GREAT CHOICE INSPECTIONS.
(561)816-1612
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HOME INSPECTION IB36

380 Laurie rd
West Palm Beach, Florida 33405

Mike & Stephanie Blake
05/07/2025

Inspector
Gustavo Pereira
LICENSE HI16471
(561)816-1612
greatchoiceinspections.org@gmail.com

Agent
Christie Di Lemme

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SUMMARY

255

RECOMMENDATION

1.1.1 General Information - Inspectors Present at Inspection: Gustavo Pereira #HI16471
1.2.1 General Information - Property Type: Single Family
1.3.1 General Information - Stories: Stories 1
1.4.1 General Information - Square Footage: 1705 Sqft
1.5.1 General Information - Weather: Sunny
1.6.1 General Information - Temperature: 82 degrees Fahrenheit
1.7.1 General Information - Number of Bathrooms: Two
1.8.1 General Information - Number of Bedrooms: Three
1.9.1 General Information - Approximate Age: 1952 Based on listing
1.10.1 General Information - Occupancy: The home was occupied
1.11.1 General Information - Furnished: Yes
1.12.1 General Information - Soil Condition: Dry
1.13.1 General Information - Utilities: All on
1.14.1 General Information - People Present: Homeowner
1.14.2 General Information - People Present: Buyers Agent
1.17.1 General Information - Hurricane: Seasonal hurricanes
1.17.2 General Information - Hurricane: Coastal high-hazard zone
1.18.1 General Information - IMPORTANT HOUSE INFORMATION: All reports
1.18.2 General Information - IMPORTANT HOUSE INFORMATION: Water Main
2.1.1 SITE - Exterior Views: Views of the exterior
2.2.1 SITE - Walkway Material/Condition: WALKWAY MATERIALS
2.2.2 SITE - Walkway Material/Condition: Material
2.3.1 SITE - Driveway Material/Condition: DRIVEWAY MATERIAL
2.3.2 SITE - Driveway Material/Condition: Concrete
2.6.1 SITE - Fence: FENCE MATERIAL
2.6.2 SITE - Fence: Wood
2.7.1 SITE - Gate: GATE MATERIAL
2.7.2 SITE - Gate: Wood gates

- 2.10.1 SITE - Patio Condition: PATIO CONDITION
- 2.10.2 SITE - Patio Condition: Patio OK
- 2.10.3 SITE - Patio Condition: LEVEL & FLAT
- 2.10.4 SITE - Patio Condition: Level and Flat OK
- 2.10.5 SITE - Patio Condition: PATIO COVER TYPE
- 2.10.6 SITE - Patio Condition: Roof
- 2.10.7 SITE - Patio Condition: PATIO COVER CONDITION
- 2.10.8 SITE - Patio Condition: Cover OK
- 2.11.1 SITE - Patio Material: Locations
- 2.11.2 SITE - Patio Material: Patio location
- 2.11.3 SITE - Patio Material: Material
- 2.11.4 SITE - Patio Material: Patio Floor Type
- 2.12.1 SITE - Landscape Irrigation: OPERATION
- 2.12.2 SITE - Landscape Irrigation: All house with sprinklers
- 2.12.3 SITE - Landscape Irrigation: NOT TESTED
- 2.12.4 SITE - Landscape Irrigation: Beyond the scope
- 2.13.1 SITE - SIDING/DEFECTS: SIDING MATERIAL
- 2.13.2 SITE - SIDING/DEFECTS: Stucco
- 2.14.1 SITE - TRIM: TRIM MATERIAL
- 2.14.2 SITE - TRIM: Composite
- 2.18.1 SITE - Soffit: Soffits OK
- 2.19.1 SITE - Facia: Weathering- age
- 2.20.1 SITE - DOOR CONDITION: GENERAL CONDITION
- 2.20.2 SITE - DOOR CONDITION: Exterior doors OK
- 2.21.1 SITE - WINDOW CONDITION: WINDOES GENERAL CONDITION
- 2.21.2 SITE - WINDOW CONDITION: OK
- 2.22.1 SITE - Receptacles: EXTERIOR OUTLET TYPES
- 2.22.2 SITE - Receptacles: GFCI- weather-protected
- 2.24.1 SITE - Exterior Faucets: GENERAL CONDITION
- 2.24.2 SITE - Exterior Faucets: Ext hose bibs OK
- 2.25.1 SITE - Exterior Stairs: STAIR CONDITION_____
- 2.25.2 SITE - Exterior Stairs: Stairs OK
- 2.27.1 SITE - Gutters: DRAINAGE SYSTEM MATERIAL
- 2.27.2 SITE - Gutters: Aluminum
- 2.27.3 SITE - Gutters: SYSTEM DESCRIPTION
- 2.27.4 SITE - Gutters: Roof drainage system OK
- 2.27.5 SITE - Gutters: GUTTER CONDITION
- 2.27.6 SITE - Gutters: Gutters OK
- 2.28.1 SITE - Downspouts: OK
- 3.1.1 ROOF - Method of Inspection: Walked the roof
- 3.1.2 ROOF - Method of Inspection: DRONE

3.2.1 ROOF - Type of Covering: Asphalt shingles noted
3.3.1 ROOF - General Condition: ALL REPORTS INSURANCE DISCLAIMER
3.3.2 ROOF - General Condition: Shingles, flashing & vents OK
3.5.1 ROOF - Combustion Vents: VENT CONDITION
3.5.2 ROOF - Combustion Vents: Combustion OK
4.1.1 FOUNDATION - Configuration: SLAB
4.1.2 FOUNDATION - Configuration: Slab
4.2.1 FOUNDATION - Type: All Slab foundation
4.6.1 FOUNDATION - Slab-on-grade: SLAB DESCRIPTION
4.6.2 FOUNDATION - Slab-on-grade: Slab- most not visible
4.6.3 FOUNDATION - Slab-on-grade: Slab inspectoin limitations
4.6.4 FOUNDATION - Slab-on-grade: SLAB CONDITION
4.6.5 FOUNDATION - Slab-on-grade: Slab OK
5.1.1 COMPRESSOR UNIT - AC Refrigerant Lines: Lines OK
5.2.1 COMPRESSOR UNIT - Other: Label photo
5.2.2 COMPRESSOR UNIT - Other: Manufacturer
5.2.3 COMPRESSOR UNIT - Other: Date of manufacture
5.2.4 COMPRESSOR UNIT - Other: LOCATION
5.2.5 COMPRESSOR UNIT - Other: Compressor location
5.2.6 COMPRESSOR UNIT - Other: PAD and ENCLOSURE
5.2.7 COMPRESSOR UNIT - Other: Pad OK
6.3.1 GARAGE - Overhead Door: SINGLE
6.5.1 GARAGE - Floor: GENERAL CONDITION
6.5.2 GARAGE - Floor: Limited view
6.7.1 GARAGE - Walls: Walls OK
6.8.1 GARAGE - Ceiling: Ceilings OK
6.10.1 GARAGE - Door to Living Space: DOOR CONDITION
6.10.2 GARAGE - Door to Living Space: Non-compliant FIRE door
6.10.3 GARAGE - Door to Living Space: No self-closing hinges FIRE DOOR
7.1.1 INTERIOR - Views: Pictures of interior
7.2.1 INTERIOR - General Condition: Personal Items
7.2.2 INTERIOR - General Condition: Minor wear and deterioration
7.3.1 INTERIOR - Walls: GENERAL CONDITION
7.3.2 INTERIOR - Walls: Walls OK
7.3.3 INTERIOR - Walls: Minor damage & deter, general
7.4.1 INTERIOR - Flooring: Floors OK
7.5.1 INTERIOR - Ceiling: Ceiling OK
7.6.1 INTERIOR - Ceiling Fan: All OK
7.7.1 INTERIOR - Trim: GENERAL CONDITION
7.7.2 INTERIOR - Trim: Interior trim OK
7.7.3 INTERIOR - Trim: MINOR TRIM

7.9.1 INTERIOR - Registers: Cooling OK
7.10.1 INTERIOR - Doors: GENERAL CONDITION
7.10.2 INTERIOR - Doors: Interior doors OK
7.11.1 INTERIOR - Window Condition: GENERAL CONDITION
7.11.2 INTERIOR - Window Condition: Windows OK
7.12.1 INTERIOR - Windows: WINDOW FRAME/SASH MATERIAL
7.12.2 INTERIOR - Windows: Sliding window / double pane windows
7.14.1 INTERIOR - Receptacles: GENERAL CONDITION
7.14.2 INTERIOR - Receptacles: Outlets OK
7.15.1 INTERIOR - Switches: Disclaimer
7.16.1 INTERIOR - Lighting: STANDARD LIGHTING
7.16.2 INTERIOR - Lighting: Lighting OK
7.21.1 INTERIOR - Smoke/CO Detectors: Every Inspection Disclaimer
7.22.1 INTERIOR - Thermostat: Thermostat location
7.22.2 INTERIOR - Thermostat: The home had
7.23.1 INTERIOR - Air Filter: LOCATION
7.23.2 INTERIOR - Air Filter: Sliding panel
8.1.1 ATTIC - Access: METHOD of EVALUATION
8.1.2 ATTIC - Access: Limited view-belongings
8.1.3 ATTIC - Access: LOCATION of ACCESS HATCH
8.1.4 ATTIC - Access: Hatch
8.3.1 ATTIC - Truss Structure: ROOF TRUSSES
8.3.2 ATTIC - Truss Structure: Manufactured roof trusses
8.3.3 ATTIC - Truss Structure: ROOF TRUSS CONDITION
8.3.4 ATTIC - Truss Structure: OK
8.5.1 ATTIC - Thermal Insulation: FIBERGLASS
8.5.2 ATTIC - Thermal Insulation: Blown-in fiberglass
8.6.1 ATTIC - Ventilation: SOFFIT VENTS
8.6.2 ATTIC - Ventilation: Soffit vents
8.6.3 ATTIC - Ventilation: ATTIC FAN
8.6.4 ATTIC - Ventilation: Attic fan
8.7.1 ATTIC - Thermal Insulation Condition: OK
8.12.1 ATTIC - Sheathing: ROOF SHEATHING MATERIAL
8.12.2 ATTIC - Sheathing: 7/16" OSB
8.14.1 ATTIC - Pictures: Picture from the attic
9.1.1 BATHROOMS - Bathrooms: NUMBER OF BATHROOMS
9.1.2 BATHROOMS - Bathrooms: 2
9.2.1 BATHROOMS - Toilets: TOILET OPERATION
9.2.2 BATHROOMS - Toilets: Toilet OK
9.3.1 BATHROOMS - Shower: Functional flow/drainage
9.4.1 BATHROOMS - Tub: Functional flow/drainage

