

MRA Home Inspections

Property Inspection Report



1234 Main St., Parkland Fl., 33076
Inspection prepared for: Sample Report
Inspection Date: 8/16/2010 Time: 10:00AM
Age: 2006 (4years) Size: 3633 sq. ft.
Weather: Clear 92 degrees
Inspection#-0268-10

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MRA Home Inspections

Inspection Scope and Limitations

This inspection and report are not to be considered an express or implied warranty.

General Limitations

This inspection and report are not to be considered an expressed or implied warranty, but a report on the condition of the structure and equipment based on the visual examination at the time of inspection and including only what is reported within. This report does not represent to have found all defective items in the building; rather it is an attempt to identify as many deficiencies as possible. The inspectors for *MRA Home Inspections* are not responsible nor do we accept liability for defects not reported here or problems that occur on the structure and/or equipment in the future. Maximum liability incurred by *MRA Home Inspections* is limited to the cost of this inspection. We suggest the home buyer consider purchasing a limited warranty covering the major components of the home. Contact *MRA Home Inspections* for further information. We do not guarantee the accuracy of the price estimates. The professional opinion of what, in our opinion, repairs or replacement might cost and we recommend you contact at least three (3) independent, licensed contractors for competitive estimates. The scope of this inspection is limited to functional, structural and mechanical deficiencies and does not include cosmetic, aesthetic or maintenance items. **Re-inspections will be conducted at an additional fee and performed only if work has been completed by a licensed contractor/professional.**

IT IS EXPRESSLY UNDERSTOOD AND AGREED that liability for damages resulting directly from any errors and omissions in the services provided in connection with this agreement shall be limited to the lesser of the actual damages or fees paid.

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This report is not a substitute of the buyer's responsibility to perform a thorough walk-through inspection at time of closing to discover any new or additional problems. We do provide final walk through services at an additional fee. Ask for details.

This inspection is only for the main building on the property unless otherwise indicated. Timers are not inspected. We recommend all gas lines be turned on and inspected by a gas company. The inspector will not turn on appliances not already lit or plugged in. **It is not the function of this report to determine any building, zoning, electrical, mechanical, plumbing or municipal code violations or deficiencies.** Flood and other damages or conditions due to an act of God are excluded. We do not inspect for chemical composition of paint or the component parts of the structure. We take no position regarding the market value of the inspected property.

The buyer should recognize that items covered in this inspection are independent of the terms for the Contract of Sale and Purchase and not to inter obligation for repairs or monetary outlay on any parties. This inspection was performed in accordance with commonly accepted industry standards. Neither the inspector nor *MRA Home Inspections* has any financial interest in this property.

Roof and Termite

Roof, termite and wood-destroying organism inspections are conducted by independent, licensed on-site professionals.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 6 Item: 7	Window Condition	<ul style="list-style-type: none"> • There is moisture present at the bottom of the stairwell area and in the closet under the stairwell. Recommend having the windows in this area reviewed by a licensed contractor to locate the point of intrusion. • Estimated cost:\$300-unknown
Page 6 Item: 8	Ceiling Condition	<ul style="list-style-type: none"> • Recommend testing for defective drywall (Chinese drywall). See bedroom wall section
Page 8 Item: 10	Wall Condition	<ul style="list-style-type: none"> • There is evidence of moisture entering structure at the bottom of the stairwell and inside the closet under the stairwell. Moisture readings were taken and exceed the acceptable level. • Recommend testing for defective drywall (chinese drywall). See bedroom wall section.
Bedrooms		
Page 9 Item: 6	Smoke Detectors	<ul style="list-style-type: none"> • There are smoke detectors hard wired in and connected to each other, but there was one beeping continually- it may need to be replaced. • Estimated cost: • \$50-\$100
Page 10 Item: 7	Wall Condition	<ul style="list-style-type: none"> • Defective drywall (Chinese drywall) detected in master bedroom and master closet. Recommend testing of entire house and remediation as required. • Estimated cost:\$10,000-unknown
Page 10 Item: 9	Ceiling Condition	<ul style="list-style-type: none"> • Estimated cost:See bedroom wall section
Bathroom		
Page 14 Item: 17	Toilets	<ul style="list-style-type: none"> • Mechanism in tank sticking, requires adjustment for proper flushing. • Estimated cost:\$75
Heat/AC		
Page 18 Item: 1	AC Compress Condition	<ul style="list-style-type: none"> • The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system. • The typical temperature differential split between supply and return air in an air conditioner of this type is 14 - 22 degrees F. This system achieved an unacceptable differential temperature of 0 degrees F. • Estimated cost:\$500-unknown
Page 19 Item: 2	Air Supply	<ul style="list-style-type: none"> • There is discoloration of coils due to the presence of defective drywall (Chinese drywall). • Units did not operate properly at time of inspection. • Estimated cost:See compressor section
Garage		

