



SIDE BY SIDE
Home Inspection

SBS HOME INSPECTION

4077157890

Info@sbshomeinspection.com



SBS HOME INSPECTION RESIDENTIAL INSPECTION REPORT

1234 Main st.
Saint Cloud, FL 34772

Buyer Name
08/15/2022 9:00AM



Inspector
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Agent
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11

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1: GENERAL

Information

Potential Concerns: Standards of practice

A home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems of the residence that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

2: INSPECTION DETAILS

Information

General: In Attendance

Client, Home Owner, Listing Agent, Client's Agent

General: Occupancy

Furnished, Occupied

General: Style

Contemporary

General: Temperature (approximate)

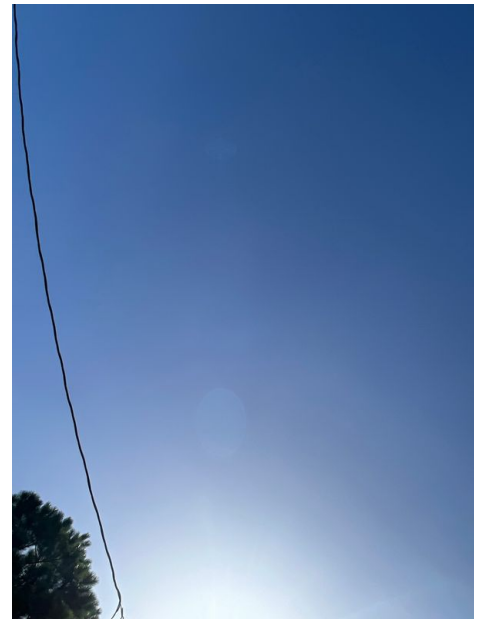
93 Fahrenheit (F)

General: Type of Building

Single Family

General: Weather Conditions

Clear



3: GROUNDS

Information

Grounds Profile: Site Profile

Minor slope

Mail Box: Condition

Good Condition

Driveway: Condition

Good Condition

Driveway: Material

Poured in place concrete,
Unpaved dirt

General: Limitations

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include sprinkler system, irrigation systems and gardens. Rain or wet conditions may limit a full evaluation. Note that the inspector does not determine the adequacy of the soil or water drainage.

Limitations

Mail Box

SLIGHTLY LOOSE

Mailbox only being held by one bolt. A second or Third bolt attachment recommended.



4: EXTERIOR & FOUNDATION

Information

Exterior Walls / Trim: Wall structure

Concrete block

Exterior Walls / Trim: Trim Inspection method

Viewed from ground

Front Porch: Material

Poured in place concrete

Front Porch: Switches

N/A

Front Porch: GFCI receptacles present

No

Front Porch: Lighting/Fans

Yes

Decks / Porches: Material

Concrete

Decks / Porches: Switches

No

Decks / Porches: GFCI receptacles present

No

Decks / Porches: Lighting/Fans

Yes

Foundation: Condition

Appeared serviceable

Foundation: Material

Poured in place concrete


Foundation: Type

Concrete slab on grade

Foundation: Footing material

Concrete slab

Limitations

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Exterior Walls / Trim: Wall Covering

Stucco



Front Porch: Condition

Good Condition

**Decks / Porches: Condition**

Appeared serviceable

**Recommendations**

4.1.1 Exterior Walls / Trim

VEGETATION

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is preferred.

Recommendation

Contact a qualified professional.





4.2.1 Front Porch

HEAVY MILDEW PRESENT

Deficiencies

At the time of the inspection there were heavy amounts of mildew in the front porch screen. Cleaning by a certified professional recommended.

Recommendation

Contact a qualified professional.



4.3.1 Decks / Porches

HEAVY MILDEW

Deficiencies

At the time of the inspection there was a large amount of mildew on the back porch door and screens. Cleaning by a qualified professional recommended.

Recommendation

Contact a qualified professional.



5: ROOF

Information

General: Condition

Near at or beyond service life

General: Roof covering material

Asphalt or fiberglass composition shingles

General: Roof type

Hipped

Shingles / Shakes: Layers

One

Soffits and fascia: Good condition**General: 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; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

General: Method

Traversed

**Recommendations**

5.1.1 General

CLOGGED GUTTERS OR DOWNSPOUTS

Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

Recommendation

Contact a qualified professional.





