How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a risk of injury or death
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Energy Efficiency	Correction will likely save on energy costs
Comment	For your information
Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com /glossary.asp**

General Information

Report number: 4526
Time started: 9:10 am
Time finished: 12:25 pm
Client present for discussion at end of inspection: Yes
Weather conditions: Clear
Temperature: Warm
Ground condition: Dry
Type of building: Single family
Age of building(s): 44 years
Source for building age: www.zillow.com
Front of building faces: East

1) Some wall and floor surfaces were obscured by furniture and/or stored items and couldn't be fully evaluated.

Grounds

Limitations: The following items are not included in this inspection: swimming pools, spas, hot tubs, water features and related equipment; playground, recreation or leisure equipment; landscape lighting; areas below exterior structures with less than three feet of vertical clearance; irrigation systems; invisible fencing; sea walls, docks and boathouses. Any comments made regarding these items are as a courtesy only. Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs and roof downspouts. The inspector does not provide an evaluation of geological conditions and/or site stability, compliance of pool or spa fencing with municipal requirements, or determination that deck, balcony and/or stair membranes are watertight.

Condition of fences and gates: Appeared serviceable
Fence and gate material: Chain link, Wrought iron
Condition of retaining walls: Appeared serviceable
Retaining wall material: Concrete, Block
Site profile: Moderate slope
Condition of driveway: Required repair, replacement and/or evaluation (see comments below)
Driveway material: Poured in place concrete
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk material: Poured in place concrete
Deck, patio, porch cover material and type: Covered (Refer to Roof section)
Condition of decks, porches and/or balconies: Required repairs, replacement and/or evaluation (see comments below)

Condition of guardrails: Required repairs, replacement and/or evaluation (see comments below)
Deck, porch and/or balcony material: Wood, Concrete, Masonry
Condition of exterior stairs: Required repairs, replacement and/or evaluation (see comments below)
Condition of handrails: Required repairs, replacement and/or evaluation (see comments below)
Exterior stair material: Wood, Concrete, Masonry

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2) Guardrails in some areas with drop-offs higher than 30 inches were climbable and/or with gaps over 4". This is a safety hazard. Standard building practices require that they:

- Be installed at drop-offs higher than 30 inches
- Be securely and permanently attached
- Be at least 36 inches in height
- Not be climbable by children
- Not have gaps or voids that allow passage of a sphere equal to or greater than four inches in diameter

A qualified contractor should evaluate and repair, replace or install guardrails as necessary, and as per standard building practices.

Photo 2-1 Deck stair landing

Photo 2-2 Deck

Photo 2-3 Deck

Photo 2-4 Deck

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3) Handrails at one or more flights of stairs were missing. This is a safety hazard. Standard building practices require that handrails be:

- Installed at stairs with three or more risers
- Sized and shaped so your hand can encircle them
- Permanently and securely attached, and able to withstand a 200 pound force in any direction at any point
- Continuous and extend for the entire flight of the stairs
- Located between 30 and 38 inches above the leading edge of the stair treads

A qualified person should repair, replace or install as necessary and as per standard building practices.

Photo 3-1 North stairs

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4) Handrails at one or more flights of stairs were deteriorated and/or loose. This is a safety hazard. A qualified person should repair or replace as necessary and as per standard building practices.

Photo 4-1 Deck stairs

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5) Rot or water damage was found at one or more decks, porches or balconies in decking boards, joists, beams and/or support posts. A qualified person should evaluate and repair as necessary. All rotten wood should be replaced.

Photo 5-1 Deck stair landing

Photo 5-2 Deck post

Photo 5-3 South end deck

Photo 5-4 South end deck

Photo 5-5 South end deck

Photo 5-6 South end deck

Photo 5-7 South end deck

Photo 5-8 South end deck

6) Rot or water damage was found at one or more sets of exterior stairs in treads. A qualified person should evaluate and repair as necessary. All rotten wood should be replaced.

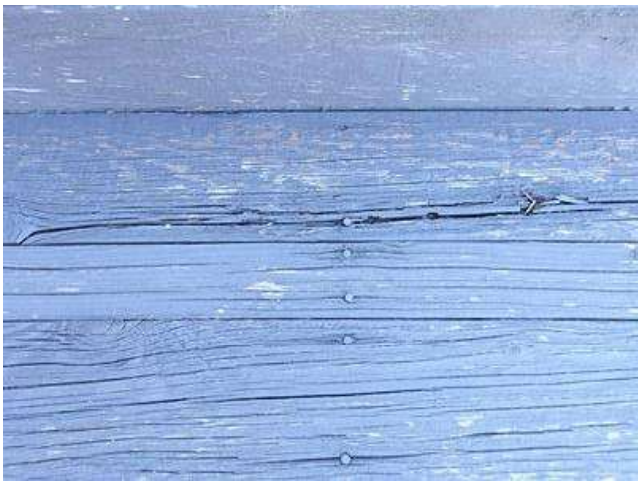

Photo 6-1 Deck stairs

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7) One or more decks, porches and/or balconies were damaged and/or deteriorated. A qualified person should evaluate and repair or replace as necessary.

