

Jem n I Properties LLC

Property Inspection Report



1528 Sunshine St., Sarasota FL, 34343
Inspection prepared for: Mary Smith
Inspection Date: 3/4/2009 Time: 10:30
Age: 25 yrs Size: 1926 Sq Ft +/-
Weather: Clear
No Rain within 72 hrs. External temp 78 F
Owner, Seller and realtor in attendance

Inspector: John Mullarkey
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INTRODUCTION

We appreciate the opportunity to conduct this inspection for you. Please call us after carefully reading the entire Inspection Report so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have throughout the entire closing process. Properties being inspected do not "Pass" or "Fail."

The following report is based on an inspection of the visible portion of the structure. Inspection may be limited by vegetation and possessions.

Depending upon the age of the property, some items like GFI outlets may not be installed. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the Inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement. This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement. It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and Inspection Report are offered as an opinion only of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the Inspector or Inspection Company for the actual condition of the building or property being examined. This Company endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Residential Properties (www.nachi.org/sop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. We inspect the readily accessible and installed components and systems of a property. The report contains observations of those systems and components that are, in the professional opinion of the Inspector authoring the report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well. This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guarantee that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the Inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help the client minimize the risks and liabilities associated with Indoor Air Quality. The International Standards of Practice for Inspecting Residential Properties are applicable to all properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components. Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Residential Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing. Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be

dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, or debris or dismantle any system or component, or venture into confined spaces.

Inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the Inspector, likely to be dangerous, inaccessible, or partially inaccessible to the Inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT CONTRACTORS AND 20/20 HINDSIGHT

A common source of dissatisfaction with Inspectors sometimes comes as a result of off-the-cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, that the air conditioning could not be turned on because it was 65° or the heating turned because it was over 75° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it is not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

This report is not transferable. It is the exclusive property of JEM n I Properties LLC and the Client(s) whose name(s) appear herewith. Its use by any unauthorized persons is strictly prohibited, and agents are specifically cautioned against providing it to any unauthorized third party.

Exterior

1. Door Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal, Solid core

Observations:

- Functional at time of inspection.

2. Storm doors

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- none

3. Wall Comments

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Method: Conventional Stick Framing

4. Siding Comments

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

Observations: Siding appears to be serviceable with signs of deterioration/damage.

5. Trim Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Trim Materials: Wood

Observations:

- **Dry Rot observed on lower portion of several trim pieces**



Dry rot in exterior trim

6. Window Conditions

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Window Types: Aluminum, single hung

Observations:

- Functional

7. Door Bell

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated

8. Hose Bibb Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Valve type: ball valve

Observations:

- Appeared functional at time of inspection.

9. Lighting Comments

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears Serviceable
- One or more outdoor receptacles is controlled by a switch <FYI>

10. Receptacle/Wiring Comments

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- GFCI was tested and operated correctly.

11. Chimney Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Locations: Right side of structure

Description: Wood

Observations:

- Functional

12. Comments

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Several types of siding were noted. T-111 on the North and East side. Hardie Board on South side. Wood and decorative lumber on the front/West side.
- **Dry Rot was detected on the lower portions of the siding on the Front of structure and various trim pieces. Recommend review and repair by qualified tradesman.**

13. Vent Covers

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Grounds

1. Driveway

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- Appears Serviceable

2. Sidewalks

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- Appears Serviceable

3. Retaining Walls

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Locations: Front of Structure

4. Patio conditions

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Locations: Front of Structure

Patio Materials: Concrete

Observations:

- appears serviceable



Minor settlement cracks in rear Lanai

5. Porch condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Locations: Front of Structure

Observations:

- Appears Serviceable

6. Deck/s

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Stairs

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Landing

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. Railings

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. Fence & Gates

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Grading

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Trees/shrubs are overgrown and in contact with structure. Recommend trimming back foliage a minimum of 12 inches of clearance. This will provide adequate circulation to dry out structure as well as limit potential organic growth and help prevent entry by insects and rodents through cracks and crevices.
- **Soil is high at foundation. This presents undetected entry into structure by Wood Destroying Organisms. Repairs are needed to allow a minimum of 6 inches of seperation between soil and the bottom of the siding to allow inspection and detection of termite mud tunnels.**



Grade is too close to siding, may cause moisture to wick into siding.

