

Commendable Home Inspection, LLC. ***Commendable Inspection Report***



1224 Morningwood Lane, Palm Harbor, FL 34666
Inspection prepared for: Kevin Customer
Real Estate Agent: Robin Realtor -

Date of Inspection: 2/7/2015 Time: 9:00 AM
Age of Home: 33 years (1982) Size: 2239 Sq Ft
Weather: Sunny 63

This 4 bedroom 2.5 bath home Features a pool and a corner lot. For reference, the home faces NORTH.

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Thank you for the opportunity to conduct this inspection for you! Please read your entire Inspection Report carefully. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific noncode, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION.

When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, although this service may be offered for additional fee.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Inspection Details

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property.

The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Inspection Details

1. Attendance

In Attendance:

- Buyer's Agent present

2. Home Type

Home Type:

- Single Family Home
- Ranch Style
- Swimming Pool
- Attached 2-car Garage
- Screened patio in rear

3. Occupancy

Occupancy:

- Vacant
- The utilities were on at the time of inspection.
- This is an estate home. Although vacant for some time, some personal property remains.

Roof

1. Roof

Observations:

- The county records indicate that the roof was replaced in 2006.
- I examined the roof by walking on it and also checked the accessible attic space as far as possible for any signs of leakage or other issues revealed from the roofing systems. None were visible in the accessible areas of the attic, except as noted.
- A Dimensional shingle like this has an average useful life expectancy of 20 to 25 years in ideal conditions.
- The flat roof over the rear patio appears to be the same age. This type of roof typically has an average useful life of 12 to 15 years
- Proper installation of flashing cannot be verified in most cases due to the nature of the installation. Proper overlap of the various materials cannot be seen without removal. Some flashing is visible in some areas with no visible indication of malfunction. Consult a licensed roofer to assess further as desired.
- Some trees are overgrowing the roof. Overhanging trees should be trimmed back to avoid damage to the roof and prevent access from vermin to the roof.
- Some areas of decayed wood were observed at the fascia and soffit on several sides of the building. These have painted over several times and may require a carpenter to remove and replace the wood and repaint. Soffit on the front east corner were noted. Gutters may help prevent this type of damage in the future.



The county records indicate that the roof was replaced in 2006.

Some trees are overgrowing the roof. Overhanging trees should be trimmed back to avoid damage to the roof



The flat roof over the rear patio appears to be the same age.

Some areas of decayed wood were observed at the fascia and soffit on several sides of the building.

2. Gutter

Observations:

- No major system safety or function concerns noted at time of inspection.
- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.
- Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks.
- Gutters are filled with leaves in the back, this should be cleaned out to prevent overflow.



Gutters are filled with leaves in the back, this should be cleaned out to prevent overflow.

3. Chimney

Observations:

- As with any fireplace, we ALWAYS recommend an inspection and thorough cleaning by a certified chimney sweep service to verify safety and function BEFORE using the fireplace!
- No major system safety or function concerns noted at time of inspection.
- Flashing at roof and base of chimney may need some maintenance to ensure a continued waterproof seal.
- Crown and Flashing intact where visible. This is a wood frame chimney with a metal chimney pipe running up inside. Some wood decay and damage was noted, with a trim board coming loose.
- many gutter guards were removed for the gutters and stored in the chimney cap area. These should be removed to prevent and impingement of the draft air.



Crown and Flashing intact where visible. This is a wood frame chimney with a metal chimney pipe running up inside.

many gutter guards were removed for the gutters and stored in the chimney cap area.



Flashing at roof and base of chimney may need some maintenance to ensure a continued waterproof seal.

Fireplace

1. Fireplace and Chimney

Observations:

- We always **STRONGLY** suggest an inspection and cleaning by a licensed chimney sweep prior to using the fire place in a new home. Although the system may appear fully operational, something may be blocking the chimney or top cap that could cause a fire.
- The chimney appears to be operational and in good condition, but view was limited.
- This is a metal flue fireplace and chimney system typical to the era this house was built. These are normally very reliable and safe, but should be cleaned and inspected by a licensed chimney sweep every few years depending on usage.
- The firebrick liner in the firebox was noted to have some chips in the firebrick from unknown cause. These should be changed to ensure even heat distribution from the hearth.



The chimney appears to be operational and in good condition, but view was limited.

Attic

1. Structure

Observations:

- All visible areas clean and dry, except as noted. Some areas not accessible due to low clearance or safety issues.
- Unable to determine condition due to insulation.
- Inspected from near access hatch only, limited space in attic prevented further entry. hatch in garage is limited by air handler and ducting. Hatch in master closet was accessible but tight. Hatch in east side rear bedroom was inaccessible.
- Could not access all areas of the attic due to limited space.



All visible areas clean and dry, except as noted

2. Attic Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Whole house ventilation fan system was removed when the roof was replaced. The wiring is still in place and unknown if the wiring is safe or still live. Consult an electrician to assess.
- All bath fans, dryer, and range hood all vent through the roof. All piping appears correctly sized, proper material, and installed securely, except as noted. The range hood vent pipe was abandoned when the microwave was replaced. The microwaves vents to the kitchen, not to the roof.
- Some soffit vents are slightly blocked with insulation. This limits airflow and can increase attic temperature. Higher attic temperature leads to premature roof failure. Suggest clearing vents as possible.
- Ensure that soffit vents continue to allow air flow if painted. Currently most vents are functional . Air flow **MUST** be maintained to ensure attic stays as cool as possible. Attic temperature determines the life of the roof. A hot attic shortens the life of the roof.



All bath fans, dryer, and range hood all vent through the roof.

Whole house ventilation fan system was removed when the roof was replaced. The wiring is still in place and unknown if the wiring is safe or still live.

