SAFELINE HOME INSPECTIONS LLC
813-777-8851
info@safelineinspections.com
https://www.safelineinspections.com

FULL HOME INSPECTION REPORT COPY

1234 Main Street
Brandon, FL 33511

Buyer Name
04/29/2026 9:00AM

Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

Thank You for Choosing Safeline Home Inspections!

We appreciate the trust you've placed in us for your home inspection needs. As certified professionals through InterNACHI, we pride ourselves on delivering thorough, reliable, and unbiased inspections. With 10 years of industry experience and a commitment to excellence, our goal is to provide you with the information you need to make confident decisions about your property.

Thank you for allowing us to be part of this important step in your journey!

163 ITEMS INSPECTED

15 MAINTENANCE ITEM

14 MINOR DEFECT OR RECOMMENDATION

7 MAJOR DEFECT OR SAFETY HAZARD

3.3.1 Grounds - Vegetation, Surface Drainage & Grading: Tree Limbs Overhanging Roof
3.6.1 Grounds - Deck, Balcony and Porch (Structure): Wood Rot and Damage at Exterior Porch Posts
4.2.1 Exterior Areas - Wall-Covering, Siding & Trim: Hairline Cracks in Stucco Siding
4.2.2 Exterior Areas - Wall-Covering, Siding & Trim: Horizontal Crack Observed
4.3.1 Exterior Areas - Exterior Paint: Exterior Paint Deterioration
4.5.1 Exterior Areas - Exterior Windows: Gaps and Deteriorated Sealant Around Window Trim
4.5.2 Exterior Areas - Exterior Windows: Window Will Not Stay Open Due to Broken Spring
5.2.1 Garage - Garage Walls, Ceiling, & Firewall: Drywall Ceiling Cracks
5.4.1 Garage - Garage Electrical, GFCI, 240 Volt: Faulty GFCI Outlet
5.5.1 Garage - Exterior & Fire Door: No Self-Closing Door
6.1.1 Roofing System - Roof Coverings: Roof Permit Status Not Completed
6.5.1 Roofing System - Gutter & Downspouts: Gutter Cleaning Required
9.5.1 Electrical System - Service Entry/Drop: Low Driveway Overhead
10.1.1 HVAC System - AC Compressor (Outside Unit): Aging HVAC System Near End of Useful Life
10.5.1 HVAC System - Refrigerant Drain/Lines: Regular Cleaning of Condensate Line
10.6.1 HVAC System - Evaporator Coil (Inside Unit): Dirty Evaporator Coil with Possible Microbial Growth
10.9.1 HVAC System - Distribution System 2: Dirty Return Air Ductwork
10.11.1 HVAC System - Filters: Regular Inspection and Maintenance of Air Filters
10.12.1 HVAC System - Air Diffuser: Black Dirt/Dust or Mold-Like Substance from Ceiling Vents - Air Leakage
10.13.1 HVAC System - Thermostats: IMPROVE Thermostat
11.3.1 Plumbing System - Exterior Faucets: Valve ACTIVE Leak
12.2.1 Interior Areas - Interior Doors: Pocket Door Defect
12.4.1 Interior Areas - Smoke/CO Detectors: Smoke Detector Maintenance
12.4.2 Interior Areas - Smoke/CO Detectors: Missing Carbon Monoxide Detectors
13.6.1 Interior Rooms - Floors: Cracked Floor Tiles
14.6.1 Kitchen - Electrical & GFCI: Faulty GFCI Outlet in Kitchen
14.8.1 Kitchen - Vent Condition: Hood Vent Filter Maintenance
14.11.1 Kitchen - Oven: No Anti-Tip
15.4.1 Laundry - Dryer Vent: Dryer Vent - Maintenance
17.8.1 Bathroom - Shower Walls & Enclosure: Caulking needed around perimeter

1: INTRODUCTION

Information

Residential Home Inspection: Explanation of the Inspection Report

Purpose and Scope:

- Visual Inspection Only: This inspection is limited to a visual assessment of the major systems in the home to verify their proper performance. It does not include verification of the proper design of these systems.
- Limitations: The inspection is confined to visible areas and does not involve moving furniture, personal items, or dismantling systems. It is conducted within a few hours and thus cannot identify all potential issues, similar to the extended observation one might have by living in the home.

Conditions and Changes:

- Temporary Snapshot: The inspection reflects the condition of the home and its systems at the specific time and date it was performed. Changes can and do occur after the inspection, such as leaks, damages during moving, or appliance malfunctions.
- Exclusions: Cosmetic issues and specific problems like fungus, rodents, or insects are not included in this inspection.

Systems Inspected:

- Covered Systems: The inspection includes Electrical, Heating/Cooling, Appliances, Plumbing, Roof and Attic, Exterior, Grounds, and the Foundation, unless otherwise stated.
- Not a Warranty: The inspection is not a guarantee, insurance policy, or warranty. The liability of the inspector and Safeline Home Inspection, LLC does not extend beyond the day of the inspection.

Final Walk-Through:

- Client Responsibility: The homeowner should perform a final walk-through of the home to ensure no new issues have arisen since the inspection and to verify that all systems are in working condition. Any concerns discovered during this walk-through should be reported immediately.

Inspector’s Role:

- Generalist Approach: Home inspectors identify visible issues but do not provide repair methods or cost estimates. They recommend further evaluation by licensed specialists or contractors.
- No Responsibility for Repairs: The inspector’s recommendations do not imply responsibility for addressing the issues.

Additional Services:

- Recalls and Lawsuits: The report may identify some recalled products but not all. Identifying recalled products is not a requirement for licensed home inspectors in Tennessee.
- Re-inspection: For an additional fee, the inspector can re-inspect items that were repaired or corrected to ensure they have been properly addressed.

Confidentiality:

- Ownership of Report: The report is the property of the client named in the report and should not be shared without the owner's consent to avoid legal action.

Summary

This paragraph explains the scope, limitations, and responsibilities associated with the home inspection performed by Safeline Home Inspection, LLC. It emphasizes that the inspection is a visual check of the home's major systems at a specific time, does not include detailed design verification, and cannot guarantee future conditions or identify all potential issues. The homeowner is advised to perform a final walk-through and consult specialists for further evaluation and repairs. The report is for the client's exclusive use and should not be shared without permission.

Inspection Categories: Explanation of Inspection Report Categories

This report identifies three categories of concerns observed during the inspection. Regardless of the category, each item should be reviewed by qualified professionals. The categorization does not diminish the importance of any item, and all items require repair by a qualified individual. These items should be evaluated before closing if this inspection is part of a real estate transaction and considered when making decisions about the home. The items are categorized based on observations at the time of inspection and the inspector's judgment.

Categories of Concerns:

Maintenance Item:

Description: Items in this category are relatively minor and often typical for the age of the home. They might include common wear-and-tear issues, informative items about the home's condition, or minor repairs that are inexpensive and straightforward. These tasks could typically be handled by a homeowner.

Minor Defect or Recommendation:

Description: Most defects fall into this category. They are considered defective, in need of repair or replacement, and show obvious signs of concern or damage. They may also require additional, not immediately visible repairs.

Major Defect / Safety Hazard:

Description: Items in this category are of significant concern. They likely involve expensive repairs, may be causing immediate damage to the structure or a component, pose health or safety risks, or involve non-operable systems. These defects will require the expertise of a skilled or licensed professional.

Summary
The report highlights different levels of issues found during the inspection. While some items might be minor and easily fixable, others could pose significant risks and require professional intervention. It is crucial to have all items reviewed and repaired by qualified professionals to ensure the safety and integrity of the home.

Your Job As a Homeowner: Understanding Your Home Inspection Report and Ongoing Home Maintenance

After purchasing your home and completing the inspection, you might still have questions about the findings in your report. Home maintenance is a crucial responsibility for all homeowners, regardless of whether you're a first-time buyer or have owned several homes. Keeping up with a seasonal home maintenance schedule is vital to prevent minor issues from escalating into costly repairs. Safeline Home Inspection LLC can assist you in creating a maintenance plan to ensure you stay on track.

Your home inspection report is an essential resource. It typically includes maintenance recommendations, the life expectancy of various systems and components, and minor imperfections. It's easy to feel overwhelmed with the written report, checklists, photos, inspector comments, seller disclosures, and your own observations. However, focusing on the issues that matter most can help you prioritize.

Key Categories of Concerns:

1. Major Defects:

- Example: Structural failures that need immediate attention.

2. Potential Major Defects:

- Example: Minor leaks that could lead to significant damage if not repaired.

3. Legal and Financial Implications:

- Example: Issues that could affect your ability to finance, legally occupy, or insure the home.

4. Safety Hazards:

- Example: Exposed live wires that pose an immediate danger.

Addressing These Issues:

Items in these categories should be resolved as soon as possible to protect both life and property. Often, serious problems can be fixed inexpensively, especially if they fall into the second and fourth categories.

Seller's Perspective:

Many sellers are honest and might be unaware of the defects uncovered during the inspection. It's important to understand that sellers are not obligated to repair everything noted in your inspection report. Remember, no house is perfect. Keep a balanced perspective as you settle into your new home.

Ongoing Maintenance:

Homeownership is both a joyful experience and a significant responsibility. Regular maintenance is crucial to keep your home in good condition and your family safe. Safeline Home Inspection LLC can help you devise an annual maintenance plan tailored to your home’s needs.

In summary, your home inspection report provides a valuable starting point for understanding your new home’s condition and planning necessary maintenance. Addressing major defects, potential issues, legal and financial concerns, and safety hazards promptly will ensure a safe and well-maintained home for years to come.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Book Your Next Inspection at www.SafelineInspections.com

Honor Guarantee: We Have A $25,000 Honor Guarantee

InterNACHI® will pay up to $25,000 (USD; maximum collective aggregate) for the cost of replacement of personal property lost (and not recovered, restituted, or insured) during an inspection and stolen by an InterNACHI®-certified member who was convicted of or pleaded guilty (or no contest) to any criminal charge resulting from the member's taking of the client's personal property. Claimant agrees that the exclusive venue for any action against InterNACHI® arising out of this Honor Guarantee is the District Court in Boulder County, Colorado. InterNACHI's Honor Guarantee is valid throughout the U.S. and Canada.

InterNACHI's Code of Ethics

InterNACHI-Certified Inspectors:

To use the Honor Guarantee logo, simply log into the InterNACHI® logos page, scroll down, and install the Honor Guarantee code on your website. You will need your InterNACHI-certified member username and password. Forgot your password?

Cost: Free

2: INSPECTION DETAILS

Information

In Attendance
Client present, Buyer Agent present

Building Type
Single Family Home, Detached Suite

Style
Ranch, Traditional

Levels
1 Story

Garage Type
Attached, 2 car, Screened Porch, Front porch, Rear porch

Bedrooms & Bathrooms
3 Bedroom, 2 Bath

This House Has A Pool
No

Occupancy
Occupied - Furnished, Moderate storage was observed

Home Faces
West

Weather Conditions
Cloudy, Windy

Outdoor temperature
70ºF to 80ºF

Ground/Soil Surface Condition
Dry

Rain in the last 3 days?
Yes

Inspection company
Safeline Home Inspections LLC

Inspector's name
Corey Richardson

Year built
1996

Square feet
2766

Primary foundation type
Slab on Grade

2nd foundation type (if present)
Slab on Grade

2nd foundation rooms (if present)
None

Date of inspection
04/09/2026

Site Assessment:

This report is NOT the Engineer's Foundation Evaluation that you have ordered. The data contained in this report represents the field data collected for the purpose of the Engineer to prepare a full foundation report with analysis. Turnaround times are typically two (2) business days unless an express delivery has been agreed upon.

Photo Captions:

This inspection will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the property looking at it would see it. For example, the "front left bedroom" would be located on the front left side of the structure, as person would reference if standing at the front of the property looking at the structure.

3: GROUNDS

Information

Vegetation, Surface Drainage & Grading: Defects Observed

See the defects listed below.

Vegetation, Surface Drainage & Grading: Grading Slope

Adequate

Minimum required slope of grading is , to direct rain away from structure.

Fence & Gate: Fence Type

Metal wire, Vinyl fence

Fence & Gate: Fence Height

4 ft

Exterior Stairs & Handrail: None

Patio and Porch Deck (Floor): Patio and Porch Materials

Brick Pavers

Patio and Porch Deck (Floor): Masonry Surface Slope Inspected

Adequate Slope

Minimum 2% slope away from structure is required.

Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Exterior Views: Pictures Taken From All Sides Of The House




Exterior Views: Pictures Taken From All Sides Of The House 2




Driveway and Walkway: Condition Satisfactory

During the inspection, we thoroughly examined the walkways and driveways adjacent to the house. The inspection was conducted in accordance with the InterNACHI Standards of Practice, and I am pleased to report that both the driveways and sidewalks were found to be performing as intended at the time of the inspection.

No significant issues or concerns were identified during the evaluation, and both the driveways and sidewalks appear to be in good condition, providing safe and functional access to the property.

Driveway and Walkway: Inspected Driveway Slope

Adequate

The Minimum slope of 5% at impervious (masonry) areas is required to drain water away from the structure.

Vegetation, Surface Drainage & Grading: In-Ground Drainage System Present

An in-ground drainage system was observed on the property during the inspection. These subsurface systems are designed to manage water runoff by collecting and directing excess water away from the structure through underground piping or channels. Proper drainage helps reduce the potential for standing water, soil saturation, and moisture intrusion around the foundation. The system should be maintained and monitored to ensure it remains clear of debris and continues to function as intended.

Fence & Gate: Condition Satisfactory

The fence condition was inspected for damage and loose boards. No deficiencies were observed.

Fence & Gate: Fence: Partial and Neighbor-Owned

The property is only partially fenced, and the fencing observed is likely owned by neighboring properties. It is recommended to verify property boundaries and ownership of the fencing for clarity and maintenance responsibilities.

Deck, Balcony and Porch (Structure): Required Pictures

Front porch

Rear porch

Deck, Balcony and Porch (Structure): Condition Satisfactory

During the inspection, we thoroughly examined the porches, decks, balconies, and carports at the house, all of which were within the scope of the home inspection. We are pleased to report that no defects were observed at the time of the inspection.

All the structures were found to be in good condition, with no significant issues or concerns identified. They appear to be well-maintained and structurally sound, providing safe and enjoyable outdoor spaces for the property.

As with any outdoor structures, it is advisable to conduct regular maintenance to ensure their continued integrity and safety. This includes inspecting for any signs of wear, cleaning, and addressing minor repairs as needed.

Patio and Porch Deck (Floor): Condition Satisfactory

During the inspection, we observed that the patio and/or porch deck (floor) were found to be in good condition at the time of the inspection. No significant issues or concerns were noted during the evaluation.

The patio and/or porch deck appear to be well-maintained and structurally sound, providing a safe and functional outdoor space for the property. The materials used in the construction seem to be holding up well, and there were no signs of damage or deterioration observed.

Patio and Porch (Screen Enclosure): Condition Satisfactory

The patio and porch screens were inspected for wear, tears, and other damage. No deficiencies were observed at the time of the inspection.

Limitations

Exterior Views

STORAGE BUILDING WAS NOT INSPECTED

Observations

3.3.1 Vegetation, Surface Drainage & Grading

Major Defect or Safety Hazard

TREE LIMBS OVERHANGING ROOF

One or more tree limbs extend above the roof. This condition can potentially damage the roof and impede proper drainage, and may also be a concern for home insurance providers. A qualified tree service company should be consulted to trim the overhanging limbs to protect the roof and ensure compliance with home insurance requirements.

3.6.1 Deck, Balcony and Porch (Structure)

Minor Defect or Recommendation

WOOD ROT AND DAMAGE AT EXTERIOR PORCH POSTS

DETACHED SUITE PORCH & SUNROOM

Visible damage and deterioration were observed at the bases of the exterior porch support posts. The trim and lower portions of the posts show signs of rot, splitting, and moisture-related deterioration, particularly where the wood components are in close contact with soil, mulch, or concrete surfaces. This condition can allow continued moisture intrusion and may lead to further decay of the wood components over time, potentially affecting the structural integrity of the posts if not addressed. It is recommended that a qualified contractor evaluate the affected posts and perform repairs or replacement of the damaged wood components as needed, and ensure the bases are properly sealed and protected from ground contact to help prevent future moisture-related damage.

4: EXTERIOR AREAS

Information

Wall Structure: Wall Structure Type
Mixture of masonry concrete & wood framed house

Wall-Covering, Siding & Trim: Brick Masonry Weep Tubes Inspected
Not Applicable

Wall-Covering, Siding & Trim: Substrate or Vapor Barrier (If Applicable)
Not Visible

Limited visibility. Not exhaustive.

Exterior Paint: Defects Observed
See the defects listed below.

Exterior Doors: Impact Doors Are Present?
No

Exterior Doors: Type Observed
French doors, Steel doors

Exterior Windows: Material & Type
Metal, Single Pane, Single Hung

Exterior Windows: Window Hurricane Shutter Type
N/A

Wall Structure: Condition Satisfactory

The visible portions of the exterior walls were inspected in accordance with InterNACHI Standards of Practice and were found to be performing as intended at the time of the inspection.

Wall-Covering, Siding & Trim: Condition Satisfactory

During the inspection, we thoroughly examined the exterior wall siding, adhering to today's InterNACHI Standards of Practice. We are pleased to report that the siding was found to be performing as intended at the time of the inspection.

No significant issues or concerns were observed during the evaluation. The exterior wall siding appears to be in good condition and is functioning as expected, providing protection and insulation for the property.

Wall-Covering, Siding & Trim: Type of Wall-Covering Material Described

Stucco, Vinyl

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Exterior Doors: Condition Satisfactory

As per today's InterNACHI Standards of Practice, a comprehensive inspection was conducted on all exterior service doors to assess their condition, operation, and functionality of door hardware. I am pleased to report that all doors were found to be performing as intended and in satisfactory condition at the time of the inspection.

The examination covered various aspects, including:

1. Condition: The overall condition of the exterior service doors was evaluated for any visible signs of damage, wear, or deterioration.
2. Operation: The doors' opening, closing, and latching mechanisms were tested to ensure they function smoothly and securely.
3. The functionality of Door Hardware: Door hardware, such as handles, locks, hinges, and closers, was checked for proper operation and functionality.

Based on the inspection findings, no significant issues or deficiencies were observed with the exterior service doors, and they were all performing their intended functions effectively.

Exterior Windows: Condition Satisfactory

During the inspection, a representative number of windows from the ground surface level was inspected. However, please note that additional window information may have been reported within the Interior, Doors & Windows section of the report.

As per InterNACHI Standards, we make every effort to test every accessible window in the house. Ensuring the functionality of windows is crucial, especially as at least one window in each bedroom must provide an emergency exit route in case of emergencies.

While we strive to inspect as many windows as possible, it is important to acknowledge that some windows may be inaccessible or obstructed during the inspection. For safety reasons, certain windows may be locked or have obstacles preventing full testing.

In any case, homeowners should prioritize regular maintenance and periodic testing of all windows to ensure they are in good working order and meet safety standards. Addressing any issues promptly can enhance the safety and functionality of the windows in the property.

Limitations

Wall Structure

WALL STRUCTURE NOT FULLY VISIBLE

During the inspection, it was noted that not all of the wall structure was fully visible due to the house siding being installed. The presence of siding obstructed a complete view of the underlying wall components.

It is important to acknowledge that the hidden portions of the wall structure, concealed by the siding, were not accessible for inspection. Consequently, the assessment provided is limited to the areas that were exposed and observable.

Exterior Windows

INSPECTION RESTRICTED

During the home inspection, it's important to note that not all windows were inspected, and a representative number of them were evaluated. The nature of a home inspection is not exhaustive, and it may not be feasible to closely inspect every window component, especially those located above the first-floor level.

Due to safety considerations and limited accessibility, windows situated above the first-floor level may not have been reached or accessed closely during the inspection process.

The inspection aimed to assess a representative sample of windows to identify any visible issues or concerns. The selected windows were examined for general condition, functionality, and signs of damage or wear.

Observations

4.2.1 Wall-Covering, Siding & Trim

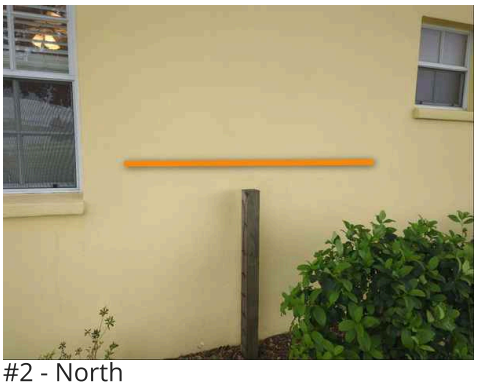
Minor Defect or Recommendation

HAIRLINE CRACKS IN STUCCO SIDING

Hairline cracks were observed in the exterior stucco siding. These cracks, though small, can allow moisture intrusion over time, potentially leading to deterioration of the underlying materials and reduced energy efficiency. Continued exposure to moisture may also cause the cracks to expand, compromising the weatherproofing of the home's exterior. It is recommended to have these cracks evaluated and sealed by a qualified contractor to prevent further damage and maintain the integrity of the exterior envelope. Regular monitoring and maintenance of stucco surfaces are essential for long-term durability.


#1 - East


#1


#2 - North


#2

4.2.2 Wall-Covering, Siding & Trim

Minor Defect or Recommendation

HORIZONTAL CRACK OBSERVED

SUITE SUNROOM

A horizontal crack was observed along the lower portion of the exterior wall inside the sunroom near the floor line. Cracks in this location may develop due to minor settlement, movement of building materials, or stress along the wall base where the wall meets the slab or framing components. While the crack appears relatively minor at the time of inspection, openings in wall surfaces can allow moisture intrusion, contribute to further deterioration, or indicate potential movement of the structure over time. It is recommended that the crack be sealed and repaired by a qualified contractor and that the area be monitored for any signs of continued movement or expansion.