- 9.4.2 BATHROOMS - Tub: FAUCET
- 9.5.1 BATHROOMS - Sink: SINGLE SINK
- 9.5.2 BATHROOMS - Sink: Functional flow/drainage
- 9.5.3 BATHROOMS - Sink: FAUCET
- 9.5.4 BATHROOMS - Sink: Faucet OK
- 9.6.1 BATHROOMS - Under Sink: GENERAL CONDITION
- 9.6.2 BATHROOMS - Under Sink: OK
- 9.7.1 BATHROOMS - Bathroom Ventilation: Ventilation OK
- 9.8.1 BATHROOMS - Bathroom Windows: WINDOW GLAZING
- 9.10.1 BATHROOMS - Floor: Floor OK
- 9.11.1 BATHROOMS - Wall Condition: Walls serviceable
- 9.12.1 BATHROOMS - Ceiling: Ceiling OK
- 9.13.1 BATHROOMS - Counter: Counter OK
- 9.14.1 BATHROOMS - Cabinets: Cabinets OK
- 10.1.1 KITCHEN - General Condition: Kitchen OK
- 10.2.1 KITCHEN - Appliances: Microwave
- 10.2.2 KITCHEN - Appliances: Microwave OK
- 10.2.3 KITCHEN - Appliances: Dishwasher
- 10.2.4 KITCHEN - Appliances: Dishwasher OK-TESTED
- 10.3.1 KITCHEN - Appliance Pictures: Caption
- 10.3.2 KITCHEN - Appliance Pictures: Caption
- 10.3.3 KITCHEN - Appliance Pictures: Caption
- 10.3.4 KITCHEN - Appliance Pictures: Caption
- 10.4.1 KITCHEN - Sink: SINK CONDITION
- 10.4.2 KITCHEN - Sink: Functional flow/drainage
- 10.4.3 KITCHEN - Sink: FAUCET
- 10.4.4 KITCHEN - Sink: Faucet OK
- 10.5.1 KITCHEN - Under sink Condition: OK
- 10.6.1 KITCHEN - Range: Electric range
- 10.7.1 KITCHEN - Range condition: ANTI
- 10.7.2 KITCHEN - Range condition: Fastened down
- 10.8.1 KITCHEN - Lighting/Switches: STANDARD LIGHTING
- 10.8.2 KITCHEN - Lighting/Switches: Lights OK
- 10.9.1 KITCHEN - receptacles: Receptacles OK
- 10.9.2 KITCHEN - receptacles: No GFCI
- 10.10.1 KITCHEN - Cabinets: GENERAL CONDITION
- 10.10.2 KITCHEN - Cabinets: Cabinets OK
- 10.11.1 KITCHEN - Counter tops: GENERAL COUNTERTOPS
- 11.1.1 LAUNDRY - General Condition: General Appliances- Tested
- 11.2.1 LAUNDRY - Washer: General Appliances- Working
- 11.3.1 LAUNDRY - Dryer: General Appliances- Working

- 11.4.1 LAUNDRY - Dryer Venting: VENT CONDITION
- 11.4.2 LAUNDRY - Dryer Venting: Vent visual inspection- QC
- 11.4.3 LAUNDRY - Dryer Venting: Dryer vent OK
- 11.7.1 LAUNDRY - 120-Volt Receptacles: CONDITION
- 11.7.2 LAUNDRY - 120-Volt Receptacles: Receptacles OK- no GFCI not red
- 11.8.1 LAUNDRY - 240-volt Receptacles: Dryer 240V outlet OK
- 11.11.1 LAUNDRY - Room Ventilation: Ventilation OK
- 12.1.1 ELECTRIC - Panel: Location- drop-down
- 12.1.2 ELECTRIC - Panel: Service amperage:
- 12.1.3 ELECTRIC - Panel: Brand
- 12.1.4 ELECTRIC - Panel: _____PICK ONE_____
- 12.1.5 ELECTRIC - Panel: Load center service panel
- 12.3.1 ELECTRIC - Labels: MANUFACTURER'S LABEL
- 12.3.2 ELECTRIC - Labels: Missing label
- 12.5.1 ELECTRIC - AC al Disconnect: Disconnect OK
- 12.8.1 ELECTRIC - Overcurrent Protection: LOCATION
- 12.8.2 ELECTRIC - Overcurrent Protection: Service panel
- 12.8.3 ELECTRIC - Overcurrent Protection: BREAKERS
- 12.8.4 ELECTRIC - Overcurrent Protection: Breakers
- 12.8.5 ELECTRIC - Overcurrent Protection: Breakers OK
- 12.11.1 ELECTRIC - Main Disconnect: Disconnect at panel
- 12.12.1 ELECTRIC - al Service: ELECTRICAL MAST
- 12.12.2 ELECTRIC - al Service: Mast ok
- 12.13.1 ELECTRIC - al Meter: Meter location- drop-down
- 12.13.2 ELECTRIC - al Meter: Overhead
- 12.13.3 ELECTRIC - al Meter: CONDITION
- 12.13.4 ELECTRIC - al Meter: Meter OK
- 12.16.1 ELECTRIC - Bathroom al: Outlets OK
- 13.1.1 WATER HEATER - General Condition: Water heater OK
- 13.3.1 WATER HEATER - Component Deficiencies: Water Pipe Connections
- 13.3.2 WATER HEATER - Component Deficiencies: Pipe fittings OK
- 13.7.1 WATER HEATER - Information: Drop-down location
- 13.7.2 WATER HEATER - Information: Manufacturer
- 13.7.3 WATER HEATER - Information: Date of manufacture
- 13.7.4 WATER HEATER - Information: __ Type Every report ___
- 13.7.5 WATER HEATER - Information: TANKLESS WATER HEATER
- 14.1.1 COOLING - General Condition: AC OK
- 14.2.1 COOLING - Air Handler: The Air Hanlder Was located in the closet
- 14.2.2 COOLING - Air Handler: The Air Handler was located in the utility room
- 14.2.3 COOLING - Air Handler: Label photo
- 14.2.4 COOLING - Air Handler: Manufacturer

14.2.5 COOLING - Air Handler: Date of manufacture
14.2.6 COOLING - Air Handler: Manufacturer
14.3.1 COOLING - System Description: Package system
14.4.1 COOLING - System Response: Response OK
15.1.1 PLUMBING - Water Supply: Public
15.2.1 PLUMBING - Main Water Pipe/Shut off: Shut off location
15.3.1 PLUMBING - Water Supply Pipe Condition: GENERAL CONDITION
15.4.1 PLUMBING - Water Supply Pipe Material: Most not visible
15.4.2 PLUMBING - Water Supply Pipe Material: 1/2" and 3/4"
15.4.3 PLUMBING - Water Supply Pipe Material: METAL PIPES
15.4.4 PLUMBING - Water Supply Pipe Material: 1/2-inch and 3/4-inch copper
15.5.1 PLUMBING - Waste Pipe Material: DWV MATERIAL
15.5.2 PLUMBING - Waste Pipe Material: 2 materials
15.6.1 PLUMBING - Waste Pipe Condition: DWV OK
15.9.1 PLUMBING - Sewage System Type: Public sewer system
16.3.1 POOL/SPA - Barrier System: Barrier OK
16.8.1 POOL/SPA - Fill: Filled to capacity
16.9.1 POOL/SPA - Filters: Filters OK
16.12.1 POOL/SPA - System: MANUFACTURER INFORMATION
16.12.2 POOL/SPA - System: Plumbing pipes OK
16.13.1 POOL/SPA - Type of Pool or Spa: ALL pool or spa
16.13.2 POOL/SPA - Type of Pool or Spa: The home had an above ground pool

1: GENERAL INFORMATION

1.1	Inspectors Present at Inspection
1.2	Property Type
1.3	Stories
1.4	Square Footage
1.5	Weather
1.6	Temperature
1.7	Number of Bathrooms
1.8	Number of Bedrooms
1.9	Approximate Age
1.10	Occupancy
1.11	Furnished
1.12	Soil Condition
1.13	Utilities
1.14	People Present
1.15	Building Permits
1.16	Flood
1.17	Hurricane
1.18	IMPORTANT HOUSE INFORMATION

Observations

1.1.1 Inspectors Present at Inspection

GUSTAVO PEREIRA #HI16471

Recommendation

1.2.1 Property Type

SINGLE FAMILY

Recommendation

1.3.1 Stories

STORIES 1

The building has 1 stories

Recommendation

1.4.1 Square Footage

1705 SQFT

Recommendation

1.5.1 Weather

SUNNY

Recommendation

1.6.1 Temperature
82 DEGREES FAHRENHEIT
Recommendation

1.7.1 Number of Bathrooms
TWO
Recommendation

1.8.1 Number of Bedrooms
THREE
Recommendation

1.9.1 Approximate Age
1952 BASED ON LISTING
Recommendation

1.10.1 Occupancy
THE HOME WAS OCCUPIED
Recommendation

1.11.1 Furnished
YES
Recommendation

1.12.1 Soil Condition
DRY
Recommendation

1.13.1 Utilities
ALL ON
Recommendation
All utilities were on at the time of the inspection.

1.14.1 People Present
HOMEOWNER
Recommendation

1.14.2 People Present
BUYERS AGENT
Recommendation

1.17.1 Hurricane
SEASONAL HURRICANES
Recommendation

The home was located in an area known to have experienced hurricanes in the past. You should ask your agent and the seller about this condition in order to understand as clearly as possible the risk and potential for future damage/danger from hurricanes and to better evaluate the ability of this home to withstand such storms. You should also become familiar with any special preparations, precautions or actions necessary on your part to help ensure your family's safety if a hurricane approaches. You can learn how to protect your family with the FEMA publication on emergency preparations, available free online at: http://www.fema.gov/media-library-data/20130726-1549-20490-2111/basic_preparedness.pdf

1.17.2 Hurricane

Recommendation

COASTAL HIGH-HAZARD ZONE

The home was located in an area designated by the Federal Emergency Management Agency (FEMA) as a V, VE or V1-30 Zone, which is a Coastal High-hazard Zone subject to wave heights in excess of 3 feet, high-velocity wave action and to wave-induced erosion. Such areas are considered to lie within the boundaries of coastal surge 100-year flood zones. New homes in such areas have special building requirements for safety reasons. You should discuss this condition with your agent to better evaluate the risks involved, and you should investigate the potential for any problems with the home qualifying for a mortgage, building permit, or insurance. According to FEMA, these properties have a 26% of flooding over the course of a 30-year mortgage. You should also become familiar with any special preparations, precautions or actions necessary on your part to help ensure your safety if such conditions develop. You can view detailed FEMA flood maps free online at: https://msc.fema.gov/webapp/wcs/stores/servlet/mapstore/homepage/MapSearch.html??You may wish to investigate the National Flood Insurance Program, online at: http://www.fema.gov/national-flood-insurance-program. You can learn how to protect your family with the FEMA publication on emergency preparations, available free online at: http://www.fema.gov/media-library-data/20130726-1549-20490-2111/basic_preparedness.pdf

1.18.1 IMPORTANT HOUSE INFORMATION

Recommendation

ALL REPORTS

The compliance with local building codes is outside the scope of this inspection. In order to check code please check with local building inspector with municipality as inspector disclaims compliance with code.

