



FULL RESIDENTIAL REPORT

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Coral Gables FL 33146

Christopher Marotta
SEPTEMBER 10, 2018



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1: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent	Occupancy Vacant	Temperature (approximate) 96 Fahrenheit (F)
Weather Conditions Hot, Humid		
Type of Building Single Family		



General Introduction

Introduction: The following numbered and attached pages are your home inspection report. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of FABI. The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available prior to, during and after the inspection and it is part of the report.

Pre-Closing Walk Thru

Final walk-through inspections are typically performed shortly before closing and are to be accomplished by the prospective buyer to confirm acceptable and unaltered condition of the property and should include retesting all appliances and fixtures. Very often these inspections are performed after some time has passed after your home inspection.

If the home was furnished at the time of inspection numerous counter, under sink, closet, window, wall, floor, and/or ceiling surfaces may be obscured by personal effects, window coverings, rugs, carpets, collectibles, furniture and other items, limiting the inspection of some areas. We highly recommend once the seller has all possessions out of the home the client completes a full walk through for a final inspection before close of escrow. Particular attention should be paid to areas that were concealed during your inspection. Be sure to bring a flashlight to your walk-through to check under the sinks and other dimly lit areas to include viewing all ceiling/wall areas for staining.

It is recommended that all such work be documented by work orders, invoices, or receipts from the individuals or companies which performed the work as well as by copies of all signed off building permits and lien releases from contractors and their employees, other workers, and material suppliers.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Inside & Out Property Inspectors, Inc recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Your Inspector may bring: to your attention and discuss certain Recommended Upgrades of original and functioning installations and assemblies of Systems and Components that you may wish to consider implementing as part of upgrading your home. These Recommended Upgrades may exceed some of the building and construction standards that applied at the time of the original construction of the home. The differences between any such original building and construction standards and current standards do not constitute "deficiencies" in the subject property. Recommended Upgrades should be performed only by Qualified parties in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.

We recommend that client check with the Building and Planning Department to see if there are any "open" or previous permits on a property they are considering purchasing. An "open" permit could prevent another permit from being issued for the property and there could be some outstanding issues that need to be addressed. We will provide permits and a BuildFax Report when available in the report.

Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice."

Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

Thermal Scans: Infrared/Thermal cameras or other specialty equipment may be used just like any other tool in our tool bag for portions of the inspection process as determined by the inspector in his sole discretion and is always a "limited scan" as part of a home inspection and not to be construed as a thermal scan of entire home and its contents. Additional services are available at additional costs and would be supplemented by additional agreement/addendum.

What really matters in a home inspection: The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of

roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			X
2.3	Ventilation	X			X
2.4	Flashings	X			
2.5	Eaves, Soffits & Fascia	X			X
2.6	Skylights, Chimneys & Other Roof Penetrations			X	

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Inspection Method

Roof

Roof Type/Style

Hip

Coverings: Roof Permit

Application Date

05/13/2014

Coverings: Roof Permit Number

BL-14-05-2932

Roof Drainage Systems: Gutter Material

Aluminum

Ventilation: Ventilation Type

Soffit Vents

Flashings: Material

Metal

Coverings: Material

Concrete Tile



Deficiencies

2.2.1 Roof Drainage Systems



Recommendation

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified gutter contractor



2.2.2 Roof Drainage Systems



Recommendation

GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified gutter contractor

Estimated Cost

\$100 - \$200



2.2.3 Roof Drainage Systems



Recommendation

GUTTER LOOSE

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.

Recommendation

Contact a qualified gutter contractor

Estimated Cost

\$100



Left Elevation

2.3.1 Ventilation

DAMAGED VENTS

Damaged roof vents observed. A licensed roofer is recommended for repairs.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$2,000 - \$2,500

 Recommendation



Left Elevation



Left Elevation





2.5.1 Eaves, Soffits & Fascia

EAVES - DAMAGED



One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified general contractor.