Page 22 Item: 6	Garage Door Condition	<ul style="list-style-type: none"> • Garage Vehicle door trim is damaged. • Estimated cost:\$75
Attic		
Page 27 Item: 5	Chimney	<ul style="list-style-type: none"> • SEE ROOF REPORT
Exterior Areas		
Page 28 Item: 5	Stucco	<ul style="list-style-type: none"> • Window sill hollow at NW corner by kitchen. Recommend repair to prevent water intrusion. • Estimated cost: • \$100-\$200
Grounds		
Page 32 Item: 12	Sprinklers	<ul style="list-style-type: none"> • The system did not operate when tested. Recommend licensed contractor to evaluate. • Water supplied from lake • 4 Zone • Estimated cost: • \$300-\$400
Pool		
Page 32 Item: 2	Filter	<ul style="list-style-type: none"> • did not operate n/a • recommend pool contractor to evaluate
Page 33 Item: 4	Structure Condition	<ul style="list-style-type: none"> • Structure was crated and not visible at time of inspection. Pool will need to be drained, acid washed and restarted by a licensed pool contractor. • Estimated cost: • \$1500-\$2500
Laundry		
Page 34 Item: 2	Dryer	<ul style="list-style-type: none"> • Dryer vent not connected • Estimated cost:\$75

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

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 usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Functional	Repair/Replaced	Not Present	N/A
X			

Observations:

- The bar area appears functional at the time of inspection.

2. Closets

Functional	Repair/Replaced	Not Present	N/A
X			

Observations:

- The closet is in serviceable condition.

3. Doors

Functional	Repair/Replaced	Not Present	N/A
X			

Observations:

- No functional issues at time of inspection

4. Electrical

Functional	Repair/Replaced	Not Present	N/A
X			

Observations:

- No functional issues at time of inspection

5. Smoke Detectors

Functional	Repair/Replaced	Not Present	N/A
X			

Observations:

- Operated when tested

6. Stairs & Handrail

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- No functional or safety issues at time of inspection

7. Window Condition

Functional	Repair/Replac e	Not Present	N/A
	X		

Materials: Steel framed casement window noted.

Observations:

- There is moisture present at the bottom of the stairwell area and in the closet under the stairwell. Recommend having the windows in this area reviewed by a licensed contractor to locate the point of intrusion.
- Estimated cost:\$300-unknown



There is moisture present at the bottom of the stairwell area and in the closet under the stairwell. Recommend having the windows in this area reviewed by a licensed contractor to locate the point of intrusion.

8. Ceiling Condition

Functional	Repair/Replac e	Not Present	N/A
	X		

Materials: There are drywall ceilings noted.

Observations:

- Recommend testing for defective drywall (Chinese drywall). See bedroom wall section

9. Patio Doors

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- The hinged patio door was functional during the inspection.



Interior Areas Patio Doors

10. Wall Condition

Functional	Repair/Replace	Not Present	N/A
	X		

Materials: Drywall walls noted.

Observations:

- There is evidence of moisture entering structure at the bottom of the stairwell and inside the closet under the stairwell. Moisture readings were taken and exceed the acceptable level.
- Recommend testing for defective drywall (chinese drywall). See bedroom wall section.



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Water stains



There is evidence of moisture entering structure at the bottom of the stairwell and inside the closet under the stairwell. Moisture readings were taken and exceed the acceptable level.