Photo 7-1 Front porch

Photo 7-2 Front porch

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8) Vegetation such as trees, shrubs and/or vines was in contact with or less than one foot from the building exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the building exterior.

Photo 8-1 South side

9) One or more landscaping timbers were rotten or damaged by wood destroying insects. Landscaping timbers should be replaced as necessary.

Photo 9-1 East side

10) One or more wood spacers in the driveway were rotten or damaged by unspecified wood destroying insects. These spacers typically fill expansion joints that are meant to prevent the concrete slabs from breaking. Recommend replacing wood spacers as necessary with a rot and insect resistant material that compresses and expands, such as treated wood.

Photo 10-1 Driveway

11) Minor cracks, settlement, heaving and/or deterioration were found in the driveway. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client may wish to have repairs made or have cracked sections replaced for aesthetic reasons.

Photo 11-1 Driveway

Exterior / Foundation

Limitations: The following items are not included in this inspection: below-grade foundation walls and footings, or those obscured by vegetation or building components; exterior building surfaces or components obscured by vegetation, stored items or debris. Any comments made regarding these items are as a courtesy only. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determination the adequacy of sump pumps, seismic reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

Condition of wall covering: Required repairs, replacement and/or evaluation (see comments below)
Apparent wall structure: Wood frame
Wall covering: Wood, Stucco
Condition of foundation and footings: Required repairs, replacement and/or evaluation (see comments below)
Foundation type: Finished basement, Crawlspace
Foundation material: Poured in place concrete
Footing material: Poured in place concrete
Anchor bolts for seismic reinforcement: Installed
Anchor bolts for seismic reinforcement were observed at: Crawl space
Condition of floor substructure: Appeared serviceable
Pier or support post material: Wood, Bearing wall
Beam material: Solid wood
Floor structure: Solid wood joists
Condition of crawl space: Required repair and/or evaluation (see comments below)
Crawl space inspection method: Traversed
Insulation material underneath floor above: Fiberglass roll or batt
Ventilation: Appears serviceable
Vapor barrier present: No
Condition of the basement: Appeared serviceable

12) Rot or water damage was found at one or more sections of trim, fascia and/or exposed beams. A qualified person should evaluate and repair as necessary. All rotten wood should be replaced.

Photo 12-1 SW corner

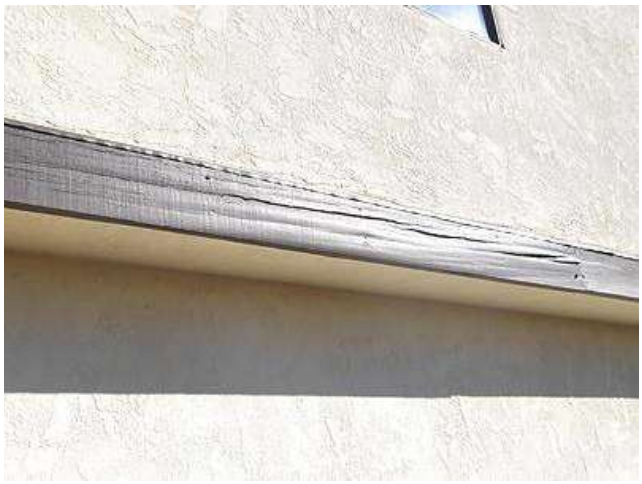

Photo 12-2 South side

Photo 12-3 South side

Photo 12-4 East side

Photo 12-5 SE corner

Photo 12-6 East side

Photo 12-7 East side

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13) Some sections of siding and/or trim were deteriorated. A qualified person should evaluate and repair, replace or install as necessary.

Photo 13-1 SE corner garage

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14) Caulk was deteriorated at siding-trim junctions. A qualified person should repair or replace as necessary. For more information, visit: https://www.reporthost.com/_docs/FPL_Caulking_Ins_Outs.pdf

Photo 14-1 East side garage

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15) Minor deterioration and/or damage were found in one or more areas of the stucco siding. A qualified contractor should evaluate and make repairs and/or replace stucco siding as necessary.

Photo 15-1 NE corner garage

Photo 15-2 North side garage

16) Scrap wood, Cardboard and/or Paper was found in the crawl space. All cellulose-based debris or stored items should be removed to avoid attracting wood destroying insects.