3. Insulation Conditions

Observations:

- Blown in fiberglass on top of the old style rockwool fiberglass was observed in the attic.
- Insulation averages 6 to 8 inches to a R-30 to R-45 insulation value. Current minimum standard for new construction is R-30 in Florida.
- Insulation level in the attic is much more than typical for homes this age. Insulation depth limits inspection of attic features, but keeps the house very cool.



Blown in fiberglass on top of the old style rockwool fiberglass was observed in the attic.

Heat/AC

1. A/C Compressor

Observations:

- The home has combination central heat & A/C unit, with outdoor compressor units located in the east side yard, and air handler with electrical heating strips located in the attic
- The unit was made in 2006. It is a 3.5 ton compressor made by International Comfort Products® corp.
- Tonnage refers to the cooling capacity and the SEER (Seasonal Energy Efficiency Rating) rating describes the efficiency of the unit.
- The unit performed adequately with a 23 degree differential temperature, meaning that the air was being heated by 23 degrees passing through the system (INLET TEMP 71F OUTLET TEMP 94F) Balance was generally good with all registers reading within +/- 2 degrees output, although the register in the rear bedroom east side was somewhat diminished. This can indicate a clogged or broken duct. Consult an HVAC technician to assess further.
- Normal life expectancy for an heat pump / air conditioning system is 15 – 20 years.
- We always suggest a service call from a licensed HVAC (Heat, Ventilation, Air Conditioner) contractor, to inspect and assess the entire system, clean the coils inside the compressor and air handler, flush out the condensate lines, and replace all filters. This helps to ensure optimum performance, and a professional may observe a minor issue and may be able to extend the life of this system.
- SEER ratings are estimated by the date of manufacture to be 11.
- Current minimum Federal standards for SEER ratings of new A/C systems as of June 2011 is 13.
- NOTE: Systems could not be tested in cooling mode due to low outside temperatures. Cold temperatures can damage systems in A/C mode. Systems ran normally in heating mode.



The unit was made in 2006. It is a 3.5 ton compressor made by International Comfort Products® corp.

2. Refrigerant Lines

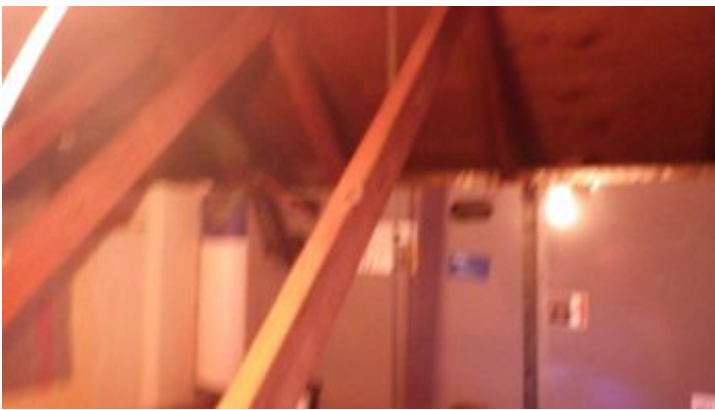
Observations:

- No defects found. Minor corrosion noted.

3. Air Handler

Observations:

- The air handler was located in the attic .
- MAINTENANCE TIP: Condensate lines should be flushed with a mixture of bleach and water yearly to prevent blockage of condensate lines. Be careful with bleach spilling outdoors where condensate lines discharge.
- Duct work was primarily located in the attic, and appeared to be in satisfactory condition overall, except as noted.
- Condensate drain line is buried in plants behind the compressor. Be sure the end of the drain pipe does not become clogged or the system can spill over in the attic.



The air handler was located in the attic .



Duct work was primarily located in the attic, and appeared to be in satisfactory condition overall, except as noted.



Condensate drain line is buried in plants behind the compressor.

4. Filters

Location:

- Located inside Air handler cabinet.

Observations:

- System filter sizes: (large pleated type in the main return air line in the attic) These require fewer replacements per cooling season. Consult an HVAC to establish a working schedule of replacement
- The System filter should be cleaned or changed regularly. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and condenser. This helps to keep these components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.



System filter sizes: (large pleated type in the main return air line in the attic)

5. Thermostats

Observations:

- Location: hall near hall bath
- Digital - NON programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.
- IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of hundreds of dollars per year in energy costs.



Digital - NON programmable type.

Plumbing

1. Plumbing

Observations:

- The plumbing system is typical for the year the home was built and consists of **PVC** drain pipes and copper & CPVC supply pipes.
 - The toilet in the half bath, is a low flow models (1.6 gallons per flush) meaning that they will use less water than older toilets.
 - Both toilets in the full baths are original non flow restricted toilets. They consume nearly 3 gallons per flush. This is significant amount of water use over a year. Compare this to the current requirement of only consuming 1.3 gallons per flush (Ultra low flow). All Toilets are now required to be "Ultra low flow" rated at 1.3 gallons per flush, which saves water from the original standard toilet of many years past.
 - No active leaks were visible during inspection, except as noted.
 - Moisture meter reading high moisture in grout between toilet base and floor, after flushing two or three times in master bath. Minor discoloration of grout seal tends to confirm the evidence. This may indicate a small leak in the flange wax seal of the toilet. This type of leak indicates that the toilet may need to be reset on the flange of the piping with a new wax seal. If a large leak develops, floors can be damaged around toilet base.
 - The main shutoff and meter is located in just off the sidewalk on the east side of the front lawn.
 - The main water shutoff valve is located on the east side of the house at the water conditioner.
 - Reclaimed water is available on this street for irrigation use. This house's irrigation system appears to be connected to the reclaim water supply.
 - A water conditioner system is present in the house (on the east side outdoors) and Does appear to be functional. Salt was present in the reservoir, and indications in the house show functionality. Testing of water softeners is beyond the scope of a home inspection, due the need to test water samples to verify operation of the system.
- However, we do recommend the use of water conditioning systems. These systems help to reduce the aging affects of minerals in the water on the fixtures. Hot water tanks can last nearly twice as long with a water softener in use. Calcium deposits are reduced, and the various plumbing fixtures in the house do not tend to have the significant calcium buildup in the screens or on the chrome. We suggest a service call from a water conditioning company to verify operations and service system prior to moving.