4.3.1 Exterior Paint

Major Defect or Safety Hazard

EXTERIOR PAINT DETERIORATION

The exterior paint is showing signs of wear, fading, or chipping, which reduces both its appearance and ability to protect the home from weather damage. A licensed painting contractor should evaluate the condition to determine if spot repairs or a full repaint are needed. If the home hasn't been painted in the last 10 years, a full repaint may be advisable to restore curb appeal and maintain the integrity of the exterior surfaces.

4.5.1 Exterior Windows

Maintenance Item

GAPS AND DETERIORATED SEALANT AROUND WINDOW TRIM

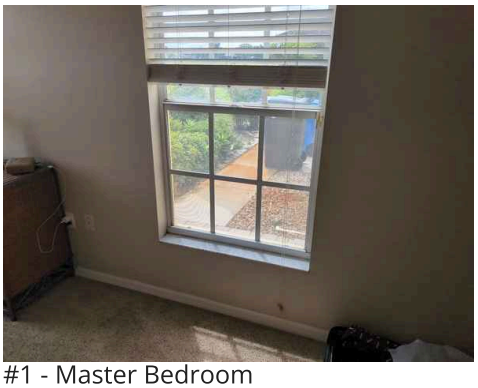
Visible gaps and deteriorating sealant were observed around the window trim on the exterior siding. These openings can allow moisture intrusion, which may lead to water damage, rot, or mold growth within the wall assembly. Additionally, unsealed joints reduce energy efficiency and provide entry points for pests. It is recommended that a qualified contractor properly seal all joints and cracks using a high-quality, exterior-grade caulk to restore a weather-tight seal. Damaged wood trim should also be repaired or replaced as needed.

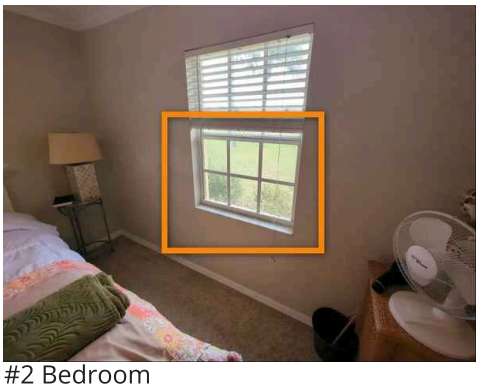
4.5.2 Exterior Windows

Minor Defect or Recommendation

WINDOW WILL NOT STAY OPEN DUE TO BROKEN SPRING

One or more windows were found to have broken or failed sash springs, resulting in the inability of the window to remain open on its own. This presents a potential safety hazard, particularly if the window unexpectedly closes, and also limits proper ventilation. It is recommended that a qualified window repair technician replace the defective springs to restore full functionality and safety.


#1 - Master Bedroom


#2 Bedroom


Suite Kitchen

5: GARAGE

Information

Garage Roof: Satisfactory Condition

No major system safety or function concerns noted at time of inspection.

Garage Roof: Roof Material

Laminated asphalt shingles observed.

Garage Walls, Ceiling, & Firewall: Defects Observed

See the defects listed below.

Garage Floor: Garage Floor type

Bare concrete

Garage Electrical, GFCI, 240 Volt: 240 Volt Condition

Not Present

Exterior & Fire Door: Fire Door Type

Metal

Garage Vehicle Door & Operation: Required Pictures

Garage Vehicle Door & Operation: Type of Door Operation

Opener, Roll-up, Sectional

Garage Roof: Same as Main House

The roof of the garage is constructed with the same material and design as the roof of the main house, and no significant concerns specific to the garage roof were identified during the inspection. For detailed information about the condition, materials, and maintenance recommendations of the roofing system, **please refer to the "Roofing System" section of the inspection report.** If any specific defects or areas of concern were noted in that section, they may also apply to the garage roof, given their identical construction. Regular maintenance and annual inspections are advised to ensure the roofing system remains in good condition.

Garage Floor: Condition Satisfactory

The garage floor should be made of a non-combustible surface that is sloped towards the vehicle door, so it can drain water. The floor condition is also checked for cracking, settling, and other defects. No deficiencies observed at the time of the inspection.

Garage Electrical, GFCI, 240 Volt: Electrical Condition Satisfactory

During the inspection, we thoroughly examined all accessible wall outlets and switches, including those in the garage. I am pleased to report that all garage outlets were found to be wired correctly, and no major system safety or function concerns were noted at the time of the inspection.

The proper wiring of outlets and switches is crucial for electrical safety in the property. The fact that the garage outlets were wired correctly indicates that they are functioning as intended and pose no immediate safety risks.

Exterior & Fire Door: Exterior Door Condition Satisfactory

The garage service door(s) condition, operation, and functionality of door hardware was checked. The garage service door also meets current fire rating standards. All inspected doors operated normally when tested. No defects were found at the time of the inspection.

Exterior & Fire Door: Fire Door Condition Satisfactory

Section R309. 1 - Doors between an attached garage and a residence must be either, a solid wood door not less than one and three-eighths inches thick, a solid or honeycombed core steel door not less than one and three-eighths inches thick or a 20-minute fire-rated door.

Garage Vehicle Door & Operation: Garage Door Condition Satisfactory

Garage door rollers, hinges, and panels were checked for damage, missing or loose nuts and bolts, and operation. No deficiencies were observed at the time of the inspection.

Garage Vehicle Door & Operation: Opener Condition Satisfactory

All the garage door opener safety features were tested and appear to be fully functional.

Ventilation: None

The garage does not need additional ventilation because there were no gas appliances observed.

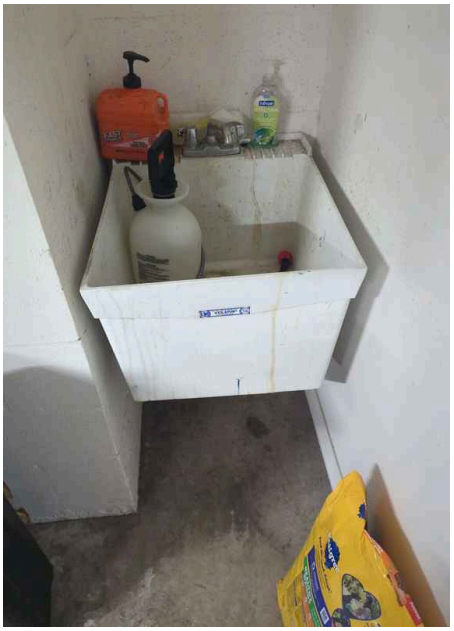
Cabinets & Counters: Cabinets & Shelves Satisfactory Condition

Any accessible cabinets or shelves in the garage were inspected for secure wall attachment and proper operation. At the time of the inspection, they appeared functional and properly installed, with no deficiencies noted.

Cabinets & Counters: Counter Satisfactory Condition

The garage counters were inspected and found to be in satisfactory condition at the time of the inspection, with no visible deficiencies noted.

Wash Basin: Required Pictures



Wash Basin: Condition Satisfactory

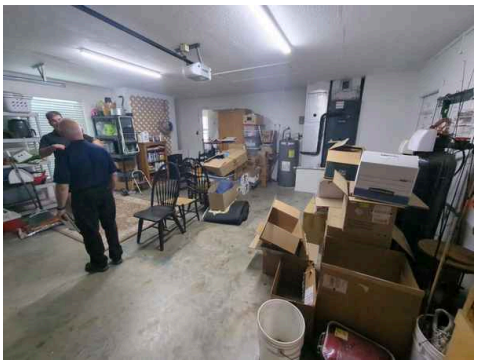
Found that there were no leaks at the wash Basin faucet or drain piping. No other deficiencies were present.

Limitations

Garage Walls, Ceiling, & Firewall

LIMITED VISIBILITY IN GARAGE DUE TO STORAGE

Storage items were present in the garage, restricting visibility and access to certain areas during the inspection. This limited the ability to fully evaluate all components and surfaces of the garage, such as walls, floors, and outlets. It is recommended to remove the stored items to allow for a more thorough inspection, ensuring that any hidden issues can be identified and addressed.



Garage Floor

LIMITED VISIBILITY IN GARAGE DUE TO STORAGE

Storage items were present in the garage, restricting visibility and access to certain areas during the inspection. This limited the ability to fully evaluate all components and surfaces of the garage, such as walls, floors, and outlets. It is recommended to remove the stored items to allow for a more thorough inspection, ensuring that any hidden issues can be identified and addressed.

Observations

5.2.1 Garage Walls, Ceiling, & Firewall

Minor Defect or Recommendation

DRYWALL CEILING CRACKS

During the inspection, cracks were observed in the garage drywall ceiling, particularly at the seams. This is a common occurrence over time due to settling and fluctuations in temperature and humidity. While these cracks may not pose an immediate structural concern, addressing them is recommended for aesthetic reasons.

To remedy the situation, it is advisable to patch and repair the cracks in the garage drywall ceiling. This maintenance step will contribute to a smoother and more visually appealing surface. Additionally, it can prevent the cracks from worsening over time, ensuring the overall integrity of the garage ceiling.

5.4.1 Garage Electrical, GFCI, 240 Volt

Major Defect or Safety Hazard

FAULTY GFCI OUTLET

The GFCI outlet located in the garage was found to be faulty and did not respond properly to testing. Ground Fault Circuit Interrupter (GFCI) outlets are critical for safety, as they help protect against electrical shock in areas prone to moisture. A malfunctioning GFCI outlet compromises this protection and should be addressed promptly. It is recommended to have the outlet replaced or repaired by a licensed electrician to ensure safe and reliable operation.

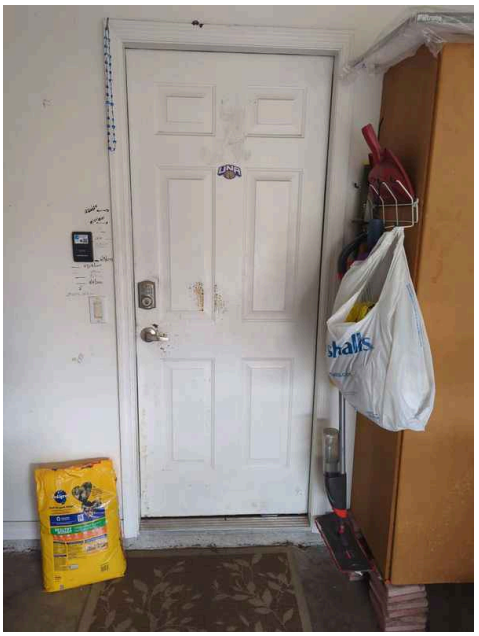

#1

5.5.1 Exterior & Fire Door

Maintenance Item

NO SELF-CLOSING DOOR

There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.



6: ROOFING SYSTEM

Information

Roof Coverings: Layers of Roofing
1 Layer

Roof Coverings: Inspected Adhesion
Yes, Acceptable

Roof Coverings: Granual Condition
Acceptable

Roof Coverings 2: Layers of Roofing
1 Layer

Roof Coverings 2: Inspected Adhesion
Yes, Acceptable

Roof Coverings 2: Granual Condition
Acceptable

Eaves, Soffits, & Fascia: Fascia and Soffit Material
Aluminum

Flashing: Monitor Boot Flashing
Average life expectancy is 10 to 12 years.

Gutter & Downspouts: Defects Observed
See the defects listed below.

Gutter & Downspouts: Gutter Material:
Aluminum/Steel, Seamless Gutters

Gutter & Downspouts: Gutter Location(s)
Front Porch, Rear Porch

Roof Inspection Note

When defects are observed in the roofing covering materials and components, it is highly recommended that a certified, licensed roofing specialist conducts a full evaluation prior to closing. This evaluation will help identify the extent of any issues or potential concerns with the roof, ensuring that necessary repairs or replacements are addressed before the property changes hands.

Roof Coverings: Required Pictures















Roof Coverings: Condition Satisfactory

Upon inspecting the roof, we did not find any obvious or visual indications of widespread installation defects, material defects, environmental damage, or unusual wear, unless specifically noted otherwise in the report.

This statement suggests that, based on the visual inspection, the roof appears to be in good condition without any significant issues. However, it is essential to review the full inspection report for any specific findings or recommendations to ensure a comprehensive understanding of the roof's condition.

Keep in mind that a visual inspection may not uncover hidden or underlying problems. For a more detailed assessment, it is advisable to consult with a certified roofing specialist or professional for further evaluation and peace of mind. Regular maintenance and periodic inspections are crucial to ensuring the longevity and performance of the roof over time.

Roof Coverings: Estimated Age of Roofing System

0-5 years

The roofing system's age is an important factor in assessing its remaining useful life and maintenance needs. Most asphalt shingle roofs have a typical lifespan of 20-25 years, though this can vary based on climate, ventilation, maintenance, and material quality. Understanding the roof's age helps determine whether repairs, maintenance, or eventual replacement should be anticipated.

Roof Coverings: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

RIDGE CAP MAINTAINANCE/INFORMATION:

Different roof parts require different kinds of roofing materials to protect it. While flashing protects the area where protrusions such as chimneys meet the roof, a different kind of shingle is used to protect the ridges of the roof: *ridge cap shingles.*

Ridge cap shingles are like regular shingles in that they use the same material and offer the same look in terms of color; but they are different in that they are specially designed to cover the ridges of the roof, which are high-stress areas that *need* more protection, unlike with metal roofing.

Roof Coverings: Roof Was Inspected From

Roof

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Coverings: Type of Roof-Covering Described

Asphalt

We observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Coverings: Expected Lifespan / Type

Architectural Shingle: 25 year Lifespan

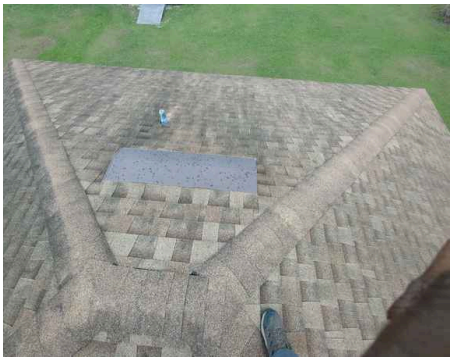
The noted average lifespan is not guaranteed, but based upon general statements from the roofing industry, inspection industry, roofing installation, environmental conditions, attic ventilation, etc. Manufactures provide a variety of lifespans. Refer to the roofing manufacturer for exact expected lifespan.

Roof Coverings 2: Required Pictures










Roof Coverings 2: Condition Satisfactory

Upon inspecting the roof, we did not find any obvious or visual indications of widespread installation defects, material defects, environmental damage, or unusual wear, unless specifically noted otherwise in the report.

This statement suggests that, based on the visual inspection, the roof appears to be in good condition without any significant issues. However, it is essential to review the full inspection report for any specific findings or recommendations to ensure a comprehensive understanding of the roof's condition.

Keep in mind that a visual inspection may not uncover hidden or underlying problems. For a more detailed assessment, it is advisable to consult with a certified roofing specialist or professional for further evaluation and peace of mind. Regular maintenance and periodic inspections are crucial to ensuring the longevity and performance of the roof over time.

Roof Coverings 2: Estimated Age of Roofing System

10-15 years

The roofing system's age is an important factor in assessing its remaining useful life and maintenance needs. Most asphalt shingle roofs have a typical lifespan of 20-25 years, though this can vary based on climate, ventilation, maintenance, and material quality. Understanding the roof's age helps determine whether repairs, maintenance, or eventual replacement should be anticipated.

Roof Coverings 2: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

RIDGE CAP MAINTAINANCE/INFORMATION:

Different roof parts require different kinds of roofing materials to protect it. While flashing protects the area where protrusions such as chimneys meet the roof, a different kind of shingle is used to protect the ridges of the roof: *ridge cap shingles.*

Ridge cap shingles are like regular shingles in that they use the same material and offer the same look in terms of color; but they are different in that they are specially designed to cover the ridges of the roof, which are high-stress areas that *need* more protection, unlike with metal roofing.

Roof Coverings 2: Roof Was Inspected From

Roof

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Coverings 2: Type of Roof-Covering Described

Asphalt

We observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Coverings 2: Expected Lifespan / Type

Architectural Shingle: 25 year Lifespan

The noted average lifespan is not guaranteed, but based upon general statements from the roofing industry, inspection industry, roofing installation, environmental conditions, attic ventilation, etc. Manufactures provide a variety of lifespans. Refer to the roofing manufacturer for exact expected lifespan.

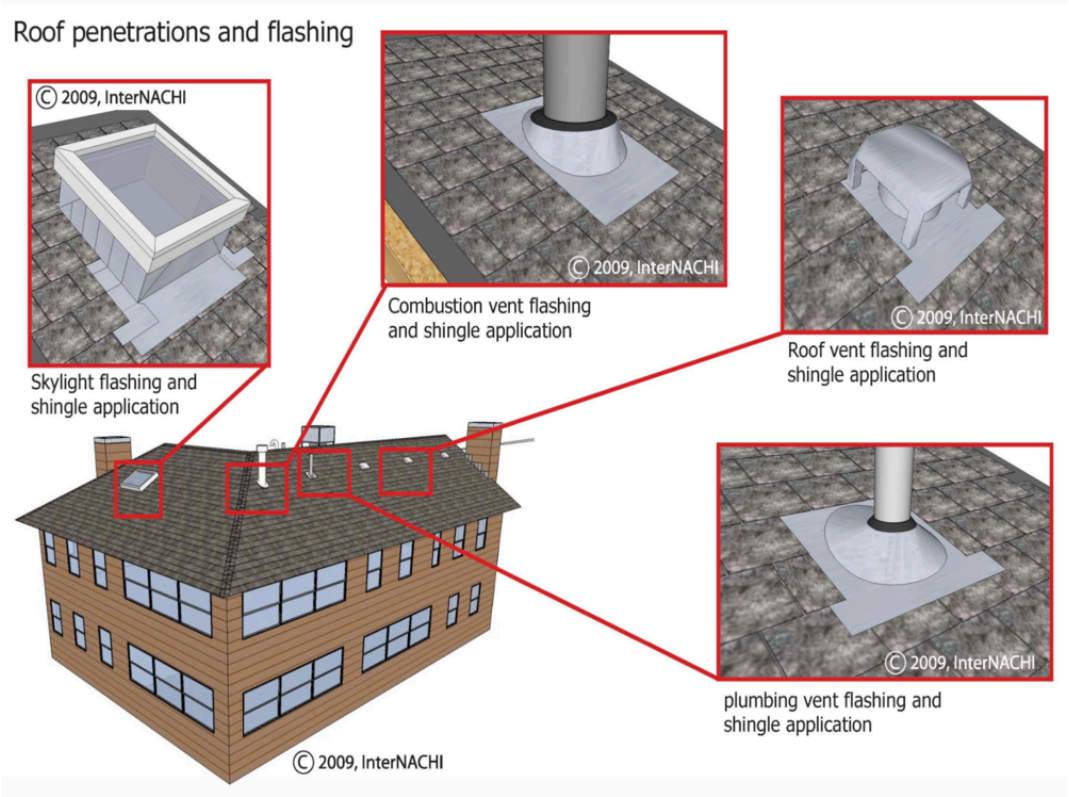
Eaves, Soffits, & Fascia: Condition Satisfactory

Inspected for the installation of drip edge flashing at fascias (above the gutters) and at the gable rake trim (the diagonal edges of the roof). The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof covering.

Flashing: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Approximately every 10 to 12 years, cracking begins, they deteriorate and cause a roof leak.

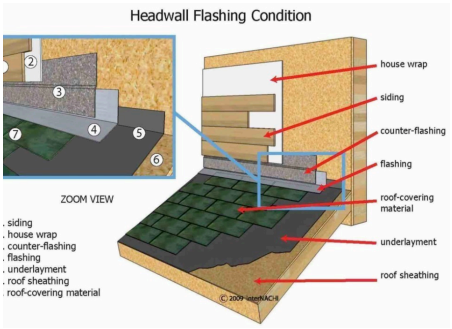
Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



Flashing: Condition Satisfactory

Inspected for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.

The visible roof flashing was inspected for proper installation, rusting, damage and other defects. No defects were observed at the time of the inspection.



Flashing: Flashing Observed

None Visible

Inspected for the installation of drip edge flashing at fascias (above the gutters) and at the gable rake trim (the diagonal edges of the roof). The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Flashing: Wall Intersections

We looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.

Flashing: Eaves and Gables

We looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof covering.

Flashing: Monitor Sealant

Monitor sealant for cracking. This is an on-going maintenance item. To maintain watertight condition, old, cracked or missing sealant should be corrected. Sealant was acceptable at time of inspection.

Gutter & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Roof Penetrations: Required Pictures





Roof Penetrations: Condition Satisfactory

Inspected DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface. Roof penetrations were secure. No soft spots were felt around vent base(s). No discrepancies were observed at the inspection.

Roof Penetrations: Roof Penetration Types

Plumbing Vents, Ridge Vents, Electric service mast, Exhaust Fans

Roof penetrations are openings where components such as vents, chimneys, skylights, and pipes pass through the roof surface. These penetrations require proper flashing and sealing to prevent water intrusion and maintain the roof's integrity. Common penetration types include plumbing vents, HVAC ducts, chimneys, satellite dishes, and solar installations.

Limitations

General

1 – ROOF LIMITATIONS

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

General

2 – ROOF LIMITATIONS

The inspection of the roof does not preclude the possibility of leakage or water damage. Leakage or water damage can occur at any time and may depend on rain intensity, wind velocity and direction and other environmental factors. The entire underside of the roof sheathing is not visible or accessible and cannot be inspected for indications of leaks.