12. Sprinkler System

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations: Home is equipped with an underground sprinkler system. This system is beyond the scope of inspection as most of the components are concealed from visual inspection

Roof

Roofs are typically evaluated by walking the roof surface. Since there are many different types of roofs it is not always possible to do so, high slope, slick metal or other conditions the inspector may deem dangerous to allow walking the roof. If the inspector is unwilling or not able to walk the roof the other type of evaluation will be noted.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time.

I evaluate every roof conscientiously, but I will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history.

Therefore, I recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company.

1. Number of layers

Good Fair Poor N/A S/H Inspected By: Walked roof

2. Roof Comments

Good Fair Poor N/A S/H Method: Gable roof

3. Low Slope Roof

Good Fair Poor N/A S/H

4. Shingle Condition

Good Fair Poor N/A S/H Shingle Type: Asphalt 3 tab

5. Soffit & Fascia Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

Observations:

- Evidence of water damage to soffit noted.

6. Gutters/Downspouts

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Partially installed in areas
- loose connections
- **Recommend addition of properly installed gutters and downspouts to enhance water drainage away from structure.**

7. Flashing

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **Kick out flashing is undersized on Southwest side of house. No kick out flashing in front of house.**
- **Exposed underlayment**
- **Recommend further review and repair of deteriorated/improper flashing by a Qualified roofing Contractor.**



Undersized flashing, exposed sheathing



Missing kick out flashing on Northwest side of roof

8. Skylights

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Due to the fact that skylights are susceptible area of potential water intrusion it is recommended to perform an annual inspection of all roof flashings.
- Skylight is not tempered. Flexible material.

9. Chimney

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Siding of chimney Hardie Board over T-111 wood siding

10. Spark Arrestor

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• present

11. Vent Caps

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Vent cap is showing signs of rust. Recommend repair by qualified tradesman.

12. Roof Notes

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Tree branches close to or in contact with roof, trimming needed to prevent damage to shingles and prevent an easy entry point by insects onto structure.

Attic

1. Access

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- **Unable to inspect due to blocked access**



Blocked access to attic

2. Ventilation

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **Functional**

3. Vent Screens

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **Functional**

4. Attic Comments

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Blocked access

Foundation

1. Foundation Type

Type: Slab on Grade

2. Basement Walls

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Slab on Grade

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Minor stress cracks in garage area.

4. Chimney Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • see roof section

5. Foundation Windows

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Foundation Comments

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Evidence of previous termite treatment observed. Jem n I Properties does not perform pest inspection as part of a home inspection. Recommend consulting with a qualified Wood Destroying Organism company that offer a written guarantee to confirm that no current infestation is present.

7. Door Comments

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Floor Joist/Beam

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. Insulation Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • **Attic access was blocked. Unable to determine. Recommend attic hatch to be cleared for future inspection.**

Garage

1. Walls/Firewall

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.
- personal items prevent complete inspection

2. Anchor Bolts/Straps

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Anchors/straps not visible due to finished wall coverings.

3. Exterior Door

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.

4. Fire Door

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Functional at time of inspection.

5. Steps

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- Functional

6. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears Functional

7. Flooring Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

8. Garage door condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Roll-up panel type

number of doors: 1

Observations:

- Functional

9. Garage Door Parts

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Recommend routine lubrication to extend useable service expectancy.

10. Garage Opener Status

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional

11. Garage Door's Reverse Status

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Eye beam system present, functional at time of inspection.

12. Roof Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: same as the main structure
 Materials: asphalt shingles

13. Rafters & Ceiling

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Functional at time of inspection.

14. Wash Basin

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations: not present

15. Garage Windows

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Functional

16. Storm/Screen Door

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations: none

17. Vent Screens

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • functional

18. Windows

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • functional

19. Cabinets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: functional

20. Counters/shelves

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: normal wear

21. Garage Notes

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Home has personal belongings which prevents full view and inspection of much of the wall and floor space. Recommend a final walk through before the close of escrow to confirm that hidden or unaware damage to structure is not present.