1.18.2 IMPORTANT HOUSE INFORMATION

Recommendation

WATER MAIN

The main water shut off valve is located in the front of the house. Access to this valve is important.

2: SITE

2.1	Exterior Views
2.2	Walkway Material/Condition
2.3	Driveway Material/Condition
2.4	Grade/ Vegetation
2.5	Tree Problems
2.6	Fence
2.7	Gate
2.8	Deck
2.9	Deck 2
2.10	Patio Condition
2.11	Patio Material
2.12	Landscape Irrigation
2.13	SIDING/DEFECTS
2.14	TRIM
2.15	Porch condition
2.16	Porch material
2.17	Retaining Wall
2.18	Soffit
2.19	Facia
2.20	DOOR CONDITION
2.21	WINDOW CONDITION
2.22	Receptacles
2.23	Lighting/Wiring
2.24	Exterior Faucets
2.25	Exterior Stairs
2.26	Handrails
2.27	Gutters
2.28	Downspouts
2.29	Grounds notes

Information

Standards of Practice Exterior

I. The inspector shall inspect:
the exterior wall-covering materials;
the eaves, soffits and fascia; a representative number of windows;
all exterior doors; lashing and trim; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; and vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.
II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:
inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.inspect items that are not visible or readily accessible from the ground, including window and door flashing. inspect or identify geological, geotechnical, hydrological or soil conditions. inspect recreational facilities or playground equipment. inspect seawalls, breakwalls or docks. inspect erosion-control or earth-stabilization measures. inspect for safety-type glass. inspect underground utilities. inspect underground items. inspect wells or springs. inspect solar, wind or geothermal systems. inspect swimming pools or spas. inspect wastewater treatment systems, septic systems or cesspools. inspect irrigation or sprinkler systems. inspect drainfields or dry wells. determine the integrity of multiple-pane window glazing or thermal window seals.

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

Observations

2.1.1 Exterior Views

Recommendation

VIEWS OF THE EXTERIOR










2.2.1 Walkway Material/Condition

WALKWAY MATERIALS

Recommendation

2.2.2 Walkway Material/Condition

MATERIAL

Recommendation

Home walkways were constructed of concrete.






2.3.1 Driveway Material/Condition

DRIVEWAY MATERIAL

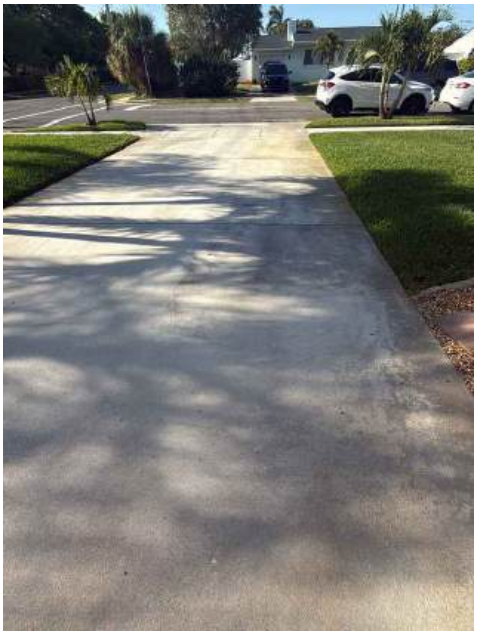
Recommendation

2.3.2 Driveway Material/Condition

CONCRETE

The home had a concrete driveway.

Recommendation



2.6.1 Fence

FENCE MATERIAL

Recommendation

2.6.2 Fence

WOOD

Recommendation

Fences were made of wood.







2.7.1 Gate

GATE MATERIAL

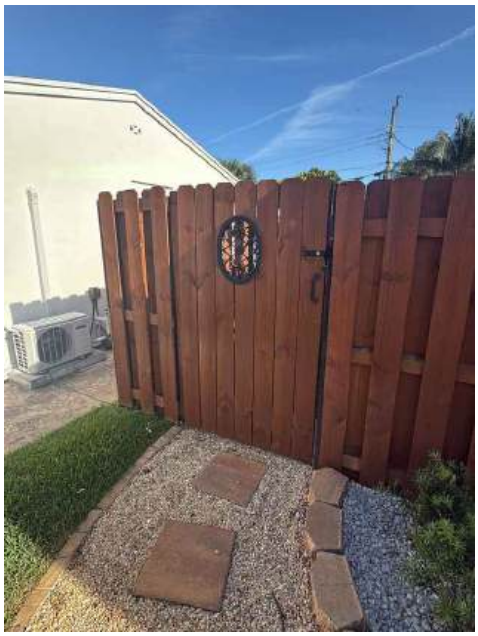
Recommendation

2.7.2 Gate

WOOD GATES

Recommendation

The gates were made of wood.

2.10.1 Patio Condition

PATIO CONDITION

Recommendation

2.10.2 Patio Condition

PATIO OK

Recommendation

The Inspector observed no deficiencies in the condition of this patio at the time of the inspection.

2.10.3 Patio Condition
LEVEL & FLAT
Recommendation

2.10.4 Patio Condition
LEVEL AND FLAT OK
Recommendation
The patio appeared to be level and flat at the time of the inspection.

2.10.5 Patio Condition
PATIO COVER TYPE
Recommendation

2.10.6 Patio Condition
ROOF
Recommendation
The patio was covered with a Roof.

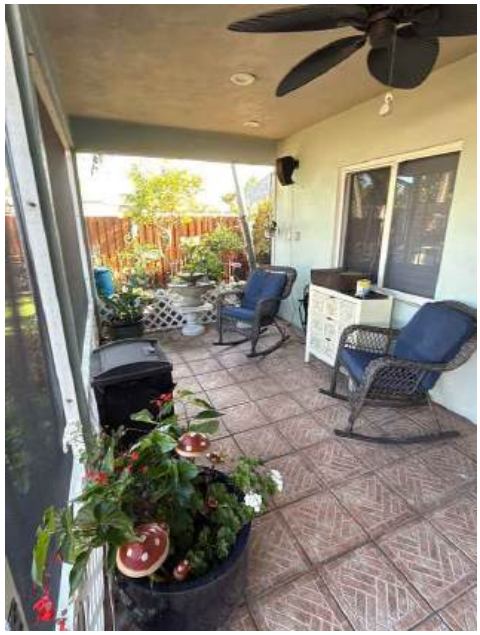
2.10.7 Patio Condition
PATIO COVER CONDITION
Recommendation

2.10.8 Patio Condition
COVER OK
Recommendation
At the time of the inspection, the Inspector observed no deficiencies in the condition of the patio cover.

2.11.1 Patio Material
LOCATIONS
Recommendation

2.11.2 Patio Material
PATIO LOCATION
Recommendation
This patio was located at the rear of the house.






2.11.3 Patio Material

MATERIAL

Recommendation

2.11.4 Patio Material

PATIO FLOOR TYPE

This patio was constructed of tiles.

Recommendation

2.12.1 Landscape Irrigation

OPERATION

Recommendation

2.12.2 Landscape Irrigation

Recommendation

ALL HOUSE WITH SPRINKLERS

Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

2.12.3 Landscape Irrigation

Recommendation

NOT TESTED

The home had components of an irrigation system. The system was not tested or verified. We recommend having a licensed sprinkler company test system. Ask owners about functionality.

2.12.4 Landscape Irrigation

Recommendation

BEYOND THE SCOPE

The home was equipped with a landscape irrigation system. Inspection of irrigation systems was not performed because of snow covering the ground. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives.

2.13.1 SIDING/DEFECTS

Recommendation

SIDING MATERIAL

2.13.2 SIDING/DEFECTS

Recommendation

STUCCO

Stucco veneer noted.

2.14.1 TRIM

Recommendation

TRIM MATERIAL

2.14.2 TRIM

Recommendation

COMPOSITE

Exterior trim was constructed of a composite material similar to that used for the siding.

2.18.1 Soffit

Recommendation

SOFFITS OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the soffits.







2.19.1 Facia

Recommendation

WEATHERING- AGE

At the time of the inspection, home fascia showed moderate weathering and deterioration commensurate with its age.

2.20.1 DOOR CONDITION

Recommendation

GENERAL CONDITION

2.20.2 DOOR CONDITION

Recommendation

EXTERIOR DOORS OK

At the time of the inspection, the Inspector observed no deficiencies in the interior condition of exterior doors.

2.21.1 WINDOW CONDITION

WINDOES GENERAL CONDITION

Recommendation

2.21.2 WINDOW CONDITION

Recommendation

OK

The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.






2.22.1 Receptacles

EXTERIOR OUTLET TYPES

Recommendation

2.22.2 Receptacles

GFCI- WEATHER-PROTECTED

Recommendation

Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.





2.24.1 Exterior Faucets

GENERAL CONDITION

Recommendation

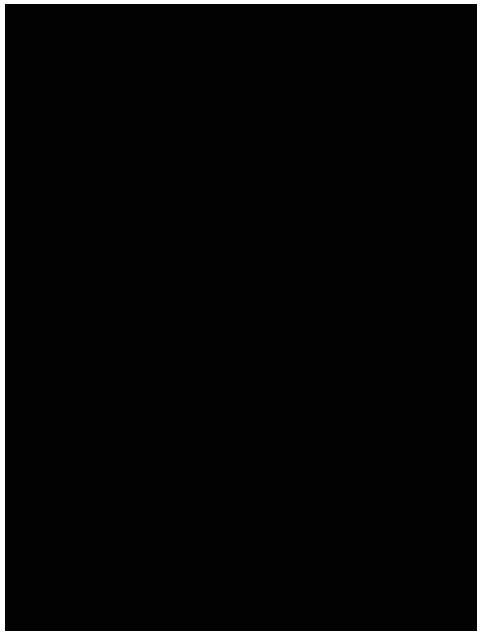
2.24.2 Exterior Faucets

EXT HOSE BIBS OK

Recommendation

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.





2.25.1 Exterior Stairs

STAIR CONDITION_____

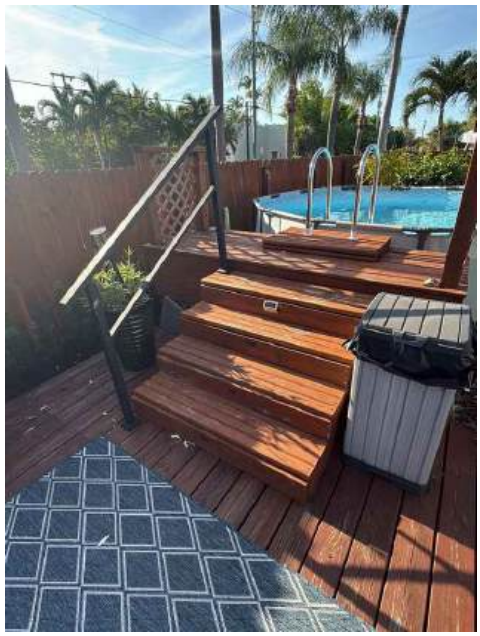
Recommendation

2.25.2 Exterior Stairs

Recommendation

STAIRS OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of these exterior stairs.