Estimated Cost

\$200 - \$500





3: EXTERIOR

		IN	NI	NP	D
3.1	Exterior Doors	X			
3.2	Siding, Flashing & Trim	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.6	Fences	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Exterior Doors: Type Of Door
Metal

Siding, Flashing & Trim: Siding Material
Stucco

Siding, Flashing & Trim: Siding Style
Plaster

Walkways, Patios & Driveways: Driveway Material
Pavers, Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Screen Enclosure

Decks, Balconies, Porches & Steps: Material
Metal

Fences: Fence Construction
Metal

Deficiencies

3.3.1 Walkways, Patios & Driveways

DAMAGED TILES

Patio tiles are cracked and damaged; replacement recommended.

Recommendation

Contact a qualified tile contractor

 Recommendation



3.4.1 Decks, Balconies, Porches & Steps

SCREEN ENCLOSURE LOCK

Screen enclosure lock is damaged; repairs/replacement recommended.

Recommendation

Contact a qualified professional.



Recommendation



3.4.2 Decks, Balconies, Porches & Steps

DAMAGED DOOR

Screen enclosure door is damaged and needs repair.

Recommendation

Contact a qualified professional.

Estimated Cost

\$100



Recommendation



3.5.1 Vegetation, Grading, Drainage & Retaining Walls



Recommendation

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.

Estimated Cost

\$200



3.5.2 Vegetation, Grading, Drainage & Retaining Walls



Recommendation

TREES/BRUSH

Trees coming in contact with property structure must be trimmed.

Recommendation

Contact a handyman or DIY project

Estimated Cost

\$200



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Basements & Crawlspace			X	
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Wood Destroying Organisms	X			X

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiencies

Information

Inspection Method Attic Access, Visual	Foundation: Material Slab on Grade	Floor Structure: Crawlspace Not Present
Floor Structure: Floor Material Concrete	Floor Structure: Sub-floor Concrete	Wall Structure: Wall Construction Masonry
Wood Destroying Organisms: Evidence Observed Wood Damage, Pellets	Wood Destroying Organisms: Location Attic	

Deficiencies

4.5.1 Wood Destroying Organisms

VISIBLE EVIDENCE

Wood destroying organisms evidence observed at the property. Treatment is recommended.

Recommendation

Contact a qualified pest control specialist.

 Recommendation



5: HEATING

		IN	NI	NP	D
5.1	Vents, Flues & Chimneys			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			X
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			X
6.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Air Handler Age

2004

Cooling Equipment: Air Handler Size

5 Ton

Cooling Equipment: Condensate Drainage

Condensate Pump

Cooling Equipment: Condenser Age

2015

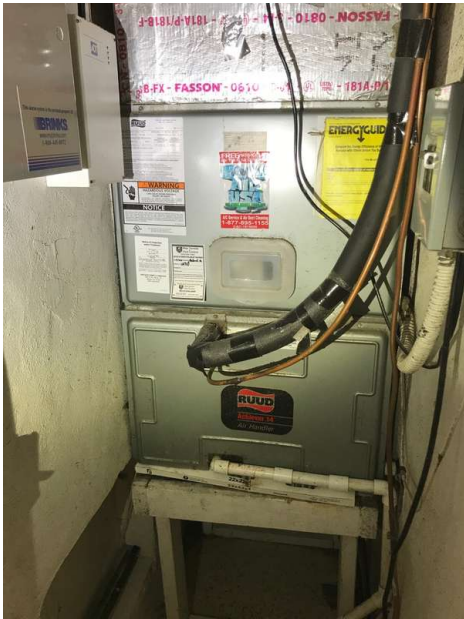
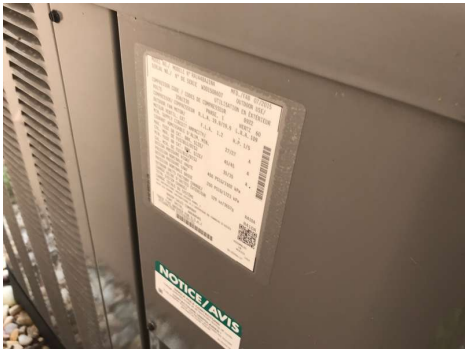
Cooling Equipment: Condenser Size