Roof Coverings

ROOF WALKED WHERE POSSIBLE

The roof surface was walked where possible, but not all areas could be physically walked due to the height and/or pitch of the roof. The areas not able to be walked were examined from the ground, a drone, or a ladder. This should be considered a limited inspection of the roof due to all areas not being able to be walked. If a more thorough inspection is needed, we recommend consulting a roofing contractor.

Roof Coverings 2

ROOF WALKED WHERE POSSIBLE

The roof surface was walked where possible, but not all areas could be physically walked due to the height and/or pitch of the roof. The areas not able to be walked were examined from the ground, a drone, or a ladder. This should be considered a limited inspection of the roof due to all areas not being able to be walked. If a more thorough inspection is needed, we recommend consulting a roofing contractor.

Eaves, Soffits, & Fascia

TRIM BLOCKS VIEW

The soffit and fascia have been covered by aluminum or vinyl trim. There is a potential for concealed damage in these areas.

Flashing

DIFFICULT TO SEE EVERY FLASHING

We attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

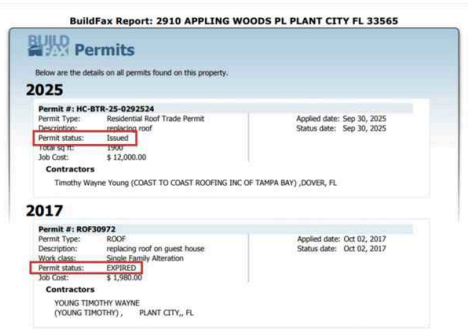
Observations

6.1.1 Roof Coverings

Major Defect or Safety Hazard

ROOF PERMIT STATUS NOT COMPLETED

The roof covering work has not received final permit completion or approval from the local building authority. This indicates the roofing project may not have been properly permitted or inspected by officials. Verify permit status with the local building department and obtain final sign-off if work was performed, as unpermitted work can affect property value, insurance coverage, and future sales.


BuildFax Report: 2910 APPLING WOODS PL PLANT CITY FL 33565

Permits

Below are the details on all permits found on this property.

2025

Permit #: HC-BTR-25-0292524
Permit Type: Residential Roof Trade Permit
Description: replacing roof
Permit status: Issued
Total Sq Ft: 1900
Job Cost: $ 12,000.00
Applied date: Sep 30, 2025
Status date: Sep 30, 2025
Contractors
Timothy Wayne Young (COAST TO COAST ROOFING INC OF TAMPA BAY) ,DOVER, FL

2017

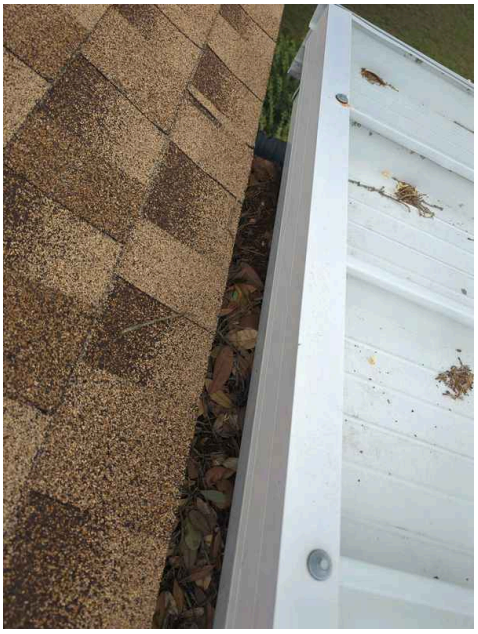
Permit #: ROF30972
Permit Type: ROOF
Description: replacing roof on guest house
Work class: Single Family Alteration
Permit status: EXPIRED
Job Cost: $ 1,980.00
Applied date: Oct 02, 2017
Status date: Oct 02, 2017
Contractors
YOUNG TIMOTHY WAYNE
(YOUNG TIMOTHY) , PLANT CITY,, FL

6.5.1 Gutter & Downspouts

Maintenance Item

GUTTER CLEANING REQUIRED

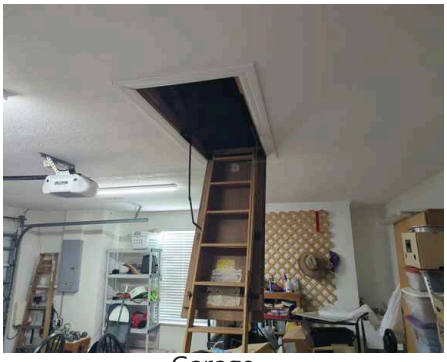
The gutters are clogged with debris and require cleaning to function properly. Accumulated leaves, dirt, and other materials prevent water from flowing freely through the gutter system. Regular cleaning ensures water is directed away from the foundation and prevents potential water damage, pest issues, and gutter deterioration.



7: ATTIC

Information

Access: Type
Pull-down, Scuttle Hole


Garage

Access: Locations
Garage

Structure: Percentage of Attic Accessible
75%

Structure: Support Frame Type
Truss

Ductwork: Type
Seams sealed with mastic, Flexible, Insulated Flex, Fiberboard

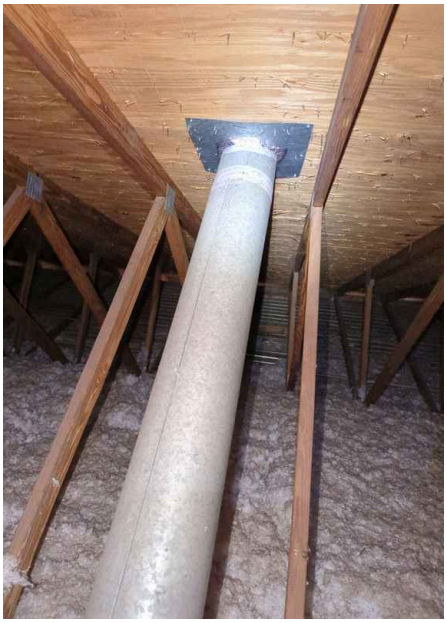
Electrical: Required Pictures

Plumbing: Required Pictures

Plumbing: Attic Plumbing Type
PVC

Ventilation & Screens: Required Pictures

Chimney & Exhaust Venting Systems: Required Pictures



Chimney & Exhaust Venting Systems: Exhaust Vent Types Observed:

Kitchen Hood Vents

Improving the Energy-Efficiency of Your Attic

Repairing cracks and upgrading insulation will help boost your energy savings and reduce utility costs. There are also a few other options first-time homeowners have to make their attic even more energy-efficient.

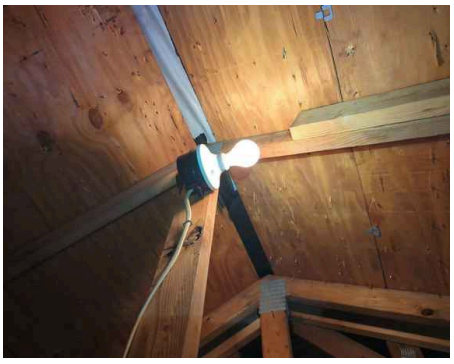
- Energy-efficient attic fans: Attic ventilation fans push hot air outside and pull in cooler air from soffit and gable vents to reduce an attic's temperature. They differ from whole-house fans, which cool the entire home and are installed in the attic.
- Energy-efficient ventilation: Venting the attic helps the space maintain appropriate seasonal temperatures without impacting your living area by allowing outdoor air to flow in during winter and hot air to flow out in summer. Allowing air in during winter reduces the risk of ice dams, formed when snow is melted from the roof and refreezes in gutters.
- Improving attic access point: Sealing and insulating the access to your attic can prevent excessive air leakage. This will reduce energy costs and help your home maintain a comfortable temperature.

Access: Condition Satisfactory

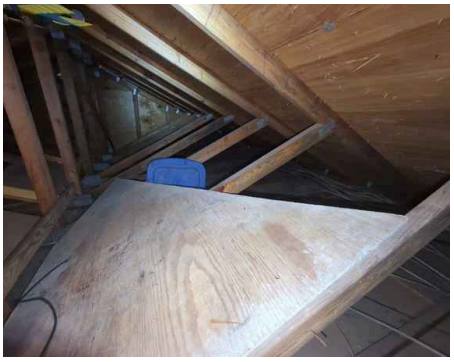
During the inspection, the attic access was found to be in satisfactory condition. The opening was of an adequate size, allowing for easy entry into the attic. If the access was located inside the living space, it was properly insulated, helping to maintain energy efficiency and prevent temperature fluctuations between the living area and the attic.

Access: Attic Access Light Observed

The NEC (National Electrical Code) specifies at 210.70(A)(3) that any "attics, underfloor spaces, utility rooms, and basements" have at least one lighting outlet, but only "where these spaces are used for storage or contain equipment requiring servicing."



Structure: Required Pictures










Structure: Required Pictures 2




Structure: Condition Satisfactory

The attic was inspected for signs of condensation, moisture, active leaks, or damaged trusses. Structural components were inspected from the attic space according to the InterNACHI Standards of Practice. No discrepancies were observed at the time of the inspection.

Structure: Material Type

1/2" Plywood sheathing, 2.5" 8D Nails



Structure: Roof to Wall Connection Type

Metal Strap 3+ Nails, Metal Clips 3+ Nails


Ductwork: Required Pictures



Ductwork: Condition Satisfactory

During the inspection, the visible duct systems, chases, and vents were thoroughly examined, following the InterNACHI Standards of Practice and local codes. I am pleased to report that these components were found to be performing as intended at the time of the inspection.

Properly functioning duct systems, chases, and vents are essential for efficient heating, ventilation, and air conditioning (HVAC) performance. Their satisfactory condition indicates that they are effectively circulating air throughout the property and supporting comfortable living conditions.

While the visible components were inspected and found to be in good working order, it is important to note that hidden issues or potential maintenance needs may still exist. Routine HVAC maintenance and regular inspections are crucial for ensuring the continued functionality and efficiency of the duct systems, chases, and vents.

By adhering to recommended maintenance schedules and promptly addressing any concerns that arise, homeowners can maintain optimal HVAC performance and indoor air quality throughout the property.

Insulation: Required Pictures


Insulation: Condition Satisfactory

During the home inspection, we inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. We inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas.

We attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. Insulation appears adequate, installed between the ceiling rafters. Walking on or disturbing the insulation can affect its energy efficiency. We try to limit this as much as possible during our inspections.

Furthermore, we reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Insulation: Ceiling Insulation Depth

9-12 inches

Ceiling insulation depth refers to the thickness of insulation material installed above the finished ceiling, typically measured in inches. The R-value (thermal resistance) increases with depth, affecting the home's energy efficiency and comfort. Common depths range from 3 to 12+ inches depending on climate zone and age of construction.

Insulation: Attic Insulation Type

Blown, Mineral Wool

Attic insulation serves as a thermal barrier to reduce heat transfer between the conditioned living space and the unconditioned attic. Common insulation types include fiberglass batts, blown-in cellulose, spray foam, and mineral wool, each with different R-values, installation methods, and performance characteristics. The type and condition of insulation affects energy efficiency and utility costs.

Electrical: Condition Satisfactory

The majority of the attic electrical was not visible due to insulation. We inspect for open junction boxes, open wire splices, and exposed wiring. No electrical deficiencies were observed at the time of the inspection.

Plumbing: Condition Satisfactory

During the inspection, the visible areas of the attic plumbing system were thoroughly examined, adhering to the InterNACHI Standards of Practice. I am pleased to report that the plumbing system was found to be performing as intended at the time of the inspection.

The proper functioning of the attic plumbing system is essential to ensure the efficient and reliable supply and drainage of water throughout the property. The satisfactory performance of the plumbing system indicates that there are no apparent leaks, blockages, or other issues affecting its operation.

However, it is important to note that the inspection is limited to visible areas, and there may be hidden issues that were not detected during the evaluation. Routine plumbing maintenance and periodic inspections are recommended to identify and address any potential concerns that may arise over time.

Ventilation & Screens: Condition Satisfactory

During the home inspection, we inspected for ventilation in unfinished spaces. We also inspected for mechanical exhaust systems.

We report any deficiencies or the general absence of ventilation in unfinished spaces. The attic venting appears to be adequate.

Why Proper Roof & Attic Ventilation is Important:

Proper ventilation in your attic helps address excess heat and moisture that can otherwise wreak havoc on your home. Heat and moisture buildup in an attic cause predictable but different problems in hot and cold climates; areas with hot summers and cold winters can suffer the effects of both.

When it’s hot outside, the sun beating down on the roof can increase the temperature in the attic. Exposure to this excessive heat can warp the roof sheathing and distort and prematurely age the shingles. If the attic floor isn’t evenly and adequately insulated, that heat can radiate down into the finished living areas and make it more difficult and costly to keep the living space comfortable.

In locales where the temperature drops below freezing during the winter, warm air escaping into the attic from the heated living space below rises to the underside of the roof deck. As the roof deck warms, the bottom layer of accumulated snow on the rooftop begins to melt, causing water to trickle down the roof. Once the runoff reaches the cold outer edge, it refreezes into ice. When this happens repeatedly, an ice dam forms along the eaves, blocking the escape of further runoff. Once the water has nowhere to go, it can back up under the shingles. A properly installed self-adhered underlayment is a final defense against ice damming. This tear-resistant, waterproofing product seals tight around nails. It helps prevent water overflow from entering exterior walls or the attic where it can saturate the floor insulation, ruin the drywall underneath or get into the interior walls.

Humidity, generated from your living area or from outside, that enters a cool attic condenses into a liquid when it meets colder surfaces. Over time, that moisture can cause deterioration of the roof system and interior structural elements or ruin the attic insulation. In a warm attic, the moisture can allow mold and mildew to flourish and put added strain on the home’s cooling equipment.

Ventilation & Screens: Attic Ventilation Types

Soffit Vents, Ridge Vents

Attic ventilation systems typically include various types such as soffit vents, ridge vents, gable vents, turbine vents, and powered exhaust fans. Proper ventilation helps regulate temperature and moisture levels in the attic space, which can extend roof life and prevent moisture-related damage. Different ventilation types work together to create air flow pathways that move moisture and heat out of the attic.

Chimney & Exhaust Venting Systems: Condition Satisfactory

All plumbing stacks should continue through the roof and should not terminate in the attic. All visible and accessible stack pipes were inspected. They should not be loose, broken, damaged, or kinked. No discrepancies were observed, all visible exhaust venting systems appear to be functional and extended to the outside.

Limitations

Structure

GENERAL ATTIC INSPECTION LIMITATIONS

During the attic inspection, it is essential to acknowledge that not everything in the attic space may be visible and accessible for inspection. Access to certain areas may be restricted due to low headroom, insulation, ductwork, trusses, or other obstacles.

The limited accessibility may prevent a comprehensive inspection of all attic components and potential issues. Therefore, the inspection is focused on reasonably accessible and visible areas within the attic.

While every effort is made to inspect as much of the attic as possible, it is important to understand that the inspection is limited by the constraints of the attic's design and construction.

Electrical

MOST WIRING NOT VISIBLE

During the inspection, it was observed that the attic insulation was installed in a way that concealed much of the electrical wiring. As a result, a significant portion of the electrical wiring was not visible and could not be directly inspected.

This situation is common when insulation is added to attics, as the insulation covers and obscures the electrical wiring that runs along the attic floor or walls. While the insulation provides valuable benefits such as improved energy efficiency, it can make it challenging to visually assess the condition and routing of the electrical wires.

In cases like this, the inspector may rely on other available information, such as the visible portions of the electrical system outside the attic, the age and type of the property, and any previous inspection reports. Additionally, electrical systems are subject to local building codes and regulations, and compliance with those codes is essential for ensuring electrical safety.

Plumbing

MOST PLUMBING WAS NOT VISIBLE

During the inspection, it was noted that a significant portion of the attic plumbing was not visible and therefore could not be fully inspected. The limited visibility restricts our ability to assess the entire plumbing system comprehensively.

Due to the concealed nature of the plumbing, there may be potential issues or components that were not accessible for evaluation. As a result, it is challenging to provide a complete assessment of the attic plumbing's condition.

To gain a more comprehensive understanding of the attic plumbing system, further evaluation by a qualified plumbing professional may be necessary. Additionally, routine plumbing maintenance and periodic inspections are recommended to identify and address any potential issues that may arise over time.

Understanding the limitations of the inspection, I encourage you to consider consulting a licensed plumber for a more thorough assessment of the attic plumbing. This proactive approach will help ensure the plumbing system's integrity and functionality, contributing to the overall reliability and efficiency of the property's water supply and drainage.

Chimney & Exhaust Venting Systems

BATHROOM EXHAUST VENTS NOT VISIBLE

The observation notes the presence of exhaust fans in the bathrooms; however, the exhaust vents were not visible from the attic during the inspection. This situation poses a challenge to the inspector's ability to ensure that the exhaust fans are correctly connected and venting outside.

8: FOUNDATION / CRAWLSPACE

Information

Foundation Perimeter: Perimeter

Foundation Material

Concrete

Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Foundation Type / Floor Structure: Condition Satisfactory

During the inspection, the foundation of the property was thoroughly examined following the guidelines set forth in the InterNACHI (International Association of Certified Home Inspectors) Standards of Practice. This comprehensive evaluation aims to assess the foundation's condition, looking for any visible signs of structural issues or concerns.

Foundation Type / Floor Structure: Slab Inspected

During the inspection, the visible portions of the concrete slab-on-grade foundation were thoroughly examined. This evaluation focuses on the observable areas of the foundation that are readily accessible and visible during the inspection process.

The inspection typically includes a careful examination of the concrete slab for any visible cracks, settlement, or signs of structural issues. Additionally, any evidence of moisture intrusion or damage that could affect the foundation's integrity is also noted.

It's important to understand that the inspection is limited to the visible portions of the foundation, and any areas concealed by finished flooring or other materials are not directly accessible for evaluation.

Foundation Perimeter: Condition Satisfactory

During the inspection, the foundation perimeter was found to be satisfactory. No significant issues or concerns were identified with the foundation at the time of the inspection.

A satisfactory foundation perimeter indicates that the foundation walls and surrounding areas are in good condition and performing their intended function of supporting the structure and distributing the load of the property.

While the foundation perimeter was found to be satisfactory during the inspection, it is essential to understand that regular maintenance and periodic inspections are necessary to monitor the foundation's condition over time.

Foundation Perimeter: Foundation Exterior Inspected

All readily available and easily accessible exterior foundation walls were inspected. No defects were observed at the time of inspection. Regular monitoring and maintenance are recommended to ensure the continued integrity of the foundation.

Limitations

Foundation Type / Floor Structure

SLAB NOT VISIBLE

During the inspection, the visibility of the concrete slab is limited to the areas above ground level and not concealed by exterior finishing materials. This means that the inspection can only assess the portions of the concrete slab that are exposed and visible from the exterior of the property.

Visible areas of the concrete slab are carefully examined for any observable issues such as cracks, settlement, or signs of damage. The goal is to identify any potential concerns with the visible portions of the slab.

It's important to note that the inspection is restricted to what can be seen from the exterior, and any areas covered by exterior finishing materials, such as siding or cladding, cannot be directly accessed for evaluation.

While the visible inspection provides valuable information, there may be areas of the concrete slab that are hidden from view, and any concerns in those concealed areas may require further investigation by a qualified professional.

Foundation Perimeter

FOUNDATION PERIMETER NOT VISIBLE

The foundation perimeter was not fully visible during the inspection due to exterior wall coverings. This limited view restricts the ability to assess the foundation's condition and identify potential issues such as cracks, settlement, or moisture intrusion. Regular monitoring and, if necessary, removal of some covering materials may be advisable to allow for a more thorough foundation inspection. It is recommended that the foundation be evaluated by a qualified professional if any structural concerns arise.

9: ELECTRICAL SYSTEM

Information

Main Breaker Panel: Panel Location
Garage

Main Breaker Panel: Manufacture
Challenger

Main Breaker Panel: Amperage & Voltage
200 amps, 120/240 volts Amps

Main Breaker Panel: Main Wiring
Aluminum

Main Breaker Panel: How many breaker were turned off?
0 Breakers

Main Breaker Panel 2: Panel Location
North

Main Breaker Panel 2: Manufacture
Challenger

Main Breaker Panel 2: Amperage & Voltage
100 amps, 120/240 volts Amps

Main Breaker Panel 2: Main Wiring
Copper

Main Breaker Panel 2: How many breaker were turned off?
0

Wiring, Lights, Outlets, and Switches: Type of Wiring, If Visible
NM-B (Romex)

Wiring, Lights, Outlets, and Switches: Branch Circuit Wiring Material
Copper

Service Entry/Drop: Defects Observed

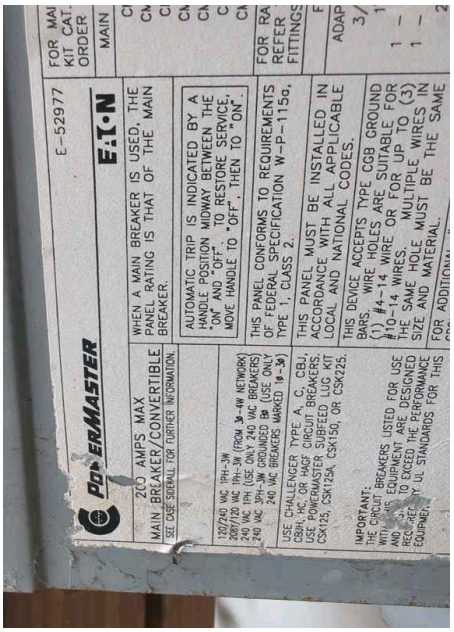
See the defects listed below.