5.1.2 General

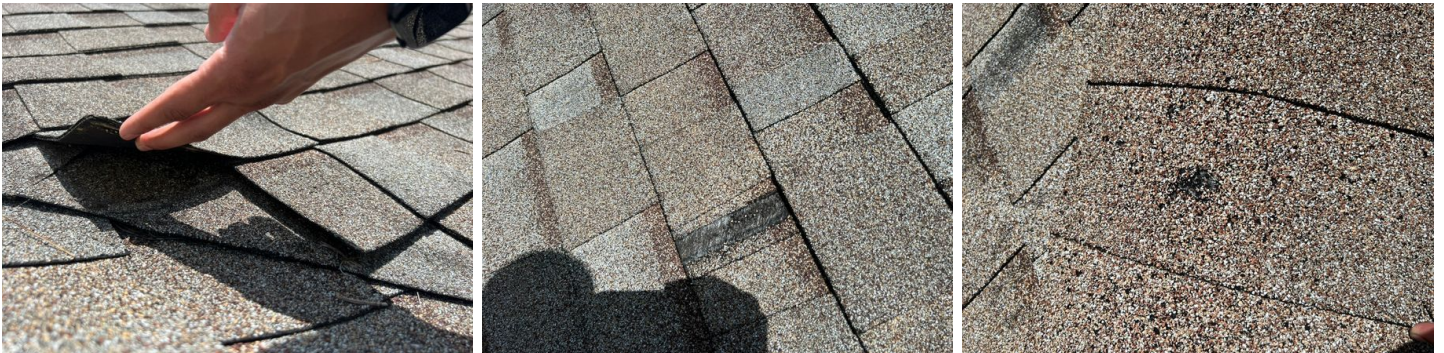
SURFACE NEAR LIFESPAN

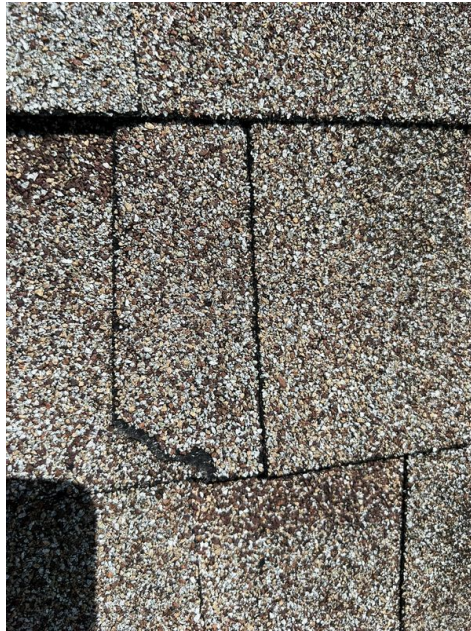
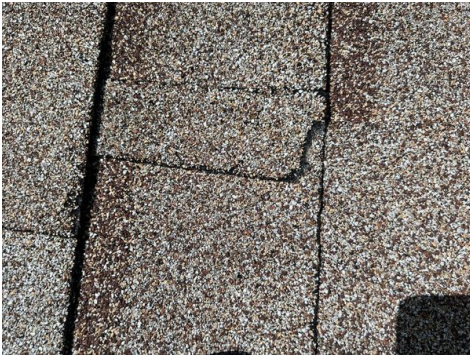


The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."

Recommendation

Contact a qualified professional.





5.2.1 Shingles / Shakes

COMPOSITION - EXPOSED NAIL HEADS

Deficiencies

Nail heads were exposed at one or more shingles. More than just a few exposed nail heads may indicate a substandard roof installation. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

Recommendation

Contact a qualified professional.



6: ATTIC & ROOF STRUCTURE

Information

Roof Structure: Roof structure type

Trusses



Roof Structure: Condition

Appeared serviceable

Roof Structure: Ceiling structure

Not determined

Insulation: Insulation condition

Appeared serviceable

Insulation: Rating

Not determined

Insulation: Type

Fiberglass loose fill



Ventilation: Types

Static

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. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Access: Method

Partially traversed



Ventilation: Condition

Appeared serviceable



7: ELECTRIC

Information

Service Entrance: Condition

Appeared serviceable

Service Entrance: Type

Underground

Service Entrance: Voltage

120-240

Service Entrance: Max Amperage

200

Service Entrance: System ground

Rebar

Service Entrance: Service entrance conductor material

Stranded Copper

Panels: Main panel protection

Breakers

Panels: Location of main panel

Building exterior

Panels: Sub-Panel protection

Breakers



Panels: Location of sub-panel

Laundry room

Panels: Location of main disconnect

External Panel

Wiring: Condition

Serviceable



Wiring: Branch circuit wiring type

Copper

Wiring: Solid strand aluminum wiring present

None visible

Smoke and CO alarms: CO alarms installed

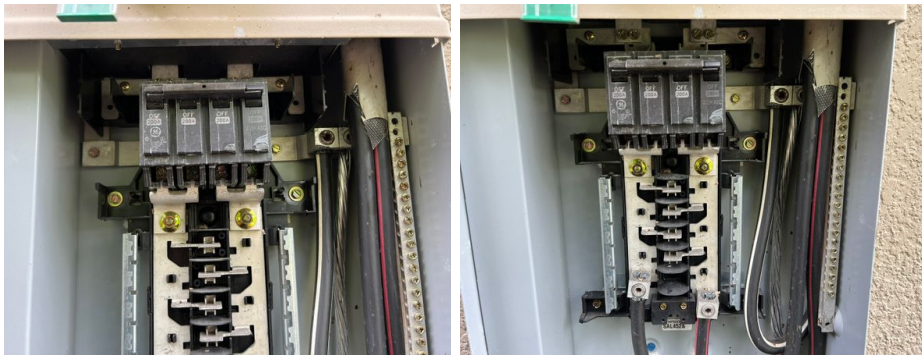
No recommend install

General: Limitations

The following items are not included in this inspection: generator systems, transfer switches, 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, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

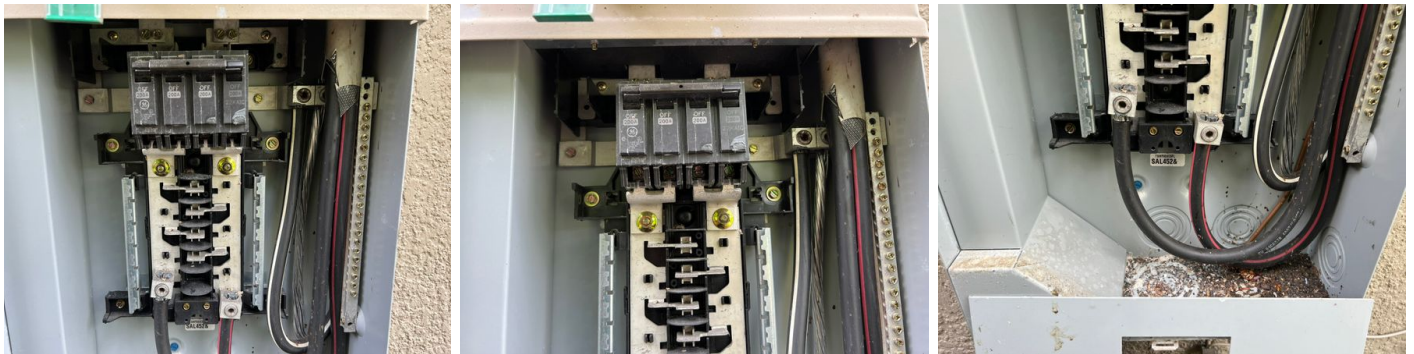
Service Entrance: Main disconnect rating