Photo 16-1 Crawl space

Photo 16-2 Crawl space

17) Gaps existed at one or more openings around the exterior, such as those where outside faucets, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.

Photo 17-1 NW corner

Photo 17-2 West side

Photo 17-3 West side

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18) The crawl space access hatch was deteriorated. A qualified person should repair, replace or install as necessary to prevent water and vermin intrusion.

Photo 18-1 Crawl space entry door

Photo 18-2 Crawl space entry door (uninstalled hardware)

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19) Evidence of prior water intrusion was found in one or more sections of the crawl space. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the crawl space. The client should review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, a qualified contractor should evaluate and repair as necessary.

Photo 19-1 Crawl space East wall

Roof / Attic

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation; solar roofing components; any comments made regarding these items are as a courtesy only. Note that the inspector does not determination if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection. To absolutely determine than no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.

Condition of roof structure: Appeared serviceable
Roof type: Gable, Flat or low slope
Roof inspection method: Traversed
Condition of shingle and/or shake roof surface materials: Appeared serviceable
Roof surface material: Asphalt or fiberglass composition shingles
Apparent number of layers of roof surface material: One
Condition of torchdown, built: Appeared serviceable
Torchdown, built: Roll composition
Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)
Condition of gutters, downspouts and extensions: Appeared serviceable
Gutter and downspout material: Metal
Condition of attic: Required repair and/or evaluation (see comments below)
Attic inspection method: Traversed
Roof structure type: Trusses
Ceiling insulation material: Fiberglass loose fill
Ceiling insulation depth: 12"
Vapor retarder: Installed
Roof ventilation: Appears serviceable

20) Recessed "can" lights that are not rated for contact with insulation were installed in the ceiling below the attic. One or more of these lights are in contact with insulation. This is a fire hazard. Insulation should be moved, and wells or barriers should be installed or repaired as necessary to keep the insulation away from these lights as per the manufacturer's installation instructions.

Photo 20-1 Master bathroom shower light

Photo 20-2 Master bathroom shower light

21) One or more exhaust fan ducts in the attic were not connected to a vent cap. This is a conducive condition for wood destroying insects and organisms due to increased moisture levels in the attic from the exhaust air. A qualified person should evaluate and make permanent repairs as necessary and as per standard building practices, so all exhaust air is vented outside.

Photo 21-1 Hall bathroom exhaust fan termination

Photo 21-2 Laundry room exhaust fan termination

Photo 21-3 Master bathroom exhaust fan termination

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22) One or more skylights have been installed with substandard or non standard construction methods. A qualified contractor should evaluate and repair as necessary, and as per standard building practices.

Photo 22-1 Skylight, interior substandard construction

Photo 22-2 Skylight, interior substandard construction

Photo 22-3 Skylight, interior substandard construction

Photo 22-4 Skylight attic view (substandard construction)

23) Some roof flashings were deteriorated. Leaks may occur as a result. A qualified contractor should evaluate and repair as necessary.

Photo 23-1 Plumbing vent above laundry

Photo 23-2 Plumbing vent above kitchen

24) No insulation was installed at the attic access hatch. Recommend installing insulation at hatch for better energy efficiency. For more information, visit:
https://www.reporthost.com/_docs/atticaccess.pdf

Photo 24-1 Attic hatch

25) No weatherstrip was installed around the attic access hatch. Weatherstrip should be installed around the hatch to prevent heated interior air from

entering attic. For more information, visit:
https://www.reporthost.com/_docs/atticaccess.pdf

Photo 25-1 Attic access

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26) One or more roof surface sections were designed so as to be much more likely to accumulate debris and snow. This includes the following: slope descends to vertical wall. Leaks may occur as a result. The client should monitor such areas for accumulated debris in the future and clean as necessary.

Photo 26-1 Chimney

Garage / Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages varies between municipalities.

Type: Attached
Condition of garage-dwelling door: Required repair, replacement and/or evaluation (see comments below)
Type of garage-dwelling door: Solid core
Condition of garage vehicle door(s): Required repair, replacement and/or evaluation (see comments below)
Garage vehicle door type: Sectional
Number of vehicle doors: 2
Condition of automatic opener(s): Required repair, replacement and/or evaluation (see comments below)
Condition of garage floor: Appeared serviceable
Condition of garage interior: Appeared serviceable
Garage ventilation: Exists