The main shutoff and meter is located in just off the sidewalk on the east side of the front lawn.



A water conditioner system is present in the house (on the east side outdoors) and Does appear to be functional.



The main water shutoff valve is located on the east side of the house at the water conditioner.



Reclaim water for irrigation is connected

Water Heater

1. Type and size

Observations:

- The hot water tank in the garage is a 50 gallon upright unit made by Rheem® that registered water temperatures at 116F.
- The unit was manufactured in 2011.
- Normal average life expectancy for a hot water tank in Florida is 10 to 15 years. This unit is 4years old. The unit life can be extended with the use of a water conditioning system.



The hot water tank in the garage is a 50 gallon upright unit made by Rheem® that registered water temperatures at 116F.

2. TPRV

Observations:

- A pressure & temperature relief valve (TPRV) & extension is present and appears safely installed and satisfactory

Electrical

1. Electrical Panels

Observations:

- Electrical power is supplied from an underground supply to a meter channel on the east side of the building.
- The main disconnect is located in the main circuit breaker panel and is rated at 200 amps. This is considered adequate for the size and age of the building.
- Removal of the cover panel on the circuit breaker panel revealed no significant issues, except as noted. These are typical distribution systems for the era this building was constructed.
- No major modifications or repairs were observed in the box and all wiring appeared tight and of proper size.
- **GFCI** (Ground Fault Current Interrupt) circuits are installed in some areas home, but were not required when the home was built. All tested normally. These devices can be life saving, and fairly inexpensive to install. A GFCI receptacle replaces a normal plug receptacle, with a built in safety device. These devices should be tested twice a year (spring forward, fall back) to keep the mechanical movement functional Push the test buttons and reset.
- GFCI (ground fault circuit interrupt) receptacle in hall bath failed to trip when tested. It showed a wiring error [OPEN GROUND] which would prevent a tester from tripping the device. This receptacle should be rewired. Contact an electrician for assessment.
- Some areas were missing the GFCI receptacle that should be protected. The laundry room, garage and half bath were not GFCI protected.
- Some unknown electrical issues may be hidden in the walls, or elsewhere in the house. Overall, the quality of the electrical system seems Good.



The main breaker panel is located in the garage.



Removal of the cover panel on the circuit breaker panel revealed no significant issues, except as noted.

2. Lights and Receptacles

Observations:

- Some switch functions could not be determined. There may be light bulbs that do not work, or a remote switch for an external light fixture that could not be seen while operating the switch, especially in daylight.
- Some receptacles were loose in the wall or painted over and difficult to insert a plug. You may consider updating some older receptacles to ensure good connections and a cleaner look and feel.
- All checked lights and receptacles operated normally, except as noted.
- Non Standard workmanship for a light fixture and switch for the exhaust fan in the half bath. The fixture and switch is mounted inside the medicine cabinet with a hand written label for use. Unknown what type of wires or methods were used to secure these devices.



Non Standard workmanship for a light fixture and switch for the exhaust fan in the half bath.

Exterior Areas

1. Grounds and Exterior

Observations:

- The stucco surface was sprayed with a spray on texture within the last few years. There are obvious cracks, some are larger, on every face of the building, that were obscured by this texturing. Inquire with sellers when and why this texture was applied. Normally such texturing is not required for repainting a stucco over block home.
- Minor hairline cracking noted on various sidewalls. None appears to be of concern, but monitor for changes such as growing longer, or wider.
- Exterior paint appears to be in good condition and recently updated. Continue to maintain caulk and sealants as required.
- Wood decay noted in siding on front wall caused by sprinklers and lack of sunlight to dry the wood out. Wood decay noted on soffits and fascia on all sides, with the most severe damage noted on north east side at a corner projection in the roof.
- Some exterior areas inaccessible. Issues may be identified that were not be readily apparent may be revealed when trees are trimmed and landscape cleaned.
- A 7 Zone irrigation system was present and operated normally. This uses "reclaim" water supply from county. All visible sprinkler nozzles responded normally when tested, a few may need adjustment and clearing of overgrown vegetation.
- Fence gates may require adjustment or repair to allow free motion. Some binding or maladjustment noted. The west could not be opened due to poor fit.
- Wooden privacy fence is in poor condition with some missing slats, staining and panels not entirely secured to posts. Gate jammed on west side, could not open to verify function.
- Pool screen cage has some visible damaged screens, and doors. The east side panels are torn on the enclosure.
- PVC Shed observed in rear of property. Ground appears solid, no damage or issues noted. Shed was nearly empty
- A metal shed was observed in the rear yard. This appears to be on a Pressure treated wooden foundation, but could not be verified. The shed doors were rusty, and the wood deck appears to be decayed and stained. This shed requires repairs and may have exceeded its useful life.
- Very Little mulch or ground cover is present in most gardens, which leads to muddy conditions when it rains. Consult a landscaper to assess for some ground cover to stabilize the soil.
- masonry retaining wall near fireplace is cracking in several spots. A few cracks inside the pool screen area were noted as well on this wall. Consult a mason or general contractor to repair the walls.
- **Wooden retaining wall on west side is severely decayed and a large section has failed. The garden above the retaining wall has washed away with the deck of the patio losing support. A landscaper can rebuild or replace the retaining wall and reinforce the soil to protect the patio deck. A masonry wall will be more robust.**



Wooden privacy fence is in poor condition with some missing slats, staining and panels not entirely secured to posts.