200



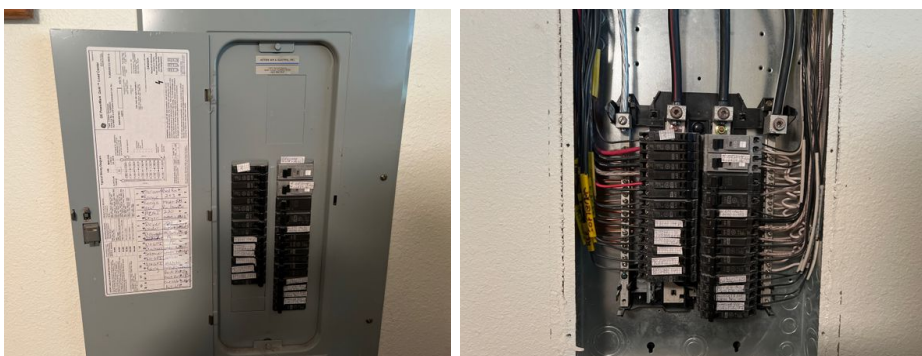
Panels: Main service panel condition

Appeared serviceable



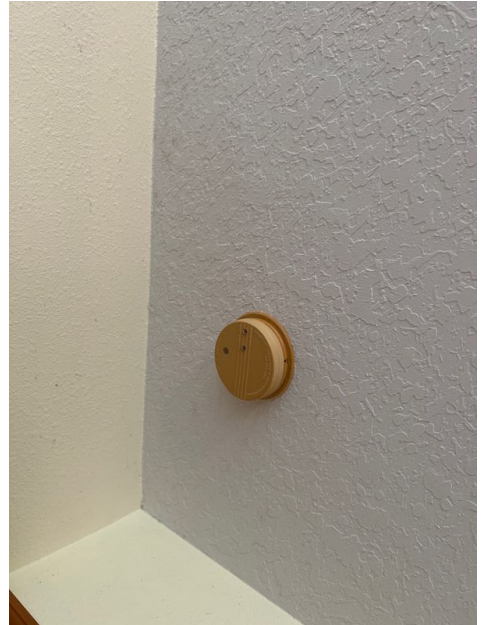
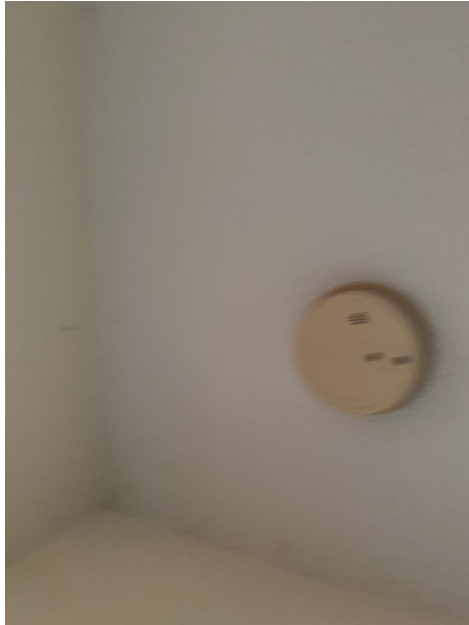
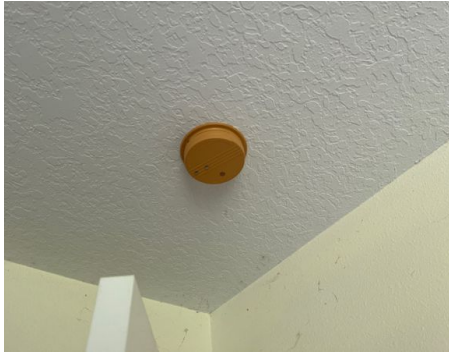
Panels: Sub-panel(s) condition

Appeared serviceable



Smoke and CO alarms: Smoke alarms installed

Yes but need replacing/servicing



8: PLUMBING / FUEL SYSTEMS

Information

Service / Main Line: Condition
Appeared serviceable

Service / Main Line: Main shut-off location
Building exterior

Service / Main Line: Type
Private well



Supply Lines: Condition
Appeared serviceable

Supply Lines: Type
PVC plastic

Drain and Waste Lines: Drain pipe condition
Appeared serviceable

Drain and Waste Lines: Drain pipe material
PVC

Venting: Condition
Appeared serviceable

General: Limitations

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression 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 determine the existence or condition of underground or above-ground fuel tanks.

Venting: Vent pipe material
Galvanized Steel



Limitations

General

PRIVATE WELL

Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies 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. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated. Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:

[WELL](#)



9: KITCHEN

Information

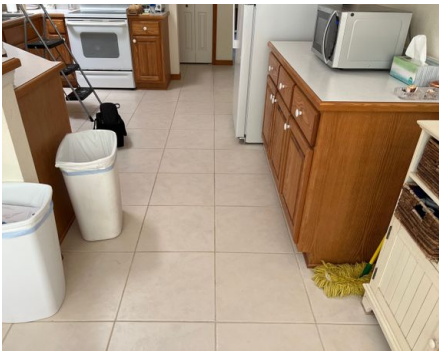
Counters: Condition
Appeared serviceable



Counters: Material
Laminate

Cabinets: Condition
Required repair or replacement

Floors: Type or covering
Tile



Floors: Condition
Appeared serviceable

Sinks: Condition
Required repair or replacement



Under-Sink Food Disposal:
Condition
None



Range/Cooktop/Oven: Fuel Type
Electric

Ventilation: Type
None visible

Limitations

The following items are not included in this inspection: household appliances such as stove s, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; 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. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Dishwasher: Condition

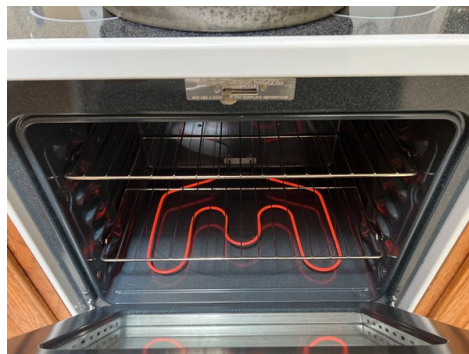
Near at or beyond service life

At the time of the inspection the dishwasher was only turned on for a short time to avoid damage due to excessive iron deposit build up on the lines.



Range/Cooktop/Oven: Condition

Appeared serviceable



Refrigerator: Condition

Appeared serviceable



Microwave: Condition

Appeared serviceable



Receptacles: Receptacles

Yes



Receptacles: GFCI Present

Yes



Switches: Condition

Appears servicable



Limitations

Counters

BACK BOARD SEPAEATION

At the time of the inspection the counter top backboard was separating/seperated from the wall. Reattachment recommended by a qualified professional.



Cabinets

CARD BOARD AND BAGS COVERING

At the time of the inspection the were bags covering the bottom of the cabinet space.