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27) One or more vehicle doors weren't balanced. The door wouldn't stay in place when it was partially opened and fell to the ground instead. This is a safety hazard since the door may fall when open. A qualified contractor should evaluate and make repairs as necessary. For more information on garage door safety issues, visit:
http://www.cpsc.gov/cpscpub/pubs/523.html

http://www.ohdstl.com/safety.html

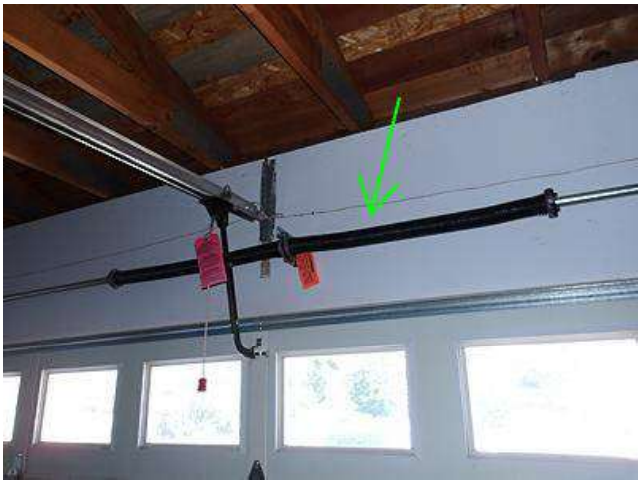

Photo 27-1 North vehicle door spring

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28) The auto-reverse mechanism on the vehicle door opener is inoperable and/or needs adjustment. This is a safety hazard, especially for small children. A qualified contractor should evaluate and repair as necessary. For more information on garage door safety issues, visit:
http://www.cpsc.gov/cpscpub/pubs/523.html
http://www.ohdstl.com/safety.html

Photo 28-1 North vehicle door opener

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29) The self-closing device on the garage-dwelling door is missing. This door is intended to prevent vehicle fumes from entering living spaces and to slow the spread of fire from the garage to living spaces. A qualified person should evaluate and make repairs as necessary.

Photo 29-1 Garage-dwelling door

30) One or more vehicle doors couldn't be fully evaluated due to lack of access from being locked and/or stored items blocking.

Photo 30-1 South vehicle door (locked)

Photo 30-2 South vehicle door (locked)

31) Many floor areas were obscured by stored items and couldn't be evaluated. These areas are excluded from the inspection.

Electric

Limitations: The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs, nor determine the operability of every wall switch.

Electric service condition: Appeared serviceable
Primary service type: Underground
Number of service conductors: 3
Service voltage (volts): 120/240
Service amperage (amps): 200
Primary service overload protection type: Circuit breakers
Main disconnect rating (amps): Not applicable, no single main disconnect
System ground: Concrete encased electrode
Condition of main service panel: Required repair, replacement and/or evaluation (see comments below)
Condition of sub: Required repair, replacement and/or evaluation (see comments below)
Location of main service panel #A: Building exterior, NE corner garage
Location of sub panel #B: SE bedroom closet
Location of sub panel #C: Basement

Branch circuit wiring type: Nonmetallic sheathed
Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)
Solid strand aluminum branch circuit wiring present: None visible
Condition of smoke detectors: Required repair, replacement and/or evaluation (see comments below)
Smoke detectors present: Yes
Carbon monoxide detectors present: No

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32) One or more overcurrent protection devices (circuit breakers or fuses) in panel #A were "double tapped", where 2 or more wires were clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.

Photo 32-1 Main panel

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33) One or more electric receptacles at the following "wet" locations appeared to have no ground fault circuit interrupter (GFCI) protection: kitchen, bathroom(s), wet bar, laundry room, exterior, basement and/or crawl space. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repair as necessary. For more information, visit: http://www.mikeholt.com/documents/nec/pdf/GFCI_requirement_page2.pdf