4 Ton

Distribution System: Configuration

Central

Cooling Equipment: Brand Rheem



Deficiencies

6.1.1 Cooling Equipment

CONDENSATE TUBE DAMAGED

 Recommendation

Condensate tube was damaged, which limits safe discharge of condensation produced by evaporator coils. Recommend a qualified HVAC technician repair.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

\$100



6.1.2 Cooling Equipment

INSULATION MISSING OR DAMAGED



Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

\$0 - \$100



Condensation Inside Attic

6.1.3 Cooling Equipment

MOLD OBSERVED ON COILS



Visible mold observed on air handler coils. It is recommended that a mold test be performed. The apparent mold is located on the return air section and could be blowing mold spores in the air of the home through the ducts. The only way to check is to collect air samples inside the home along with a physical swab. These samples will be sent to a laboratory and a determination will be made whether you have a mold problem inside the house.

Recommendation

Contact a qualified mold inspection professional.



6.3.1 Distribution System

COLD AIR RETURN LEAKING

The cold air return is leaking at the unit. Recommend licensed HVAC contractor seal or patch ductwork. Visible mold and condensation observed.

Recommendation

Contact a qualified heating and cooling contractor





6.3.2 Distribution System

DUCTS DETERIORATED



Recommendation

Deteriorated ducts were observed. Recommend licensed HVAC contractor repair or replace.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

\$2,500 - \$3,000



6.3.3 Distribution System

SUPPLY PLENUM NOT SEALED CORRECTLY

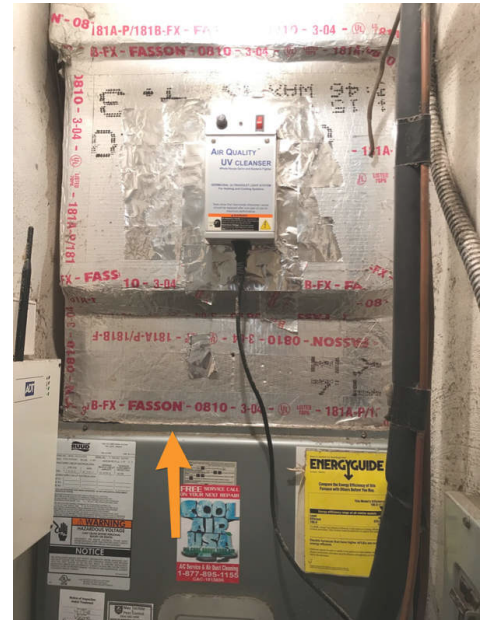


Recommendation

Air handler supply plenum is not sealed correctly and is leaking cold air. Cold air leaking can cause condensation which in turn causes mold growth.

Recommendation

Contact a qualified HVAC professional.



6.3.4 Distribution System

MOLD OBSERVED SUPPLY PLENUM



Recommendation

Observed mold on/inside supply plenum. A Mold Assessment is recommended for further evaluation and remediation protocol.

Recommendation

Contact a qualified mold inspection professional.



7: COOLING 2

		IN	NI	NP	D
7.1	Cooling Equipment	X			X
7.2	Normal Operating Controls	X			
7.3	Distribution System	X			X
7.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Air Handler Age
2015