Switches

NOT WORKING



Recommendations

9.1.1 Counters

NEED CAULK AT GAPS



Gaps, no caulk, or substandard caulking were found *between countertops and backsplashes / around the sink*. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.

Recommendation

Contact a qualified professional.



9.2.1 Cabinets

Deficiencies

DAMAGED CABINET FLOORING

At the time of the inspection it was observed that there was a hole covered under a cardboard under the sink. Repairs/replacements recommended by a qualified professional.

Recommendation

Contact a qualified professional.



9.4.1 Sinks

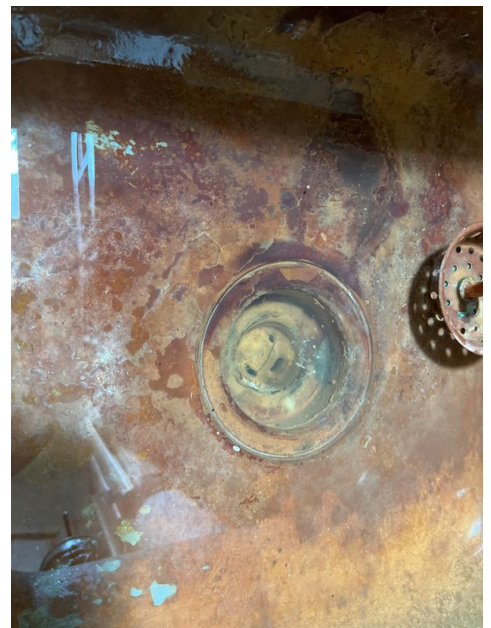
Deficiencies

DRAINS SLOWLY

The sink drained slowly. Recommend clearing drain and/or having a qualified plumber repair if necessary.

Recommendation

Contact a qualified professional.



9.4.2 Sinks

SINK DAMAGED, REPLACE

The sink was damaged or significantly deteriorated due to excessive iron deposit build up. Recommend that a qualified contractor replace the sink.

Recommendation

Contact a qualified professional.



10: MASTER BEDROOM

Information

Interior Doors: Condition
Good



Floors: Condition
Average



Receptacles: Condition
Good

Receptacles: GFCI present
No

Lighting / Fans: Condition
Good



General: Limitations

The following items are not included in this inspection: generator systems, transfer switches, 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, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.



Windows & Skylights: Condition

Good



Walls, Ceilings and Fixtures: Condition

Average



Switches: Condition

Good



Recommendations

10.3.1 Windows & Skylights

CAULK

Recommendation

Contact a qualified professional.





10.4.1 Walls, Ceilings and Fixtures

CEILING - DRY STAINS, MONITOR

Deficiencies

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.

Recommendation

Recommend monitoring.



10.4.2 Walls, Ceilings and Fixtures

**NEEDS REPAIR**

One or more *walls / ceilings were damaged / were cracked / had substandard repairs*. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



10.5.1 Floors

**VINYL, LINOLEUM, MARMOLEUM**

Vinyl, linoleum or marmoleum flooring in one or more areas was *damaged / deteriorated / loose / curling*. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.

Recommendation

Contact a qualified professional.



11: BEDROOM ONE

Information

Interior Doors: Condition
Average



Receptacles: Condition
Good

Receptacles: GFCI present
No

Switches: Condition
Good



Lighting / Fans: Condition
Good



General: Limitations

The following items are not included in this inspection: generator systems, transfer switches, 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, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Windows & Skylights: Condition**

Average



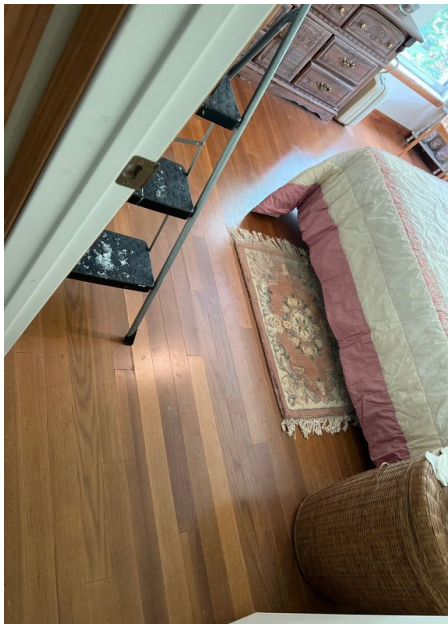
Walls, Ceilings and Fixtures: Condition

Average



Floors: Condition

Average



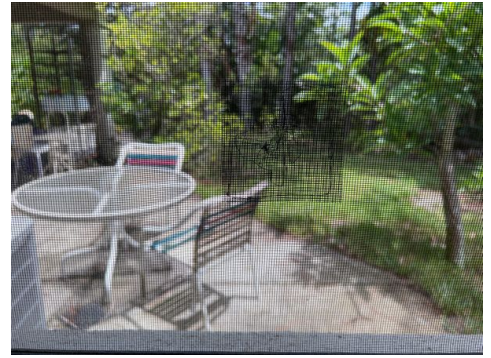
Recommendations

11.3.1 Windows & Skylights

SCREENS DAMAGED, DETERIORATED



One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.



Recommendation

Contact a handyman or DIY project

11.3.2 Windows & Skylights

 Maintenance/Informational

CRACKING


Cracking is common around the sliding glass doors and the windows where two materials come together. This is caused from the expanding and contracting of the similar materials. Recommend the area be caulked periodically.

Recommendation

Contact a handyman or DIY project



11.3.3 Windows & Skylights

 Maintenance/Informational

CAULK

At the time of the inspection it was discovered that portions of the system were in need of general maintenance and caulk application. Home owner application recommended.

Recommendation

Contact a qualified professional.



11.5.1 Floors

**VINYL, LINOLEUM, MARMOLEUM**

Vinyl, linoleum or marmoleum flooring in one or more areas was *damaged / deteriorated / loose / curling*. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.



Recommendation

Contact a qualified professional.