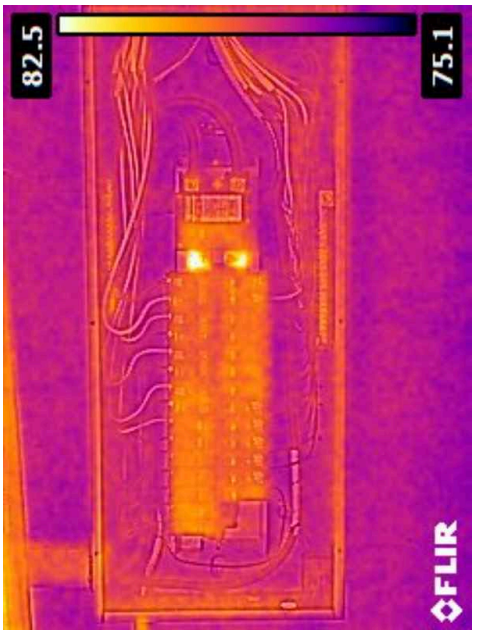
Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Breaker Panel: Required Pictures





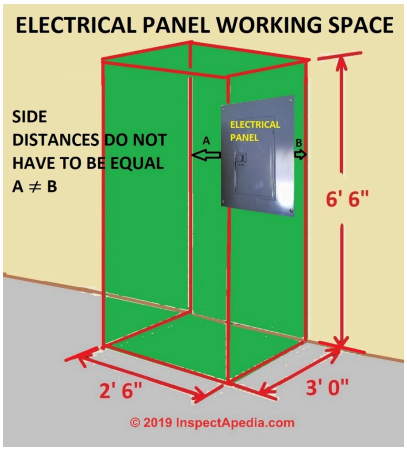
Main Breaker Panel: Satisfactory Condition

The main electrical service entrance and service panel was inspected according to today's InterNACHI Standards of Practice and was performing as intended at the time of the inspection.

Main Breaker Panel: Clearance

The panel clearance was acceptable.

The National Electrical Code [NEC 110.26 (A)(1&2)] requires a clear area for access and working in front of an electric panel that is 2.5 feet (30”) wide, 3 feet (36”) deep, and 6.5 feet (78”) high for a regular residential 120/240-volt panel.



Main Breaker Panel: Main Panel Age

30 to 35 years

The main electrical panel is the central hub that distributes power throughout the home. Panel age is an important consideration, as older panels may have outdated technology, limited capacity for modern electrical demands, or potential safety concerns. The age and condition of the panel can influence its reliability and ability to safely handle the home's electrical load.

Main Breaker Panel: Circuit Protection Type

Breakers

All the circuit breakers appeared serviceable.

If Present - AFCI breakers tripped and reset when tested. It is recommended the client test these AFCI devices once per year by pressing the Test Button on the device, ensuring the breaker does trip, then resetting the breaker by moving it to the Off position then back to the On position.

If Present - GFCI breakers tripped and reset when tested.

Main Breaker Panel: Grounding

Appears Grounded

In your home's wiring system, the grounding system is a critical safety feature. In the event of some kind of breakdown in the system, the grounding system provides a path of the least resistance that ensures current will flow safely back to the earth itself. It thus reduces the chances that a short circuit can cause a fire or life-threatening shock.

The final and most important part of a home's grounding system consists of a metal ground rod driven deep into the earth, wiring that connects this rod to a service panel or utility meter base grounding lug, and the connector clamp between the wiring and the rod.

This "earth ground" is a very important part of your electrical system to ensure electrical safety. According to the National Electrical Code, or NEC, a ground system should have a grounding resistance of 25 ohms or fewer. To achieving this may require more than one ground rod.

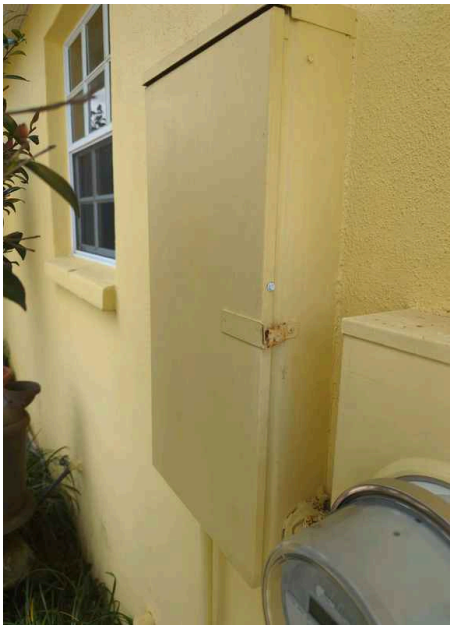
Main Breaker Panel: Branch Wiring

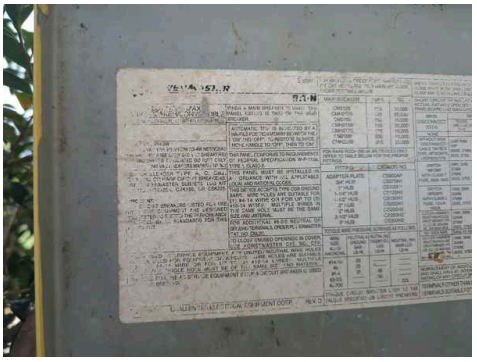
Copper

Branch wiring refers to the electrical wiring that extends from the main electrical panel or sub-panel to individual circuits throughout a building. This wiring supplies power to outlets, switches, light fixtures, and appliances. It typically consists of insulated conductors, such as copper or aluminum, encased in sheathing or conduit.

Proper installation and condition are critical to prevent issues like short circuits, overloading, or fire hazards.

Main Breaker Panel 2: Required Pictures





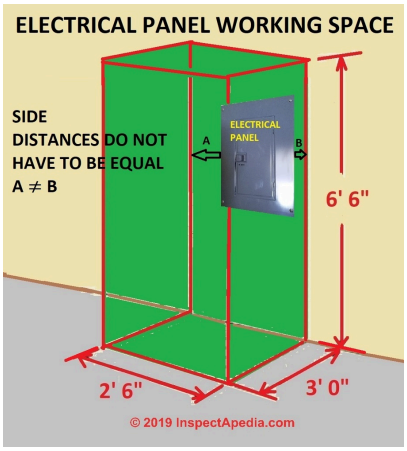
Main Breaker Panel 2: Satisfactory Condition

The main electrical service entrance and service panel was inspected according to today's InterNACHI Standards of Practice and was performing as intended at the time of the inspection.

Main Breaker Panel 2: Clearance

The panel clearance was acceptable.

The National Electrical Code [NEC 110.26 (A)(1&2)] requires a clear area for access and working in front of an electric panel that is 2.5 feet (30") wide, 3 feet (36") deep, and 6.5 feet (78") high for a regular residential 120/240-volt panel.



Main Breaker Panel 2: Main Panel Age

30 to 35 years

The main electrical panel is the central hub that distributes power throughout the home. Panel age is an important consideration, as older panels may have outdated technology, limited capacity for modern electrical demands, or potential safety concerns. The age and condition of the panel can influence its reliability and ability to safely handle the home's electrical load.

Main Breaker Panel 2: Circuit Protection Type

Breakers

All the circuit breakers appeared serviceable.

If Present - AFCI breakers tripped and reset when tested. It is recommended the client test these AFCI devices once per year by pressing the Test Button on the device, ensuring the breaker does trip, then resetting the breaker by moving it to the Off position then back to the On position.

If Present - GFCI breakers tripped and reset when tested.

Main Breaker Panel 2: Grounding

Appears Grounded

In your home's wiring system, the grounding system is a critical safety feature. In the event of some kind of breakdown in the system, the grounding system provides a path of the least resistance that ensures current will flow safely back to the earth itself. It thus reduces the chances that a short circuit can cause a fire or life-threatening shock.

The final and most important part of a home's grounding system consists of a metal ground rod driven deep into the earth, wiring that connects this rod to a service panel or utility meter base grounding lug, and the connector clamp between the wiring and the rod.

This "earth ground" is a very important part of your electrical system to ensure electrical safety. According to the National Electrical Code, or NEC, a ground system should have a grounding resistance of 25 ohms or fewer. To achieving this may require more than one ground rod.

Main Breaker Panel 2: Branch Wiring

Copper

Branch wiring refers to the electrical wiring that extends from the main electrical panel or sub-panel to individual circuits throughout a building. This wiring supplies power to outlets, switches, light fixtures, and appliances. It typically consists of insulated conductors, such as copper or aluminum, encased in sheathing or conduit.

Proper installation and condition are critical to prevent issues like short circuits, overloading, or fire hazards.

Wiring, Lights, Outlets, and Switches: Satisfactory Condition

The electrical system branch circuits and connected devices were inspected according to today's InterNACHI Standards of Practice and were performing as intended at the time of the inspection.

GFCI & AFCI: GFCI: Satisfactory Condition

All GFCI receptacles throughout the home were tested and found to be operational at the time of inspection. For enhanced electrical safety, it is recommended that GFCI protection be installed for all outlets located in exterior areas, garages, bathrooms, laundry rooms, and kitchen countertops. GFCI protection reduces the risk of electric shock in areas where water exposure may occur. Regular testing is advised to ensure continued functionality.

GFCI & AFCI: AFCI Protection Not Present (Older Home)

Since the construction of this home, Arc Fault Circuit Interrupters (AFCI) have been developed as an advanced safety feature capable of detecting potential wiring issues that could lead to electrical fires. As this home was built before AFCI installation became a requirement in 2014, AFCI protection is not present in all circuits. Adding AFCI protection would be an optional upgrade that could enhance safety by offering additional protection against arc faults. For those interested, a licensed electrician can provide more information on the benefits and installation options for AFCI devices.

Service Entry/Drop: Required Pictures


#1


#2

Service Entry/Drop: Meter Service Drop Type

Overhead

The service drop refers to the electrical lines that run from the utility company's pole or lines to the home's meter and service entrance. Service drops can be configured as overhead lines (most common), underground conduit, or other variations depending on local utility infrastructure and property layout. Understanding the type of service drop helps identify potential maintenance needs, clearance requirements, and vulnerability to weather or damage.

Limitations

Main Breaker Panel

BREAKERS NOT TESTED

The breakers are not tested for proper operation. Some of the breakers may be old and may be at the end of life. The lifespan of electrical breakers is typically between 30 - 40 years.

Main Breaker Panel

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

We were unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

Main Breaker Panel 2

BREAKERS NOT TESTED

The breakers are not tested for proper operation. Some of the breakers may be old and may be at the end of life. The lifespan of electrical breakers is typically between 30 - 40 years.

Main Breaker Panel 2

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

We were unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

Wiring, Lights, Outlets, and Switches

UNABLE TO INSPECT ALL OF THE WIRING

We were unable to inspect all the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

GFCI & AFCI

UNABLE TO INSPECT EVERYTHING

We were unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Observations

9.5.1 Service Entry/Drop

Major Defect or Safety Hazard

LOW DRIVEWAY OVERHEAD

Service cables are positioned too low over the driveway, creating a serious safety concern. The minimum recommended clearance over a driveway is 12 feet. This condition poses a significant risk to anyone using the driveway and must be addressed promptly to prevent potential accidents. It is highly recommended to engage a licensed electrician to reposition the service cables to achieve the necessary clearance, ensuring the safety of the driveway and those who use it.

10: HVAC SYSTEM

Information

Maintenance
No maintenance labels were observed at the time of the inspection.

AC Compressor (Outside Unit): Location(s)
East

AC Compressor (Outside Unit): Manufacture(S)
American Standard

AC Compressor (Outside Unit): Serial Number
See data label in the attached picture.

AC Compressor (Outside Unit): Model Number
See data label in the attached picture.

AC Compressor (Outside Unit): Energy Source
Electric

AC Compressor (Outside Unit): Max Breaker Amps
30 amps

AC Compressor (Outside Unit): Unit Type
Air Cooled, Heat Pump

AC Compressor (Outside Unit) 2: Location(s)
East

AC Compressor (Outside Unit) 2: Manufacture(S)
American Standard

AC Compressor (Outside Unit) 2: Serial Number
See data label in the attached picture.

AC Compressor (Outside Unit) 2: Model Number
See data label in the attached picture.

AC Compressor (Outside Unit) 2: Energy Source
Electric

AC Compressor (Outside Unit) 2: Max Breaker Amps
20 amps

AC Compressor (Outside Unit) 2: Unit Type
Air Cooled, Heat Pump

Furnace/Air Handler (Inside Unit): Location
Garage

Furnace/Air Handler (Inside Unit): Manufacture(s)
Trane

Furnace/Air Handler (Inside Unit): Serial Number
See data label in the attached picture.

Furnace/Air Handler (Inside Unit): Model Number
See data label in the attached picture.

Furnace/Air Handler (Inside Unit): Fuel Type
Electric Heat Coils

Furnace/Air Handler (Inside Unit): Furnace Type
Heat Pump, Split-System

Furnace/Air Handler (Inside Unit): BTU / KW
5 KW

Furnace/Air Handler (Inside Unit): Heat Supply Air Temperature
Not Recorded

Furnace/Air Handler (Inside Unit) 2: Location
Hallway Closet

Furnace/Air Handler (Inside Unit) 2: Manufacture(s)
American Standard

Furnace/Air Handler (Inside Unit) 2: Serial Number
See data label in the attached picture.

Furnace/Air Handler (Inside Unit) 2: Model Number
See data label in the attached picture.

Furnace/Air Handler (Inside Unit) 2: Fuel Type
Electric Heat Coils

Furnace/Air Handler (Inside Unit) 2: Furnace Type
Heat Pump, Split-System

Furnace/Air Handler (Inside Unit) 2: BTU / KW
5 KW

Furnace/Air Handler (Inside Unit) 2: Heat Supply Air Temperature
Not Recorded

Refrigerant Drain/Lines: Overflow Device Type
Clean-out cap, Drain Line Float Switch

Evaporator Coil (Inside Unit): Defects Observed
See defects listed below.

Evaporator Coil (Inside Unit): Location
Garage

Evaporator Coil (Inside Unit) 2: Location
Hallway Closet

Distribution System: Condition Satisfactory
The observable return air return system appears to be functional.

Distribution System 2: Defects Observed
See the defects listed below.

Furnace Base: Condition Satisfactory
The heater base appears to be functional.

Filters: Location(s)
Dining room, Inside HVAC Unit

Filters: Filter Type
Standard, Pleated

Air Diffuser: Defects Observed
See the defects listed below.

Thermostats: Location(s)
Dining Room

Thermostats: Thermostat Type
Digital Non-Programmable

Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

AC Compressor (Outside Unit): Required Pictures

AC Compressor (Outside Unit): Condition Satisfactory

The air conditioning system was tested, as outside temperatures were above 65 degrees Fahrenheit at the time of inspection. The compressor equipment was inspected in accordance with current InterNACHI Standards of Practice and applicable local codes and was found to be performing as intended. Testing the AC system in appropriate weather conditions helps ensure accurate performance assessment. Regular servicing by an HVAC professional is recommended to maintain efficiency and prolong system lifespan.

AC Compressor (Outside Unit): Service Disconnect: Present

A service disconnect was observed within sight of the cooling system. This ensures compliance with safety standards, allowing for easy shut-off during maintenance or emergencies.

AC Compressor (Outside Unit): AC Compressor Age

10-15 years old

The air conditioning compressor unit's age indicates how long it has been in service. Knowing the manufacture year helps assess remaining lifespan and maintenance needs, as most compressors have an expected operational life of 10-15 years.

AC Compressor (Outside Unit) 2: Required Pictures

AC Compressor (Outside Unit) 2: Condition Satisfactory

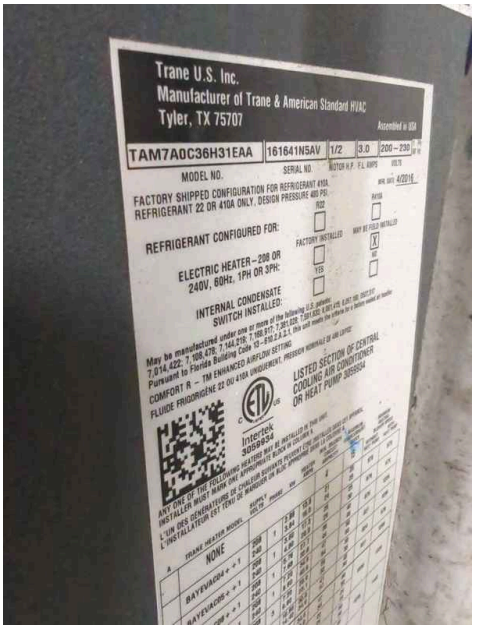
The air conditioning system was tested, as outside temperatures were above 65 degrees Fahrenheit at the time of inspection. The compressor equipment was inspected in accordance with current InterNACHI Standards of Practice and applicable local codes and was found to be performing as intended. Testing the AC system in appropriate weather conditions helps ensure accurate performance assessment. Regular servicing by an HVAC professional is recommended to maintain efficiency and prolong system lifespan.

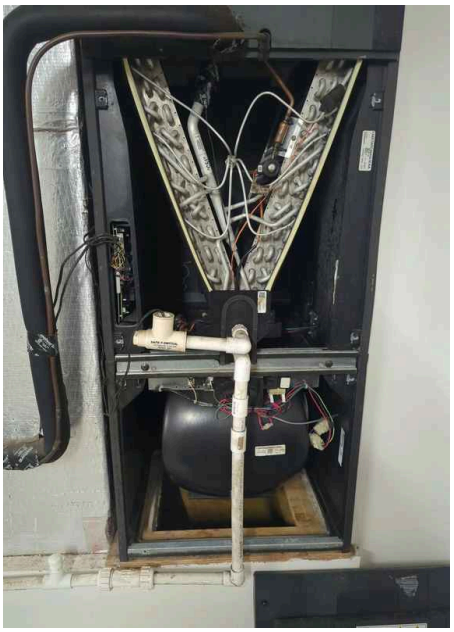
AC Compressor (Outside Unit) 2: AC Compressor Age

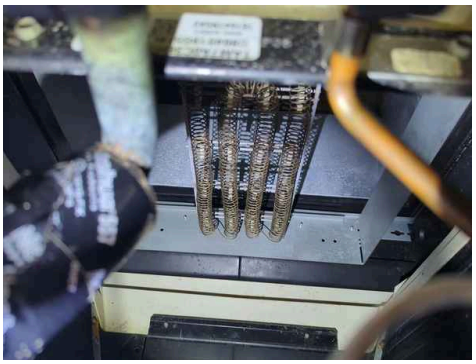
5-10 years old

The air conditioning compressor unit's age indicates how long it has been in service. Knowing the manufacture year helps assess remaining lifespan and maintenance needs, as most compressors have an expected operational life of 10-15 years.

Furnace/Air Handler (Inside Unit): Required Pictures







Furnace/Air Handler (Inside Unit): Condition Satisfactory

The furnace or air handler is inspected for maintenance, noises, leaks, and proper operation. The furnace or air handler appears to be clean and in good condition. The air handler and heating equipment was inspected according to today's InterNACHI Standards of Practice and or local code and was performing as intended at the time of the inspection. No discrepancies were noted at the time of the inspection.

Furnace/Air Handler (Inside Unit): Air Handler Age

5-10 years, 10-15 years

The air handler is the indoor component of a split HVAC system that circulates conditioned air throughout the home. Age affects efficiency, reliability, and maintenance needs—older units may require more frequent servicing and consume more energy than modern alternatives.

Furnace/Air Handler (Inside Unit) 2: Required Pictures

Furnace/Air Handler (Inside Unit) 2: Condition Satisfactory

The furnace or air handler is inspected for maintenance, noises, leaks, and proper operation. The furnace or air handler appears to be clean and in good condition. The air handler and heating equipment was inspected according to today's InterNACHI Standards of Practice and or local code and was performing as intended at the time of the inspection. No discrepancies were noted at the time of the inspection.

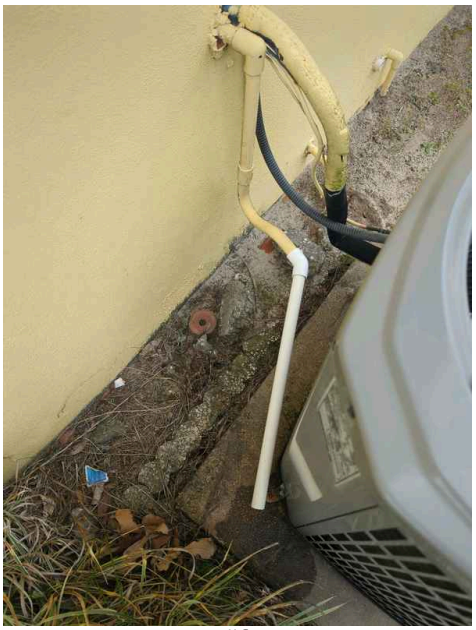
Furnace/Air Handler (Inside Unit) 2: Air Handler Age

5-10 years

The air handler is the indoor component of a split HVAC system that circulates conditioned air throughout the home. Age affects efficiency, reliability, and maintenance needs—older units may require more frequent servicing and consume more energy than modern alternatives.