Photo 33-1 Crawl space neat water heater

Photo 33-2 Crawl space above furnace

Photo 33-3 Kitchen

Photo 33-4 Kitchen

Photo 33-5 Kitchen

Photo 33-6 Kitchen

Photo 33-7 West bar

Photo 33-8 Master bathroom

Photo 33-9 Laundry room

Photo 33-10 East side

Photo 33-11 West side

Photo 33-12 West side

Photo 33-13 Deck rail

Photo 33-14 West side

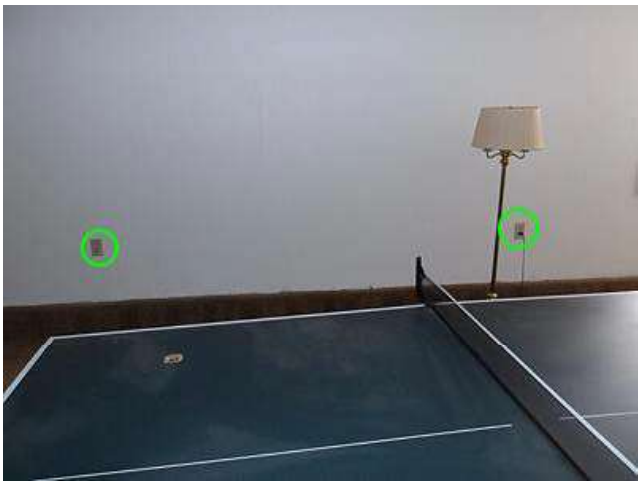

Photo 33-15 Basement

Photo 33-16 Basement

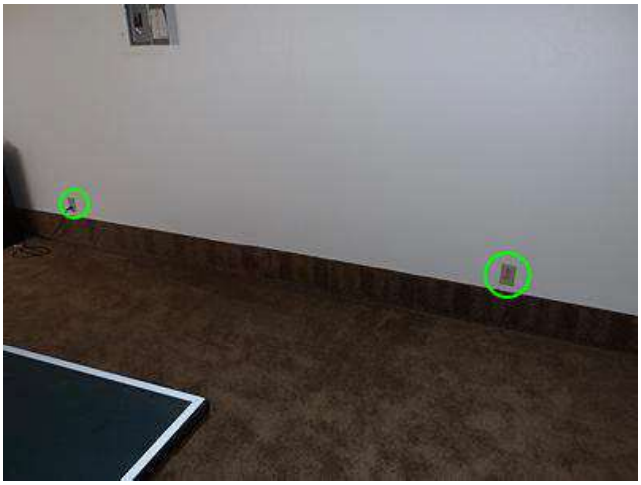

Photo 33-17 Basement

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34) Some light fixtures were missing, deteriorated and/or loose. A qualified person should evaluate and repair or replace as necessary.

Photo 34-1 Front entry

Photo 34-2 Master bathroom

Photo 34-3 Master bedroom closet

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35) Smoke detectors were missing from bedrooms and/or on one or more levels. Additional smoke detectors should be installed as necessary so a functioning one exists in each hallway leading to bedrooms, in each bedroom, and one each level of the building. For more information, visit http://www.cpsc.gov/cpscpub/pubs/5077.html

Photo 35-1 SE bedroom

Photo 35-2 SW bedroom

Photo 35-3 Master bedroom

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36) This property had one or more fuel burning appliances and/or an attached garage, and no carbon monoxide detectors were visible. This is a safety hazard. Recommend installing one or more carbon monoxide detectors as necessary and as per the manufacturer's instructions. For more information, visit http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html

Photo 36-1 Gas stove

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37) One or more sections of wiring that weren't terminated were found. This is a potential safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary. For example, cutting the wire to length and terminating the wire with wire nuts in a securely anchored, covered, properly sized junction box.

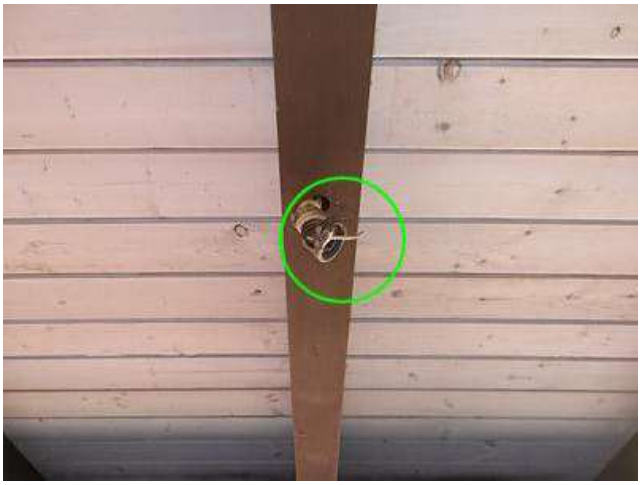

Photo 37-1 Deck outside master bedroom

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38) Wire splices were exposed due to not being contained in a covered junction box. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and make repairs as necessary. For example, install securely mounted junction boxes with cover plates where needed to contain wiring splices.

Photo 38-1 Crawl space West side

39) One or more electric receptacles and/or the boxes they are installed in were loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.

Photo 39-1 Kitchen

40) One or more cover plates used at the building exterior were not rated for exterior use. This is a potential safety hazard for fire or shock. A qualified electrician should evaluate and repair as necessary.

Photo 40-1 Deck rail

41) One or more screws were missing from the dead front to panel #A and should be replaced. Because energized wiring may exist behind the holes with the missing screws, recommend that a qualified, licensed electrician replace these screws, or that care be taken to ensure that the new screws do not come in contact with wiring inside the panel when they are installed. Stock screws from the panel manufacturer should be used, or their equivalent.

Photo 41-1 Main panel

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42) Some cover plates on junction boxes were missing. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. A qualified person should repair as necessary.