12: BEDROOM TWO

Information

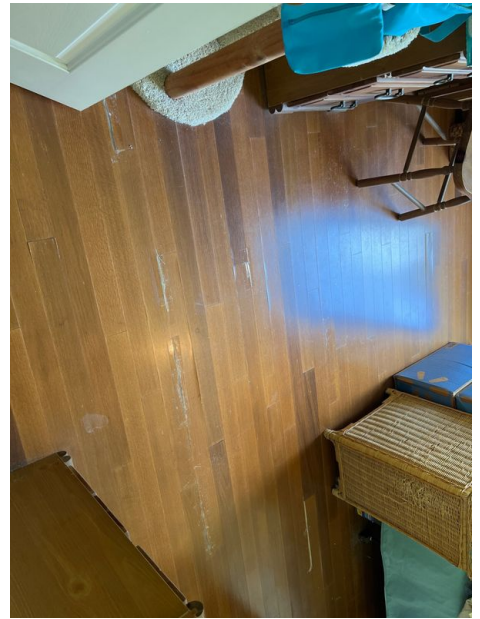
Interior Doors: Condition
Good



Windows & Skylights: Condition
Average



Floors: Condition
Poor



Receptacles: Condition
N/A

Receptacles: GFCI present
No

Switches: Condition
Good



Lighting / Fans: Condition
Good



General: Limitations

The following items are not included in this inspection: generator systems, transfer switches, 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, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.



Walls, Ceilings and Fixtures: Condition

Good



Limitations

Receptacles

RECEPTACLES WHERE OBSTRUCTED

At the time of the inspection there were boxed and other items obstructing the receptacles.

Recommendations

12.3.1 Windows & Skylights



CRACKING

Cracking is common around the sliding glass doors and the windows where two materials come together. This is caused from the expanding and contracting of the similar materials. Recommend the area be caulked periodically.

Recommendation

Contact a handyman or DIY project



12.3.2 Windows & Skylights



CAULK

At the time of the inspection it was discovered that portions of the system were in need of general maintenance and caulk application. Home owner application recommended.

Recommendation

Contact a qualified professional.



12.5.1 Floors

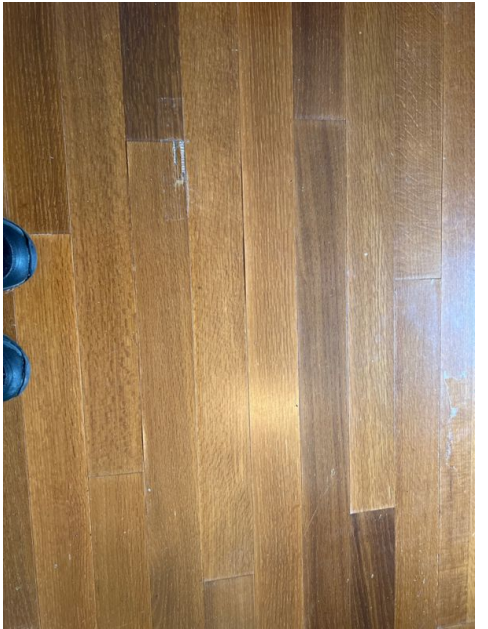


VINYL, LINOLEUM, MARMOLEUM

Vinyl, linoleum or marmoleum flooring in one or more areas was *damaged / deteriorated / loose / curling*. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.

Recommendation

Contact a qualified professional.



13: MASTER BATHROOM

Information

General: Location

Master Bath

Counters: Condition

Appeared serviceable

Floors: Condition

Appeared serviceable

**Sinks: Condition**

Appeared serviceable

Ventilation: Bathroom ventilation type

Windows, Spot exhaust fans

Receptacles: Condition

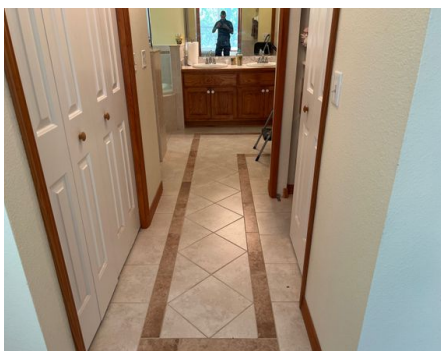
Good

**Receptacles: GFCI Present**

No

General: Limitations

The following items are not included in this inspection: overflow drains for tubs and sinks; 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.



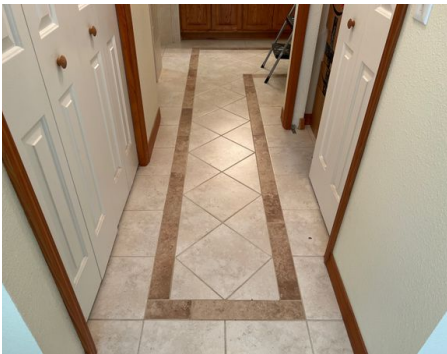
Cabinets: Condition

Appeared serviceable



Floors: Type or covering

Tile



Toilets: Condition

Appeared serviceable



Bathtubs: Condition

Required repair or replacement



Showers: Condition

Appeared serviceable



Ventilation: Condition

Appeared serviceable



Recommendations

13.2.1 Counters

NEED CAULK



Gaps, no caulk, or substandard caulking were found *between countertops and backsplashes / around the sink*. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.

Recommendation

Contact a qualified professional.



13.3.1 Cabinets

HARDWARE LOOSE, MISSING, DAMAGED



Cabinet hardware such as hinges, latches, closers, magnets or pulls were loose, missing or damaged at one or more cabinet drawers, doors or turntables. Recommend that a qualified person repair as necessary.



Recommendation

Contact a qualified professional.

13.4.1 Floors

TILE CHIP



Recommendation

Contact a qualified professional.



13.5.1 Sinks

LEAKING AT BASE, HANDLES

 Deficiencies

Water was leaking at the sink faucet base or handles. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified professional.



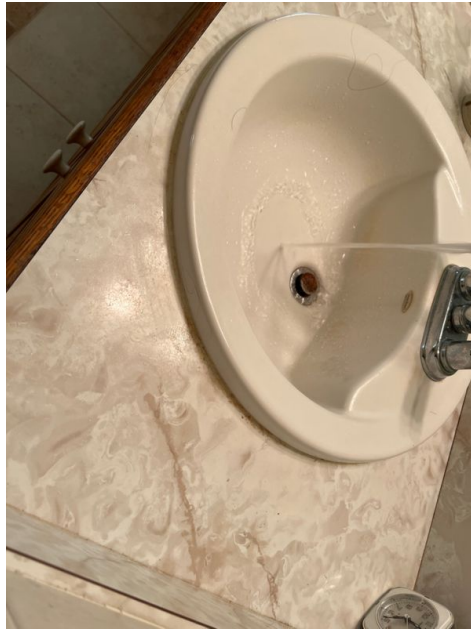
13.5.2 Sinks

CAULK

Recommendation

Contact a qualified professional.