There is evidence of moisture entering structure at the bottom of the stairwell and inside the closet under the stairwell. Moisture readings were taken and exceed the acceptable level.

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

Locations: Master • North West • North East

2. Closets

Functional	Repair/ Replace	Not Present	N/A
X			

Observations:
 • The closet is in serviceable condition.

3. Doors

Functional	Repair/ Replace	Not Present	N/A
X			

Observations:
 • No functional issues at time of inspection

4. Electrical

Functional	Repair/ Replace	Not Present	N/A
X			

Observations:
 • No functional issues at time of inspection

5. Floor Condition

Functional	Repair/ Replace	Not Present	N/A
X			

Flooring Types: Carpet is noted.
 Observations:
 • Appear in satisfactory condition at time of inspection

6. Smoke Detectors

Functional	Repair/ Replace	Not Present	N/A
	X		

Observations:
 • There are smoke detectors hard wired in and connected to each other, but there was one beeping continually- it may need to be replaced.
 • Estimated cost:
 • \$50-\$100

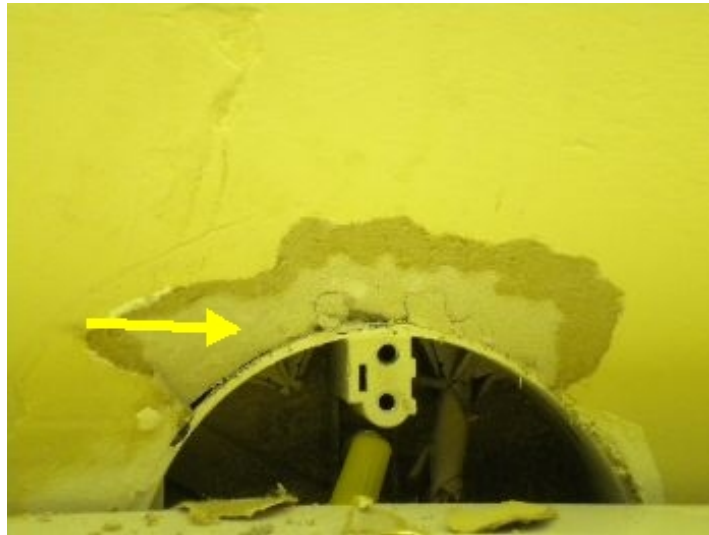


There are smoke detectors hard wired in and connected to each other, but there was one beeping continually- it may need to be replaced.

7. Wall Condition

Functional	Repair/ Replace	Not Present	N/A
	X		

Materials: Drywall walls noted.
 Observations:
 • Defective drywall (Chinese drywall) detected in master bedroom and master closet. Recommend testing of entire house and remediation as required.
 • Estimated cost:\$10,000-unknown



Defective drywall (Chinese drywall) detected in master bedroom and master closet. Recommend testing of entire house and remediation as required.

8. Window Condition

Functional	Repair/Replacement	Not Present	N/A
X			

Materials: Steel framed casement window noted.
 Observations:
 • No functional issues at time of inspection

9. Ceiling Condition

Functional	Repair/Replacement	Not Present	N/A
	X		

Materials: There are drywall ceilings noted.
 Observations:
 • **Estimated cost: See bedroom wall section**

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Guest bathroom (2)

2. Cabinets

Functional	Repair/Replacement	Not Present	N/A
X			

Observations:
 • Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Functional	Repair/Replacement	Not Present	N/A
X			

Materials: There are drywall ceilings noted.
 Observations:
 • Appear in satisfactory condition at time of inspection

4. Counters

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- Granite tops noted.
- Appear in satisfactory condition at time of inspection
- There is normal wear noted for the age of the counter tops.

5. Doors

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

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

6. Electrical

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

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

7. GFCI

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- GFCI tested and functioned properly

8. Exhaust Fan

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition

Functional	Repair/Replac e	Not Present	N/A
X			

Materials: Marble floors noted.