PVC Shed observed in rear of property.



A 7 Zone irrigation system was present and operated normally.

Wood decay noted in siding on front wall caused by sprinklers and lack of sunlight



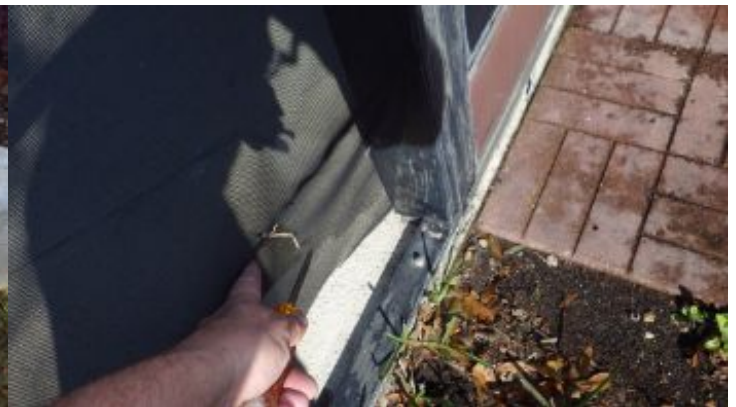
PVC Shed observed in rear of property



The metal shed doors were rusty, and the wood deck appears to be decayed and stained.



masonry retaining wall near fireplace is cracking in several spots.



Pool screen cage has some visible damaged screens, and doors. The east side panels are torn on the enclosure.



Wooden retaining wall on west side is severely decayed and a large section has failed. The garden above the retaining wall has washed away with the deck of the patio losing support.



Obvious crack covered by stucco spray texture.

Windows and Doors

1. Windows

Observations:

- All tested windows were operational, except as noted Most are single hung single glazed, non impact windows with a few sliders.
- A few windows in the house are off the holding springs and slam down when released. The spring does not hold the window open. Consult a window repair service to repair the springs. The front (North west) bedroom window and the north east bedroom window.
- Maintenance Tip: Monitor and maintain caulk sealant on exterior of windows. Every other year is a good schedule to check, repair or replace window caulk to prevent water entry and damage.
- All windows may require caulk, as some noticeable higher moisture readings were discovered inside around the windows in the North west Bedroom, master bathroom, hall bathroom, and two bedrooms on the east side. These windows in particular and all others should be checked and recaulked or sealed as necessary.
- All roll down storm panels appeared operational except the one on the west side of the patio. While the motor ran, the panel did not move, and is likely only jammed in the track. Consult a window repair service to repair the jammed up panel.
- Screens are damaged or frayed in a few windows. The screens are mostly intact on most windows.
- Most screens appear to be in place and functional.
- Window sills are made of concrete and several were noted as damaged or cracking. The one on the master bath window (West side) was broken right off) This should be repaired to prevent rain water infiltration into the wall space below the window.



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Window sills are made of concrete and several were noted as damaged or cracking. The one on the master bath window (West side) was broken right off

Cracked window sills.



Screens are damaged or frayed in a few windows.

All roll down storm panels appeared operational except the one on the west side of the patio.



High moisture readings noted at the windows in several rooms

2. Doors

Observations:

- No major issues noted with any doors. All appeared operational and intact, except as noted.
- Patio doors are operational. Continue normal maintenance such as cleaning and lubricating the wheels, adjusting latch height, and replacing weather seals. Contact a door and glass repair company to assist with maintenance.
- The personnel door going outside from the garage is rusted and decaying. This is typical of this type and location of door and may need to be addressed in a few years if the decay becomes more pronounced. Typically these door last many years with this issue present.
- few door stops were present. Damage may result from knobs hitting the drywall.



No major issues noted with any doors. All appeared operational and intact, except as noted.



Patio doors are operational. Continue normal maintenance such as cleaning and lubricating



few door stops were present. Damage may result from knobs hitting the drywall.

Pool

1. Coping, Tile, Finish

Observations:

- Minor cracking and staining of deck does not appear to impact use or function.
- Safety fencing or other types of pool access barriers (alarms, door locks, etc) were not visible or present. They may not have been required when pool was installed, but may be worth considering for safety of any children that may visit.
- Pool edge tile (called the coping tiles) are average for the age. Some grout repair noted, other grout and tile placement may require service, observed near ladder.
- Gutters over pool screen cage are clogged with leaves and overflowing. This can have lead to the erosion on the ground or wood staining in the attic section.
- Access gates, including screen doors should be self-closing and self-latching locking device located on the pool side of the gate. Both screen doors have issues with latches and piston closers. Exterior fence gates have fitment and latch problems. The west side gate could not be opened at all.
- **Pool plaster finish has served its useful life and is damaged. The concrete is showing through the plaster in some spots. This should be replaced due to the abrasive feeling of the surface under water. The surface will grow algae easily and be very difficult to maintain in its present state.**



Pool plaster finish has served its useful life and is damaged. The concrete is showing through the plaster in some spots.



Both screen doors have issues with latches and piston closers.