Refrigerant Drain/Lines: Required Pictures

#1

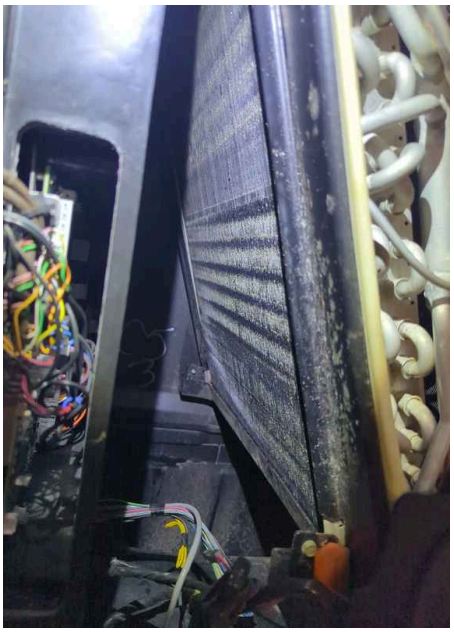
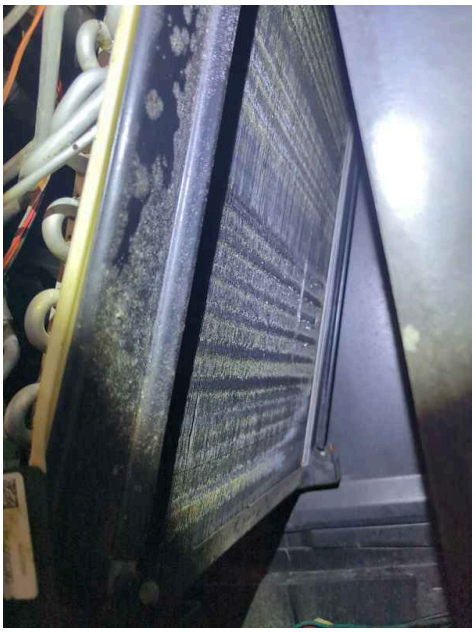


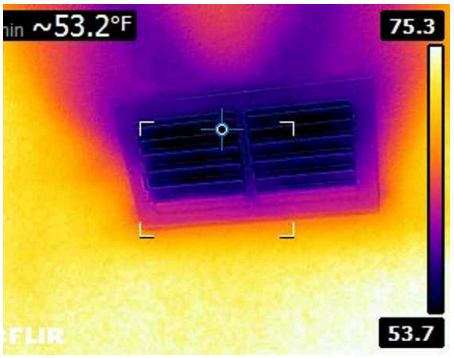
#2

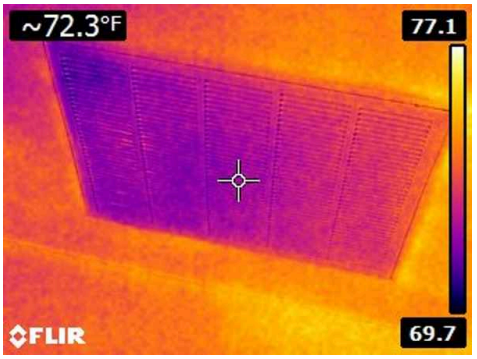
Refrigerant Drain/Lines: Condition Satisfactory

The condensate drain, float switch, and clean-out cap were observed to be properly installed and functioning correctly at the time of inspection. Additionally, the refrigerant line insulation appears to be in good condition, which is essential for preventing energy loss and condensation issues. No other issues were noted. Regular maintenance, including checking for blockages in the drain line, is recommended to ensure continued reliable operation of the HVAC system.

Evaporator Coil (Inside Unit): Required Pictures



Evaporator Coil (Inside Unit): Evaporator Coil Overflow Device

Yes

An overflow device has been installed on the evaporator coil unit. This safety feature is designed to catch and drain condensation if the primary drain line becomes blocked, helping prevent water damage to the interior of the home.

Evaporator Coil (Inside Unit): Evaporator Coil Age

10-15 years old

The evaporator coil is the component inside the air handler that cools air by removing heat and moisture. Knowing the age helps assess remaining lifespan and potential maintenance needs.

Evaporator Coil (Inside Unit): Return Air Temperature

70 to 80 Degrees F

Please see the thermal image below for the exact temperature readings.

Evaporator Coil (Inside Unit): Supply Air Temperature

50 - 60 Degrees F

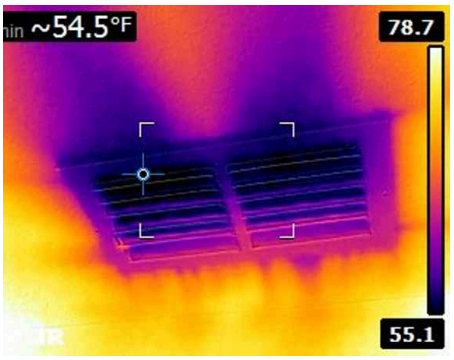
Please see the thermal image below for the exact temperature readings.

Evaporator Coil (Inside Unit): Ideal Temperature Differential

Yes

Ideal temperature differential refers to the expected temperature difference between the air entering the evaporator coil and the air leaving it during normal operation. A properly functioning air conditioning system typically achieves a temperature drop of 15-20 degrees Fahrenheit across the evaporator coil, indicating effective heat removal and refrigerant circulation. This measurement helps assess cooling efficiency and system performance.

Evaporator Coil (Inside Unit) 2: Required Pictures



Evaporator Coil (Inside Unit) 2: Evaporator Coil Functioning as Intended

The evaporator coil was inspected in accordance with current InterNACHI Standards of Practice and applicable local codes. It was found to be performing as intended at the time of inspection. A well-functioning evaporator coil is essential for effective cooling and dehumidification within the HVAC system. Regular maintenance, including cleaning and checking for blockages, is recommended to ensure continued efficiency and prevent potential issues.

Evaporator Coil (Inside Unit) 2: Evaporator Coil Overflow Device

No

An overflow device has been installed on the evaporator coil unit. This safety feature is designed to catch and drain condensation if the primary drain line becomes blocked, helping prevent water damage to the interior of the home.

Evaporator Coil (Inside Unit) 2: Evaporator Coil Age

5-10 years old

The evaporator coil is the component inside the air handler that cools air by removing heat and moisture. Knowing the age helps assess remaining lifespan and potential maintenance needs.

Evaporator Coil (Inside Unit) 2: Return Air Temperature

70 to 80 Degrees F

Please see the thermal image below for the exact temperature readings.

Evaporator Coil (Inside Unit) 2: Supply Air Temperature

50 - 60 Degrees F

Please see the thermal image below for the exact temperature readings.

Evaporator Coil (Inside Unit) 2: Ideal Temperature Differential

Yes

Ideal temperature differential refers to the expected temperature difference between the air entering the evaporator coil and the air leaving it during normal operation. A properly functioning air conditioning system typically achieves a temperature drop of 15-20 degrees Fahrenheit across the evaporator coil, indicating effective heat removal and refrigerant circulation. This measurement helps assess cooling efficiency and system performance.

Distribution System: Static Pressure

Normal Range

Static pressure refers to the resistance to airflow within the HVAC ductwork and system. Proper static pressure is essential for balanced air distribution throughout the home. Abnormal static pressure—either too high or too low—can indicate ductwork issues, filter problems, or improper system sizing, affecting heating and cooling efficiency and comfort.

Distribution System 2: Static Pressure

Normal Range

Static pressure refers to the resistance to airflow within the HVAC ductwork and system. Proper static pressure is essential for balanced air distribution throughout the home. Abnormal static pressure—either too high or too low—can indicate ductwork issues, filter problems, or improper system sizing, affecting heating and cooling efficiency and comfort.

Filters: Condition Satisfactory

The main air filter was evaluated during the home inspection and appears to be in serviceable condition. It should be checked and replaced regularly as needed. Some houses may have more than one air filter that also need to be checked and replaced at regular intervals.

Filters: Air Filter Size

20 x 30 x 1, 20 x 20 x 1

The air filter size refers to the dimensions of the filter used in the HVAC system to remove dust, pollen, and other particles from circulating air. Common residential filter sizes include 16x25x1, 20x25x1, 16x25x4, and 20x25x5 inches. Knowing the correct filter size is essential for proper system performance, efficient airflow, and maintaining indoor air quality. The filter size is typically printed on the filter frame or found in the system documentation.

Thermostats: Condition Satisfactory

The thermostat was inspected in accordance with current InterNACHI Standards of Practice and applicable local codes. It was found to be performing as intended at the time of inspection. Proper thermostat function is essential for maintaining efficient HVAC operation and comfortable indoor temperatures. Regular testing and periodic battery replacement (if applicable) are recommended to ensure continued reliability.

Limitations

Furnace/Air Handler (Inside Unit)

HEATING EQUIPMENT INSPECTION LIMITED DUE TO HIGH OUTDOOR TEMPERATURE

Heating equipment or heat pump could not be operated or properly inspected for performance due to outside air temperature being greater than 80 degrees Fahrenheit at the time of the inspection. Operation at or above 80 degrees could cause damage to the unit. Inspection of the heating equipment was limited to visual observations.

Furnace/Air Handler (Inside Unit) 2

HEATING EQUIPMENT INSPECTION LIMITED DUE TO HIGH OUTDOOR TEMPERATURE

Heating equipment or heat pump could not be operated or properly inspected for performance due to outside air temperature being greater than 80 degrees Fahrenheit at the time of the inspection. Operation at or above 80 degrees could cause damage to the unit. Inspection of the heating equipment was limited to visual observations.

Distribution System

NOT ALL ARE VISIBLE

Not all the air return ducks were visible to be inspected.

Thermostats

CALIBRATION AND TIMERS NOT CHECKED

During the inspection, it is important to note that thermostats are not checked for calibration or timed functions. The primary focus of the inspection is to assess the overall condition and functionality of the property's major systems and components.

Thermostats play a critical role in controlling the heating, cooling, and ventilation systems of the property. However, testing the calibration or timed functions of thermostats requires specialized equipment and expertise, which is beyond the scope of a standard home inspection.

It is recommended that homeowners or buyers engage the services of a licensed HVAC technician or an experienced electrician to evaluate and calibrate thermostats, as well as to ensure that any timed functions are set correctly.

Observations

10.1.1 AC Compressor (Outside Unit)

Minor Defect or Recommendation

AGING HVAC SYSTEM NEAR END OF USEFUL LIFE

The HVAC equipment is at or near the end of its useful life of 10 to 15 years and should be considered for a replacement with a newer, more efficient system prior to failure. The system was providing cooling at the time of the inspection. However, several repairs and maintenance issues were observed that require evaluation by a licensed HVAC contractor.

10.5.1 Refrigerant Drain/Lines

Maintenance Item

REGULAR CLEANING OF CONDENSATE LINE

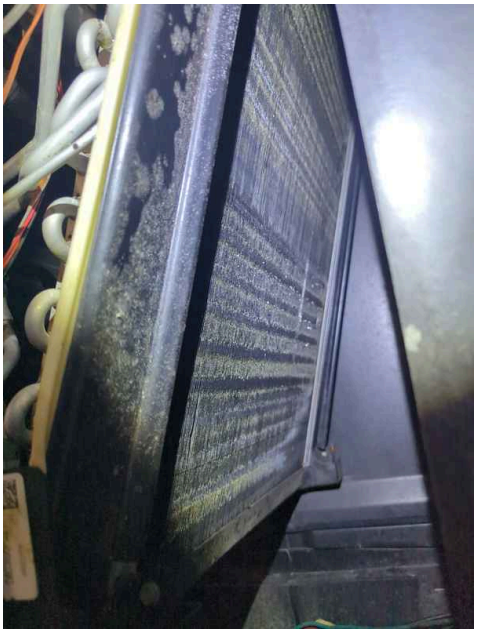
At times, the condensate line will get clogged, which can lead to water damage and inefficient HVAC operation. It is recommended to clean the condensate line at least twice a year to prevent clogging and ensure proper drainage. A qualified HVAC technician can perform this maintenance to keep the system running smoothly and prevent potential issues.

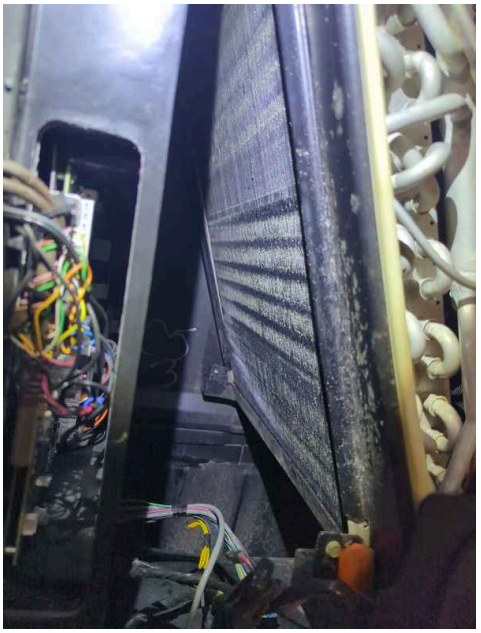
10.6.1 Evaporator Coil (Inside Unit)

Minor Defect or Recommendation

DIRTY EVAPORATOR COIL WITH POSSIBLE MICROBIAL GROWTH

The evaporator coil was observed to be heavily soiled with what appears to be microbial growth. This accumulation can significantly restrict airflow, reduce HVAC efficiency, and potentially contribute to poor indoor air quality, especially for individuals with allergies or respiratory conditions. Prompt cleaning by a licensed HVAC professional is recommended to restore system performance and ensure a healthier indoor environment. Further evaluation is also advised to confirm the nature of the microbial substance and address any underlying moisture issues that may be contributing to its development.





10.9.1 Distribution System 2

Minor Defect or Recommendation

DIRTY RETURN AIR DUCTWORK

The return air ductwork was observed to have visible dirt and dust accumulation. While this is not uncommon, buildup within the ducts can reduce air quality and system efficiency, particularly affecting individuals with allergies or respiratory sensitivities. It is recommended to have the ductwork professionally cleaned as part of routine HVAC maintenance to support cleaner indoor air and optimal system performance.

10.11.1 Filters

Maintenance Item

REGULAR INSPECTION AND MAINTENANCE OF AIR FILTERS

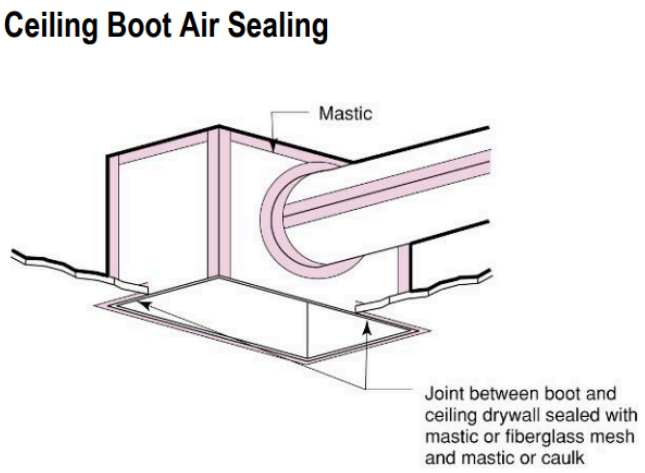
The air filter(s) should be inspected at least monthly and cleaned or replaced as required. Easy access to the air filter must be provided, without the need for special tools or knowledge. When a replacement filter is installed, it must be of the same size and dimensions as the original. A dirty or clogged filter will affect the performance of the heating and cooling system. Regular maintenance by inspecting and replacing the air filter as needed will ensure optimal performance, enhance energy efficiency, and extend the lifespan of the HVAC system.

10.12.1 Air Diffuser

Minor Defect or Recommendation

BLACK DIRT/DUST OR MOLD-LIKE SUBSTANCE FROM CEILING VENTS - AIR LEAKAGE

Black dirt, dust, or a possible mold-like substance was noted coming from one or more ceiling vents. This may be caused by the AC duct boot not being properly sealed to the drywall, allowing air to leak in from the attic. A qualified HVAC professional should inspect the vents and associated ductwork for proper sealing and air leakage. Additionally, mold samples should be taken and sent to a lab for testing. Based on the results, further remediation may be required to address any potential mold issues and ensure the system is operating safely and efficiently. This issure was observed in multiple rooms.



10.13.1 Thermostats

Maintenance Item

IMPROVE THERMOSTAT

Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to $180 per year in energy costs.

11: PLUMBING SYSTEM

Information

Water Supply Piping: Water Supply Pipe Material
CPVC

Water Supply Piping: Main Shut-off Location
Garage, Well Pump

Drain, Waste, and Vent systems: Required Pictures

#2

Drain, Waste, and Vent systems: Clean-Out Location
Unknown

Drain, Waste, and Vent systems: Sewage Type
Septic Tank

Exterior Faucets: Defects Observed
See the defects listed below.

Exterior Faucets: Locations
Well Pump, East, West, South

Water Pressure & Regulator: Regulator Type
Water pressure expansion tank, Private well pressure regulator

Water Pressure & Regulator: Water Pressure
35 to 65 psi

Water Heater: Serial Number
See picture of the data label.

Water Heater: Model Number
See picture of the data label.

Water Heater: Manufacture
Rheem

Water Heater: Location(s)
Garage

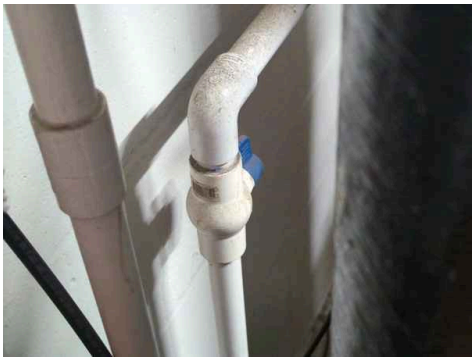
Water Heater 2: Serial Number
See picture of the data label.

Water Heater 2: Model Number
See picture of the data label.

Water Heater 2: Manufacture
Rheem

Water Heater 2: Location(s)
Hallway Closet

Water Supply Piping: Required Pictures


Water Supply Piping: Condition Satisfactory

The visible water supply system plumbing was inspected according to today's InterNACHI Standards of Practice and or local code and was performing as intended at the time of the inspection. Portions of the plumbing system that were concealed by finishes, stored items, below grade or in or under the foundation were not visible and were not inspected.

Water Supply Piping: Water Supply Is Private

The water supply to the house appeared to be from a private water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Water Supply Piping: Water Pressure:

60-70 psi

Recommend water pressure be maintained *below* 80 PSI to prevent leaks from over pressurized pipes.

40 - 80 PSI is a recommended range that is suitable for most homes.

Adjustments can be made at the pressure regulator, normally located near the main water line/shutoff.

Water Supply Piping: Water Filter or Treatment System

In-Use

According to the InterNACHI Home Inspection Standards of Practice (SOP), testing the performance of a water filter or treatment system is beyond the SOP. Inquire with the seller of any information available, such as a user's guide and warranty.

Drain, Waste, and Vent systems: Condition Satisfactory

We attempted to inspect the drain, waste, and vent pipes. Not all the pipes and components were accessible and observed. Inspection is limited. Ask the homeowner and/or refer to Seller's Disclosure about water and sewer leaks or blockages in the past. Visible drain pipping had proper p-traps installed under sinks with no water leaks. No other deficiencies were observed.

Drain, Waste, and Vent systems: Drain, Vent & Waste Pipe Material(s)

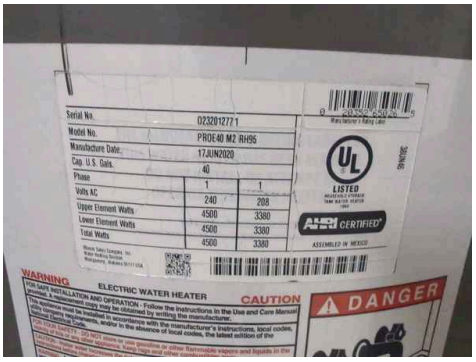
PVC

The inspector attempted to view and identify the accessible drain, vent and waste pipe materials. Not all pipes were visible. Home Inspections are limited.

Water Pressure & Regulator: Condition Satisfactory

The water pressure was checked at the time of the inspection. Water pressure be between 50 and 80 PSI is considered ideal. The water pressure at this house was within the normal range when tested.

Water Heater: Required Pictures



Water Heater: Condition Satisfactory

The water heater appears to be Satisfactory with no discrepancies observed at the time of the inspection.

Water Heater: Temperature and Pressure Relief Valve

The TPR valve is a critical safety device on water heaters that automatically releases pressure and temperature to prevent tank rupture. Regular inspection ensures it functions properly to protect the system and occupants.

Water Heater: Inspected for Electrical Disconnect

The disconnecting means for a permanently connected water heater must comply with 422.31(B). This part requires a disconnecting means within sight of the water heater, or if more than 50 feet from the appliance, it must be capable of being locked in the off position.

Water Heater: Type of Hot Water Source

Electric

The water heater is the primary component responsible for heating domestic hot water throughout the home. Water heaters typically use one of several fuel sources—natural gas, propane, electric, or oil—each with different efficiency ratings, operating costs, and maintenance requirements. Understanding the type of hot water source helps homeowners plan for future maintenance, repairs, and potential upgrades.

Water Heater: Gas Water Heater Combustion Air Source

N/A

Gas water heaters require a dedicated source of fresh combustion air to operate safely and efficiently. This air is drawn into the combustion chamber to support the gas burner and is then vented out through the flue pipe. Proper combustion air supply ensures complete fuel burning and prevents backdrafting or carbon monoxide accumulation.

Water Heater: Capacity in Gallons

40 gallons

Water heater capacity is measured in gallons and indicates the volume of hot water the tank can store and deliver. Typical residential capacities range from 30 to 80 gallons, with larger households generally requiring higher capacity units.

Water Heater: Water Heater Pan Inspected

Pan Not Required

A drain pan has been installed beneath the water heater. This pan is designed to catch water in the event of a leak or overflow, helping protect the surrounding area and structure from water damage. The presence of this pan indicates awareness of potential water heater failure risks.