2.27.1 Gutters

DRAINAGE SYSTEM MATERIAL

Recommendation

2.27.2 Gutters

Recommendation

ALUMINUM

Gutters and downspouts were fabricated from aluminum.



2.27.3 Gutters

SYSTEM DESCRIPTION

Recommendation

2.27.4 Gutters

ROOF DRAINAGE SYSTEM OK

Recommendation

The Inspector observed no deficiencies in the condition of the the roof drainage system.

2.27.5 Gutters

GUTTER CONDITION

Recommendation

2.27.6 Gutters

GUTTERS OK

Recommendation

The Inspector observed no deficiencies in the condition of the gutters.

2.28.1 Downspouts

OK

Recommendation

The Inspector observed no deficiencies in the condition of the downspouts.



3: ROOF

3.1	Method of Inspection
3.2	Type of Covering
3.3	General Condition
3.4	Number of Layers
3.5	Combustion Vents
3.6	Roll ing
3.7	Skylight Condition
3.8	Chimney Condition
3.9	Chimney Crown
3.10	Chimney Flue
3.11	Chimney bracing
3.12	Cricket
3.13	Chimney Flashing

Information

Standards of Practice ROOF

Roof
I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.
III. The inspector shall report as in need of correction:
A. observed indications of active roof leaks.
IV. The inspector is not required to:
walk on any roof surface. Predict the service life expectancy. inspect underground downspout diverter drainage pipes. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. Move insulation. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the inspector's opinion, to be unsafe. Walk on any roof areas if doing so might, in the inspector's opinion, cause damage. perform a water test. warrant or certify the roof. Confirm proper fastening or installation of any roof-covering material.

ROOF

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof.

Observations

3.1.1 Method of Inspection

Recommendation

WALKED THE ROOF

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

3.1.2 Method of Inspection

Recommendation

DRONE

The Inspector inspected the roof and its components from the ground with a Drone

3.2.1 Type of Covering

Recommendation

ASPHALT SHINGLES NOTED











3.3.1 General Condition

Recommendation

ALL REPORTS INSURANCE DISCLAIMER

We do not inspect for the insurability of the home and roof whether it meets with your insurance companies underwriting approval. Our inspection is limited to the readily visible portions of the roof surface which typically prevents and/or excludes observation of such items as fastener intervals, complete and proper installation of underlayments, determining underlayments and materials, obscured flashings, and all such items including underlayments and materials are excluded from the inspection. Routine seasonal and annual maintenance, servicing, and inspections are encouraged and recommended to extend the service life of your roof. These inspections and servicing should be performed by qualified professionals or roofing contractors.” ur inspection does not determine the age or life expectancy of a roof.Recommend your insurance company pre-approve the roof and related covered items before closing.

3.3.2 General Condition

Recommendation

SHINGLES, FLASHING & VENTS OK

The Inspector observed no deficiencies in the condition of the shingles, flashing and vents.

3.5.1 Combustion Vents

Recommendation

VENT CONDITION

3.5.2 Combustion Vents

Recommendation

COMBUSTION OK

Combustion Vents Ok

4: FOUNDATION

4.1	Configuration
4.2	Type
4.3	Brick Walls
4.4	Concrete Walls
4.5	CMU Walls
4.6	Slab-on-grade
4.7	Hardware
4.8	Damp-ping
4.9	Wood Frame Walls
4.10	Stone Walls
4.11	Other

Information

Standards of Practice; Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe: the type of foundation; and the location of the access to the under-floor space. III. The inspector shall report as in need of correction:
observed indications of wood in contact with or near soil;observed indications of active water penetration; observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; andany observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.
IV. The inspector is not required to:
enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector.move stored items or debris. operate sump pumps with inaccessible floats. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. provide any engineering or architectural service. report on the adequacy of any structural system or component.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaran

Observations

4.1.1 Configuration

Recommendation

SLAB

ON-GRADE

4.1.2 Configuration

Recommendation

SLAB

The foundation was slab-on-grade.

4.2.1 Type

Recommendation

ALL SLAB FOUNDATION

Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

4.6.1 Slab-on-grade

Recommendation

SLAB DESCRIPTION

4.6.2 Slab-on-grade

Recommendation

SLAB- MOST NOT VISIBLE

The home foundation consisted of a concrete slab resting on the ground. Most of the slab was not visible due to interior floor coverings.

4.6.3 Slab-on-grade

Recommendation

SLAB INSPECTOIN LIMITATIONS

Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

4.6.4 Slab-on-grade

Recommendation

SLAB CONDITION

4.6.5 Slab-on-grade

Recommendation

SLAB OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings.

5: COMPRESSOR UNIT

5.1	AC Refrigerant Lines
5.2	Other

Observations

5.1.1 AC Refrigerant Lines

Recommendation

LINES OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

5.2.1 Other

Recommendation

LABEL PHOTO

Information from the air-conditioner label/data plate is shown in the photo.

5.2.2 Other

Recommendation

MANUFACTURER

The air-conditioner brand was Lenox .



5.2.3 Other

DATE OF MANUFACTURE

Recommendation

The two air-conditioner date of manufacture appeared to be 2016/2019 .

5.2.4 Other

LOCATION

Recommendation

5.2.5 Other

COMPRESSOR LOCATION

Recommendation

The air-conditioner compressor housing was located at the left of the home.

5.2.6 Other

PAD AND ENCLOSURE

Recommendation

5.2.7 Other

PAD OK

Recommendation

The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

6: GARAGE

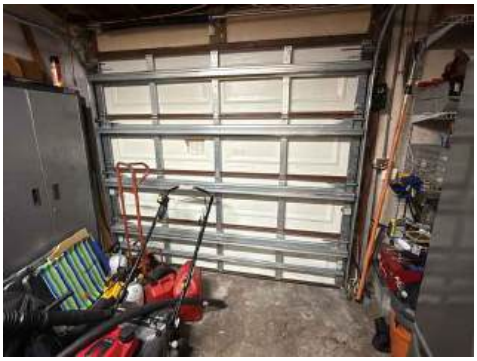
6.1	Description
6.2	Door Opener
6.3	Overhead Door
6.4	Door Safety
6.5	Floor
6.6	Fire Separation
6.7	Walls
6.8	Ceiling
6.9	Door to Exterior
6.10	Door to Living Space
6.11	Stairs to Living Space
6.12	Truss Framing

Observations

6.3.1 Overhead Door

SINGLE

Recommendation



6.5.1 Floor

GENERAL CONDITION

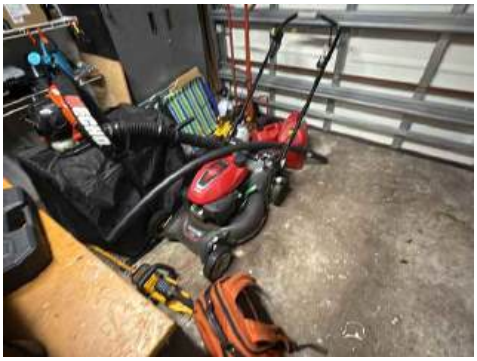
Recommendation

6.5.2 Floor

LIMITED VIEW

Recommendation

At the time of the inspection, the occupant's belongings significantly limited the Inspector's view of the garage floor.




6.7.1 Walls

Recommendation

WALLS OK

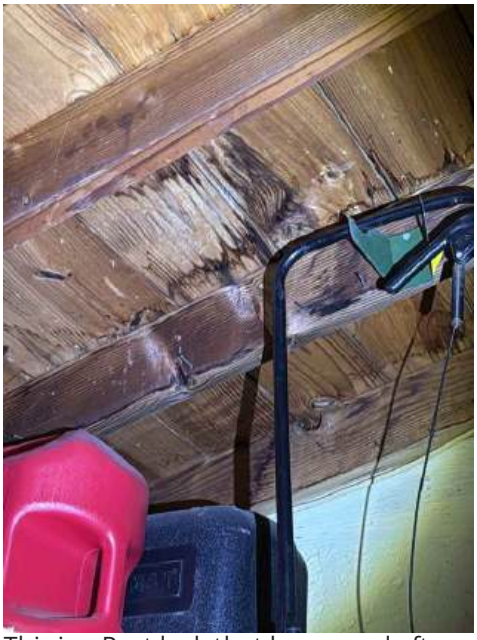
At the time of the inspection, the Inspector observed no deficiencies in the condition of The garage walls.


6.8.1 Ceiling

Recommendation

CEILINGS OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.

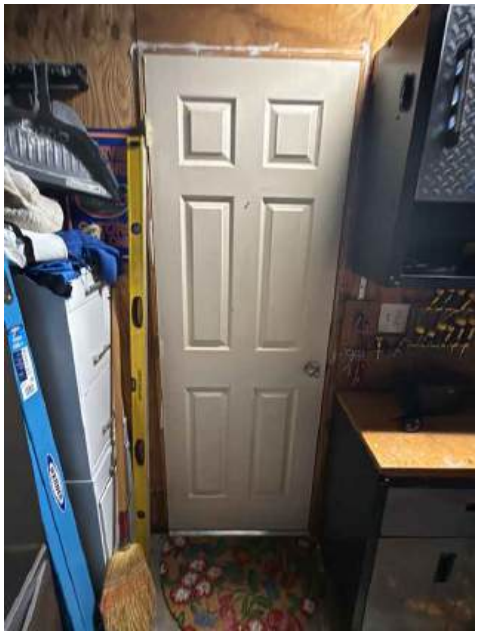


This is a Past leak that happened after the repair over the roof on Garage Ceiling , there is no any signs of moisture activity there

6.10.1 Door to Living Space

DOOR CONDITION

Recommendation

6.10.2 Door to Living Space

Recommendation

NON-COMPLIANT FIRE DOOR

The door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. Doors in firewalls must be a minimum of 1 3/8 inches thick, metal or a 20 minute fire-rated panel door.