Photo 42-1 Crawl space

Photo 42-2 Attic above master bathroom

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43) One or more wall-mounted exterior light fixtures had wiring that's subject to water intrusion due to caulk not being installed around the light fixture's back plate. Caulk should be applied around the perimeter of back plates where missing. A gap should be left at the bottom for condensation to drain out.

Photo 43-1 SE corner garage

Photo 43-2 NE corner garage

Photo 43-3 North side garage

Photo 43-4 South end deck

Photo 43-5 West side

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44) Based on the age of this structure and the appearance of existing smoke alarms, the alarms may be older than 10 years old. According to National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit this article: NFPA urges replacing home smoke alarms after 10 years.

Photo 44-1 Hall entry

Photo 44-2 Hall

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45) One or more lamp covers were missing and should be replaced as necessary.

Photo 45-1 Crawl space

Photo 45-2 Crawl space

46) The legend for overcurrent protection devices (breakers or fuses) in panel #A and C was missing and/or substandard. Recommend installing, updating or correcting the legend as necessary so it's accurate. Evaluation by a qualified electrician may be necessary.

Photo 46-1 Main panel

Photo 46-2 Sub panel basement

47) Some light fixtures were inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner. Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.

Photo 47-1 Deck

48) Some electric receptacles were not evaluated because of furniture and/or stored items.

49) Some bulbs in light fixtures were inoperable. As a result, some light fixtures couldn't be fully evaluated. Recommend replacing bulbs to fully evaluate fixtures where necessary.

Photo 49-1 Family room

50) Meter & panels

Photo 50-1 Meter & main panel

Photo 50-2 Meter & main panel

Photo 50-3 Sub panel closet

Photo 50-4 Sub panel closet

Photo 50-5 Sub panel basement

Photo 50-6 Sub panel basement

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private wells and sewage disposal systems; main, side and lateral sewer lines; gray water systems; pressure boosting systems; incinerating or composting toilets; fire suppression sprinkler systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determining the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable
Location of main water meter: East side by street
Location of main water shut: East side
Water service: Public
Service pipe material: Copper
Condition of supply lines: Required repair, replacement and/or evaluation (see comments below)
Supply pipe material: Copper
Condition of waste lines: Appeared serviceable
Waste pipe material: Plastic
Condition of fuel system: Appeared serviceable
Location of main fuel shut: NW corner garage

51) Water supply lines were routed outside and are subject to freezing. Pipe wrap or foam sleeves are inexpensive and easily installed. Recommend insulating pipes as necessary to prevent pipes from freezing and bursting.

Photo 51-1 North side garage

52) A water softener system was installed on the premises. No evaluation of this system was performed during the inspection. The client should consult with the seller on this system to determine its condition, required maintenance, age and expected remaining life, etc.

53) One or more outside faucets were missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the building. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Client(s) may wish to consider installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit: http://edis.ifas.ufl.edu/BODY_AE079

Photo 53-1 East side

Photo 53-2 North side garage

54) Water & gas shut-off valves

Photo 54-1 Water shut-off, East side

Photo 54-2 Gas shut-off, NE corner garage

Water Heater

Limitations: The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Condition of water heater: Required repair, replacement and/or evaluation (see comments below)
Type: Tank
Estimated age: 9 years
Energy source: Natural gas
Capacity (in gallons): 40
Manufacturer: Reliance
Model: 6-40-NOCT 400 / ser# 1703104626471 / Mfg 1-2017

Location of water heater: Crawl space
Condition of burners: No access (FVIR), not visible, excluded
Condition of venting system: Appeared serviceable
Condition of combustion air supply: Appeared serviceable

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55) The temperature/pressure relief valve drain line was longer than 15 feet and/or had more than 4 elbows. This is a potential safety hazard due to the risk of explosion from restricted flow. A qualified plumber should evaluate and repair as necessary so the drain line complies with the temperature-pressure relief valve manufacturer's installation instructions. For more information, visit: https://www.reporthost.com/_docs/TPvalve.pdf

Photo 55-1 T&P drain line

Photo 55-2 T&P drain line

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56) Temperature-pressure relief valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the drain line when the valve opens. A qualified plumber should extend the drain line to 6 inches from, and directed at, the ground.