Observations:

- Appears in satisfactory condition
- No visible issues noted

10. Mirrors

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- Appear in satisfactory condition at time of inspection

11. Plumbing

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- No functional issues at time of inspection

12. Showers

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- No functional issues at time of inspection

13. Shower Walls

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- No functional issues at time of inspection
- Cultured Marble noted.



Bathroom Shower Walls

14. Bath Tubs

Functional	Repair/Replace	Not Present	N/A
X			

Observations:

- No functional issues at time of inspection
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible.



Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible.

15. Enclosure

Functional	Repair/Replace	Not Present	N/A
X			

Observations:

- The shower enclosure was functional at the time of the inspection.



Bathroom Enclosure

16. Sinks

Functional	Repair/Replace	Not Present	N/A
X			

Observations:

- No functional issues at time of inspection



Bathroom Sinks



Bathroom Sinks

17. Toilets

Functional	Repair/Replace	Not Present	N/A
	X		

Observations:

- Mechanism in tank sticking, requires adjustment for proper flushing.
- Estimated cost:\$75



Bathroom Toilets



Mechanism in tank sticking, requires adjustment for proper flushing.

18. Window Condition

Functional	Repair/Replacement	Not Present	N/A
X			

Materials: Steel framed casement window noted.
 Observations:
 • No functional issues at time of inspection

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Functional	Repair/Replacement	Not Present	N/A
X			

Observations:
 • Appeared functional and in satisfactory condition, at time of inspection.

2. Counters

Functional	Repair/Replacement	Not Present	N/A
X			

Observations:
 • Granite tops noted.
 • There is normal wear noted for the age of the counter tops.

3. Refrigerator

Functional	Repair/Replacement	Not Present	N/A
X			

Observations:
 • Functional at time of inspection



Kitchen Refrigerator

4. Dishwasher

Functional	Repair/Replacement	Not Present	N/A
X			

Observations:
 • operated at time of inspection



Kitchen Dishwasher

5. Garbage Disposal

Functional	Repair/Replacement	Not Present	N/A
X			

Observations:
 • Operated - appeared functional at time of inspection.



Kitchen Garbage Disposal

6. Cook top condition

Functional	Repair/ Replace	Not Present	N/A
		X	

Observations:
 • None present



None present

7. Oven & Range

Functional	Repair/ Replace	Not Present	N/A
X			

Observations:
 • Oven(s): Electric
 • All heating elements operated when tested.

8. Sinks

Functional	Repair/ Replace	Not Present	N/A
X			

Observations:
 • No functional issues at time of inspection



Kitchen Sinks

9. Floor Condition

Functional	Repair/Replac e	Not Present	N/A
X			

Materials: Marble floors noted.

Observations:

- Appear in satisfactory condition at time of inspection

10. Plumbing

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- No functional issues at time of inspection

11. Electrical

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

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

12. GFCI

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- GFCI tested and functioned properly

13. Patio Doors

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- The hinged patio door was functional during the inspection.

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.

1. AC Compress Condition

Functional	Repair/Replace	Not Present	N/A
	X		

Compressor Type: electric

Location: The compressors are located on the exterior West

Observations:

- The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 14 - 22 degrees F. This system achieved an unacceptable differential temperature of 0 degrees F.
- Estimated cost:\$500-unknown



The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system.



The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system.



The typical temperature differential split between supply and return air in an air conditioner of this type is 14 - 22 degrees F. This system achieved an unacceptable differential temperature of 0 degrees F.

2. Air Supply

Functional	Repair/Replace	Not Present	N/A
	X		

Observations:

- There is discoloration of coils due to the presence of defective drywall (Chinese drywall).
- Units did not operate properly at time of inspection.
- Estimated cost: See compressor section



Units did not operate properly at time of inspection.



Units did not operate properly at time of inspection.



There is discoloration of coils due to the presence of defective drywall (Chinese drywall).

3. Filters

Functional	Repair/Replace	Not Present	N/A
X			

Location: Located in a filter grill in an interior area wall.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- We recommend using a filter with a MERV rating of 8-12
- Replace filter every 30-60 days

4. Thermostats

Functional	Repair/Replace	Not Present	N/A
X			

Observations:

- Digital - programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.