6.10.3 Door to Living Space

Recommendation

NO SELF-CLOSING HINGES FIRE DOOR

The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

7: INTERIOR

7.1	Views
7.2	General Condition
7.3	Walls
7.4	Flooring
7.5	Ceiling
7.6	Ceiling Fan
7.7	Trim
7.8	Baseboard Heaters
7.9	Registers
7.10	Doors
7.11	Window Condition
7.12	Windows
7.13	Skylight
7.14	Receptacles
7.15	Switches
7.16	Lighting
7.17	Stairways
7.18	Stairways Condition
7.19	Type of fireplace
7.20	Fireplace Condition
7.21	Smoke/CO Detectors
7.22	Thermostat
7.23	Air Filter

Information

Standards of Practice Doors, Windows & Interior

I. The inspector shall inspect:
a representative number of doors and windows by opening and closing them;floors, walls and ceilings;stairs, steps, landings, stairways and ramps;railings, guards and handrails; andgarage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.
II. The inspector shall describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

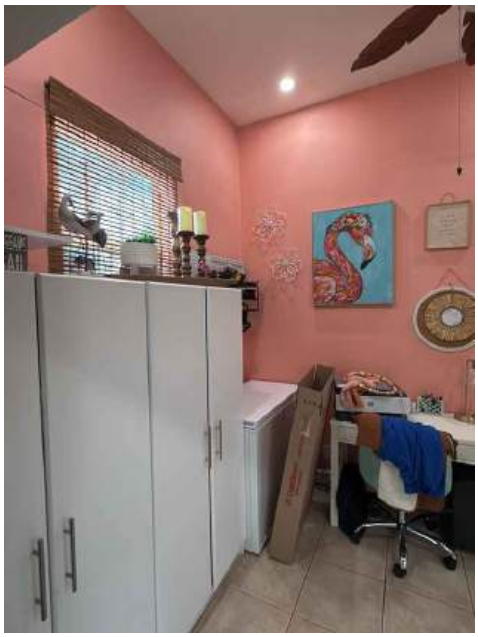
III. The inspector shall report as in need of correction:improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;photo-electric safety sensors that did not operate properly; andany window that was obviously fogged or displayed other evidence of broken seals.
IV. The inspector is not required to:
inspect paint, wallpaper, window treatments or finish treatments.inspect floor coverings or carpeting.inspect central vacuum systems. inspect for safety glazing. inspect security systems or components. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. move suspended-ceiling tiles. inspect or move any household appliances. inspect or operate equipment housed in the garage, except as otherwise noted. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. inspect microwave ovens or test leakage from microwave ovens. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. inspect elevators. inspect remote controls. inspect appliances. inspect items not permanently installed.discover firewall compromises. inspect pools, spas or fountains.determine the adequacy of whirlpool or spa jets, water force, or bubble effects. determine the structural integrity or leakage of pools or spas.

Observations

7.1.1 Views

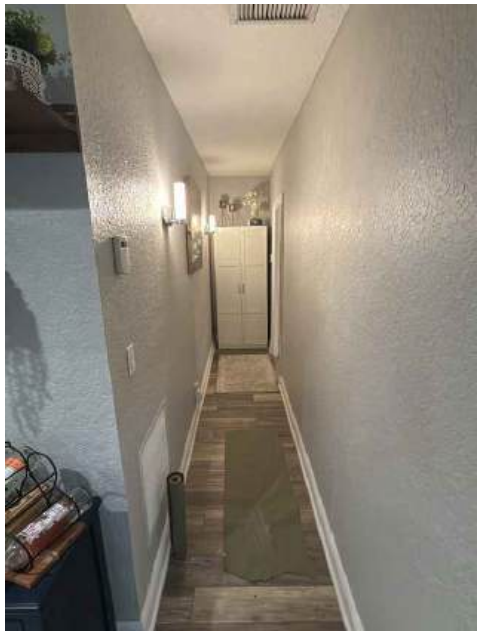
Recommendation

PICTURES OF INTERIOR

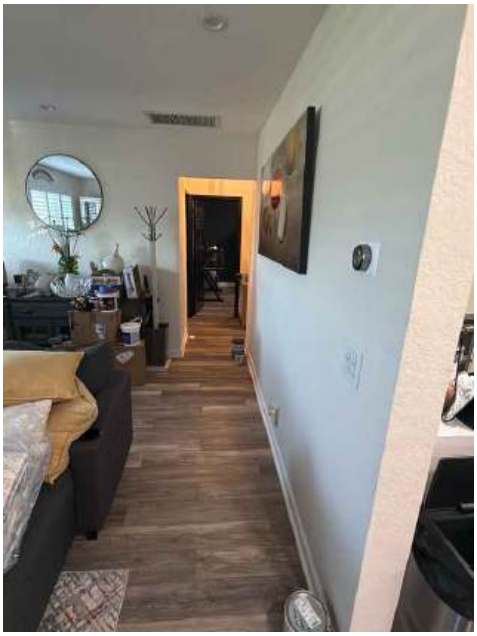



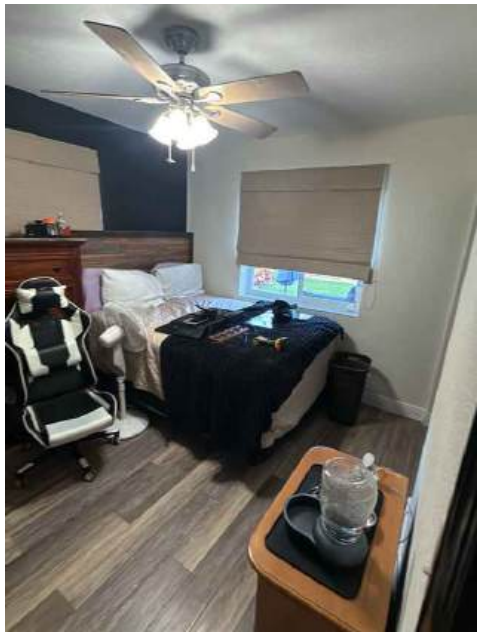


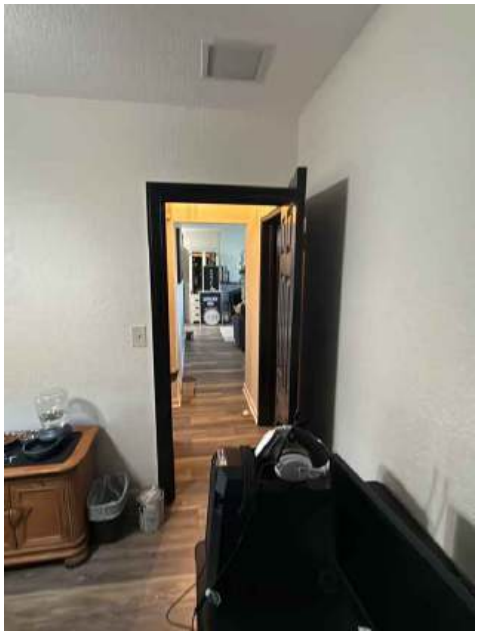
LAUNDRY
FOLD



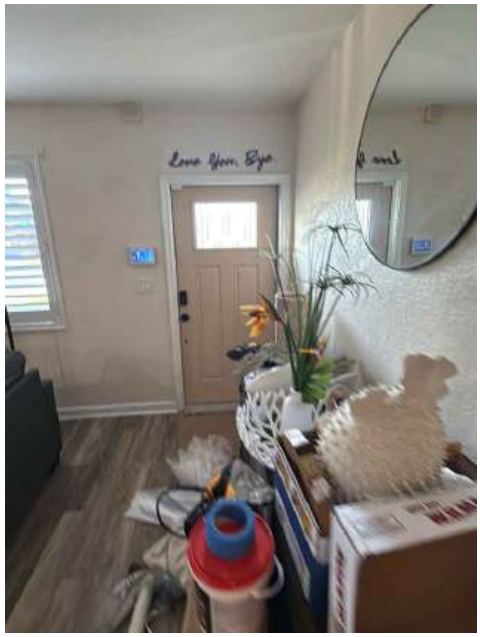

PLACE
GATHER HERE
WITH








Love You, Bye




7.2.1 General Condition

PERSONAL ITEMS

Recommendation

Personal Items all around house prevented viewing of all walls.

7.2.2 General Condition

MINOR WEAR AND DETERIORATION

Recommendation

The home interior showed minor general wear and deterioration commensurate with its age.

7.3.1 Walls

GENERAL CONDITION

Recommendation

7.3.2 Walls

WALLS OK

Recommendation

At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the home interior.

7.3.3 Walls

MINOR DAMAGE & DETER, GENERAL

Recommendation

Interior walls in the home exhibited general minor damage or deterioration at the time of the inspection.

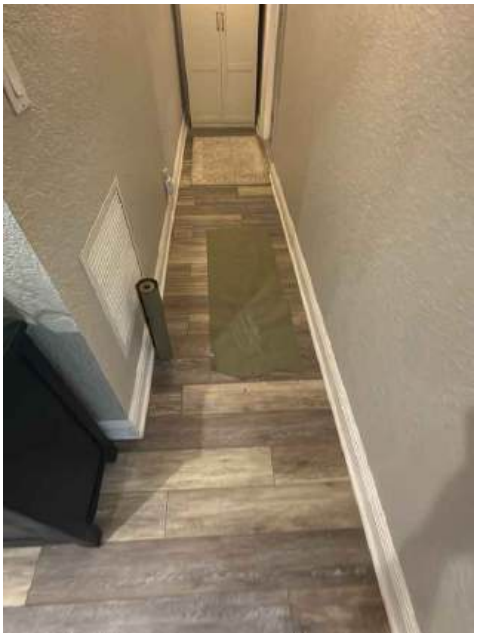
7.4.1 Flooring

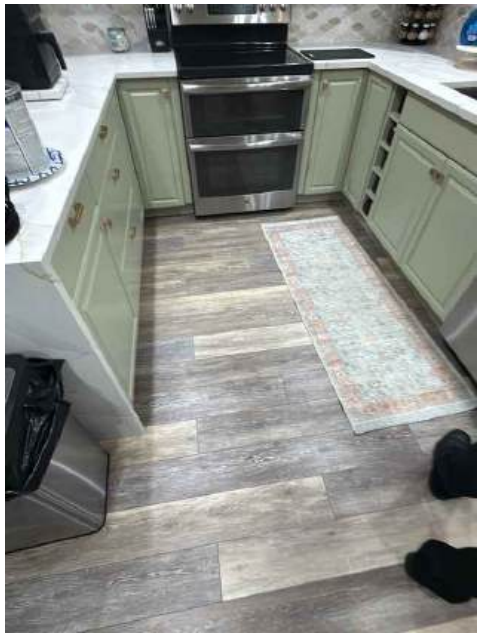
FLOORS OK

Recommendation

At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.