Cooling Equipment: Air Handler Size
4 Ton

Cooling Equipment: Condensate Drainage
Exterior

Cooling Equipment: Condenser Age
2004

Cooling Equipment: Condenser Size
4 Ton

Distribution System: Configuration
Central

Cooling Equipment: Brand
Ruud



Deficiencies

7.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation



7.3.2 Distribution System

MOLD

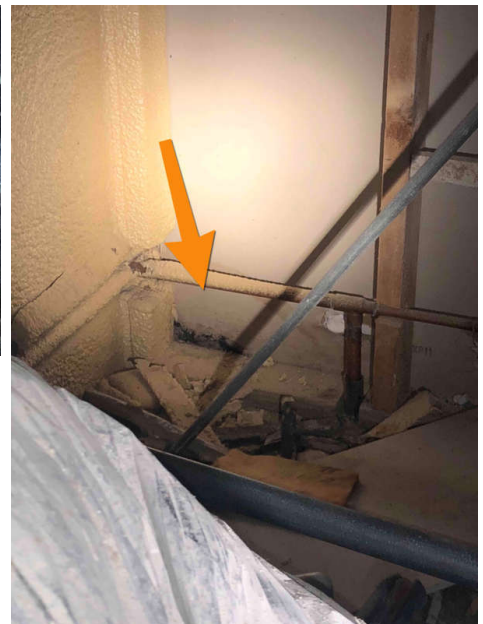
Visible mold observed inside air handler closet. A mold inspection is recommended.

Recommendation

Contact a qualified mold inspection professional.



Recommendation



7.3.3 Distribution System

SUPPLY PLENUM NOT SEALED CORRECTLY

Air handler supply plenum is not sealed correctly and is leaking cold air. Cold air leaking can cause condensation which in turn causes mold growth.



Recommendation

Recommendation

Contact a qualified HVAC professional.



8: PLUMBING

		IN	NI	NP	D
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			X
8.3	Water Supply, Distribution Systems & Fixtures	X			X
8.4	Hot Water Systems, Controls, Flues & Vents	X			
8.5	Hot Water Systems, Controls, Flues & Vents 2	X			X
8.6	Fuel Storage & Distribution Systems			X	

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

At Meter

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

38 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Garage

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents: Age Of Water Heater

2006 Year

Hot Water Systems, Controls, Flues & Vents 2: Capacity

30

Hot Water Systems, Controls, Flues & Vents 2: Location

Utility Room

Hot Water Systems, Controls, Flues & Vents 2: Power Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents 2: Age Of Water Heater

2003

Drain, Waste, & Vent Systems: Material

PVC

It is recommended that all properties with cast iron have a sewer scope inspection performed by a plumber.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems, Controls, Flues & Vents 2: Manufacturer

GE

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Deficiencies

8.2.1 Drain, Waste, & Vent Systems

DRAIN LINE NOT UP TO CODE

Drain line is not up to code and repairs need to be made.

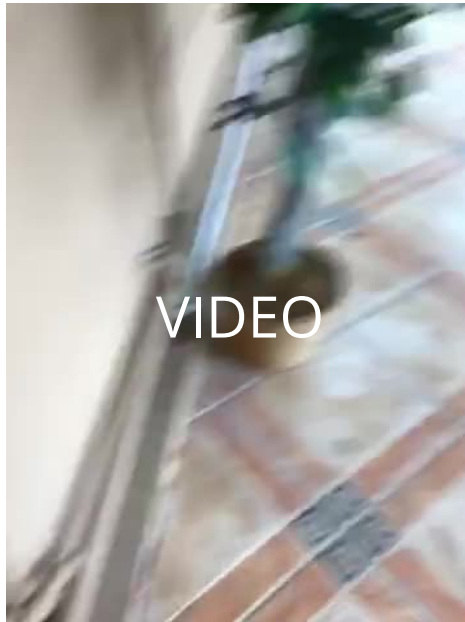
Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$1,000 - \$1,600





8.2.2 Drain, Waste, & Vent Systems

DAMAGED CLEANOUT

Clean out pipe is damaged and needs repair.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$10 - \$100



Recommendation



Left Elevation

8.3.1 Water Supply, Distribution Systems & Fixtures

IMPROPER INSTALLATION

Distribution pipes were installed in a sub-standard way. Recommend a qualified plumber evaluate and properly fit and install pipes.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$100 - \$300



Recommendation



8.5.1 Hot Water Systems, Controls, Flues & Vents 2



Recommendation

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$300 - \$400



9: ELECTRICAL

		IN	NI	NP	D
9.1	Service Entrance Conductors	X			
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
9.3	Branch Wiring Circuits, Breakers & Fuses	X			X
9.4	Lighting Fixtures, Switches & Receptacles	X			X
9.5	GFCI & AFCI	X			
9.6	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Garage

