested upon moving in to the home. Install smoke detectors in bedrooms as needed for additional first alert.

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

## 8. Heating / Central Air Conditioning (HVAC)

The home inspector shall observe permanently installed heating and cooling systems that are central to the home. The equipment shall be operated using normal controls that the homeowner would use to operate the system. Readily visible components such as coils, filters, and ductwork are observed. The inspector shall report on the presence of an installed heat source in each room. The home inspector shall describe the heating system energy source and type. The home inspector is not required to: Operate heating or cooling systems when weather conditions or other circumstances may cause equipment damage. Remove panels on the components or access interior parts that would require service by a licensed HVAC contractor. Operate automatic safety controls. Ignite or extinguish solid fuel fires. The home inspector is not required to observe the interior of flues, fireplace insert flue connections, humidifiers, electronic air filters, or determine the uniformity or adequacy of heating and cooling supply to the various rooms.





Styles & Materials

<b>Heat System Brand:</b> RHEEM Manufacture Year : 2016	<b>Heat System Type:</b> Forced Air	<b>Heat System Energy Source:</b> Gas
<b>Filter Size:</b> 24x24	<b>Air Conditioner Brand:</b> RHEEM Manufacture Year : 2016	<b>Cooling Equipment Type:</b> Central Air Conditioner
<b>Cooling Capacity (Tonage):</b> 2 1/2 Ton		

		IN	NI	NP	RR	QCM
8.0	Cooling and Air Handler Equipment	•				
8.1	Heating Equipment	•				
8.2	Thermostats & Normal Operating Controls	•				
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, and coils (if visible))	•				
8.4	Presence of Installed Heat/Cooling Source in Each Room	•				

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INNI NP RR QCM

Comments:

8.0 The ambient air test was performed by using thermometers on the air conditioning system to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 60 degrees, and the return air temperature was 75 degrees. This indicates that the unit was performing properly at the time of inspection. Recommend changing the filter(s) upon moving in to the home and routine annual maintenance including coil cleaning by a licensed HVAC contractor to ensure proper function and longevity of the system.



8.0 Item 1(Picture)

8.0 Item 2(Picture)

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

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces, ventilation of attics and foundation areas, Kitchen, bathroom, and laundry venting systems. The home inspector shall describe: Insulation in unfinished spaces and Absence of insulation in unfinished space at conditioned surfaces. The home inspector is not required to report on: Concealed insulation and vapor retarders, adequacy of insulation or venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:	Ventilation:
Blown	Soffit Vents
Batt	Passive

		IN	NI	NP	RR	QCM
9.0	Insulation in the Attic	•				•
9.1	Venting Systems for the Bathroom(s), Clothes Dryer, and misc systems	•			•	
9.2	Ventilation of the Attic and Foundation Areas	•				

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INNI NP RR QCM

Comments:

9.0 Insulation is old, has settled, and less than 6 inches in thickness remains in the attic. Heat/AC loss can occur more on this home than one that is properly insulated and the homes efficiency can be lowered without proper insulation in the attic space. Recommend having an energy audit performed by the local power company and add insulation as needed.



9.0 Item 1(Picture)

9.0 Item 2(Picture)

9.1 The guest bathroom exhaust fan is not properly connected to the roof vent in the attic space.



9.1 Item 1(Picture)

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

## 10. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher (through its normal cycle), Range, cook top, permanently installed oven, garbage disposal, ventilation equipment or range hood, and permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation. Non built-in appliances, clothes washing or drying appliances, refrigeration or cooling appliances. The home inspector is not required to operate: Appliances in use or any appliance that is shut down. If laundry equipment is present and determined to be remaining in the home these appliances may be tested at the inspectors discretion. The washing machine is tested for function only to ensure the unit has power and water. The machine is not operated through a full cycle. The dryer is tested for function only to determine if the unit has power and heats. The unit is not run through a full cycle. or otherwise inoperable.

		IN	NI	NP	RR	QCM
10.0	Dishwasher	•				
10.1	Ranges/Ovens/Cooktops	•				
10.2	Range Hood(s)/ Ventiltion Systems	•				
10.3	Food Waste Disposal	•				
10.4	Microwave Oven (Permanently Installed)	•				
10.5	Refrigerator	•				
10.6	Clothes Washer & Dryer	•				

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IN NI NP RR QCM

## Comments:

**10.5** The automatic ice maker was turned off at the time of the inspection. We are unable to determine if the unit functions as intended.

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

## 11. Lawn Irrigation Systems

The sprinkler system is operated using the manual controls only. We test the system for function and do not determine if the automatic controls, zone controls, or sensors are operating as intended. A qualified irrigation specialist should evaluate and maintain the system as needed.

		IN	NI	NP	RR	QCM
11.0	Sprinkler Operation	•				
11.1	Controlllers	•				
11.2	Spray Heads	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, QCM= Quality Control or Maintenance Item(s)

IN NI NP RR QCM

12. Swimming Pool & Equipment

The pool and equipment are visually inspected to determine the condition of the pool surface, pump, plumbing, and timer controls. The inspection is limited to these items and the inspector is not required to operate any equipment including pumps, heaters, levers or valves. Pool cleaners are not part of the limited pool inspection. The ability to check for leaks or seepage from the pool are beyond the scope of the inspection and are not included or able to be accurately discovered and reported.



		IN	NI	NP	RR	QCM
12.0	Operational Condition of Pool	•				
12.1	Surface Walls and Floor of Pool	•				
12.2	Pool Decking and Coating	•				
12.3	Pumps for Circulation of Water	•			•	
12.4	Plumbing and Filter Equipment	•				
12.5	Pool Lighting	•			•	
12.6	Pool Heaters			•		
12.7	Overflow Skimmers, Drains, and return jets	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, QCM= Quality Control & Maintenance Items

Comments:

12.3 Leaks or water seepage was noted at the main seal of the pool pump.



12.3 Item 1(Picture)

12.4 (1) Some knobs for the pool plumbing are damaged.



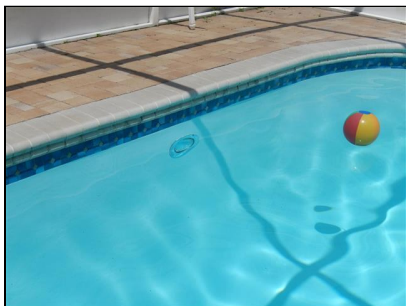
12.4 Item 1(Picture)

12.4 (2) The pressure gauge on the filter canister was damaged or not functional.



12.4 Item 2(Picture)

12.5 The pool light was out.



12.5 Item 1(Picture)

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