Plumbing

1. Main Water Line

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water shut off location shown to client in the event of an emergency.

2. Water Pressure

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PSI Observed:

- 65 PSI

3. Supply Lines

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper

Observations:

- **Unprofessional repairs noted at supply lines at one or more locations observed. Recommend review and proper repairs by a Qualified Plumber.**



Unprofessional repair. Water Main shutoff

4. Fuel/Gas Line

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Drain/Waste/Vent Pipes

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Poly Vinyl Chloride "PVC"

Observations:

- Appears Functional

6. Well

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Septic

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Heater type: Electric

Location: garage

Observations:

- GE Mnfg date 5-2008. Please note signs of previous leakage at the supply side of the water. Recommend further monitoring.



Water heater data plate



Calcified remains of previous leak

2. Number of Gallons

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 50 gallons

3. Heater Enclosure

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- located in an open area(no enclosure)

4. Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Aquapex

5. Venting

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Temperature Pressure Relief Valve

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Electrical

Note that only actual AFCI/GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years.

1. Cable Feeds

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Service Type:

- Underground service conductors noted, not visible for inspection.

2. Main Amp Capacity

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Main Amp: 200 amp

3. Breakers in Off position

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. Electrical Panel

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Garage

Sub Panel Location: none located

Observations:

- Main shut off switch location is noted for future reference. Home owners should have this information in the event of an emergency.

5. Breakers

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Panel Brand: Square D

Observations:

- See photo for main shut off switch location for future reference in the event of an emergency.
- There is an " ON CALL" system for the water heater

6. Conductor Comments

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional

7. Wiring Notes

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Notes:

- **An overheated dimmer switch was located in the dining area. Recommend repair by Qualified electrician**

8. Security System

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person. The inspector will not operate cooling systems when the external temperature is below 65 F and will not operate heating system when external temperature is above 75 F.

1. Heater Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location/s: garage
 Heat Type/s: heat pump
 Observations:

- HVAC Unit was in cooling mode.
- **Organic type substance was observed on the exterior of the air handler. Recommend further evaluation by qualified tradesman.**



Organic type material on exterior of air handler

2. Enclosure

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Filters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: between supply and return plenums
 Observations:
 • Functional

4. Air Supply

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional

5. Refrigerant Lines

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Deteriorated/missing insulation in areas

6. AC Compress Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Electric
 Location: Exterior grounds
 Observations:
 • Operated

7. Condensate Pump

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Condensate Line

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional

9. A/C Power

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: 240 vac
 Observations: Functional at time of inspection.

10. Thermostats

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at time of inspection.

11. Ductwork

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional

12. Heating Notes

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type/s: aluminum, single hung • single panes

Observations:

- Functional

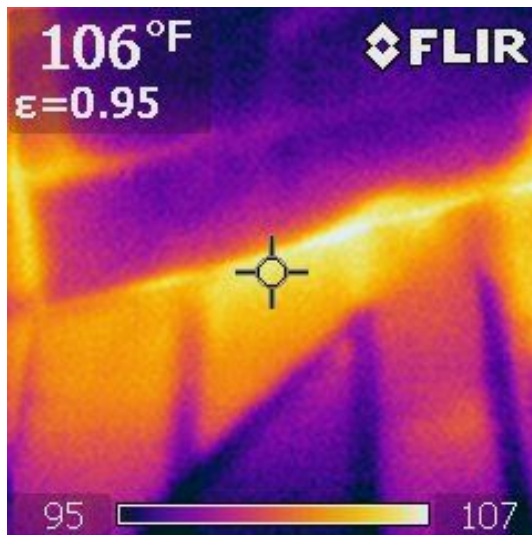
2. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: drywall

Observations:

- Lifted tape seam/s at one or more locations observed.