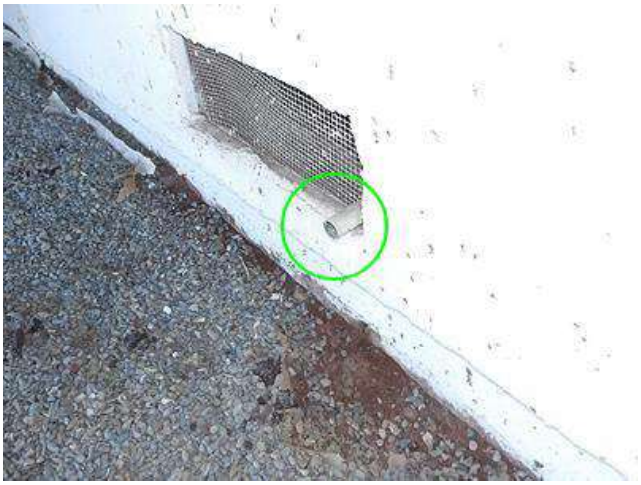

Photo 56-1 T&P drain line termination

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57) The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be near this age.

Photo 57-1 Water heater

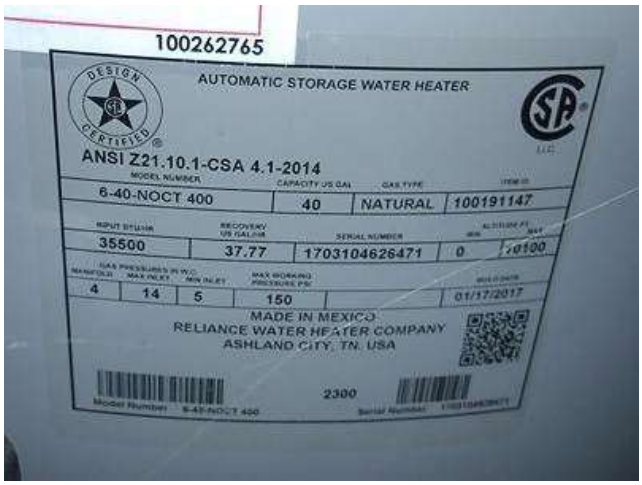

Photo 57-2 Water heater

58) A circulating pump was installed for the hot water supply. It is intended to make hot water immediately available when faucets are turned on. Timers are typically integrated with these pumps, and should be configured so water circulates only at desired times for better energy efficiency. The client should familiarize themselves with the timer's operation and configure it as needed.

Photo 58-1 Circulation pump

Heating

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

Condition of heating system: Appeared serviceable
Location of heating system: Crawl space
Heating type: Forced air
Fuel type: Natural gas
Approximate BTUs: 100,000 input / 96,100 output
Manufacturer: Amana
Model: AM9S961005CNAA / ser# 2210158173 / Mfg 10-2022
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of combustion air supply: Appeared serviceable
Condition of distribution system: Appeared serviceable
Distribution system: Ducts and registers

Condition of controls: Appeared serviceable
Condition of air filters: Appeared serviceable
Location of air filters: Behind return air grill (s)

59) Filters should be checked monthly and maintained as necessary in the future.

NOTE: Also one located in basement


Photo 59-1 Hall entry


Photo 59-2 Hall ceiling

60) Furnace & label


Photo 60-1 Furnace


Photo 60-2 Furnace

Cooling / Heat Pump

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; thermostat or temperature control accuracy and timed functions; cooling components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on cooling system components, does not determine if cooling systems are appropriately sized, and does not test coolant pressure. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

Condition of cooling system and/or heat pump: Required repair, replacement and/or evaluation (see comments below)
Location: Exterior, NW corner
Type: Split system
Estimated age: 26 years
Approximate tonnage: 5 ton
Manufacturer: Goodman
Condition of distribution system: Appeared serviceable
Condition of controls: Appeared serviceable

Condition of air filters: Appeared serviceable

61) The pad for the AC condenser was undermined. This unit requires adequate support. The compressor may be damaged if this unit is tilted ten or more degrees. The pad should elevate the unit above the soil to prevent corrosion too. A qualified contractor should evaluate and repair as necessary.

Photo 61-1 AC condenser pad

62) The estimated useful life for most cooling systems and heat pumps is 10 to 15 years. This system appears to be beyond this age and may need replacing or significant repairs at any time.

Photo 62-1 AC condenser

Photo 62-2 AC condenser

Fireplaces / Stoves / Chimneys

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, nor determine if prefabricated or zero clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit.

Condition of fireplaces, stoves: Required repair, replacement and/or evaluation (see comments below)

Location #A: Family room

Stove type: Freestanding

Fuel type: Natural gas

Condition of chimneys: Appeared serviceable

Chimney type: Metal

63) The gas stove at location #A was not fully evaluated because of the following conditions: pilot light turned off. As per the Standards of Practice for both the National Association of Certified Home Inspectors (NACHI) and the American Society of Home Inspectors (ASHI) the inspector does not operate gas shut off valves or light pilot lights during inspections.

Photo 63-1 Gas off (?)