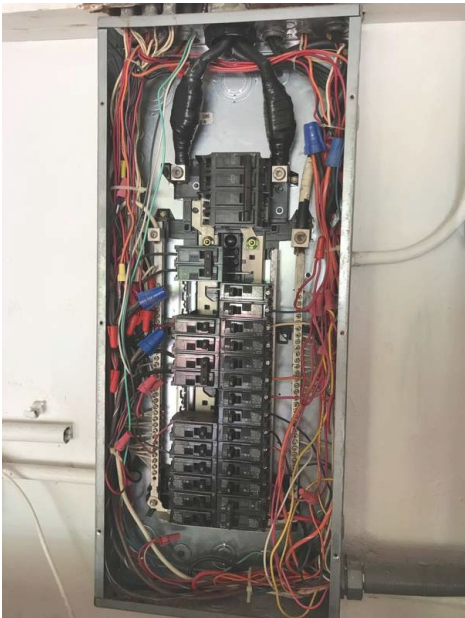
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
225 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

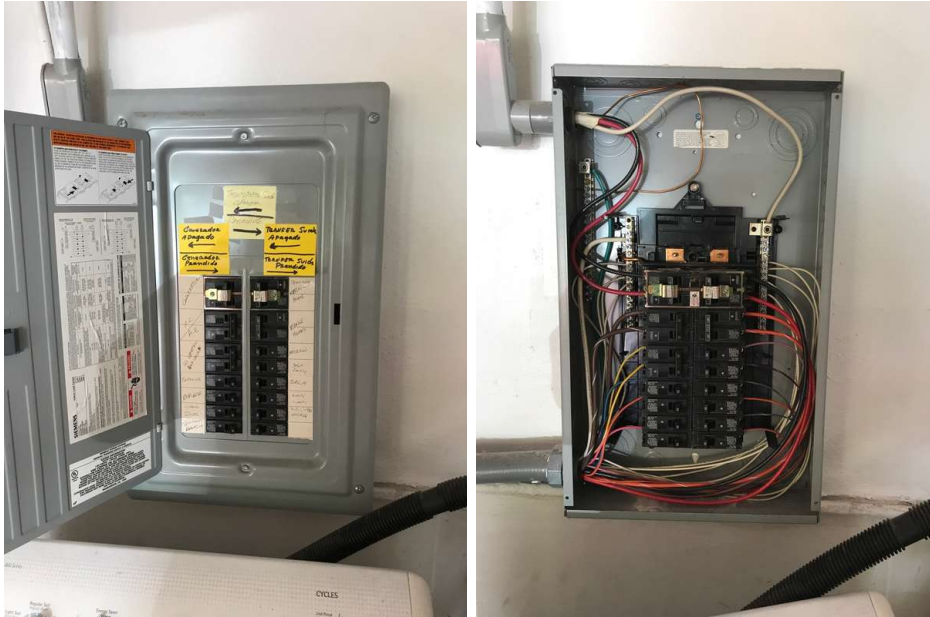
Branch Wiring Circuits, Breakers & Fuses: Branch Wire
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Garage



Deficiencies

9.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER WIRING

Wires not installed up to code. A licensed electrician needs to be hired in order to make proper repairs.

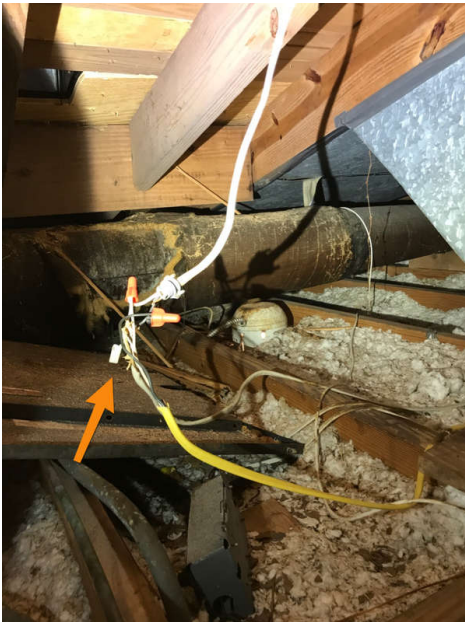
Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$500