Deficient insulation North wall of Dining area



Detached/lifting tape seams

3. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall, popcorn spray

Observations:

- Functional

4. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional

5. Ceiling Fans

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated
- Ceiling fan in North side of Lanai wobbles

6. Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Functional

7. Electrical

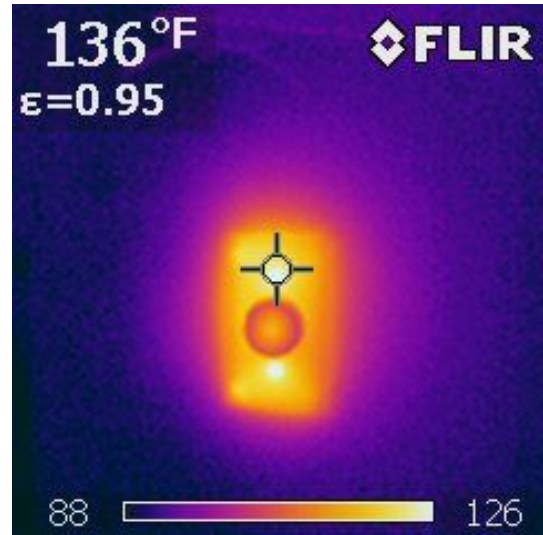
Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- missing fixture globe in mater bedrom closet



Dimmer switch in living area



IR image shows excessive heat = defect

8. Closets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional

9. Fireplace

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location/s: Living Room

Type: Prefabricated

Observations:

- Wood burning only <FYI>

• Large cracks present on rear refractor DO NOT USE FIREPLACE until repairs have been made.



Damaged rear refractor

10. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Multiple materials used. Carpet, tile, hardwood and vinyl.
 Observations:
 • Appear Serviceable, do deficiencies noted at time of inspection.

11. Sliding Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional

12. Screen Doors

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
 • None

13. Smoke Detectors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • did not test due to security system

14. Stairs & Handrails

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
 • none

15. Bar

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • none

16. Cabinets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • functional

Kitchen

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Cabinets

Good	Fair	Poor	N/A	S/H	Observations: • Newer cabinets and hardware
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

2. Ceiling Condition

Good	Fair	Poor	N/A	S/H	Materials: drywall Observations: • cracking small
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

3. Counters

Good	Fair	Poor	N/A	S/H	Observations: • Granite, functional
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

4. Dishwasher

Good	Fair	Poor	N/A	S/H	Observations: • New Unit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

5. Doors

Good	Fair	Poor	N/A	S/H	Observations: • none
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

6. Electrical

Good	Fair	Poor	N/A	S/H	Observations: • Functional
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

7. GFCI

Good	Fair	Poor	N/A	S/H	Observations: • GFCI tested and functioned properly
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

8. Floor Condition

Good	Fair	Poor	N/A	S/H	Materials: Tile
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

9. Garbage Disposal

Good	Fair	Poor	N/A	S/H	Observations: • No disposal installed
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

10. Microwave

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional
 • Operated at time of inspection.

11. Cook top condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Operated at time of inspection.
 • New Unit

12. Oven & Range

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Functional at time of inspection
 • Electric

13. Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Personal belongings prevented inspection of much of the plumbing areas under sink. Recommend review of plumbing pipes for areas of damage or leaks before the close of escrow.

14. Sinks

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Functional at time of inspection.

15. Drinking Fountain

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: operated

16. Spray Wand

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Operated

17. Hot Water Dispenser

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Soap Dispenser

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Functional

19. Sliding Doors

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations: none

20. Screen Doors

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations: none

21. Trash Compactor

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations: none

22. Vent Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: self filtering with fan

Observations:

- Operated

23. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: drywall

Observations:

- some areas n/a personal items

24. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: aluminum

Observations:

- functional

Bathrooms

1. Locations

Location/s: Master Bathroom, Guest bathroom

2. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: drywall, popcorn coating in Master

3. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: vinyl in Master, Tile in guest, marble

4. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Appear Serviceable

5. Cabinets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Functional

6. Counters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Functional

7. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Functional

8. Ground Fault Circuit Interupters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• GFCI tested and functioned properly

9. Exhaust Fan

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Functional

10. Toilets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Functioned properly at time of inspection

11. Sinks

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Functional

12. Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Functional

13. Showers

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Functional

14. Shower Walls

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• **cracked, missing grout. Master**

15. Bath Tubs

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Functional

16. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: aluminum
Observations:
• functional

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

main floor #1

2. Doors

Good	Fair	Poor	N/A	S/H
X				

3. Wall Condition

Good	Fair	Poor	N/A	S/H
X				

Materials:
• drywall

4. Floor Condition

Good	Fair	Poor	N/A	S/H
X				

Materials:
• carpet

5. Ceiling Condition

Good	Fair	Poor	N/A	S/H
X				

Materials:
• drywall

6. Window Condition

Good	Fair	Poor	N/A	S/H
X				

Material and Type: aluminum, single hung
Observations:
• One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.