 Deficiencies



13.7.1 Bathtubs

DRAINS SLOWLY

Maintenance/Informational

The bathtub drained slowly. Recommend clearing drain and/or that a qualified plumber repair if necessary.

Recommendation

Contact a qualified professional.

13.7.2 Bathtubs

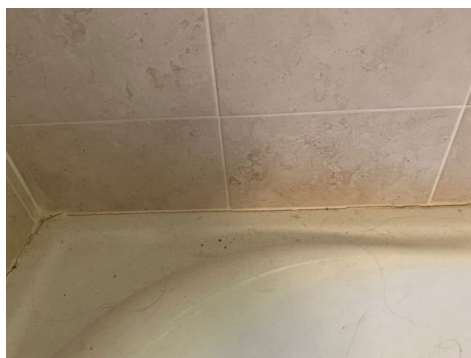
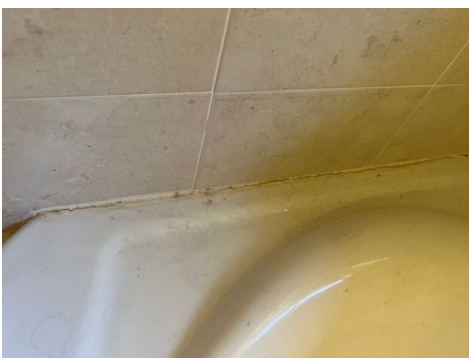
NEED CAULK BETWEEN TUB AND

Maintenance/Informational

Gaps, no caulk, or substandard caulking were found between the bathtub and the *floor / walls*. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

Recommendation

Contact a qualified professional.



14: BATHROOM ONE

Information

Location

1st Floor

Counters: Condition

None

Cabinets: Condition

None



Floors: Condition

Appeared serviceable

Floors: Type or covering

Tile

Ventilation: Condition

Appeared serviceable



Limitations

The following items are not included in this inspection: overflow drains for tubs and sinks; 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.

Sinks: Condition

Appeared serviceable



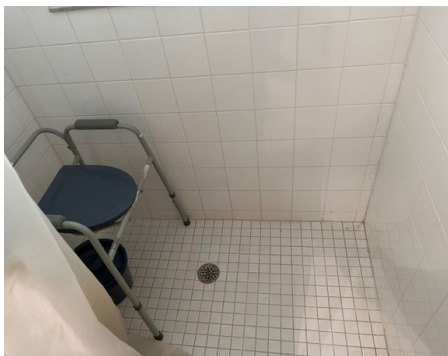
Toilets: Condition

Appeared serviceable



Showers: Condition

Appeared serviceable



Ventilation: Bathroom ventilation type

Windows, Spot exhaust fans



Recommendations

14.6.1 Showers

GROUT



At the time of the inspection it was noticed that portions of the shower grout had deteriorated. New grout installation recommended.

Recommendation

Contact a qualified professional.



15: BATHROOM TWO

Information

General: Location

1st Floor

Counters: Condition

Appeared serviceable



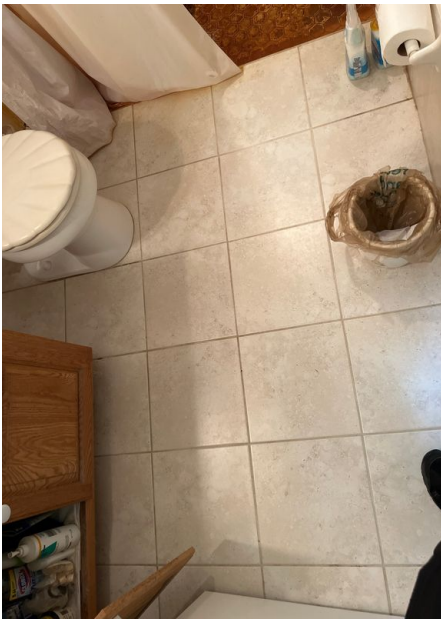
Cabinets: Condition

Appeared serviceable



Floors: Condition

Appeared serviceable



Floors: Type or covering

Tile

Showers: Condition

Required repair or replacement

Ventilation: Condition

Appeared serviceable

Ventilation: Bathroom ventilation**type**

Windows, Spot exhaust fans

**General: Limitations**

The following items are not included in this inspection: overflow drains for tubs and sinks; 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.



Sinks: Condition

Required repair or replacement

**Toilets: Condition**

Appeared serviceable

**Recommendations**

15.2.1 Counters

NEED CAULK Deficiencies

Gaps, no caulk, or substandard caulking were found *between countertops and backsplashes / around the sink*. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.

Recommendation

Contact a qualified professional.



15.3.1 Cabinets

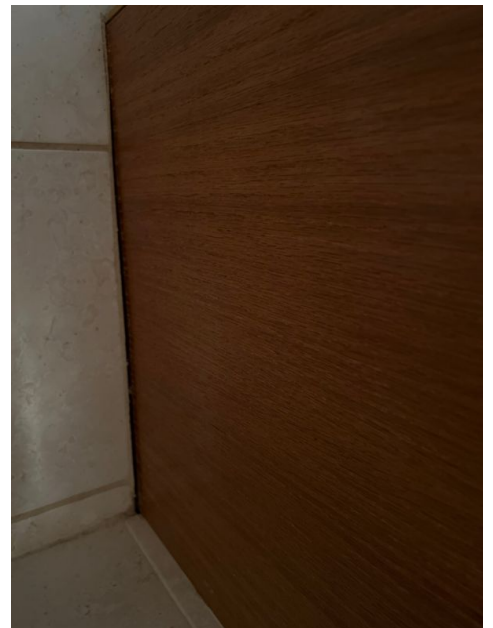
GROUT

 Maintenance/Informational

At the time of the inspection it was noticed that portions of the shower grout had deteriorated. New grout installation recommended.

Recommendation

Contact a qualified professional.



15.5.1 Sinks

DRAIN STOPPER

 Deficiencies

Drain stopper needs fixed

Recommendation

Contact a qualified professional.