Water Heater: Water Heater Age

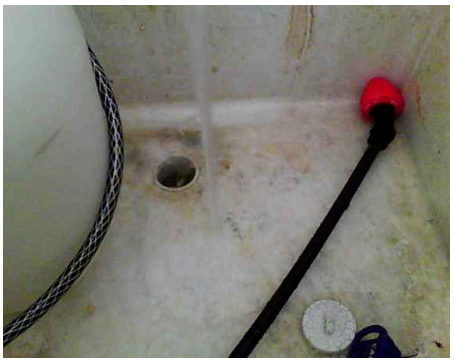
4-7 years

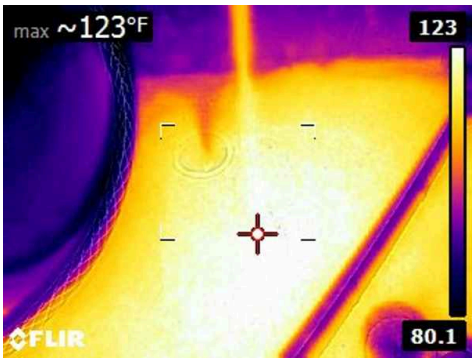
Water heater age is an important factor in assessing the remaining useful life of the unit. Most water heaters have a typical lifespan of 8-12 years, depending on maintenance, water quality, and usage patterns. Knowing the age helps determine when replacement may be necessary and whether the unit is still under warranty.

Water Heater: Hot Water Temperature

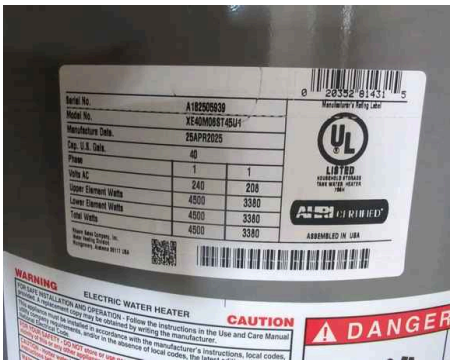
Adequate Temperature

Hot water temperature refers to the maximum temperature the water heater can deliver to fixtures throughout the home. Typical residential water heaters are set between 120-140°F, with 120°F being standard for energy efficiency and safety. Temperature affects both comfort and the risk of scalding injuries, particularly for children and elderly occupants.





Water Heater 2: Required Pictures



Water Heater 2: Condition Satisfactory

The water heater appears to be Satisfactory with no discrepancies observed at the time of the inspection.

Water Heater 2: Temperature and Pressure Relief Valve

The TPR valve is a critical safety device on water heaters that automatically releases pressure and temperature to prevent tank rupture. Regular inspection ensures it functions properly to protect the system and occupants.

Water Heater 2: Inspected for Electrical Disconnect

The disconnecting means for a permanently connected water heater must comply with 422.31(B). This part requires a disconnecting means within sight of the water heater, or if more than 50 feet from the appliance, it must be capable of being locked in the off position.

Water Heater 2: Type of Hot Water Source

Electric

The water heater is the primary component responsible for heating domestic hot water throughout the home. Water heaters typically use one of several fuel sources—natural gas, propane, electric, or oil—each with different efficiency ratings, operating costs, and maintenance requirements. Understanding the type of hot water source helps homeowners plan for future maintenance, repairs, and potential upgrades.

Water Heater 2: Gas Water Heater Combustion Air Source

N/A

Gas water heaters require a dedicated source of fresh combustion air to operate safely and efficiently. This air is drawn into the combustion chamber to support the gas burner and is then vented out through the flue pipe. Proper combustion air supply ensures complete fuel burning and prevents backdrafting or carbon monoxide accumulation.

Water Heater 2: Capacity in Gallons

40 gallons

Water heater capacity is measured in gallons and indicates the volume of hot water the tank can store and deliver. Typical residential capacities range from 30 to 80 gallons, with larger households generally requiring higher capacity units.

Water Heater 2: Water Heater Pan Inspected

Pan Present and Functional

A drain pan has been installed beneath the water heater. This pan is designed to catch water in the event of a leak or overflow, helping protect the surrounding area and structure from water damage. The presence of this pan indicates awareness of potential water heater failure risks.

Water Heater 2: Water Heater Age

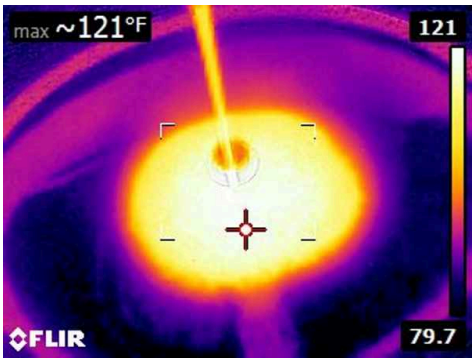
0-3 years

Water heater age is an important factor in assessing the remaining useful life of the unit. Most water heaters have a typical lifespan of 8-12 years, depending on maintenance, water quality, and usage patterns. Knowing the age helps determine when replacement may be necessary and whether the unit is still under warranty.

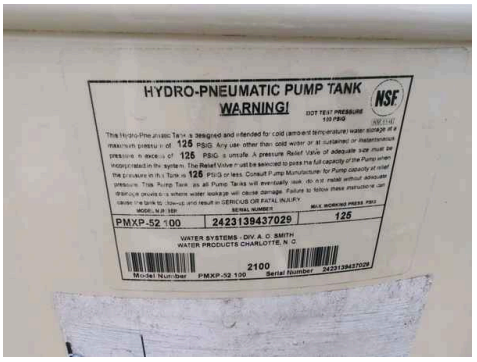
Water Heater 2: Hot Water Temperature

Adequate Temperature

Hot water temperature refers to the maximum temperature the water heater can deliver to fixtures throughout the home. Typical residential water heaters are set between 120-140°F, with 120°F being standard for energy efficiency and safety. Temperature affects both comfort and the risk of scalding injuries, particularly for children and elderly occupants.



Well Water Supply: Required Pictures



Well Water Supply: Condition Satisfactory

The well pump was tested and appeared to be operating normally at the time of the inspection.

Well Water Supply: **Well Expansion Tank - Operating Normally**

Acceptable

The well expansion tank was inspected and appeared to be functioning properly at the time of inspection. No defects or issues were noted, and the tank showed no signs of leaks or pressure irregularities. Regular maintenance is advised to ensure continued reliable performance of the expansion tank.

Well Water Supply: **Well Pump - No Defects Observed**

The well pump was inspected, and no issues or defects were found at the time of inspection. The pump appeared to be operating as intended with no signs of wear or malfunction. Routine maintenance is recommended to support continued performance and longevity of the well pump system.

Well Water Supply: **Well Electrical System - No Defects Observed**

The electrical system servicing the well was inspected, and no defects were identified at the time of inspection. All visible components appeared to be in proper working order, with no signs of damage, corrosion, or malfunction. Regular maintenance is recommended to ensure ongoing safe operation.

Septic Waste System: **Approximate Location**

The inspector made an attempt to identify the approximate location of the waste or septic system.

Limitations

Water Supply Piping

LIMITED VISIBILITY DUE TO HOUSEHOLD GOODS

The home is occupied, and household goods and stored items are limiting the visibility of plumbing areas. This may conceal potential damage or defects that would otherwise be observed.

Water Supply Piping

SLAB CONSTRUCTION

Slab construction prevents visual inspection of plumbing located in or below concrete slabs. Plumbing concealed in foundations, below grade, under flatwork, under decks, inside walls, in attics, between ceilings, insulated, in crawl spaces or concealed by other finishes are outside the scope of a home inspection.

Water Supply Piping

WATER SOFTENER INSTALLED

A water softener was installed at the time of the inspection. The inspection confirmed that it was connected to the home's plumbing system and checked for visible leaks; however, its operational functionality was not assessed. Further evaluation by a qualified water treatment specialist is recommended to ensure proper operation and performance.

Drain, Waste, and Vent systems

EMERGENCY OVERFLOW TESTING

The emergency overflow drains are not a part of the standards of practice and were not tested during this inspection. Care should be exercised in filling tubs and sinks to not allow water into the overflow. While they will likely drain away most of the water, some amount of leaking around the gaskets may occur. You can have a plumber to check the gaskets and repair if this is of concern to you.

Drain, Waste, and Vent systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Drain, Waste, and Vent systems

FUNCTIONAL DRAIN TESTING

A large amount of water was operated during the inspection as a part of testing the piping, fixtures, and the waste drainage system. A portion of the drainage piping is below the ground and is not fully visible without the use of a sewer scope system (which is not a part of this inspection). A sewer scope inspection can reveal issues with the waste piping below the soil that may have not been visible during the inspection. Readily visible issues with the drainage system will be listed in the report. If you wish to have a more invasive inspection of the waste piping that is not visible, you are advised to contact a reputable plumbing company to have the piping scoped.

Drain, Waste, and Vent systems

SEPTIC NOT INSPECTED

During the general home inspection, the septic system inspection is typically not included. It is essential to recognize that the septic system is a critical component of a property's wastewater management, and its proper functioning is crucial for maintaining a healthy living environment.

To ensure the septic system's condition and identify any potential issues, it is highly recommended to have the septic system inspected separately by a licensed plumber or septic system professional. This inspection should be carried out if the sellers have not had it inspected recently or if there are any concerns about the system's performance.

A comprehensive septic system inspection can reveal any problems, such as blockages, leaks, or signs of failure, which may not be apparent during a standard home inspection. Addressing potential septic system issues early on can help prevent more significant and costly problems in the future, as well as protect the health and safety of the property's occupants.

When purchasing a property with a septic system, having it inspected by a qualified professional is a prudent step to take, ensuring that the system is in good working order and complying with local regulations and environmental standards.

Septic Waste System

VISUAL OBSERVATION LIMITATION

This observation is optional and not required by the standards of practice. Additionally, observations are limited to being visual and non-evasive, which would otherwise require excavation of earth. This is only an opinion of the inspector.

Observations

11.3.1 Exterior Faucets

Major Defect or Safety Hazard

VALVE ACTIVE LEAK

One or more hose bibs were observed to leak water even when not in use, indicating a potential issue with the valve or sealing mechanism. This continuous leakage can lead to water wastage and may contribute to moisture-related problems in the surrounding area. It is recommended to repair the leaking hose bib(s) to prevent further water loss and potential damage. Consulting a qualified plumber for evaluation and repair is advised.

12: INTERIOR AREAS

Information

Door Bell: Condition Satisfactory

The doorbell operated normally when tested.

Smoke/CO Detectors: Defects Observed

See the defects listed below.

Smoke/CO Detectors: Type

Hardwired with Battery Backup

Interior Doors: Condition Satisfactory

All interior doors opened, closed, and locked normally when tested. No discrepancies were observed.

Interior Paint: Condition Satisfactory

The interior paint was inspected and found to be in satisfactory condition. No significant issues, such as peeling, cracking, or staining, were observed during the evaluation. Properly maintained interior paint not only enhances the aesthetic appeal of the home but also provides a protective barrier for the walls. Regular cleaning and periodic touch-ups are recommended to maintain its appearance and functionality.

Smoke/CO Detectors: Condition Satisfactory

We inspected for the presence of smoke and carbon-monoxide detectors. There should be a smoke detector in every sleeping room, outside every sleeping room, and one every level of a house. Always double check and refer to Consumer Product Safety Commission (CPSC) for an accurate and exhaustive source of safety information. Platinum Plus Inspections cannot be liable for changes or updates to national codes.

Limitations

Door Bell

RING DOORBELL – MAY NOT REMAIN WITH THE PROPERTY

The Ring doorbell installed at the property was tested and found to be operational at the time of the inspection. However, it is important to note that such devices are often considered personal property and may not automatically transfer with the home. Buyers should verify with the seller whether the Ring doorbell is included in the sale and ensure any agreed-upon items are documented in the purchase contract to avoid misunderstandings.

Smoke/CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Observations

12.2.1 Interior Doors

Minor Defect or Recommendation

POCKET DOOR DEFECT

During the inspection, it was observed that the pocket door was getting stuck when fully opened or closed. This issue occurred because the door would swing too far off track, causing it to become misaligned and difficult to operate smoothly.

A well-functioning pocket door provides convenience and space-saving benefits, so addressing the sticking issue promptly will help improve the overall usability and aesthetics of the door. Regular maintenance and timely repairs can extend the lifespan of the pocket door and prevent more significant issues in the future.

Master Closet

12.4.1 Smoke/CO Detectors

Maintenance Item

SMOKE DETECTOR MAINTENANCE

It is recommended to replace smoke and fire alarm batteries with each change of ownership and once annually for reasons of safety. Replacement of smoke and fire alarms older than 10 years is recommended.

12.4.2 Smoke/CO Detectors

Maintenance Item

MISSING CARBON MONOXIDE DETECTORS

Observed indications of missing carbon monoxide detectors. This poses a significant hazard as carbon monoxide is a dangerous gas that can cause serious health issues or even death. Carbon monoxide detectors should be installed at each level of the home, preferably at lower wall outlets where carbon monoxide would be detected sooner. Refer to the Consumer Product Safety Commission (CPSC) for comprehensive safety information.

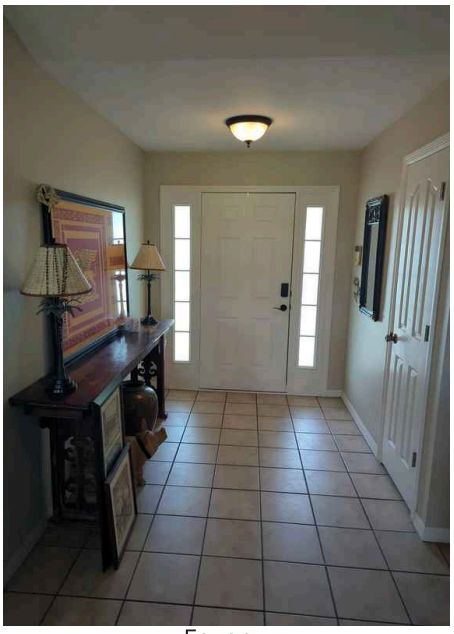
13: INTERIOR ROOMS

Information

Floors: Defects Observed

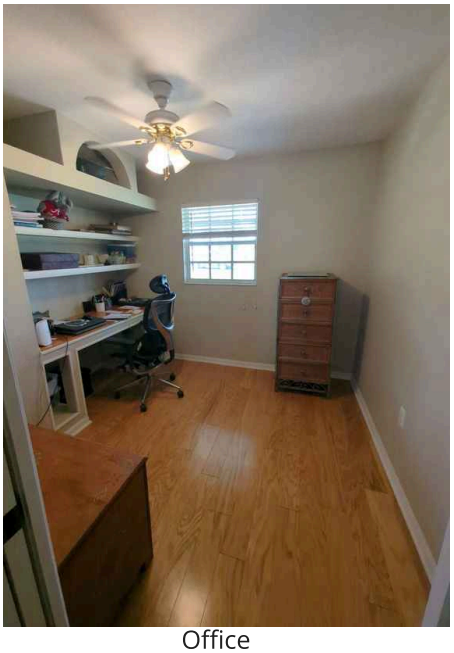
See the defects listed below.

Interior Room Views & Locations


Foyer


Dining Room


Family Room


Office


Hallway

Ceiling Fans: Condition Satisfactory

The fan(s) were tested and checked for proper operation, balance, and noise and was inspected according to today's InterNACHI Standards of Practice. The ceiling fans were performing as intended at the time of the inspection.

Electrical: Condition Satisfactory

All tested outlets are wired correctly. Found there are no loose outlets or missing cover plates. No discrepancies were noted.

Heating & AC: Condition Satisfactory

Proper central heating and cooling was observed in the interior rooms. All registers appeared to be functioning properly.

Closets: Condition Satisfactory

The closets were inspected for defects and appear to be in serviceable condition at the time of the inspection.

Ceiling & Walls: Condition Satisfactory

Walls and ceiling were checked for holes, cracks, moisture stains, and any other observed damages. No deficiencies were noted at the time of the inspection.

Limitations

Closets

STORAGE PRESENT

Closets could not be fully inspected due to storage blocking visibility.

Observations

13.6.1 Floors

Minor Defect or Recommendation

CRACKED FLOOR TILES

Cracked floor tiles were noted in one or more interior rooms. This is typically a minor concern and may result from normal wear and tear or slight movement in the subfloor. While not immediately problematic, cracked tiles can affect the appearance of the flooring and may allow moisture to seep through over time. It is recommended to replace the damaged tiles as needed to maintain the flooring's appearance and functionality. A flooring professional can assist with repairs if required.

Foyer

14: KITCHEN

Information

Sinks, Spray wand, Drinking Faucet: Sink Type
Double-Bowl, Undermount

Garbage Disposal: None
This house did not have a garbage disposal.

Plumbing: Required Pictures

Dishwasher: Serial Number
See data label in the attached picture.

Dishwasher: Model Number
See data label in the attached picture.

Dishwasher: Manufacturer
Hotpoint

Electrical & GFCI: Defects Observed
See defects listed below.

Microwave: None
There was no microwave present in this house at the time of the inspection.

Vent Condition: Type
Wall Mounted, Under-Cabinet, External Venting

Refrigerator: Types
Bottom Freezer

Refrigerator: Serial Number
See data label in the attached picture.

Refrigerator: Model Number
See data label in the attached picture.

Refrigerator: Manufacturer
LG

Cook top/Range: Serial Number
See data label in the attached picture.

Cook top/Range: Model Number
See data label in the attached picture.

Cook top/Range: Type
Electric, Freestanding, Glass, Range/Oven Combo

Cook top/Range: Manufacturer
Whirlpool

Oven: Type
Electric, Freestanding Ranges

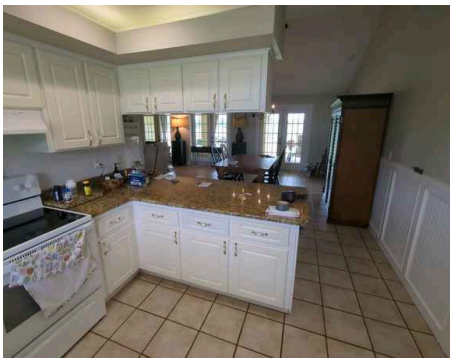
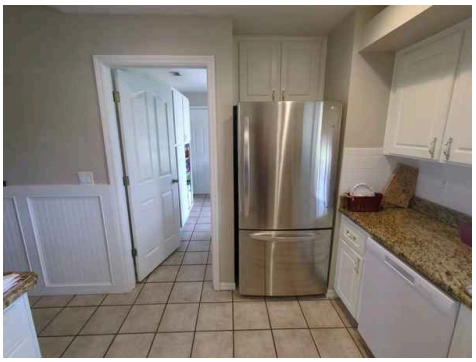
Oven: Serial Number
See data label in the attached picture.

Oven: Model Number
See data label in the attached picture.

Oven: Manufacturer
Whirlpool

Kitchen Views



Cabinets & Counter tops: Condition Satisfactory

All kitchen counter tops, cabinets, drawers and doors were checked for operation, proper installation, and damage. No deficiencies were observed.

Sinks, Spray wand, Drinking Faucet: Condition Satisfactory

The sink and faucet were checked for operation and leaks, No deficiencies observed.

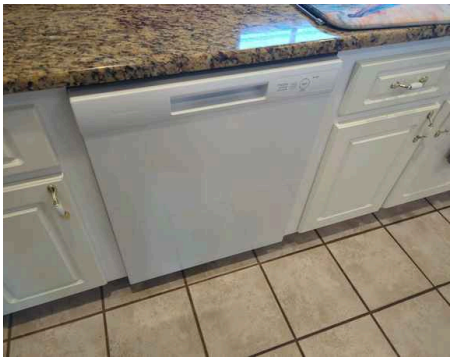
Garbage Disposal: Disposal not recommended with septic.

You should not have a disposal with a septic system. A food waste disposer my increase the frequency of tank pumping.

Plumbing: Condition Satisfactory

The supply and drain piping was checked for leaks. No other plumbing in the kitchen was visible. The kitchen plumbing was found to be serviceable.

Dishwasher: Required Pictures



Dishwasher: Condition Satisfactory

The dishwasher was inspected according to today's InterNACHI Standards of Practice and or local code and was performing as intended at the time of the inspection.

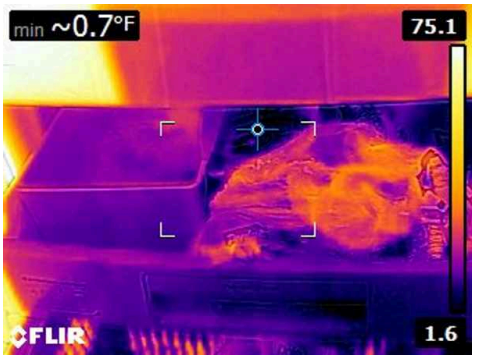
Electrical & GFCI: Electrical Condition Satisfactory

All accessible kitchen outlets were checked for proper wiring, loose connections, properly installed cover plates, and other visible damage. No major system safety or function concerns observed at time of the inspection.

Vent Condition: Condition Satisfactory

The hood vent operated normally when tested. No other discrepancies were noted.

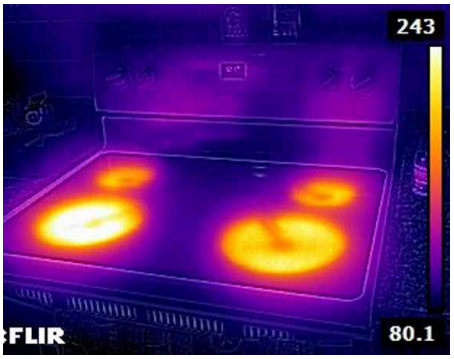
Refrigerator: Required Pictures



Refrigerator: Condition Satisfactory

The refrigerator was operating when checked at the time of the inspection. If present the ice maker was working, and the refrigerator was cooling. This indicates that the unit is functioning properly and effectively maintaining the desired temperature. Recommend regular maintenance and periodic inspections by a qualified appliance technician to ensure the refrigerator continues to operate efficiently and reliably.