7. Closets

Good	Fair	Poor	N/A	S/H
X				

Observations:
• limited inspection due to personal belongings

8. Electric

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional

9. Arc Fault Circuit Interupters

Good	Fair	Poor	N/A	S/H
			X	

Observations:
• Recommend upgrading all bedroom circuits to Arc Fault Circuit interrupter protection to enhance the safety to occupants by bringing the home up to current safety standards.

10. Smoke Detectors

Good	Fair	Poor	N/A	S/H
			X	

Observations:
• none

11. Ceiling Fans

Good	Fair	Poor	N/A	S/H	Observations:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Operated

12. Sliding Doors

Good	Fair	Poor	N/A	S/H	Observations:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• none

13. Cabinets

Good	Fair	Poor	N/A	S/H	Observations:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• none

Laundry

1. Locations

Location: Laundry Area

2. Cabinets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Functional

3. Counters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Functional

4. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: drywall

5. Dryer Vent

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Routine cleaning of vent termination is recommended to prevent risk of lint buildup posing a fire hazard.

6. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Electric dryer hookup present.<FYI>

7. GFCI

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• GFCI recommended in all potential wet locations

8. Exhaust Fan

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• none

9. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• functional

10. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: vinyl
Observations: normal ware

11. Gas Valves

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• none

12. Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• did not operate washer or test hoses

13. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: drywall

14. Wash Basin

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. Window Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• none

Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

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Exterior		
Page 3 Item: 5	Trim Condition	<ul style="list-style-type: none"> • Dry Rot observed on lower portion of several trim pieces
Page 4 Item: 12	Comments	<ul style="list-style-type: none"> • Dry Rot was detected on the lower portions of the siding on the Front of structure and various trim pieces. Recommend review and repair by qualified tradesman.
Grounds		
Page 6 Item: 11	Grading	<ul style="list-style-type: none"> • Soil is high at foundation. This presents undetected entry into structure by Wood Destroying Organisms. Repairs are needed to allow a minimum of 6 inches of seperation between soil and the bottom of the siding to allow inspection and detection of termite mud tunnels.
Roof		
Page 8 Item: 6	Gutters/Downspouts	<ul style="list-style-type: none"> • Recommend addition of properly installed gutters and downspouts to enhance water drainage away from structure.
Page 8 Item: 7	Flashing	<ul style="list-style-type: none"> • Kick out flashing is undersized on Southwest side of house. No kick out flashing in front of house. • Exposed underlayment • Recommend further review and repair of deteriorated/improper flashing by a Qualified roofing Contractor.
Attic		
Page 10 Item: 1	Access	<ul style="list-style-type: none"> • Unable to inspect due to blocked access

Foundation		
Page 11 Item: 9	Insulation Condition	• Attic access was blocked. Unable to determine. Recommend attic hatch to be cleared for future inspection.
Plumbing		
Page 14 Item: 3	Supply Lines	• Unprofessional repairs noted at supply lines at one or more locations observed. Recommend review and proper repairs by a Qualified Plumber.
Electrical		
Page 16 Item: 7	Wiring Notes	• An overheated dimmer switch was located in the dining area. Recommend repair by Qualified electrician
Heat/AC		
Page 17 Item: 1	Heater Condition	• Organic type substance was observed on the exterior of the air handler. Recommend further evaluation by qualified tradesman.
Interior Areas		
Page 21 Item: 9	Fireplace	• Large cracks present on rear refractor DO NOT USE FIREPLACE until repairs have been made.
Bathrooms		
Page 26 Item: 14	Shower Walls	• cracked, missing grout. Master