2. Pump & Plumbing

Observations:

- A cartridge filter system is present.
- We always suggest an assessment by a licensed pool contractor to verify operations and explain operation and maintenance of the various components.
- A single pump, no chlorinator, no flow control valves, and a stainless steel cartridge filter housing all appear to be fully operational.
- A roof top solar water heating system was removed in the past. The marks from the old pipes are still visible.
- No other pool equipment was visible such as skimmers, nets, brushes, but the vacuum system was in use. They may be in a cabinet. Inquire with seller for availability.
- A cartridge filter system is set up on a few loose bricks and is very wobbly. A slight push can snap the filter off the piping. The pump and filter should be secured to a concrete pad all at the same level to prevent damage.



A single pump, no chlorinator, no flow control valves, and a stainless steel cartridge filter housing all appear to be fully operational.

A cartridge filter system is set up on a few loose bricks and is very wobbly.

3. Electrical

Observations:

- Pool and pump appear to be bonded to ground properly
- Grounding and bonding of the pool and electrical system could not be verified as ground leads were buried.
- Sub-panel with timer control for pump present. The mechanical timer in the sub-panel was abandoned for a programmable timer in an adjacent box. Inquire with sellers for instructions to program the timer.



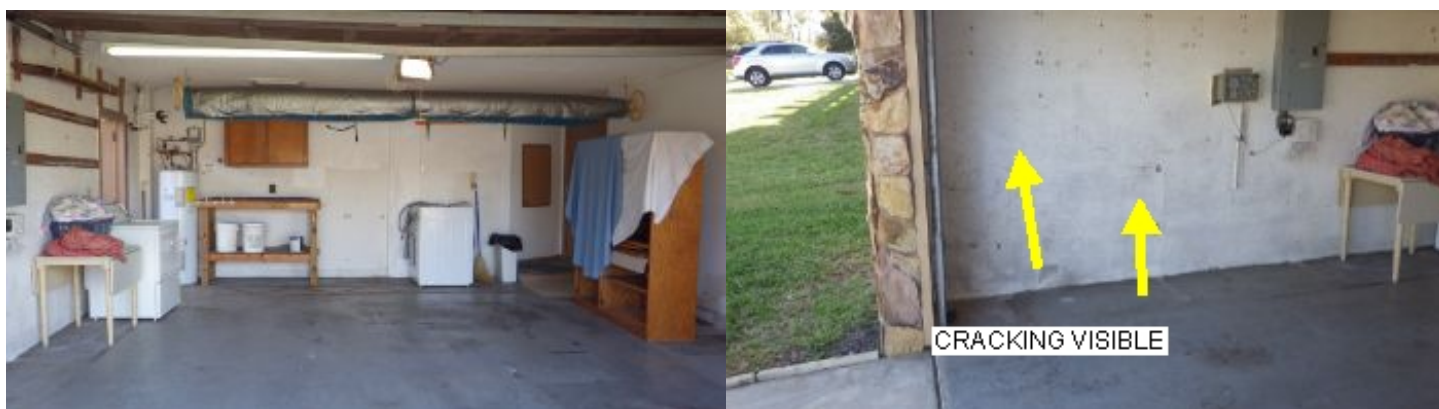
Sub-panel with timer control for pump present. The mechanical timer in the sub-panel was abandoned for a programmable timer in an adjacent box.

Garage

1. Garage Conditions

Observations:

- garage was clean and dry. Some stains were noted on the walls from where old shelves were mounted. Some cracking was noted to the block walls on either side. Cracking did not appear to be breaking through to the exterior, but exterior walls had been re-coated with spray stucco texture and painted. This treatment masks any cracking.
- some areas of garage were inaccessible due to personal property. Some areas of floor and walls could not be seen, and are excluded from reporting.
- Cabinets and shelves in garage may be loose or mounted improperly. Do not assume that all are sound and structurally robust. Test before loading.



garage was clean and dry.

Some cracking was noted of the block walls on either side.

2. Garage Doors

Observations:

- One original 16' wooden door with torsion lift spring. Minor wood stains from various leaks but door appears intact.
- No major issues noted with garage door.
- Garage door maintenance tip: Twice yearly all hinges and rollers should be LIGHTLY oiled to ensure smooth operation. The door drive chain or screw should get a light coating of lithium grease to allow the trolley to travel smoothly.



One original 16' wooden door with torsion lift spring. Minor wood stains from various leaks but door appears intact.

3. Garage Door Opener

Observations:

- The garage door opener is functional, all safety tests were conducted and passed by door opener.
- a chain drive opener was observed
- Eye beam system present and operating.



The garage door opener is functional, all safety tests were conducted and passed by door opener.

Interior Areas

1. Interior

Observations:

- Note that most areas did not reveal any elevated moisture readings, but with lack of rain, and no occupants using plumbing for a long time, most moisture testing is inconclusive. hidden Leaks and damage are possible in any home regardless of age or condition, and may be revealed with any new rain or use of plumbing fixtures.
- Floors walls and ceilings ; observed some minor apparently cosmetic stains, sags, cracks or other visible damage, except as noted.
- Some exterior windows have storm protection roll up panels. All roll up panels need cleaning and maintenance as all tested roll-ups appeared to jam or malfunction due to lack of use. Suggest service from a qualified roll up storm window contractor.
- two drywall seams on ceilings in the master bedroom and living room were noted as cracking in the house. This is typically caused by sub-standard finishing work when finishing the drywall. This is minor cosmetic damage. Consult a drywall contractor to assess if concerned.
- The doorbell did not operate when tested. Doesn't "Ding" or "Dong"

Kitchen

1. Kitchen Features

Observations:

- Kitchen cabinets, appliances, fixtures, lighting and counters appear sound and clean except as noted.
- Major Appliances all appear to be functional. (Stove, refrigerator, microwave, washer, dryer, and dishwasher) were all tested and all appear to function normally.
- **Under counter fluorescent lighting is using a spliced, wire nutted, lamp cord for power source. See behind the refrigerator. This should be replaced with proper wiring to prevent shock hazard. Consult an electrician.**



Kitchen cabinets, appliances, fixtures, lighting and counters appear sound and clean except as noted.