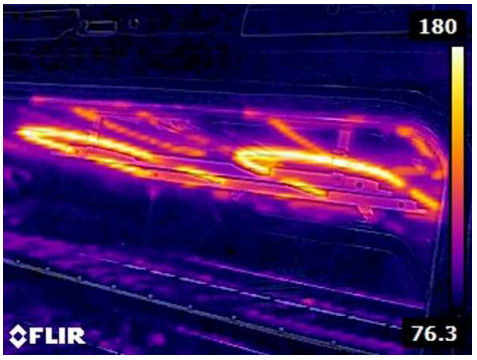
Cook top/Range: Required Pictures

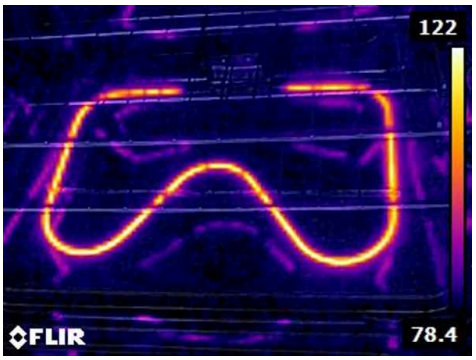


Cook top/Range: Condition Satisfactory

The range, burners, heating elements and dial knobs were inspected according to today's InterNACHI Standards of Practice and or local building code and was performing as intended at the time of the inspection.

Oven: Required Pictures

Oven: Condition Satisfactory

The oven was inspected in accordance with InterNACHI Standards of Practice and local building codes. Both the upper and lower electric oven elements were tested and found to be performing as intended at the time of inspection. It is important to note that while the components were functional during the evaluation, they can fail unexpectedly. Regular maintenance and monitoring are recommended to ensure continued performance and safety.

Heating & AC: Condition Satisfactory

Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

Ceiling & Walls: Condition Satisfactory

Walls and ceiling were checked for holes, and moisture stains. No discrepancies were observed.

Floors: Condition Satisfactory

The flooring was in good condition. No tripping hazards or other deficiencies were observed at the time of the inspection.

Observations

14.6.1 Electrical & GFCI

Major Defect or Safety Hazard

FAULTY GFCI OUTLET IN KITCHEN

Observed that one or more GFCI outlets in the kitchen were faulty. Faulty GFCI outlets can fail to provide the necessary protection against electrical shock, especially in areas prone to moisture. A licensed electrician should be consulted to evaluate and repair or replace the faulty GFCI outlets as necessary to ensure safety and proper functionality.


#1

14.8.1 Vent Condition

Maintenance Item

HOOD VENT FILTER MAINTENANCE

The filters for the hood vent require regular cleaning or replacement. Neglecting to clean or replace these filters can lead to reduced efficiency, increased buildup of grease and contaminants, and potential fire hazards. Homeowners should regularly clean or replace the hood vent filters to maintain proper functionality and safety. Consult the manufacturer's instructions for specific maintenance guidelines.

14.11.1 Oven

Maintenance Item

NO ANTI-TIP

A free-standing oven anti-tip bracket or device was not observed/installed during the inspection. This absence poses a safety concern, particularly for households with small children. To mitigate this risk and enhance safety, it is strongly recommended to install an anti-tip bracket for the free-standing oven. This safety device helps secure the appliance in place, preventing accidental tipping or toppling, which can lead to serious injuries. Installing the anti-tip bracket is a proactive measure that ensures the safety of all occupants, especially children, in the household.

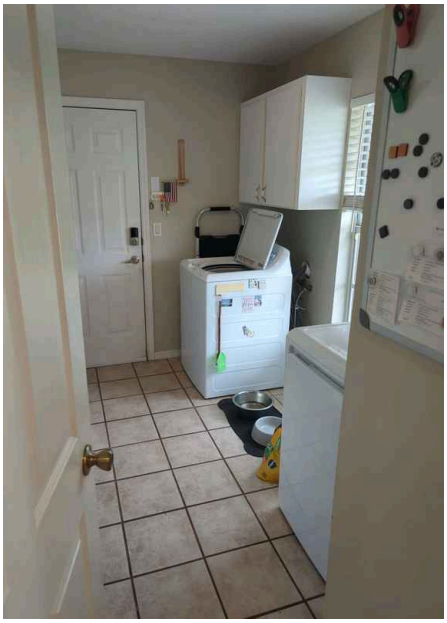
15: LAUNDRY

Information

Laundry View & Location
West

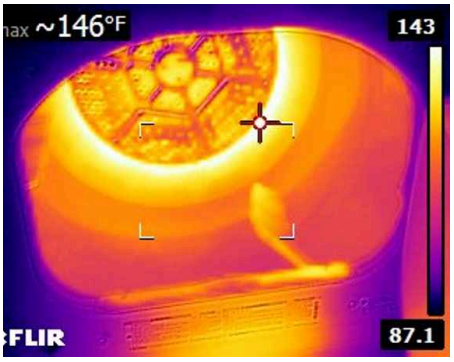
Dryer Power Source
240 volt Electric

Dryer Vent: Dryer Vent
Metal (Flex)



Dryer Satisfactory

During the inspection, the dryer was operated and thoroughly checked for proper functioning. It was noted that the dryer exhaust appears to be connected and venting outside, which is essential for efficient operation and safety. It is recommended to clean the exhaust vent regularly, ideally once a year, to prevent lint buildup and reduce the risk of fires. This meticulous examination ensures that the appliance is in working condition and ready for safe use.



Washer Satisfactory

The washer was operated and thoroughly checked for proper functioning during the inspection. The hoses were found to be in good condition and properly installed, with no leaks observed. This meticulous examination ensures that the appliance is in working condition and ready for use.

Cabinets & Counter tops: Condition Satisfactory

No deficiencies were identified in the shelving or countertops within the laundry room. These components were thoroughly inspected and found to be free from damage. They appear to be securely installed and in functional condition, serving their intended purpose effectively.

Plumbing & Wash Basin: Condition Satisfactory

The laundry room plumbing appears to be satisfactory. No deficiencies were noted at the time of the inspection. The laundry room plumbing appears to be satisfactory. No deficiencies were noted at the time of the inspection.

Plumbing & Wash Basin: Washer Hose Type

Braided Stainless Steel

There are primarily two types of washer hoses commonly used for connecting washing machines to the water supply:

1. **Rubber Washer Hoses:** These hoses are made from rubber and typically have a metal coupling at each end that connects to the washing machine and the water supply valve. While they are cost-effective and easy to find, rubber washer hoses may be more prone to cracking, deteriorating, and leaking over time, especially if exposed to high water pressure or heat.
2. **Stainless Steel Braided Hoses:** These hoses have a stainless steel outer covering that provides additional protection against damage, kinking, and bursting. The inner hose is typically made of rubber or synthetic material. Stainless steel braided hoses are more durable and resistant to wear, making them a popular choice for preventing leaks and potential water damage.

When it comes to choosing washer hoses, stainless steel braided hoses are generally recommended due to their increased durability and resistance to wear and tear. Regular inspection and replacement of washer hoses are important to ensure proper functioning and to prevent potential water leaks.

Electrical & GFCI: Condition Satisfactory

All accessible laundry room outlets were checked for proper wiring, loose connections, properly installed cover plates, and other visible damage. No major system safety or function concerns observed at time of the inspection.

Electrical & GFCI: GFCI Condition Satisfactory

This house has GFCI protection for all outlets in the laundry room area as called for from the minimum standards; All 125V, 15a and 20a receptacles installed in “Laundry Areas” shall have GFCI protection.

Dryer Vent: Condition Satisfactory

The dryer vent must vent outside and not discharge into an attic or crawlspace. The exhaust vent should have a backdraft damper installed to prevent cold air, rain, rodents, and pest from entering the vent. The exhaust vent must be the proper length. No defects that were observed at the time of the inspection.

Exhaust Fan: None

There was no fresh air vent or and exhaust fan observed in the laundry room.

Heating & AC: Condition Satisfactory

Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

Ceiling & Walls: Condition Satisfactory

Walls and ceiling were checked for holes, and moisture stains. No discrepancies were observed.

Floors: Condition Satisfactory

The condition of the floor in the laundry room was thoroughly examined and found to be in good condition during the inspection. Our assessment focused on identifying any deficiencies, irregularities, or signs of damage that could affect the flooring's integrity. No deficiencies or signs of tile cracks were detected on the laundry room floor. The current condition of the floor appears to be free from any visible issues or concerns.

Limitations

Plumbing & Wash Basin

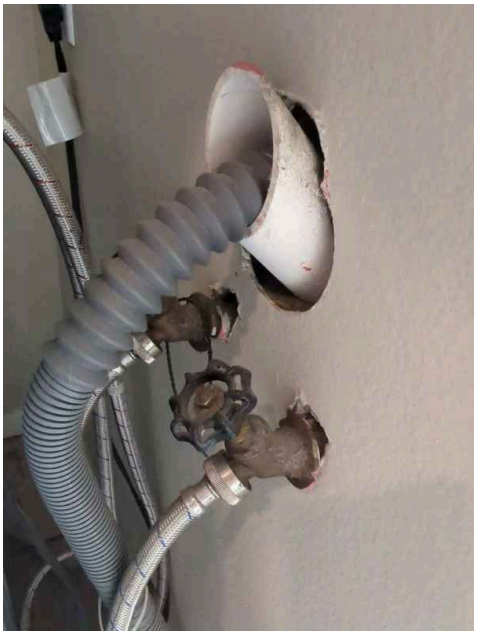
LAUNDRY PLUMBING NOT VISIBLE

A significant portion of the plumbing system within the laundry room was not accessible for visual inspection due to being concealed behind the drywall.

Plumbing & Wash Basin

OLD STYLE CONNECTION BOX

Observed the connection box was an old style. The style of boxes do not have an overflow drain area in case of a leak. Recommend monitoring.



Ceiling & Walls

STORAGE

Views blocked by storage.

Observations

15.4.1 Dryer Vent

Maintenance Item

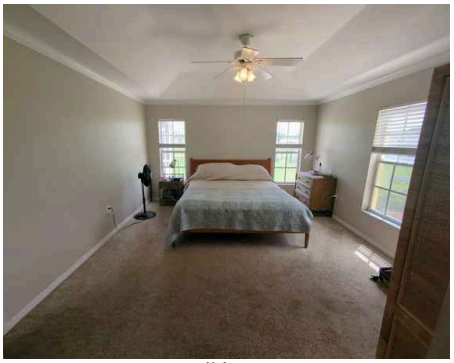
DRYER VENT - MAINTENANCE

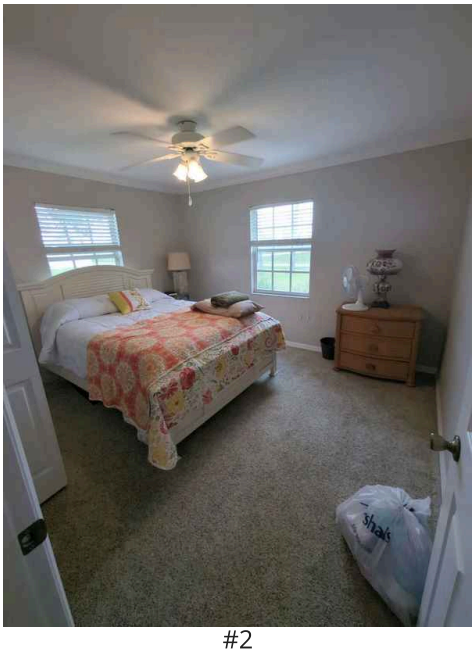
Recommend the dryer vent be cleaned annually. 2,900 home clothes dryer fires are reported each year and cause an estimated 5 deaths, 100 injuries, and $35 million in property loss. Failure to clean the dryer (34 percent) is the leading cause of home clothes dryer fires. More home clothes dryer fires occur in the fall and winter months, peaking in January.

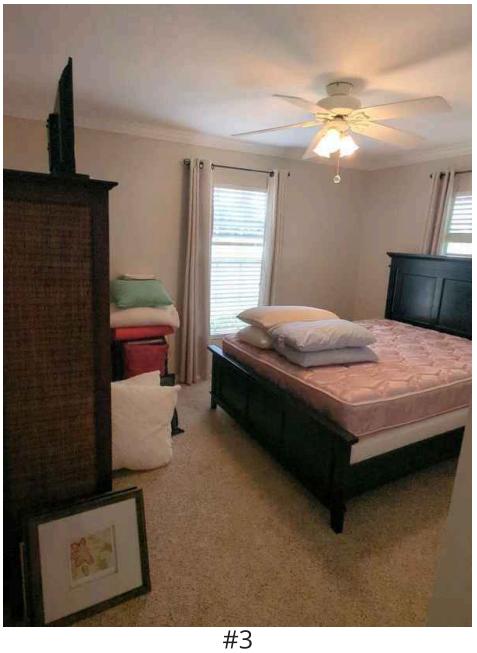
16: BEDROOMS

Information

Bedroom Views & Location


#1


#2


#3

Ceiling & Walls Condition: Condition Satisfactory

Walls and ceiling were checked for holes, cracks, moisture stains, and any other observed damages. No deficiencies were noted at the time of the inspection.

Ceiling Fans: Condition Satisfactory

A fan attached to a room's ceiling is known as a ceiling fan. Like other fans, it is used to provide comfort for building occupants by circulating air within a room. Ceiling fans are checked for proper installation, operation, clearance, and balance.

Electrical: Condition Satisfactory

All readily accessible tested outlets are wired correctly. Found there are no loose outlets or missing cover plates. No discrepancies were noted.

Heating & AC: Condition Satisfactory

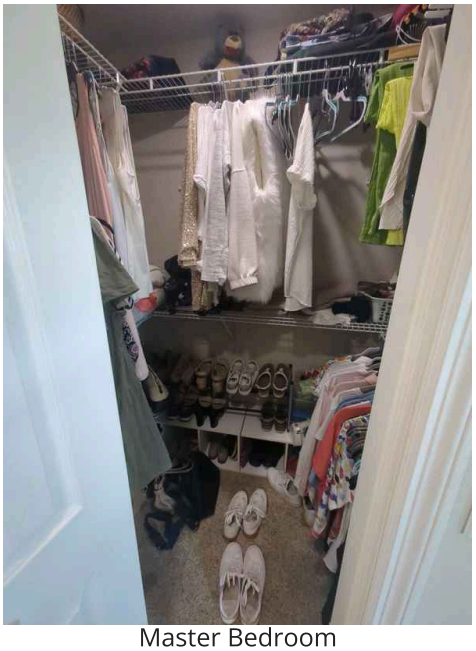
Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

Floors: Condition Satisfactory

No Moisture stains or safety concerns or tripping hazards were found. The flooring appears to be serviceable at the time of the inspection.

Closets: Walk-In Closet Views


Master Bedroom


Master Bedroom

Limitations

Electrical

BLOCKED OUTLETS

Some outlets not accessible due to furniture and or stored personal items.

17: BATHROOM

Information

Electrical & GFCI: Bathroom GFCI Reset Location
#2 Bathroom

Toilets: Moisture Meter Used on Floors
Yes, Dry, Moisture Readings Similar without Areas with Elevated Readings

Bath Tubs: Bathtub Type
Standard Tub

Bath Tubs: Bathtub Material
Acrylic/Vinyl

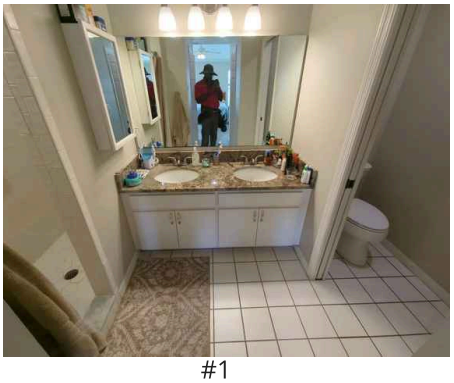
Showers: Shower Type
Custom Shower, Walk-In Shower, Bathtub/Shower Combo

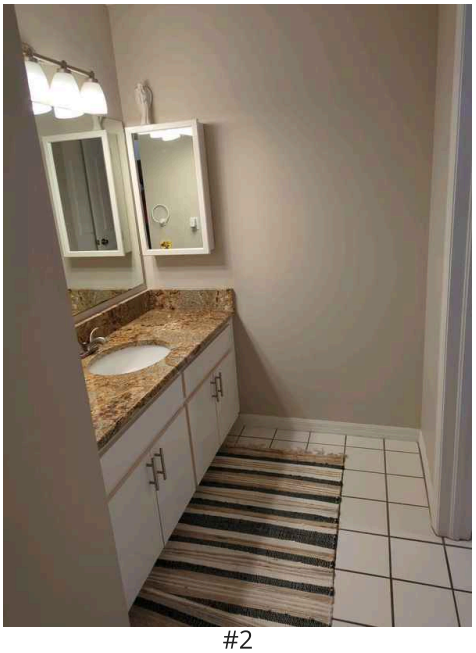
Showers: Shower Material
Ceramic, Part of tub

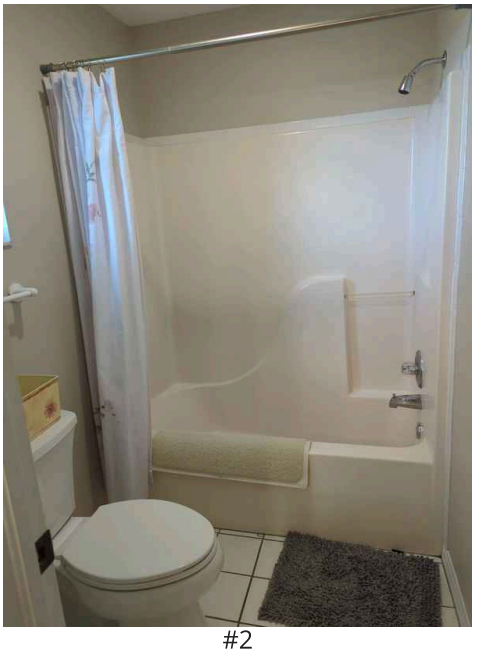
Ceiling, Walls & Floor: Defects Observed

See defects listed below.

Bathroom Views & Location


#1


#2


#2

General/Typical Wear

Common and **typical** observation:

There may be some light wear or cosmetic defect(s) on the floors, walls and ceilings.

This is a ***common occurrence*** and is to be expected in an occupied or older home.

Scrapes, bumps, tape cracks, nail pops, worn flooring, minor corner cracks and blown bulbs are all common signs of a lived-in home. These findings fall within the '*cosmetic defect*' category and are easy fixes.

- Protruding nail heads and/or tape cracks may be visible at the time of the inspection. Protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces.

- Minor settle cracks appear at the corners of doors, windows & walls. This is the result of long-term settling. Some settling is not unusual in an aged home and these cracks are not a structural concern.

Cabinets, Counters, & Mirrors: Countertops: Satisfactory Condition

The bathroom countertops were inspected and found to be in satisfactory condition at the time of the inspection. No visible damage, such as cracks, chips, or stains, was observed. The countertops appear well-maintained and are functioning as intended. Regular cleaning and sealing (if applicable) are recommended to preserve their appearance and durability.

Cabinets, Counters, & Mirrors: Cabinets and Drawers: Satisfactory Condition

During the inspection, all readily available cabinet drawers and doors were checked for ease of operation, water damage, and other observable deficiencies. No issues or malfunctions were found. Properly functioning cabinets are essential for convenient and safe use of storage spaces in the home. Water damage, misalignment, or faulty hardware could impair usability or lead to further damage. Regular maintenance, including cleaning and checking hinges and hardware for wear, is recommended to ensure continued functionality.

Cabinets, Counters, & Mirrors: Bathroom Mirrors: Satisfactory Condition

The bathroom mirrors were inspected and found to be in satisfactory condition. They were securely mounted, free of cracks, chips, or significant discoloration, and provided clear reflections. Regular cleaning with appropriate glass cleaners is recommended to maintain their clarity and appearance.

Electrical & GFCI: Condition Satisfactory

Bathroom switches and outlets were tested during the inspection for proper operation, and correct wiring according to our circuit tester. No major system safety or function concerns observed.

Electrical & GFCI: GFCI Condition Satisfactory

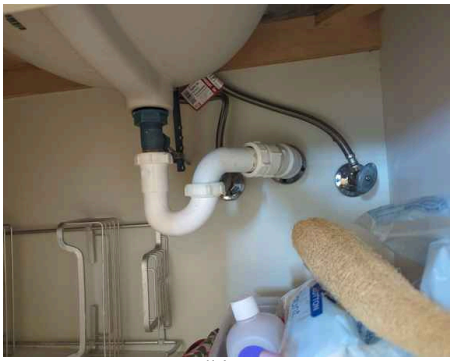
We inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

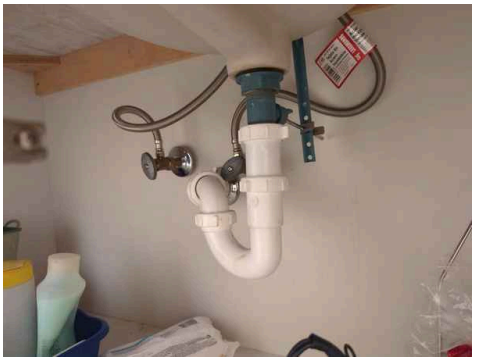
Exhaust Fan: Fans Condition Satisfactory

All bathroom fans were tested and operated as intended. No issues were observed with their performance at the time of inspection. Regular cleaning and maintenance are recommended to ensure continued efficiency and proper ventilation.