9.3.2 Branch Wiring Circuits, Breakers & Fuses

 Recommendation

EXPOSED WIRING

Exposed wiring observed at the property. A licensed electrician should be hired to make proper repairs.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$100 - \$200



Condenser #1



9.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

EXTERIOR LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



9.4.2 Lighting Fixtures, Switches & Receptacles

INTERIOR LIGHT INOPERABLE

One or more lights are inoperable. New light bulbs possibly needed.

Recommendation

Contact a qualified electrical contractor.



9.4.3 Lighting Fixtures, Switches & Receptacles

NO POWER

One or more outlets do not have power. A licensed electrician should be hired to make proper repairs.

Recommendation

Contact a qualified electrical contractor.



10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
10.1	Attic Insulation	X			X
10.2	Attic Entry	X			
10.3	Roof Deck	X			
10.4	Roof Framing	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic Insulation: Insulation Type Blown	Attic Insulation: R-value 19	Attic Entry: Location Hallway, Closet
Roof Deck: Material Plywood, Tongue and Groove	Roof Framing: Material Wood Trusses	

Limitations

General

LIMITED ACCESS

Every area of the attic was not inspected due to obstruction from a low rise, insulation, air ducts, etc.

Deficiencies

10.1.1 Attic Insulation

DEBRIS

Debris inside attic should be removed.

Recommendation

Contact a qualified professional.

 Recommendation





11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
11.1	Doors	X			X
11.2	Windows	X			X
11.3	Floors	X			
11.4	Walls	X			X
11.5	Ceilings	X			X
11.6	Steps, Stairways & Railings	X			
11.7	Baseboards	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Type
Jalousie, Single Hung

Floors: Floor Coverings
Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Baseboards: Material
Wood

Interior Photos



Deficiencies

11.1.1 Doors
LOCK NEEDS REPAIR
Door locks need repair.

Recommendation

Recommendation

Contact a qualified handyman.



11.1.2 Doors

CLOSET DOORS MISSING

Recommendation

Observed one or more closet doors that are missing.

Recommendation

Contact a qualified door repair/installation contractor.



11.2.1 Windows

MISSING/DAMAGED SCREEN

Recommendation

Observed one or more windows with missing/damaged screens. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

Estimated Cost

\$200 - \$300



11.4.1 Walls



Recommendation

MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. Recommend further examination by a Mold Inspector to provide further testing.

Recommendation

Contact a qualified mold inspection professional.



Bathroom 2

11.5.1 Ceilings



Recommendation

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified roofing professional.



11.5.2 Ceilings

CRACKS

Cracks observed on interior ceilings.

Recommendation

Contact a qualified professional.



Recommendation



11.7.1 Baseboards

MISSING BASEBOARDS

Missing baseboards observed at the property.

Recommendation

Contact a qualified handyman.



Recommendation



11.7.2 Baseboards

WATER DAMAGE

Water damage observed on baseboards is an indication of an active leak somewhere in the home. It is recommended that the source of the leak be located and repaired.

Recommendation

Contact a qualified mold inspection professional.



Recommendation



12: KITCHEN

		IN	NI	NP	D
12.1	Countertops & Cabinets	X			
12.2	Sink	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Countertops & Cabinets:

Countertop Material

Granite

Countertops & Cabinets: Cabinetry

Wood, Laminate



13: BUILT-IN APPLIANCES

		IN	NI	NP	D
13.1	Dishwasher	X			X
13.2	Refrigerator	X			
13.3	Range/Oven/Cooktop	X			
13.4	Garbage Disposal	X			
13.5	Built-in Microwave	X			
13.6	Dryer	X			X
13.7	Washer	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Dishwasher: Brand

Frigidaire



Refrigerator: Brand

Frigidaire



Range/Oven/Cooktop: Exhaust Hood Type

None

Range/Oven/Cooktop:
Range/Oven Brand
Frigidaire



Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Dryer: Brand
Kenmore



Built-in Microwave: Brand
Frigidaire



Washer: Brand
Kenmore**Deficiencies**

13.1.1 Dishwasher

INOPERABLE

Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.