Under counter fluorescent lighting is using a spliced, wire nutted, lamp cord for power source. See behind the refrigerator.

2. Sinks

Observations:

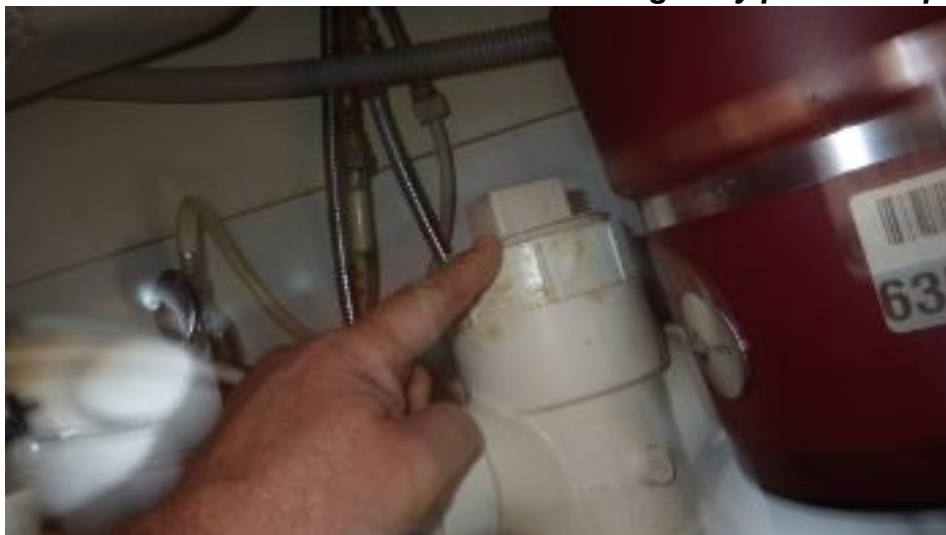
- Operated normally, at time of inspection.
- The sink cabinet base wood was slightly damaged by presumed past leaking. Some blistering of the cabinet base wood was noted, none severe enough to cause structural concerns. A piece of wood was added to the cabinet base around the drain pipe and this is soft and water damaged.
- Kitchen has a Stainless steel - surface mounted sink
- Slow drain at sink with gurgling which may indicate that the drain line needs to be cleaned and/or that the drain is not properly vented. An air admittance valve should be added to the drain pipe to allow easy drainage of the sinks, especially the disposal side.
- A second valve on the sink is typically plumbed to instant hot water or filtered water. This one is not plumbed to anything.



Kitchen has a Stainless steel - surface mounted sink



The sink cabinet base wood was slightly damaged by presumed past leaking.



An air admittance valve should be added to the drain pipe to allow easy drainage of the sinks, especially the disposal side.

3. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

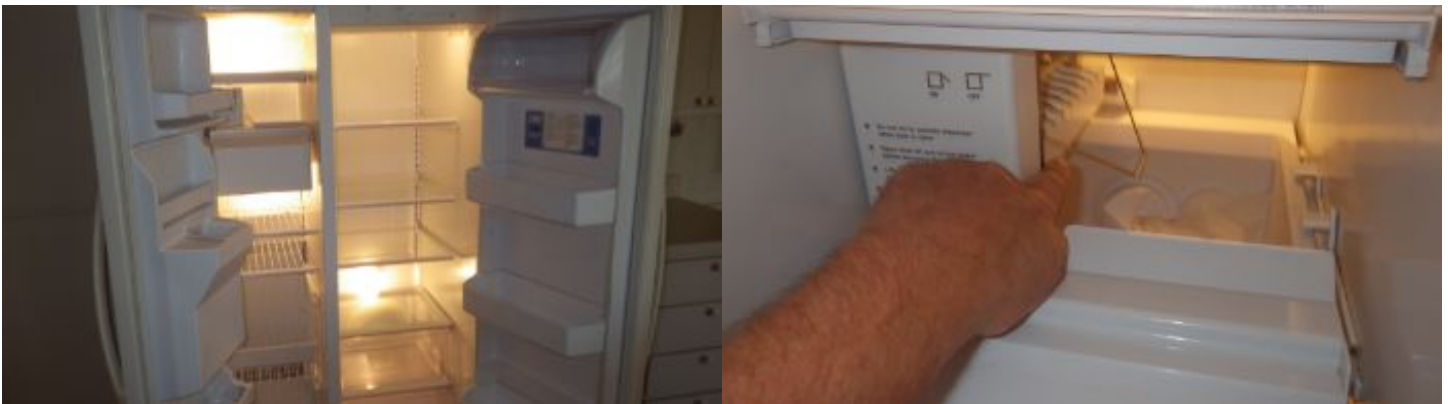


Operated - appeared functional at time of inspection.

4. Refrigerator

Observations:

- Whirlpool® Side by Side refrigerator with Ice maker
- The operating temperatures in the fridge were 43F in the food compartment, and 12F in the freezer. The device appeared to be operating normally. We suggest cleaning the coils prior to moving to maintain efficient operation. Contact an appliance service technician to clean coils and check operations.
- Water supply is present for ice supply in refrigerator.
- Ice maker did not appear to function. System was on but little ice was in the bin. Ice was present in the ice maker bin but it should have been filled.



Whirlpool® Side by Side refrigerator with Ice maker

Ice maker did not appear to function. System was on but little ice was in the bin.

5. Oven & Range

Observations:

- Range has the glass top cooking surface heating elements.
- Oven(s): Electric
- All heating elements operated when tested.
- Oven(s) operated when tested.
- Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges should include an anti-tip device to provide protection when excess force or weight is applied to an open oven door. These are available at appliance stores and home building centers.
- Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.