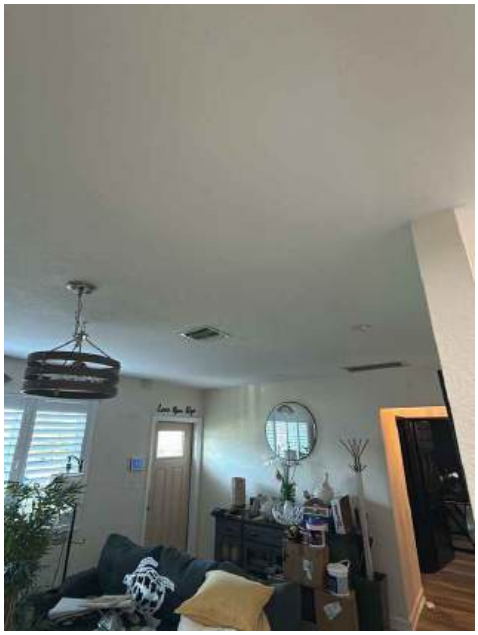
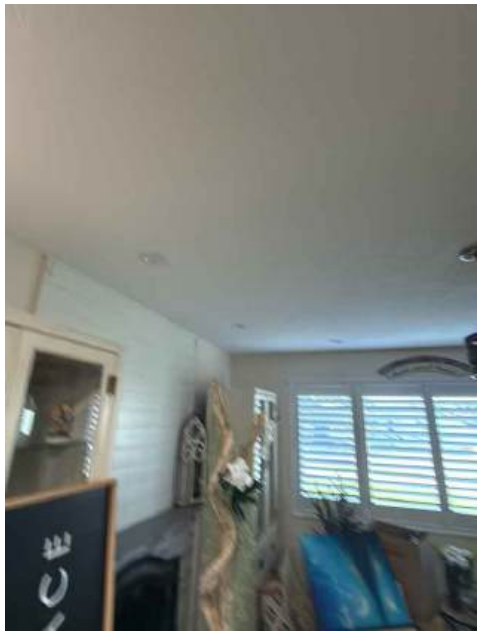
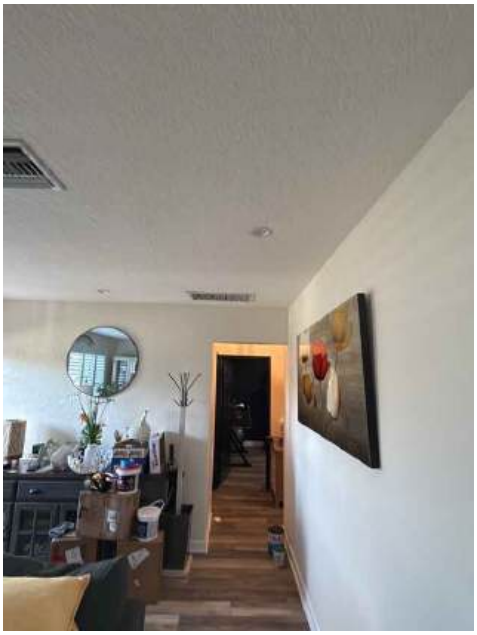
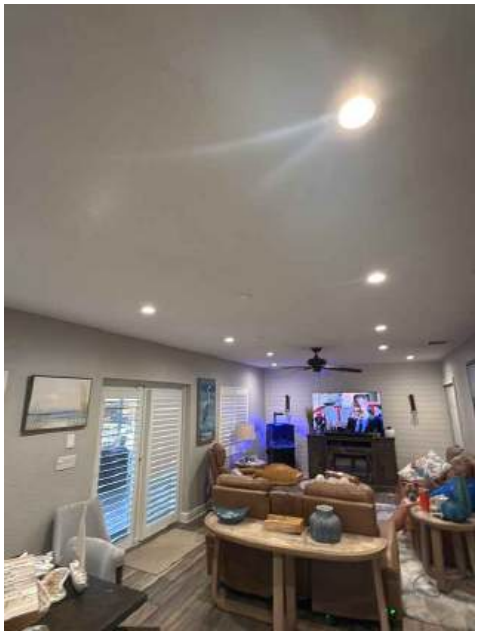


7.5.1 Ceiling

Recommendation

CEILING OK

Other than minor wear, the ceilings were OK at time of inspection.



7.6.1 Ceiling Fan

Recommendation

ALL OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of ceiling fans in the home.



7.7.1 Trim

GENERAL CONDITION

Recommendation

7.7.2 Trim

INTERIOR TRIM OK

Recommendation

At the time of the inspection, the Inspector observed no deficiencies in the condition interior trim components. Inspection of interior trim typically includes examination of the following: - Door and window casing - Baseboard - Any trim around walls and ceilings - Any permanently-installed corner or cabinet trim - Built-in features such as book cases

7.7.3 Trim

MINOR TRIM

Recommendation

Interior trim in the home had general minor damage or deterioration.

7.9.1 Registers

COOLING OK

Recommendation

The cooling system responded to the demand for AC.



7.10.1 Doors

GENERAL CONDITION

Recommendation

7.10.2 Doors

INTERIOR DOORS OK

Recommendation

At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.





7.11.1 Window Condition

GENERAL CONDITION

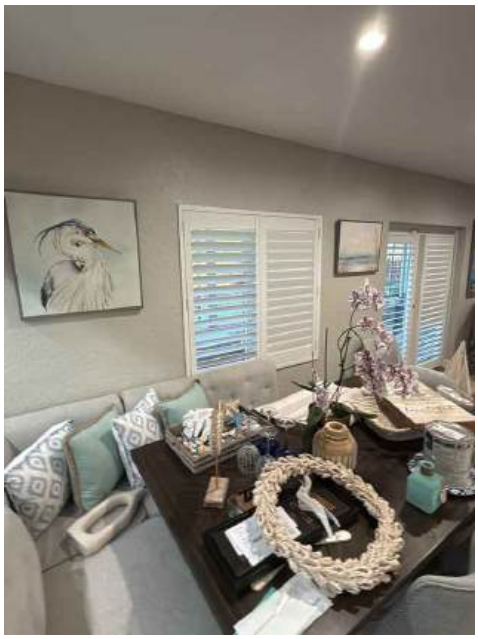
Recommendation

7.11.2 Window Condition

WINDOWS OK

Recommendation

At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.


7.12.1 Windows

WINDOW FRAME/SASH MATERIAL

Recommendation

7.12.2 Windows

Recommendation

SLIDING WINDOW / DOUBLE PANE WINDOWS

The home had double-pane <> windows.

7.14.1 Receptacles

Recommendation

GENERAL CONDITION

7.14.2 Receptacles

Recommendation

OUTLETS OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

7.15.1 Switches

Recommendation

DISCLAIMER

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

7.16.1 Lighting

Recommendation

STANDARD LIGHTING

7.16.2 Lighting

Recommendation

LIGHTING OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of interior lighting.

7.21.1 Smoke/CO Detectors

Recommendation

EVERY INSPECTION DISCLAIMER

Smoke/Carbons can fail between time you inspected and time they move in. Safety Recommendation: Upon Move In and On A Regular Basis The National Fire Protection Association states smoke alarms should be changed if more than 10 years old (check back of units) and in our opinion you should ensure all units are present then test all units a day before taking occupancy and then monthly at a minimum thereafter. Refer to http://www.wikihow.com/Test-a-Smoke-Detector.

7.22.1 Thermostat

Recommendation

THERMOSTAT LOCATION

The thermostat for the heating system was located in the living room (main entrance) and the second thermostat is on the main bedroom.

7.22.2 Thermostat

Recommendation

THE HOME HAD

2 zone of heating. 2 zone cooling.

7.23.1 Air Filter

Recommendation

LOCATION

7.23.2 Air Filter

Recommendation

SLIDING PANEL

The air filter for this was located behind a sliding panel in the return air duct at the air handler.

8: ATTIC

8.1	Access
8.2	Framing Condition
8.3	Truss Structure
8.4	Room Vent Terminations
8.5	Thermal Insulation
8.6	Ventilation
8.7	Thermal Insulation Condition
8.8	Ventilation Condition
8.9	Whole-house Fan
8.10	HVAC
8.11	Chimney
8.12	Sheathing
8.13	Sheathing Condition
8.14	Pictures

Information

Standards of Practice Attic, Insulation & Ventilation

I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:
the type of insulation observed; andthe approximate average depth of insulation observed at the unfinished attic floor area or roof structure.
III. The inspector shall report as in need of correction:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:
enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.move, touch or disturb insulation. move, touch or disturb vapor retarders. break or otherwise damage the surface finish or weather seal on or around access panels or covers. identify the composition or R-value of insulation material. activate thermostatically operated fans. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.determine the adequacy of ventilation.

Observations

8.1.1 Access

METHOD OF EVALUATION

Recommendation

8.1.2 Access

Recommendation

LIMITED VIEW-BELONGINGS

Some areas of the attic were not visible due to the occupant's belongings. The Inspector recommends inspection of these portions of the basement by a qualified inspector after access has been provided.

8.1.3 Access

Recommendation

LOCATION OF ACCESS HATCH

8.1.4 Access

Recommendation

HATCH

The attic was accessed through a hatch living room

8.3.1 Truss Structure

Recommendation

ROOF TRUSSES

8.3.2 Truss Structure

Recommendation

MANUFACTURED ROOF TRUSSES

The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

8.3.3 Truss Structure

Recommendation

ROOF TRUSS CONDITION

8.3.4 Truss Structure

Recommendation

OK

The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

8.5.1 Thermal Insulation

Recommendation

FIBERGLASS

8.5.2 Thermal Insulation

Recommendation

BLOWN-IN FIBERGLASS

The attic floor was insulated with blown-in fiberglass.

8.6.1 Ventilation
SOFFIT VENTS
Recommendation

8.6.2 Ventilation
SOFFIT VENTS
Recommendation
Soffit vents were installed as part of the roof structure ventilation system.

8.6.3 Ventilation
ATTIC FAN
Recommendation

8.6.4 Ventilation
ATTIC FAN
Recommendation
Attic ventilation was provided by a thermostatically-controlled attic fan mounted in the attic which vented attic air to the home exterior.

8.7.1 Thermal Insulation Condition
OK
Recommendation
The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.

8.12.1 Sheathing
ROOF SHEATHING MATERIAL
Recommendation

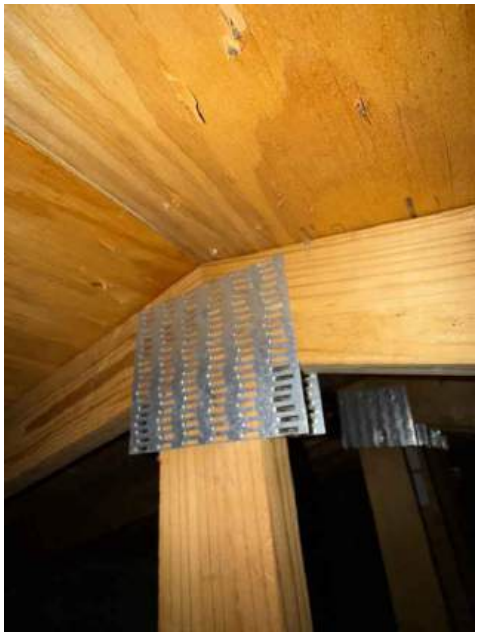
8.12.2 Sheathing
7/16" OSB
Recommendation
The roof appeared to be sheathed with 7/16-inch oriented strand board (OSB).

8.14.1 Pictures
PICTURE FROM THE ATTIC
Recommendation









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9: BATHROOMS

9.1	Bathrooms
9.2	Toilets
9.3	Shower
9.4	Tub
9.5	Sink
9.6	Under Sink
9.7	Bathroom Ventilation
9.8	Bathroom Windows
9.9	Skylight
9.10	Floor
9.11	Wall Condition
9.12	Ceiling
9.13	Counter
9.14	Cabinets
9.15	Bathroom Doors

Observations

9.1.1 Bathrooms

NUMBER OF BATHROOMS

Recommendation

9.1.2 Bathrooms

2

The home had two bathrooms.