Sinks and Faucets: Required Pictures


#1


#1



Sinks and Faucets: Condition Satisfactory

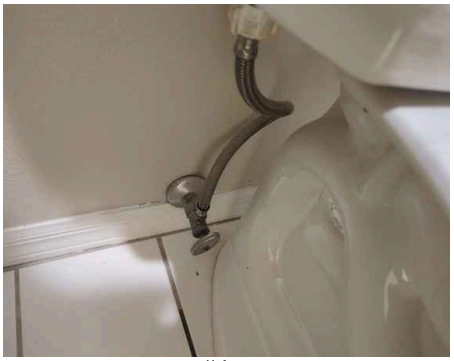
The sinks and faucets were tested by filling to the overflow and checking for operation and leaks. Shut-off valves were present and functional at the time of inspection. No deficiencies or issues were observed. Regular maintenance is recommended to ensure continued proper operation.

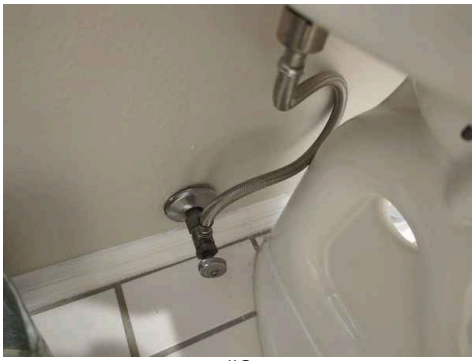
Toilets: Condition Satisfactory

All toilets were flushed and inspected for leaks, movement, and rust on tank bolts. The inspection was conducted in accordance with InterNACHI Standards of Practice and local codes. The toilets were found to be functioning as intended at the time of inspection. Regular maintenance is advised to ensure continued performance.

Toilets: Toilet Cut-Off Valves: Present and Functional

Toilet cut-off valves were observed and tested during the inspection. They were found to be present and functional, allowing for proper water shut-off if needed. Regular testing and occasional cleaning are recommended to ensure continued reliability.


#1


#2

Bath Tubs: Condition Satisfactory

We ran water at all bathroom bathtubs. Operated the tub faucets to check for leaks. None were found. Filled the tub 1 to 3 inches to check for proper drainage. Drainage was satisfactory. We inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Showers: Condition Satisfactory

The shower was tested and operated normally. It was inspected for leaks at the faucets and shower head, as well as for stains, rusting, cracking, and drainage issues. No deficiencies were observed at the time of the inspection. Regular cleaning and maintenance are recommended to ensure continued proper operation.

Shower Walls & Enclosure: Condition Satisfactory

The shower and tub walls were observed to be in good condition. No cracked or loose tiles were noted, and no other discrepancies were identified. Regular cleaning and maintenance are recommended to preserve their appearance and functionality.

Shower Walls & Enclosure: Monitor Sealant/Grout

Common Finding: Observed at specified locales where some additional caulk/grout is needed around sink, shower and/or tub areas to maintain waterproofing and prohibit water damage(s).

Caulk and *sealant* is required to be monitored to ensure the sealant doesn't crack or fail.

Grout is prone to cracking. Recommend monitoring.

Heating & AC: Condition Satisfactory

Central heating and cooling were observed in this room and appeared to be functioning properly at the time of inspection. The system was in serviceable condition. Regular maintenance, including filter replacement and professional servicing, is recommended to ensure continued efficient operation.

Limitations

Bath Tubs

PLUMBING ACCESS PANEL: NOT INSTALLED

No plumbing access panel was observed for the bathroom fixtures, limiting access for inspection and potential maintenance. It is recommended to install an access panel to facilitate future repairs and evaluations of the plumbing system.

Observations

17.8.1 Shower Walls & Enclosure

Minor Defect or Recommendation

CAULKING NEEDED AROUND PERIMETER

Observations reveal a lack of caulking around the shower and bathroom wall tiles. This deficiency raises concerns as it can lead to water penetration, potentially causing damage to the surrounding structures, such as walls and subfloor. To address this issue, it is recommended to apply caulking around the tiles. Proper caulking will create a water-resistant barrier, preventing moisture intrusion and promoting the longevity of the shower and bathroom walls. This simple yet crucial repair will contribute to maintaining a watertight and aesthetically pleasing bathroom environment.

17.10.1 Ceiling, Walls & Floor

Minor Defect or Recommendation

FLOORS: CRACKED TILES

While conducting the inspection, I noticed the presence of cracked tiles in one or more of the bathrooms. This issue, while not uncommon, may affect the overall appearance and safety of the space. To improve the situation, I suggest considering the replacement of the cracked tiles.

#2 Bathroom

18: KITCHEN 2

Information

Sinks, Spray wand, Drinking Faucet: Sink Type
Single-Bowl, Undermount

Garbage Disposal: None
This house did not have a garbage disposal.

Dishwasher: Defects Observed
See defects listed below.

Dishwasher: Serial Number
See data label in the attached picture.

Dishwasher: Model Number
See data label in the attached picture.

Dishwasher: Manufacturer
Bosch

Microwave: None
There was no microwave present in this house at the time of the inspection.

Vent Condition: Type
External Venting, Wall Mounted

Refrigerator: Types
Top Freezer

Refrigerator: Serial Number
See data label in the attached picture.

Refrigerator: Model Number
See data label in the attached picture.

Refrigerator: Manufacturer
Whirlpool

Cook top/Range: Serial Number
See data label in the attached picture.

Cook top/Range: Model Number
See data label in the attached picture.

Cook top/Range: Type
Electric, Freestanding, Electric Heat Elements, Range/Oven Combo

Cook top/Range: Manufacturer
GE

Oven: Type
Electric

Oven: Serial Number
See data label in the attached picture.

Oven: Model Number
See data label in the attached picture.

Oven: Manufacturer
GE

Kitchen Views



Kitchen

Laundry Room

Cabinets & Counter tops: Condition Satisfactory

All kitchen counter tops, cabinets, drawers and doors were checked for operation, proper installation, and damage. No deficiencies were observed.

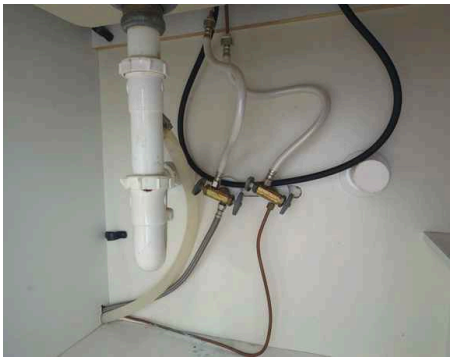
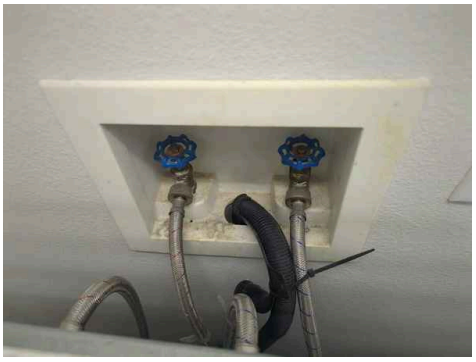
Sinks, Spray wand, Drinking Faucet: Condition Satisfactory

The sink and faucet were checked for operation and leaks, No deficiencies observed.

Garbage Disposal: Disposal not recommended with septic.

You should not have a disposal with a septic system. A food waste disposer my increase the frequency of tank pumping.

Plumbing: Required Pictures

Plumbing: Condition Satisfactory

The supply and drain piping was checked for leaks. No other plumbing in the kitchen was visible. The kitchen plumbing was found to be serviceable.

Dishwasher: Required Pictures

Electrical & GFCI: Electrical Condition Satisfactory

All accessible kitchen outlets were checked for proper wiring, loose connections, properly installed cover plates, and other visible damage. No major system safety or function concerns observed at time of the inspection.

Electrical & GFCI: GFCI Condition Satisfactory

All GFCI receptacles in the kitchen were tested and are operational. It is recommended that all kitchen counter top outlets be GFCI protected.

Vent Condition: Condition Satisfactory

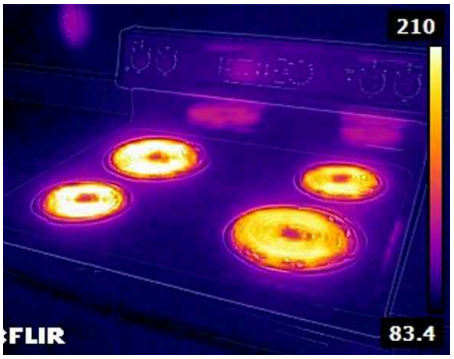
The hood vent operated normally when tested. No other discrepancies were noted.

Refrigerator: Required Pictures

Refrigerator: Condition Satisfactory

The refrigerator was operating when checked at the time of the inspection. If present the ice maker was working, and the refrigerator was cooling. This indicates that the unit is functioning properly and effectively maintaining the desired temperature. Recommend regular maintenance and periodic inspections by a qualified appliance technician to ensure the refrigerator continues to operate efficiently and reliably.

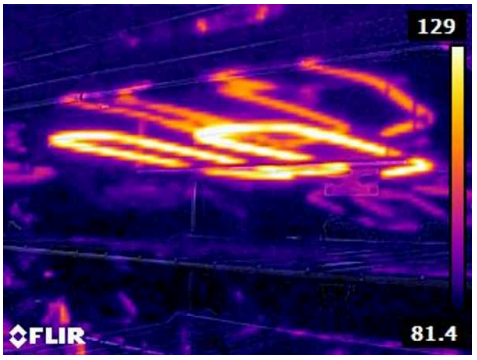
Cook top/Range: Required Pictures

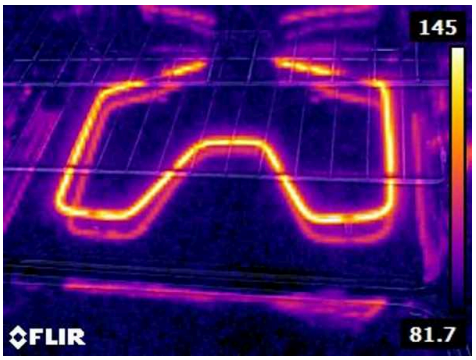


Cook top/Range: Condition Satisfactory

The range, burners, heating elements and dial knobs were inspected according to today's InterNACHI Standards of Practice and or local building code and was performing as intended at the time of the inspection.

Oven: Required Pictures

Oven: Condition Satisfactory

The oven was inspected in accordance with InterNACHI Standards of Practice and local building codes. Both the upper and lower electric oven elements were tested and found to be performing as intended at the time of inspection. It is important to note that while the components were functional during the evaluation, they can fail unexpectedly. Regular maintenance and monitoring are recommended to ensure continued performance and safety.

Heating & AC: Condition Satisfactory

Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

Ceiling & Walls: Condition Satisfactory

Walls and ceiling were checked for holes, and moisture stains. No discrepancies were observed.

Floors: Condition Satisfactory

The flooring was in good condition. No tripping hazards or other deficiencies were observed at the time of the inspection.

Observations

18.5.1 Dishwasher

Maintenance Item

DRAIN LINE NOT LOOPED

A visible anti-siphon loop or backflow prevention device was not installed at the dishwasher drain line. Some newer dishwashers may have built-in antisiphon devices that are not visible. The buyer is encouraged to consult the owner's manual or contact the manufacturer if an anti-siphon device is not visible. The lack of an anti-siphon device in a dishwasher is a SAFETY HAZARD.

18.8.1 Vent Condition

Maintenance Item

HOOD VENT FILTER MAINTENANCE

The filters for the hood vent require regular cleaning or replacement. Neglecting to clean or replace these filters can lead to reduced efficiency, increased buildup of grease and contaminants, and potential fire hazards. Homeowners should regularly clean or replace the hood vent filters to maintain proper functionality and safety. Consult the manufacturer's instructions for specific maintenance guidelines.

18.11.1 Oven

Maintenance Item

NO ANTI-TIP

A free-standing oven anti-tip bracket or device was not observed/installed during the inspection. This absence poses a safety concern, particularly for households with small children. To mitigate this risk and enhance safety, it is strongly recommended to install an anti-tip bracket for the free-standing oven. This safety device helps secure the appliance in place, preventing accidental tipping or toppling, which can lead to serious injuries. Installing the anti-tip bracket is a proactive measure that ensures the safety of all occupants, especially children, in the household.

19: INTERIOR ROOMS 2

Information

Interior Room Views & Locations


Bedroom


Family Room


Hallway


Sunroom

Ceiling Fans: Condition Satisfactory

The fan(s) were tested and checked for proper operation, balance, and noise and was inspected according to today's InterNACHI Standards of Practice. The ceiling fans were performing as intended at the time of the inspection.

Electrical: Condition Satisfactory

All tested outlets are wired correctly. Found there are no loose outlets or missing cover plates. No discrepancies were noted.

Heating & AC: Condition Satisfactory

Proper central heating and cooling was observed in the interior rooms. All registers appeared to be functioning properly.

Closets: Condition Satisfactory

The closets were inspected for defects and appear to be in serviceable condition at the time of the inspection.

Ceiling & Walls: Condition Satisfactory

Walls and ceiling were checked for holes, cracks, moisture stains, and any other observed damages. No deficiencies were noted at the time of the inspection.

Floors: Condition Satisfactory

The flooring was in good condition, no tripping hazards or other deficiencies were noted.

20: BATHROOM 2

Information

Bathroom Views & Location

Electrical & GFCI: Bathroom GFCI Reset Location

Each Bathroom

Exhaust Fan: Defects Observed

See defects listed below.

Sinks and Faucets: Required Pictures

Toilets: Moisture Meter Used on Floors

Yes, Dry

Bath Tubs: None

There are no bath tubs installed in this house.

Showers: Shower Type

Custom Shower, Walk-In Shower

Showers: Shower Material

Ceramic

Shower Walls & Enclosure: Defects Observed

See defects listed below.

General/Typical Wear

Common and **typical** observation:

There may be some light wear or cosmetic defect(s) on the floors, walls and ceilings.

This is a ***common occurrence*** and is to be expected in an occupied or older home.

Scrapes, bumps, tape cracks, nail pops, worn flooring, minor corner cracks and blown bulbs are all common signs of a lived-in home. These findings fall within the '*cosmetic defect*' category and are easy fixes.

- Protruding nail heads and/or tape cracks may be visible at the time of the inspection. Protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces.

- Minor settle cracks appear at the corners of doors, windows & walls. This is the result of long-term settling. Some settling is not unusual in an aged home and these cracks are not a structural concern.

Cabinets, Counters, & Mirrors: Countertops: Satisfactory Condition

The bathroom countertops were inspected and found to be in satisfactory condition at the time of the inspection. No visible damage, such as cracks, chips, or stains, was observed. The countertops appear well-maintained and are functioning as intended. Regular cleaning and sealing (if applicable) are recommended to preserve their appearance and durability.

Cabinets, Counters, & Mirrors: Cabinets and Drawers: Satisfactory Condition

During the inspection, all readily available cabinet drawers and doors were checked for ease of operation, water damage, and other observable deficiencies. No issues or malfunctions were found. Properly functioning cabinets are essential for convenient and safe use of storage spaces in the home. Water damage, misalignment, or faulty hardware could impair usability or lead to further damage. Regular maintenance, including cleaning and checking hinges and hardware for wear, is recommended to ensure continued functionality.

Cabinets, Counters, & Mirrors: Bathroom Mirrors: Satisfactory Condition

The bathroom mirrors were inspected and found to be in satisfactory condition. They were securely mounted, free of cracks, chips, or significant discoloration, and provided clear reflections. Regular cleaning with appropriate glass cleaners is recommended to maintain their clarity and appearance.

Electrical & GFCI: Condition Satisfactory

Bathroom switches and outlets were tested during the inspection for proper operation, and correct wiring according to our circuit tester. No major system safety or function concerns observed.

Electrical & GFCI: GFCI Condition Satisfactory

We inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Sinks and Faucets: Condition Satisfactory

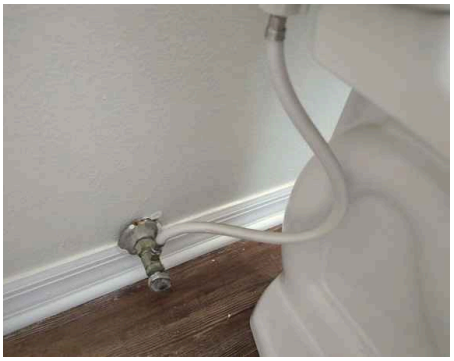
The sinks and faucets were tested by filling to the overflow and checking for operation and leaks. Shut-off valves were present and functional at the time of inspection. No deficiencies or issues were observed. Regular maintenance is recommended to ensure continued proper operation.

Toilets: Condition Satisfactory

All toilets were flushed and inspected for leaks, movement, and rust on tank bolts. The inspection was conducted in accordance with InterNACHI Standards of Practice and local codes. The toilets were found to be functioning as intended at the time of inspection. Regular maintenance is advised to ensure continued performance.

Toilets: Toilet Cut-Off Valves: Present and Functional

Toilet cut-off valves were observed and tested during the inspection. They were found to be present and functional, allowing for proper water shut-off if needed. Regular testing and occasional cleaning are recommended to ensure continued reliability.



Showers: Condition Satisfactory

The shower was tested and operated normally. It was inspected for leaks at the faucets and shower head, as well as for stains, rusting, cracking, and drainage issues. No deficiencies were observed at the time of the inspection. Regular cleaning and maintenance are recommended to ensure continued proper operation.

Shower Walls & Enclosure: Monitor Sealant/Grout

Common Finding: Observed at specified locales where some additional caulk/grout is needed around sink, shower and/or tub areas to maintain waterproofing and prohibit water damage(s).

Caulk and *sealant* is required to be monitored to ensure the sealant doesn't crack or fail.

Grout is prone to cracking. Recommend monitoring.

Heating & AC: Condition Satisfactory

Central heating and cooling were observed in this room and appeared to be functioning properly at the time of inspection. The system was in serviceable condition. Regular maintenance, including filter replacement and professional servicing, is recommended to ensure continued efficient operation.

Ceiling, Walls & Floor: Condition Satisfactory

All readily available floors, walls, ceilings were inspected for holes, cracks, moisture stains, damage, safety concerns, tripping hazards and other visible defects. No major defects were observed at the time of the inspection.

Observations

20.3.1 Exhaust Fan

Minor Defect or Recommendation

INOPERABLE BATHROOM EXHAUST FAN

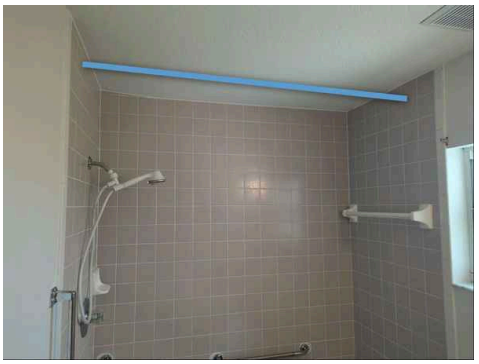
It was observed that one or more bathroom exhaust fans are inoperable. An inoperable fan is a conducive condition for mold growth. A qualified electrician or HVAC professional should be consulted to repair or replace the affected exhaust fans to ensure proper ventilation, prevent mold growth, and maintain indoor air quality.

20.8.1 Shower Walls & Enclosure

Maintenance Item

MISSING SHOWER ROD OR CURTAIN

One or more bathroom showers were observed without a shower rod or curtain at the time of the inspection. It is recommended to install a shower rod and curtain in the respective bathrooms to prevent water splashing and ensure privacy. Choose appropriate fixtures and materials for durability, and consider engaging a handyman or contractor for the installation if needed. Recommend consulting with a qualified contractor or handyman to properly install a shower rod and curtain to enhance the functionality and comfort of the bathroom.



STANDARDS OF PRACTICE

Inspection Details
1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards 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.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

1. property boundary lines or encroachments.
2. the condition of any component or system that is not readily accessible.
3. the service life expectancy of any component or system.
4. the size, capacity, BTU, performance or efficiency of any component or system.
5. the cause or reason of any condition.
6. the cause for the need of correction, repair or replacement of any system or component.
7. future conditions.
8. compliance with codes or regulations.
9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. the presence of mold, mildew or fungus.
11. the presence of airborne hazards, including radon.
12. the air quality.
13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. the existence of electromagnetic fields.
15. any hazardous waste conditions.
16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. acoustical properties.

18. correction, replacement or repair cost estimates.
19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. or evaluate low-voltage electrical systems, such as, but not limited to:
    1. phone lines;
    2. cable lines;
    3. satellite dishes;
    4. antennae;
    5. lights; or
    6. remote controls.
4. any system that does not turn on with the use of normal operating controls.
5. any shut-off valves or manual stop valves.
6. any electrical disconnect or over-current protection devices.
7. any alarm systems.
8. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the inspector's opinion, be unsafe.
4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than a home inspection.
13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.
17. inspect any system or component that is not included in these Standards.

Exterior Areas
3.2. Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Garage
The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

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

Roofing System
3.1 Roof

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards 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.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

Attic
3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of insulation observed; and
2. 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:

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

IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

Foundation / Crawlspace
3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

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

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. 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:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

Electrical System
3.7. Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and

2. the type of wiring observed.

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

1. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

HVAC System
3.4. Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. 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.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

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

Plumbing System

3.6. Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. 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:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.

10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Interior Areas
3.10. Doors, Windows & Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

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

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

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.