All heating elements operated when tested.

6. Microwave

Observations:

- Built-in microwave oven was tested and appeared operational at time of inspection.
- Built in microwave has a range hood which vents through a filter and back into the room. The filter should be cleaned or replaced every few years to prevent grease buildup. The kitchen does have a vent pipe that could vent cooking fumes to the roof, but this pipe was abandoned for unknown reasons.



Built-in microwave oven was tested and appeared operational at time of inspection.

7. Dishwasher

Observations:

- Dishwasher was tested and appeared to perform normally.



Dishwasher was tested and appeared to perform normally.

8. Washer

Observations:

- Not Tested. No washer present or does not convey with sale.

9. Dryer

Observations:

- Dryer not present or does not convey with sale.
- The dryer vent should be cleaned prior to occupancy. We always suggest hiring a professional to clean ductwork to ensure that all areas inside the walls are cleaned and secured properly. Lint is flammable and restricted airflow can cause fires in the dryer duct.



The dryer vent should be cleaned prior to occupancy.

Bathrooms

1. Bath Features

Observations:

- Bathrooms are named and referenced by the following: The master bath - obvious. The main hall bath is located between the bedrooms on the eastside of the home. The half bath is next to the laundry room.
- Light fixtures operate normally.
- The tile floor in the hall bath is not secure to the substrate. The tiles are cracking, because they do not stick to the subfloor. This is a preparation error. While currently in place, the tiles can come off or break anytime. Many can be lifted out by hand. Consult a tile contractor to replace this floor when the tiles fail.
- The inside door knob in the half bath is a interior closet release handle
- **Non standard construction of the half bath. The room appears to be a modified closet. the normal clearance specified in Uniform Plumbing codes (UPC) around fixtures is marginal or ignored in this bath. 21" clearance in front of the toilet or sink is ignored as the fixtures interfering with each other, and the entry door. Clearance is required for repairs and emergency rescue. 15" clearance to the sides of the toilet just make it, but the entry door to the bath is blocked by the sink down to 15". This was not a permitted project and likely not finished by a licensed plumber.**



Master Bedroom

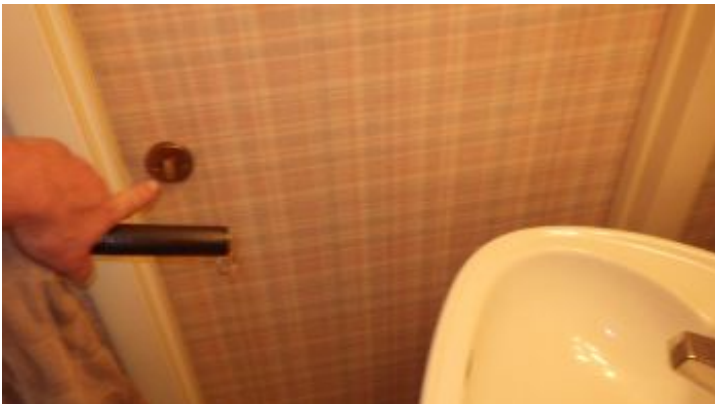
Half bath



Hall bath



**Non standard construction of the half bath.
The room appears to be a modified closet.**



**The inside door knob in the half bath is a
interior closet release handle**



**The tile floor in the hall bath is not secure to
the substrate. The tiles are cracking, because
they do not stick to the subfloor.**

2. Sinks

Observations:

- No deficiencies observed, except as noted.
- Operated normally, at time of inspection.
- Sink leaked at drain "P" trap in master bath vanity, left side. Some minor damage to the cabinet base noted.
- Faucet leaks at handle in half bath when in use on cold.



Faucet leaks at handle in half bath when in use on cold.

Sink leaked at drain "P" trap in master bath vanity, left side. Some minor damage to the cabinet base noted.

3. Toilets

Observations:

- Operated when tested. Appeared functional, at time of inspection - except as noted.

4. Tubs Showers

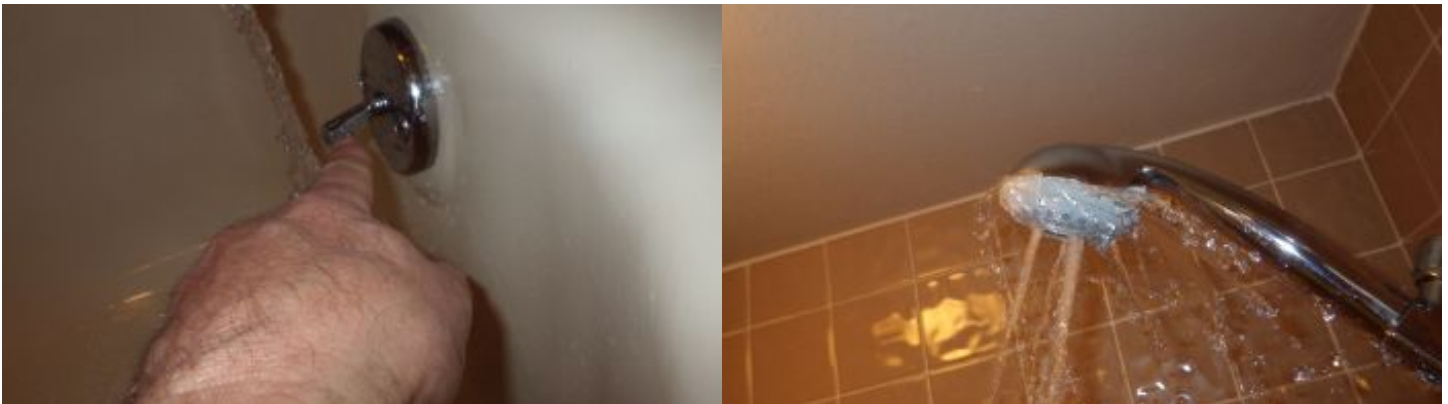
Observations:

- All were tested and appeared normal with good pressure and good drainage
- There was a large chip observed in the tub in the hall bath. This does not affect functionality but may cause rusting and staining.
- Silicon caulk should be added or updated in the grouted corners of all tubs and showers. Good quality caulk prevents water infiltration to the grout, which prevents the grout from deteriorating. Any tile handyman can install caulk easily.
- The shower head in the master bath leaks and has clogged nozzles that mis-spray. This sprayer can be cleaned or replaced.
- The drain stopper lever in the Master bath has rusted and does not operate. The lever assembly should be replaced to restore function.



There was a large chip observed in the tub in the hall bath

Silicon caulk should be added or updated in the grouted corners of all tubs and showers.



The drain stopper lever in the Master bath has rusted and does not operate.

The shower head in the master bath leaks and has clogged nozzles that mis-spray.

Bedrooms

1. Bedrooms

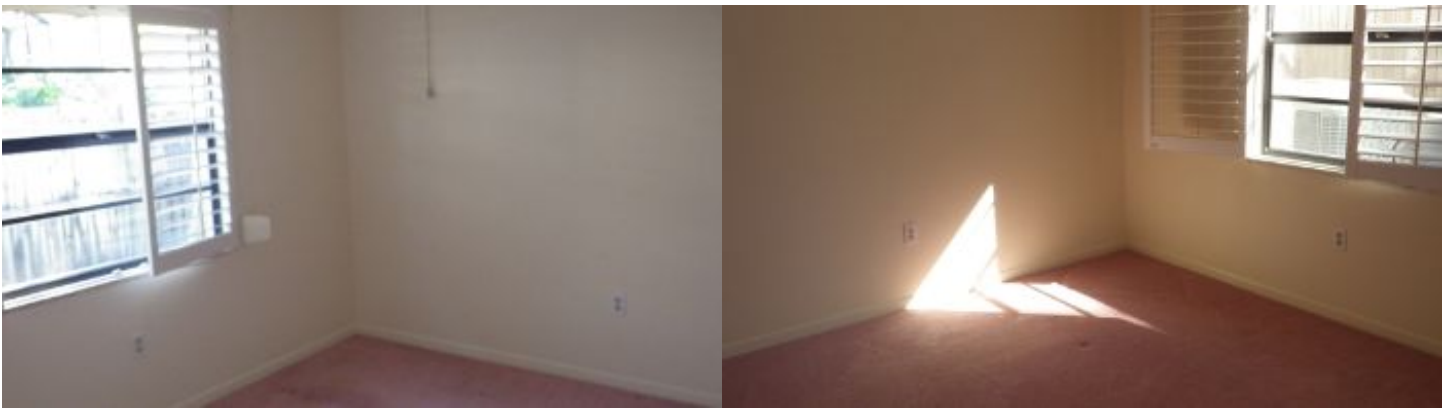
Observations:

- Carpets and floors are generally in good condition with no major damage or staining noted.
- We always recommend replacing all smoke detectors when occupying a new home. Not just the batteries go bad with smoke detectors. Current studies indicate a useful life of 5 - 7 years and age is difficult to determine.
- Minor damage such as hanger holes, nicks and gouges observed in several areas. Repair and paint as necessary.



NW (front) bedroom

Master Bedroom



SE (rear) bedroom

NE (East) bedroom

Glossary

<i>Term</i>	<i>Definition</i>
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A electrical safety device that protects people by de-energizing a circuit very quickly, when even a small amount of current is shorting through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
SEER	Seasonal Energy Efficiency Rating - a scale to rate the operating costs of air conditioning equipment. A higher number means the device is more efficient. To go from a 9 SEER to a 13 SEER is reported to save over \$300 per year in energy costs. Current minimum is 13 SEER and devices are being produced that exceed 20 SEER.

Your Inspection Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior Areas

Page 15 Item: 1	Grounds and Exterior	<ul style="list-style-type: none"> • Wooden retaining wall on west side is severely decayed and a large section has failed. The garden above the retaining wall has washed away with the deck of the patio losing support. A landscaper can rebuild or replace the retaining wall and reinforce the soil to protect the patio deck. A masonry wall will be more robust.
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Pool

Page 22 Item: 1	Coping, Tile, Finish	<ul style="list-style-type: none"> • Pool plaster finish has served its useful life and is damaged. The concrete is showing through the plaster in some spots. This should be replaced due to the abrasive feeling of the surface under water. The surface will grow algae easily and be very difficult to maintain in its present state.
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Kitchen

Page 26 Item: 1	Kitchen Features	<ul style="list-style-type: none"> • Under counter fluorescent lighting is using a spliced, wire natted, lamp cord for power source. See behind the refrigerator. This should be replaced with proper wiring to prevent shock hazard. Consult an electrician.
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Bathrooms

Page 31 Item: 1	Bath Features	<ul style="list-style-type: none"> • Non standard construction of the half bath. The room appears to be a modified closet. the normal clearance specified in Uniform Plumbing codes (UPC) around fixtures is marginal or ignored in this bath. 21" clearance in front of the toilet or sink is ignored as the fixtures interfering with each other, and the entry door. Clearance is required for repairs and emergency rescue. 15" clearance to the sides of the toilet just make it, but the entry door to the bath is blocked by the sink down to 15". This was not a permitted project and likely not finished by a licensed plumber.
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