Recommendation

Contact a qualified appliance repair professional.



13.6.1 Dryer

DAMAGE

Damaged observed to drying machine.

Recommendation

Contact a qualified appliance repair professional.



14: GARAGE

		IN	NI	NP	D
14.1	Ceiling	X			X
14.2	Floor	X			
14.3	Walls & Firewalls	X			
14.4	Garage Door	X			
14.5	Garage Door Opener	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

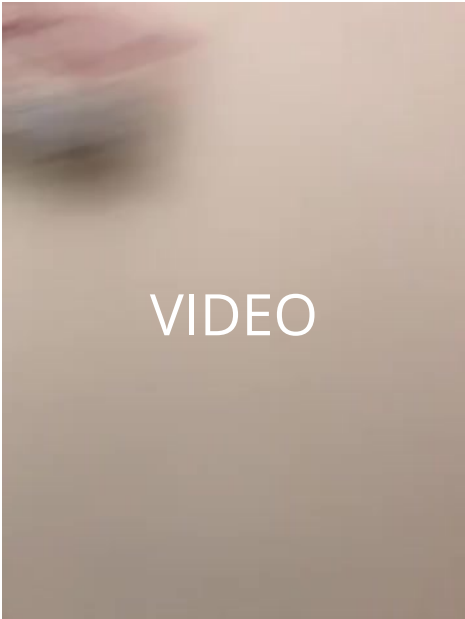
Information

Garage Door: Material
Non Impact Rated

Garage Door: Type
2 Car



Garage Door Opener: Opener Type
Screw Drive



Deficiencies

14.1.1 Ceiling

CRACKS

Observed ceiling cracks in garage area.

Recommendation

Contact a qualified professional.



14.5.1 Garage Door Opener

DAMAGED SENSOR

Garage force sensitive sensor is damaged and needs repair/replacement.

Recommendation

Contact a qualified garage door contractor.



15: BATHROOM 1

		IN	NI	NP	D
15.1	General	X			
15.2	Toilet	X			
15.3	Bathtub	X			X
15.4	Shower			X	
15.5	GFCI & AFCI	X			
15.6	Lighting Fixtures, Switches & Receptacles	X			
15.7	Sink	X			
15.8	Towel/Soap/Toilet Paper Holder	X			
15.9	Ventilator			X	

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Sink : Sink Type

Pedestal

General: Bathroom 1



Deficiencies

15.3.1 Bathtub

DRAIN CAP

Bathtub drain cap is missing or damaged.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



15.3.2 Bathtub

INOPERABLE FIXTURES

Bathtub fixtures were inoperable at the time of inspection. Recommend a qualified plumber or handyman evaluate.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$400 - \$500



16: BATHROOM 2

		IN	NI	NP	D
16.1	General	X			
16.2	Toilet	X			
16.3	Bathtub	X			X
16.4	Shower			X	
16.5	GFCI & AFCI	X			
16.6	Lighting Fixtures, Switches & Receptacles	X			X
16.7	Sink	X			
16.8	Towel/Soap/Toilet Paper Holder	X			
16.9	Ventilator			X	