15.5.2 Sinks

FIXTURE

Recommendation

Contact a qualified professional.



15.7.1 Showers

HANDLES

Handles controlling water flow to the shower were *missing / loose*. Recommend that a qualified person repair or replace handles as necessary.

Recommendation

Contact a qualified professional.

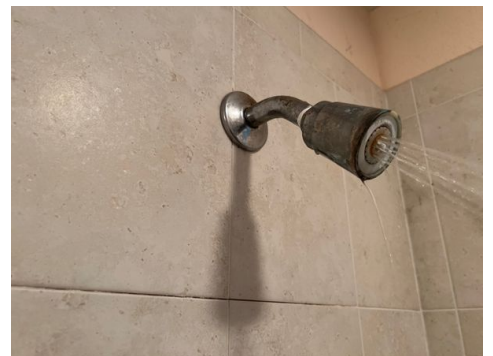


15.7.2 Showers

SHOWER HEAD LOOSE

Recommendation

Contact a qualified professional.



15.7.3 Showers

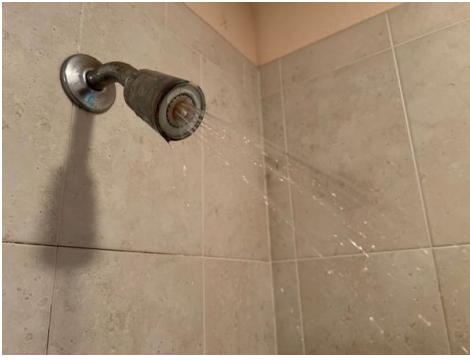
INSUFFICIENT WATER SUPPLY

At the time of the inspection it was noticed that the water output was insufficient. This could be due to the excessive iron deposit build up in the shower head. Replacement recommended.

Recommendation

Contact a qualified professional.





15.7.4 Showers

EXCESSIVE IRON BUILD UP

At the time of the inspection it was discovered that the shower had excessive iron deposit build up. Heavy cleaning recommended.

Recommendation

Contact a qualified professional.



16: LIVING ROOM & DINNING ROOM

Information

Receptacles: GFCI present

No

Switches: Condition

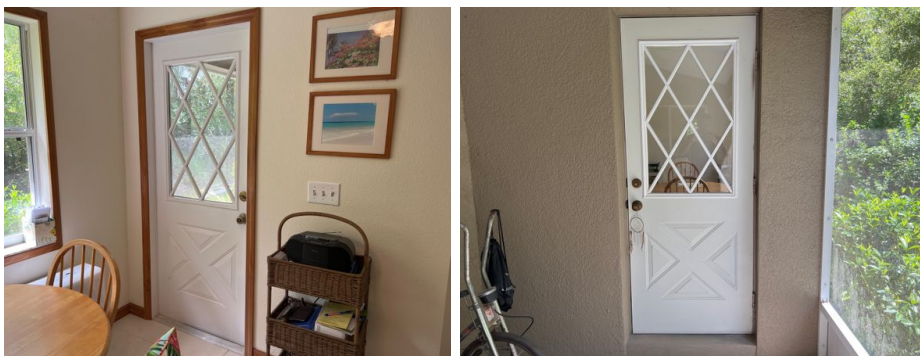
Good

**General: Limitations**

The following items are not included in this inspection: generator systems, transfer switches, 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, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Interior Doors: Condition

Good



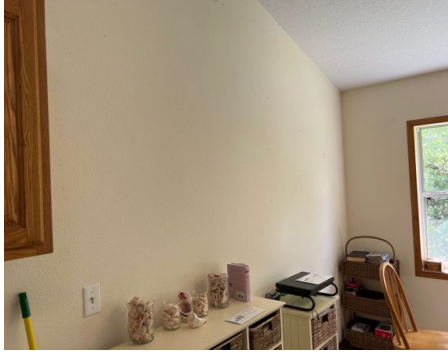
Windows & Skylights: Condition

Average



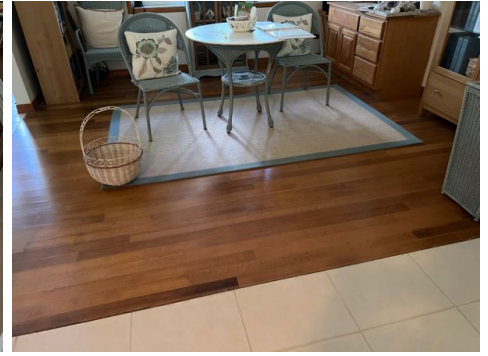
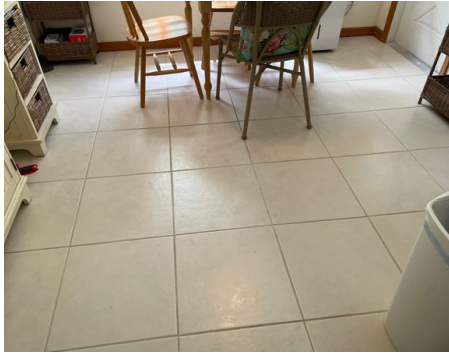
Walls, Ceilings and Fixtures: Condition

Average



Floors: Condition

Good



Receptacles: Condition

Good



Lighting / Fans: Condition

Good



Recommendations

16.3.1 Windows & Skylights

CRANKS

 Maintenance/Informational

Crank handles at *some / many* windows were *missing / stripped / loose / broken*. Recommend that a qualified person replace handles or make repairs as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



16.3.2 Windows & Skylights

Deficiencies

WINDOW DAMAGED

This window does not operate (stays up) properly recommend repair or replacement as needed.

windows do not stay open

Recommendation

Contact a qualified professional.