Photo 63-2 Pilot light off

Photo 63-3 Gas stove

Kitchen

Limitations: The following items are not included in this inspection: free-standing or portable appliances such as dishwashers, trash compactors, refrigerators, freezers, ice makers; specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances such as dishwashers, garbage disposals, trash compactors, ovens, broilers, etc.

Condition of counters: Required repair, replacement and/or evaluation (see comments below)
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of garbage disposal: Appeared serviceable
Condition of dishwasher: Appeared serviceable
Condition of range, cooktop: Required repair, replacement and/or evaluation (see comments below)
Range, cooktop type: Electric
Condition of refrigerator: Required repair, replacement and/or evaluation (see comments below)
Condition of built-in microwave / range hood: Appeared serviceable

64) The range can tip forward, and no anti-tip bracket appeared to be installed. This is a safety hazard since the range may tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free standing ranges since 1985. An anti-tip bracket should be installed to eliminate this safety hazard. For more information, visit http://www.hgtv.com/hgtv/remodeling/article/0,1797,HGTV_3659_2017492,00.html

Photo 64-1

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65) The refrigerator's ice maker, ice dispenser and/or water dispenser was inoperable. A qualified person should evaluate and repair as necessary.

NOTE: Water turned off?

Photo 65-1

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66) Caulk was deteriorated where counters meet backsplashes. A qualified person should repair as necessary.

Photo 66-1

Bathrooms / Laundry / Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)
Condition of toilets: Appeared serviceable
Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)
Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)
Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)
Condition of laundry facilities: Required repair, replacement and/or evaluation (see comments below)
Gas supply for laundry equipment present: Yes
240 volt receptacle for laundry equipment present: Yes

67) The clothes dryer was equipped with a foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct. For more information on dryer safety issues, visit: http://www.cpsc.gov/CPSCPUB/PUBS/5022.html

Photo 67-1 Behind dryer

68) The exhaust fan at location #C was inoperable. Moisture may accumulate as a result. A qualified person should evaluate and repair or replace as necessary.

69) Leaking or dripping was found at the sink supply valves at location #A. A qualified plumber should evaluate and repair as necessary.

Photo 69-1 Hall bathroom

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70) Leaking or dripping was found at the shower supply valves at location #B. A qualified plumber should evaluate and repair as necessary.

Photo 70-1 Master bathroom

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71) The sink drain stopper mechanism at location #A and B was missing and/or inoperable. A qualified person should repair or replace as necessary.

Photo 71-1 Hall bathroom

Photo 71-2 Hall bathroom

Photo 71-3 Master bathroom

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72) Grout was deteriorated by the wall at the bathtub at location #A. A qualified person should repair as necessary.

Photo 72-1 Hall bathroom

Photo 72-2 Hall bathroom

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73) The bathtub drain stopper mechanism at location #A was missing. A qualified person should repair or replace as necessary.

Photo 73-1 Hall bathroom

Interior Rooms / Areas

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems;

elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.

Exterior door material: Wood, Sliding glass
Condition of exterior entry doors: Appeared serviceable
Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)
Type of windows: Aluminum
Condition of windows: Required repair, replacement and/or evaluation (see comments below)
Wall type or covering: Drywall
Condition of walls: Appeared serviceable
Ceiling type or covering: Drywall
Condition of ceilings: Appeared serviceable
Flooring type or covering: Carpet, Vinyl, Tile
Condition of flooring: Appeared serviceable

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74) Some interior doors were difficult to open or close and/or were misaligned. A qualified person should evaluate and repair as necessary.

Photo 74-1 Master bathroom

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75) Some windows that were built to open were difficult to open and close. A qualified person should evaluate and repair as necessary.

Photo 75-1 Living room

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76) Seals between multi-pane glass in some windows appear to have failed based on condensation or stains between the panes of glass. A qualified contractor should evaluate and replace glass where necessary.

The client should be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that the inspector identified may also have failed seals and need glass replaced too.

Photo 76-1 South side

Photo 76-2 Living room

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77) One or more ceiling fans was missing a blade. This is a potential safety hazard. Recommend having a qualified contractor evaluate and repair as necessary.

Photo 77-1 Deck

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78) One or more ceiling fans appear to be inoperable. Recommend asking the property owner about this, and if necessary, having a qualified electrician evaluate and repair as necessary.

Photo 78-1 Deck

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79) Screens in some windows were missing.

Photo 79-1 Living room

Photo 79-2 Dining area

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80) During the inspection, there were many switch and receptacle covers, towel bars and light fixtures that were taken down to facilitate painting. This is not necessarily a defect as they should be reinstalled when painting is complete.

Photo 80-1 Hall bathroom

Photo 80-2 Master bathroom

Photo 80-3 Dining area

Photo 80-4 Living room