Recommendation

9.2.1 Toilets

TOILET OPERATION

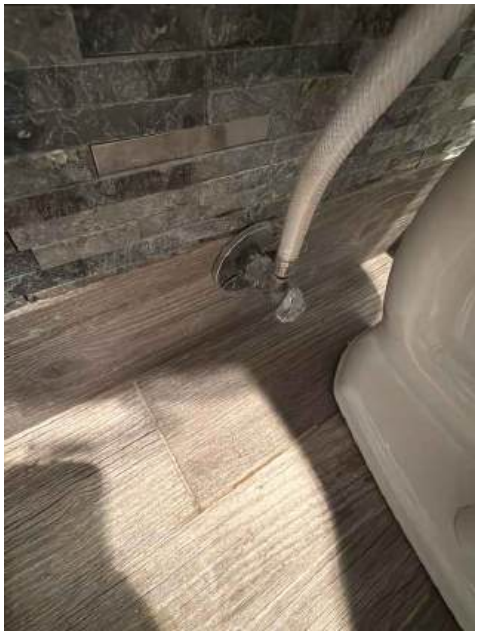
Recommendation

9.2.2 Toilets

TOILET OK

The toilet in this bathroom was flushed and operated in a satisfactory manner.

Recommendation

9.3.1 Shower

Recommendation

FUNCTIONAL FLOW/DRAINAGE

The shower had functional flow and functional drainage at the time of the inspection.



HF96V





HF96V

9.4.1 Tub

Recommendation

FUNCTIONAL FLOW/DRAINAGE

The tub had functional flow and functional drainage at the time of the inspection.

9.4.2 Tub

Recommendation

FAUCET

9.5.1 Sink

Recommendation

SINGLE SINK

9.5.2 Sink

Recommendation

FUNCTIONAL FLOW/DRAINAGE

This bathroom sink had functional flow and functional drainage at the time of the inspection.



9.5.3 Sink

FAUCET

Recommendation

9.5.4 Sink

FAUCET OK

Recommendation

The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

9.6.1 Under Sink

GENERAL CONDITION

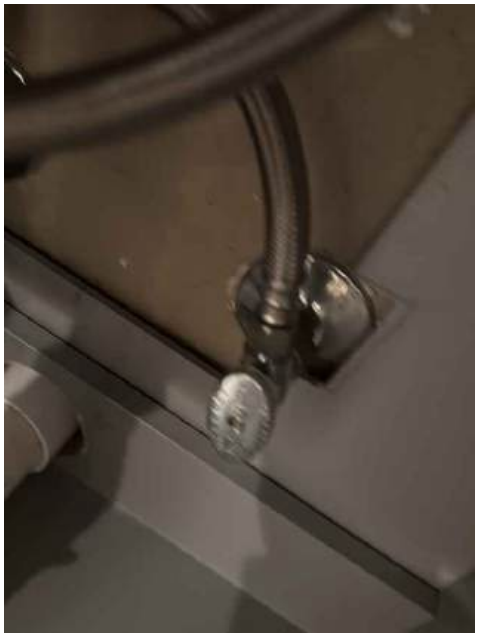
Recommendation

9.6.2 Under Sink

Recommendation

OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of under sink plumbing in the bathroom.



9.7.1 Bathroom Ventilation

Recommendation

VENTILATION OK

This bathroom had an operable source of ventilation at the time of the inspection.

9.8.1 Bathroom Windows

Recommendation

WINDOW GLAZING

9.10.1 Floor

Recommendation

FLOOR OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

9.11.1 Wall Condition

Recommendation

WALLS SERVICEABLE

At the time of the inspection, the walls in bathroom were serviceable. They had minor wear and tear.





9.12.1 Ceiling

Recommendation

CEILING OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

9.13.1 Counter

Recommendation

COUNTER OK

The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

9.14.1 Cabinets

Recommendation

CABINETS OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

10: KITCHEN

10.1	General Condition
10.2	Appliances
10.3	Appliance Pictures
10.4	Sink
10.5	Under sink Condition
10.6	Range
10.7	Range condition
10.8	Lighting/Switches
10.9	receptacles
10.10	Cabinets
10.11	Counter tops

Observations

10.1.1 General Condition

Recommendation

KITCHEN OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen.

10.2.1 Appliances

Recommendation

MICROWAVE

10.2.2 Appliances

Recommendation

MICROWAVE OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

10.2.3 Appliances

Recommendation

DISHWASHER

10.2.4 Appliances

Recommendation

DISHWASHER OK-TESTED

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. The dishwasher was tested on a wash cycle and appeared to be in operational condition. The inspector recommends testing again at final walk through.

10.3.1 Appliance Pictures

Recommendation

CAPTION

Microwave

10.3.2 Appliance Pictures

Recommendation

CAPTION

Fridge


10.3.3 Appliance Pictures

Recommendation

CAPTION

Dishwasher


10.3.4 Appliance Pictures

Recommendation

CAPTION

Disposal

10.4.1 Sink

SINK CONDITION

Recommendation

10.4.2 Sink

FUNCTIONAL FLOW/DRAINAGE

Recommendation

The kitchen sink had functional flow and functional drainage at the time of the inspection.

10.4.3 Sink

FAUCET

Recommendation

10.4.4 Sink

Recommendation

FAUCET OK

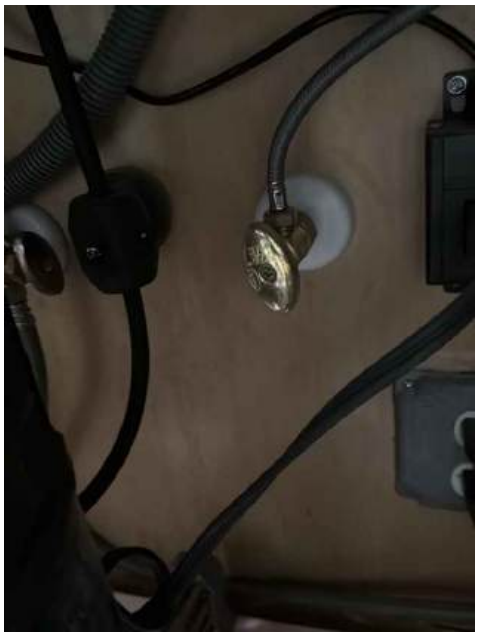
The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.

10.5.1 Under sink Condition

Recommendation

OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.



10.6.1 Range

Recommendation

ELECTRIC RANGE

The range was electric. Inspection of electric ranges is limited to basic functions, such as testing of the range-top burners. Oven not tested. The inspector recommends testing over at final walk through.

10.7.1 Range condition

Recommendation

ANTI

TIP

10.7.2 Range condition

Recommendation

FASTENED DOWN

The range was equipped with an anti-tip device designed to prevent overturning.

10.8.1 Lighting/Switches

Recommendation

STANDARD LIGHTING

10.8.2 Lighting/Switches

Recommendation

LIGHTS OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen lights.

10.9.1 receptacles

Recommendation

RECEPTACLES OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen.

10.9.2 receptacles

Recommendation

NO GFCI

Electrical receptacles in the kitchen had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture.

10.10.1 Cabinets

GENERAL CONDITION

Recommendation

10.10.2 Cabinets

CABINETS OK

Recommendation

At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.




10.11.1 Counter tops

GENERAL COUNTERTOPS

Recommendation


11: LAUNDRY

11.1	General Condition
11.2	Washer
11.3	Dryer
11.4	Dryer Venting
11.5	Cabinet
11.6	Counter Top
11.7	120-Volt Receptacles
11.8	240-volt Receptacles
11.9	Sinks
11.10	Under Sink
11.11	Room Ventilation

Observations

11.1.1 General Condition

Recommendation

GENERAL APPLIANCES- TESTED

The laundry appliances were in acceptable condition. The appliances were tested for power and supply. A short cycle was complete on each appliance. It is recommended to re-test all appliances at final walk through.

11.2.1 Washer

Recommendation

GENERAL APPLIANCES- WORKING

The laundry appliances were in acceptable condition. The appliances were tested for power and supply. A short cycle was complete on each appliance. It is recommended to re-test all appliances at final walk through.

11.3.1 Dryer

Recommendation

GENERAL APPLIANCES- WORKING

The laundry appliances were in acceptable condition. The appliances were tested for power and supply. A short cycle was complete on each appliance. It is recommended to re-test all appliances at final walk through.

11.4.1 Dryer Venting

Recommendation

VENT CONDITION

11.4.2 Dryer Venting

Recommendation

VENT VISUAL INSPECTION- QC

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

11.4.3 Dryer Venting

Recommendation

DRYER VENT OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer vent.



11.7.1 120-Volt Receptacles

Recommendation

CONDITION



11.7.2 120-Volt Receptacles

Recommendation

RECEPTACLES OK- NO GFCI NOT RED

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture.

11.8.1 240-volt Receptacles

Recommendation

DRYER 240V OUTLET OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the 220-volt dryer electrical receptacle.

11.11.1 Room Ventilation

Recommendation

VENTILATION OK

The laundry room had an operable source of ventilation at the time of the inspection.

12: ELECTRIC

12.1	Panel
12.2	Panel Cover
12.3	Labels
12.4	Cabinet Condition
12.5	AC al Disconnect
12.6	Branch Wiring
12.7	Service Entrance Cables
12.8	Overcurrent Protection
12.9	Service Grounding
12.10	Panel Manufacturer
12.11	Main Disconnect
12.12	al Service
12.13	al Meter
12.14	al
12.15	Bad Locations
12.16	Bathroom al
12.17	Disclaimers

Information

Standards of Practice Electrical

I. The inspector shall inspect:
the service drop;the overhead service conductors and attachment point;the service head, gooseneck and drip loops;the service mast, service conduit and raceway;the electric meter and base;service-entrance conductors;the main service disconnect;panelboards and over-current protection devices (circuit breakers and fuses);service grounding and bonding;a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; andfor the presence of smoke and carbon monoxide detectors.
II. The inspector shall describe:the main service disconnect's amperage rating, if labeled; and the type of wiring observed.
III. The inspector shall report as in need of correction:
deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;any unused circuit-breaker panel opening that was not filled;the presence of solid conductor aluminum branch-circuit wiring, if readily visible;any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; andthe absence of smoke and/or carbon monoxide detectors.
IV. The inspector is not required to:
insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.operate electrical systems that are shut down. remove panelboard cabinet covers or dead fronts.operate or re-set over-current protection devices or overload devices. operate or test smoke or carbon monoxide detectors or alarms.inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.inspect ancillary wiring or remote-control devices. activate any electrical systems or branch circuits that are not energized. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. verify the service ground. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. inspect spark or lightning arrestors.inspect or test de-icing equipment. conduct voltage-drop calculations. determine the accuracy of labeling.inspect exterior lighting.