16.3.3 Windows & Skylights

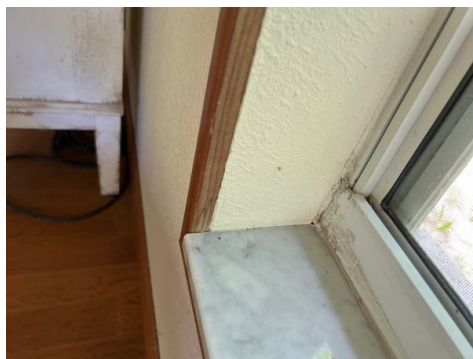
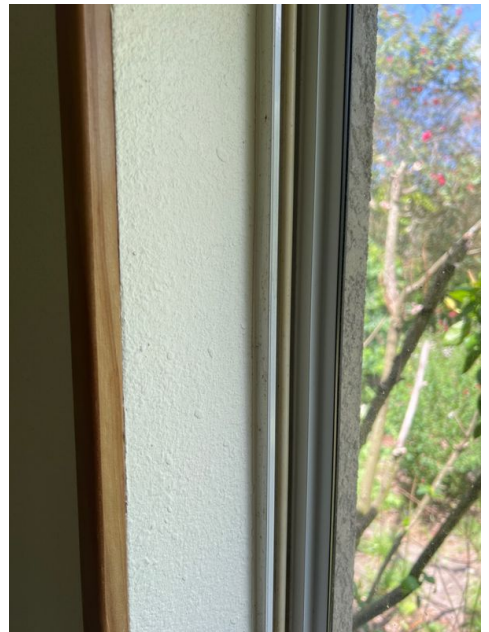
Maintenance/Informational

CAULK

At the time of the inspection it was discovered that portions of the system were in need of general maintenance and caulk application. Home owner application recommended.

Recommendation

Contact a qualified professional.



17: HEATING, VENTILATION AND AIR CONDITION (HVAC)

Information

Outside A/C Unit: Brand

American Standard

Outside A/C Unit: Year Built

2005

Air Handler: Brand

American Standard

Air Handler: Year Built

2005

Filters: Condition

Obstructed

Filters: Filter location

None visible

Filters: Size

N/A

Normal Controls: Condition

Appeared serviceable


General: 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 or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

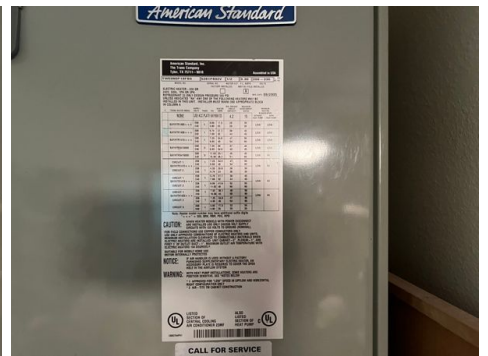
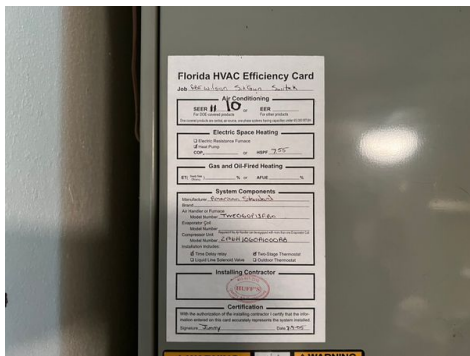
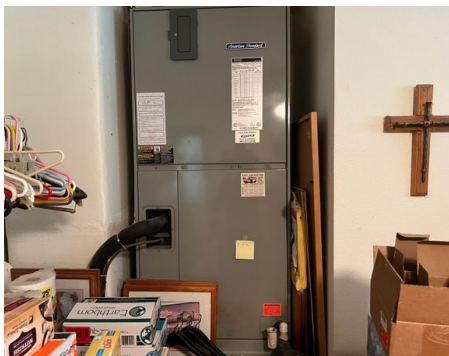
Outside A/C Unit: Condition

Appears Servicable



Air Handler: Condition

Appears Servicable



Ducts & Registers: Condition

Appeared serviceable



18: WATER HEATER & LAUNDRY

Information

General: Energy source

Electricity

General: Type

Tank

General: Estimated Age

01/01/2004

General: Capacity

65

General: Location

Laundry room

Tank Casing: Condition

Appears serviceable


Temp: Good
Water Shut off: Good Condition
TPR drain valve/line: Valve Serviceable
Electric: Condition

Appeared serviceable

Laundry: 240 present

Not determined

Laundry: Gas supply for laundry equipment present

Not determined

Laundry: Laundry ventilation type

Not determined

General: Limitations

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. 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 or a shut-off valve to be operated.

General: Condition

Appeared serviceable



General: TPR valve

Yes



Recommendations

18.1.1 General

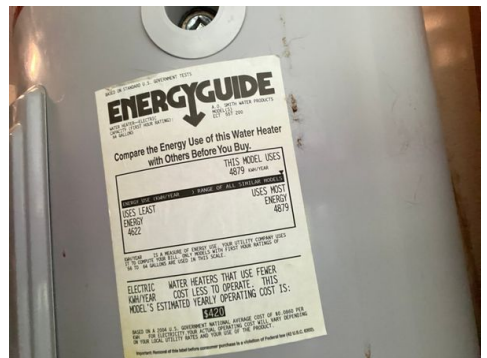
LIFESPAN (8-12 YRS)

The estimated useful life for most water heaters is 8-12 years. This water heater appeared to *benear / at / beyond* this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Recommendation

Contact a qualified plumbing contractor.

 Maintenance/Informational



18.2.1 Tank Casing

CORROSION

 Deficiencies

Small corrosion or rust was found on the water heater tank casing. This is an indication that the water heater is near or at the end of its service life. At a minimum, monitor this water heater and budget for a replacement in the near future. Consider replacing the water heater now before any leaks occur. Significant flooding can occur if the water heater does fail.

Recommendation

Contact a qualified plumbing contractor.



19: GARAGE OR CARPORT

Information

General: Type

Attached, Carport

Attached Garage-House Door: Condition

Appeared serviceable

Attached Garage-House Door: Type

Solid core

Vehicle Door: Condition

None

Vehicle Door: Type

None

Vehicle Door: # of Doors

0

Automatic Opener: Condition

None- Manual

Automatic Opener: Mechanical auto-reverse operable

Not applicable

Floor: Condition

Obstructed



Interior/Walls/Ceilings:

Ventilation

None

General: Limitations

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

Interior/Walls/Ceilings: Condition

Obstructed



20: ADDITIONAL NOTES

Information

Notes

See Notes

At the time of the inspection it was discovered that the property uses a private well for water supply without any type of filtration system. Due to this excessive amount of iron deposit build up has accumulated and severely stain and or damaged some of the home's systems. Installation of filtration system is highly recommended. Home owners state that the "water filter" tank is actually a pump for the well water.



STANDARDS OF PRACTICE