IN = Inspected

NI = Not Inspected

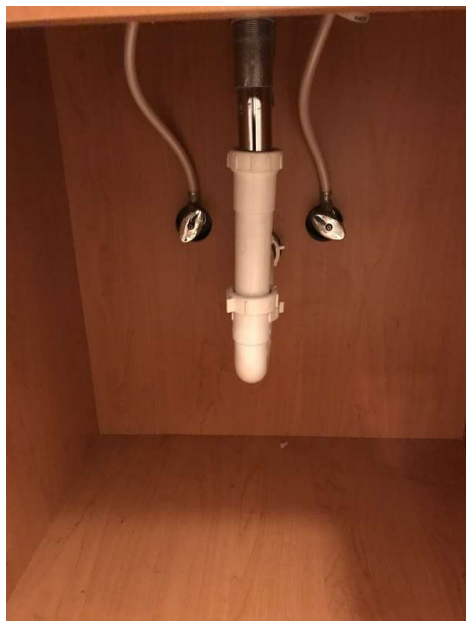
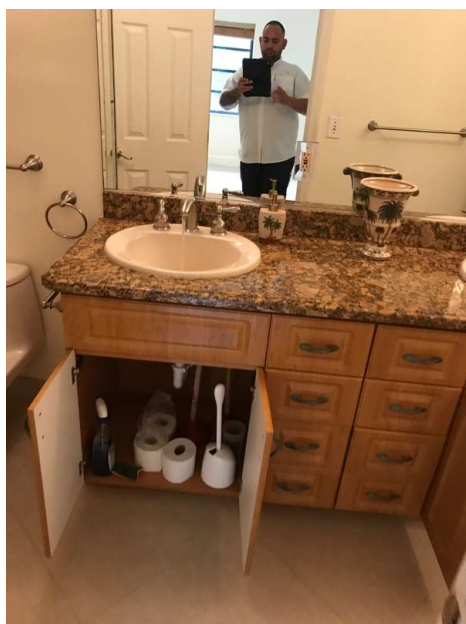
NP = Not Present

D = Deficiencies

Information

Sink : Sink Type

Double Vanity

General: Bathroom 2**Deficiencies**

16.3.1 Bathtub

DRAIN CAP

Bathtub drain cap is missing or damaged.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



16.6.1 Lighting Fixtures, Switches & Receptacles



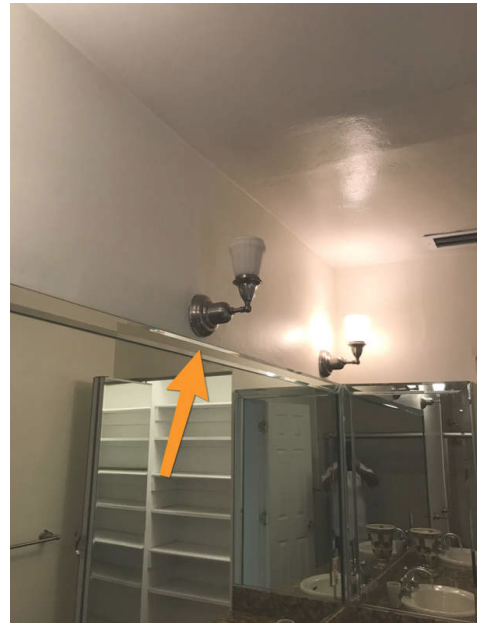
Recommendation

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



17: BATHROOM 3

		IN	NI	NP	D
17.1	General	X			
17.2	Toilet	X			X
17.3	Bathtub	X			X
17.4	Shower	X			X
17.5	GFCI & AFCI	X			
17.6	Lighting Fixtures, Switches & Receptacles	X			
17.7	Sink	X			
17.8	Towel/Soap/Toilet Paper Holder	X			
17.9	Ventilator			X	

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Sink : Sink Type

Double Vanity

General: Bathroom 3



Deficiencies

17.2.1 Toilet

TOILET IS LOOSE

Toilet is loose at the base and needs immediate repair. A loose toilet can cause it to leak.

Recommendation

Contact a qualified plumbing contractor.



Recommendation

Estimated Cost

\$200 - \$300



17.3.1 Bathtub

NOT FUNCTIONAL

Bathtub spa jets are not functional.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



17.4.1 Shower

INOPERABLE FIXTURES

Shower fixtures were inoperable at the time of inspection. Recommend a qualified plumber or handyman evaluate.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$800 - \$1,000



Recommendation



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

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

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Cooling 2

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C.

remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.