Observations

12.1.1 Panel

Recommendation

LOCATION- DROP-DOWN

The electrical service panel was located outside on the right side of the house.



12.1.2 Panel

SERVICE AMPERAGE:

Recommendation

The service disconnect was rated at 200 amps.

12.1.3 Panel

BRAND

Recommendation

The service panel brand was GE (General Electric)

12.1.4 Panel

_____PICK ONE_____

Recommendation

12.1.5 Panel

LOAD CENTER SERVICE PANEL

Recommendation

The electrical service conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

12.3.1 Labels

MANUFACTURER'S LABEL

Recommendation

12.3.2 Labels

MISSING LABEL

Recommendation

The manufacturer's label was missing from the service panel. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this missing label.

12.5.1 AC al Disconnect

Recommendation

DISCONNECT OK

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.



12.8.1 Overcurrent Protection

Recommendation

LOCATION

12.8.2 Overcurrent Protection

Recommendation

SERVICE PANEL

Overcurrent protection was located in the service panel.

12.8.3 Overcurrent Protection

Recommendation

BREAKERS

12.8.4 Overcurrent Protection

Recommendation

BREAKERS

Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.

12.8.5 Overcurrent Protection

Recommendation

BREAKERS OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.

12.11.1 Main Disconnect

Recommendation

DISCONNECT AT PANEL

The main disconnect was located at the service panel.

12.12.1 al Service

Recommendation

ELECTRICAL MAST

12.12.2 al Service

Recommendation

MAST OK

Mast is ok


12.13.1 al Meter

Recommendation

METER LOCATION- DROP-DOWN

The electric meter was located at the right .


12.13.2 al Meter

Recommendation

OVERHEAD

The electrical service was overhead.

12.13.3 al Meter

Recommendation

CONDITION

12.13.4 al Meter

Recommendation

METER OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

12.16.1 Bathroom al

Recommendation

OUTLETS OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

13: WATER HEATER

13.1	General Condition
13.2	Components
13.3	Component Deficiencies
13.4	Fuel Supply
13.5	Combustion Air Supply
13.6	Combustion Exhaust
13.7	Information

Information

Standards of Practice Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:
inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.inspect fuel tanks or underground or concealed fuel supply systems. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. light or ignite pilot flames. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. override electronic thermostats. evaluate fuel quality.verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Heating

Heat/AC: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death. Fuel tanks are only visually inspected. Rust on the exterior does not mean the tank is going to fail. Buyer is advised that these tanks are prone to corrosion, even from the inside, making leakage a possibility at any time. All fuel tanks underground and above ground should be inspected by licensed company prior to closing. The inspector cannot warrant oil tanks from leakage, even between date of inspection and date of close. The Inspector recommends that you have all tanks located and inspected by a qualified contractor. Leaking oil tanks, especially those located underground, can be expensive to replace.

Observations

13.1.1 General Condition

Recommendation

WATER HEATER OK

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

13.3.1 Component Deficiencies

Recommendation

WATER PIPE CONNECTIONS

13.3.2 Component Deficiencies

Recommendation

PIPE FITTINGS OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

13.7.1 Information

Recommendation

DROP-DOWN LOCATION

This water heater was located in Utility room.

13.7.2 Information

Recommendation

MANUFACTURER

The water heater was manufactured by Rheem.

13.7.3 Information

Recommendation

DATE OF MANUFACTURE

The date of manufacture for this water heater appeared to be 04/2013.

13.7.4 Information

__ TYPE EVERY REPORT ___

Recommendation

13.7.5 Information

TANKLESS WATER HEATER

Recommendation

14: COOLING

14.1	General Condition
14.2	Air Handler
14.3	System Description
14.4	System Response

Information

Standards of Practice Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

Observations

14.1.1 General Condition

Recommendation

AC OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system.

14.2.1 Air Handler

Recommendation

THE AIR HANLDER WAS LOCATED IN THE CLOSET

14.2.2 Air Handler

THE AIR HANDLER WAS LOCATED IN THE UTILITY ROOM

Recommendation

14.2.3 Air Handler

LABEL PHOTO

Information from the air-conditioner label/data plate is shown in the photo.

Recommendation

14.2.4 Air Handler

MANUFACTURER

The air-conditioner brand was Lennox .

Recommendation

14.2.5 Air Handler

DATE OF MANUFACTURE

The air-conditioner date of manufacture appeared to be 06/2016.

Recommendation

14.2.6 Air Handler

Recommendation

MANUFACTURER

The air-conditioner brand was Ruud .

14.3.1 System Description

Recommendation

PACKAGE SYSTEM

The home had a package air-conditioning system that was mounted on the roof. Package systems are those in which all components of the cooling system are installed within one cabinet.

14.4.1 System Response

Recommendation

RESPONSE OK

At the time of the inspection, the system responded to the call for cool air.


HF96V

15: PLUMBING

15.1	Water Supply
15.2	Main Water Pipe/Shut off
15.3	Water Supply Pipe Condition
15.4	Water Supply Pipe Material
15.5	Waste Pipe Material
15.6	Waste Pipe Condition
15.7	Cleanouts
15.8	Sewage Ejector Pump
15.9	Sewage System Type
15.10	Vents
15.11	Other

Information

Plumbing

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years. Plumbing that is not visible can not be verified. The inspector can not verify the type of sewage system the house has. Ask your real estate agent and home owner about past problems and locations. Onsite wastewater treatment systems, commonly called "septic systems", are one of the more expensive systems in the home to install and replace. Their replacement can become more complicated (expensive) when the original access for installation becomes blocked by construction of the house. Their long-term expected lifespan can be affected by a number of variables, such as design (proper sizing, component quality, configuration, and compatability), use (the amount and content of what is put into it over the years), and maintenance, (frequency of pumping). The performance of the field will be affected by the manner in which field components are installed and the characteristics of the soil. And this is just for the most common type of underground system, which is difficult to properly inspect because most of the components are hidden underground.

Observations

15.1.1 Water Supply

Recommendation

PUBLIC

The home water was supplied from a public source.

15.2.1 Main Water Pipe/Shut off

Recommendation

SHUT OFF LOCATION

The main water supply shut-off was located in the front of the house.

15.3.1 Water Supply Pipe Condition
GENERAL CONDITION
Recommendation

15.4.1 Water Supply Pipe Material
MOST NOT VISIBLE
Recommendation
Most water supply pipes were not visible due to wall, floor and ceiling coverings.

15.4.2 Water Supply Pipe Material
1/2" AND 3/4"
Recommendation
The visible home water supply pipes were a combination of half-inch and three-quarter inch pipes.

15.4.3 Water Supply Pipe Material
METAL PIPES
Recommendation

15.4.4 Water Supply Pipe Material
1/2-INCH AND 3/4-INCH COPPER
Recommendation
The visible home water supply pipes were a combination of half-inch and three-quarter inch copper.

15.5.1 Waste Pipe Material
DWV MATERIAL
Recommendation

15.5.2 Waste Pipe Material
2 MATERIALS
Recommendation
The visible drain, waste and vent (DWV) pipes were a combination of copper and PVC.

15.6.1 Waste Pipe Condition
DWV OK
Recommendation

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

15.9.1 Sewage System Type

Recommendation

PUBLIC SEWER SYSTEM

As per agent or listing. The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

16: POOL/SPA

16.1	al System
16.2	Automatic Sanitation
16.3	Barrier System
16.4	Components
16.5	Control
16.6	Covers
16.7	Deck
16.8	Fill
16.9	Filters
16.10	Lights
16.11	Pump
16.12	System
16.13	Type of Pool or Spa
16.14	Venting and Safety Devices
16.15	Vessel
16.16	Water Quality

Observations

16.3.1 Barrier System

Recommendation

BARRIER OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the barrier around the pool or spa.

16.8.1 Fill

Recommendation

FILLED TO CAPACITY

The pool appeared to be filled to capacity at the time of the inspection.

16.9.1 Filters

Recommendation

FILTERS OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the pool filtration system.

16.12.1 System

Recommendation

MANUFACTURER INFORMATION

16.12.2 System

Recommendation

PLUMBING PIPES OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the plumbing pipes.

16.13.1 Type of Pool or Spa

Recommendation

ALL POOL OR SPA

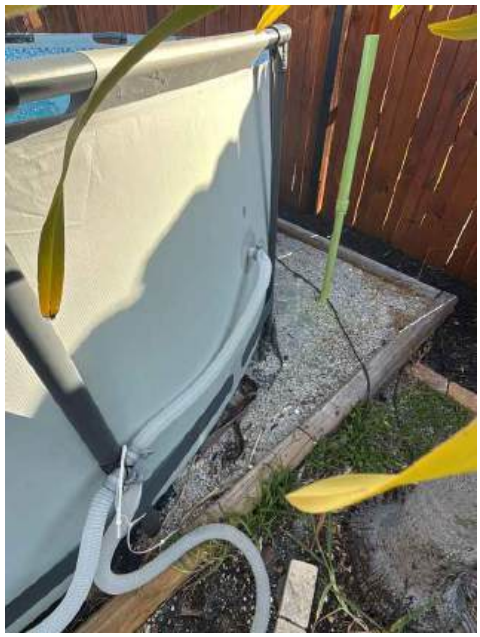
The inspector comments on pool or spa are as a courtesy only. The Inspector recommends having a licensed pool contractor further evaluate pool or spa.

16.13.2 Type of Pool or Spa

Recommendation

THE HOME HAD AN ABOVE GROUND POOL



17: COMMENTS

17.1	COMMENTS

Information

COMMENTS: COMMENTS

General Inspection Summary

At the time of the inspection, the property was found to be in overall serviceable condition with no major concerns noted.
• Structure: The structural components of the home were observed to be in good condition. No cracks were noted around window openings or at wall corners, and no visible signs of structural movement were present.
• Roof: The roof covering appeared to be well maintained and showed no evidence of active leaks at the time of the inspection.
• Attic: The attic framing was inspected and found to be in good condition. No broken or damaged studs or beams were observed, and all structural connections appeared strong and secure.
• Interior: Although the interior contained some personal belongings, a visual inspection revealed that the walls, floors, and ceilings were in generally good condition.
• Laundry Appliances: The washer and dryer were tested and were operational at the time of the inspection.
• HVAC: Both air conditioning units were inspected and responded appropriately during testing.
• Water Heater: The tankless water heater was inspected and found to be functioning properly. Hot water was available at all tested fixtures.
• Bathrooms: All bathroom components—including toilets, sinks, showers, and tubs—were tested and functioning properly at the time of inspection.
• Kitchen Appliances: All installed kitchen appliances were tested and found to be operational.
• Electrical: A representative number of interior and exterior lights and electrical outlets were tested and found to be in working order.

Conclusion: The home was found to be in serviceable condition with no significant defects observed during the inspection.

STANDARDS OF PRACTICE