Heat/AC Thermostats

5. Duct Work

Functional	Repair/Replace	Not Present	N/A
X			

Materials: Flex duct

Observations:

- Visible areas appear functional at time of inspection

Water Heater

1. Base

Functional	Repair/Replace	Not Present	N/A
X			

Observations:

- The water heater base is functional.

2. Heater Enclosure

Functional	Repair/Replace	Not Present	N/A
X			

Observations:

- The water heater enclosure is functional.

3. Water Heater Condition

Functional	Repair/Replace	Not Present	N/A
X			

Heater Type: electric

Location: Garage

Observations:

- Tank appears to be in satisfactory condition -- no concerns.



Water Heater Water Heater Condition

4. TPRV

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- A pressure & temperature relief valve & extension is present and appears satisfactory

5. Number Of Gallons

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- 80 gallons

6. Plumbing

Functional	Repair/Replac e	Not Present	N/A
X			

Materials: CPVC

Observations:

- No deficiencies observed at the visible portions of the supply piping.



Water Heater Plumbing

Garage

1. Walls

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

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

2. Floor Condition

Functional	Repair/Replac e	Not Present	N/A
X			

Materials: Bare concrete floors noted.

Observations:

- Areas that were visible appear in satisfactory condition

3. Rafters & Ceiling

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- No deficiencies observed
- Drywall ceilings noted

4. GFCI

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- GFCI tested and functioned properly
- Reset for the GFCI on the exterior West.

5. Fire Door

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- Appeared satisfactory and functional, at time of inspection.
- Operated When Tested

6. Garage Door Condition

Functional	Repair/Replac e	Not Present	N/A
X	X		

Materials: Three - single 7', upgraded insulated steel panel, sectional roll-up doors.

Observations:

- No functional issues at time of inspection
- **Garage Vehicle door trim is damaged.**
- **Estimated cost:\$75**



Garage Vehicle door trim is damaged.

7. Garage Door Parts

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:
 • No functional issues at time of inspection

8. Garage Opener Status

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:
 • The garage door opener is functional

9. Garage Door's Reverse Status

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:
 • Eye beam system present and operating.



Eye beam system present and operating.

10. Ventilation

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:
 • Vent located at bottom of East & West wall.



Vent located at bottom of East & West wall.



Vent located at bottom of East & West wall.

Electrical

1. Electrical Panel

Functional	Repair/Replace	Not Present	N/A
X			

Location: Main Location: East side of building

Location: Sub Panel Location: Garage

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



Service main 1



Service main 2



Electrical Electrical Panel

2. Main Amp Breaker

Functional	Repair/Replace	Not Present	N/A
X			

Observations:
 • 150 amp (2)

3. Cable Feeds

Functional	Repair/Replace	Not Present	N/A
X			

Observations:
 • There is an underground service lateral noted.

4. Breakers

Functional	Repair/Replace	Not Present	N/A
X			

Materials: Copper non-metallic sheathed cable noted.
 Observations:
 • All of the circuit breakers appeared serviceable.



Electrical Breakers

Roof

1. Roof Condition

Functional	Repair/ Replace	Not Present	N/A
X			

Materials: Roof inspected by licensed roofer (see roof report)

Materials: Concrete tiles noted.

Observations:

- See roof report

2. Chimney

Functional	Repair/ Replace	Not Present	N/A



Damage

3. Gutter

Functional	Repair/ Replace	Not Present	N/A
X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation.



Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation.

Attic

1. Access

Functional	Repair/Replac e	Not Present	N/A
X			

2. Structure

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- Inspected from access hole only, limited space in attic prevented entry.
- No visible issues at time of inspection.

3. Ventilation

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

4. Insulation Condition

Functional	Repair/Replac e	Not Present	N/A
X			

Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- Insulation appears adequate.
- Insulation level in the attic is typical for homes this age



Attic Insulation Condition

5. Chimney

Functional	Repair/Replac e	Not Present	N/A
	X		

Observations:

- SEE ROOF REPORT

Exterior Areas

1. Doors

Functional	Repair/ Replace	Not Present	N/A
X			

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Functional	Repair/ Replace	Not Present	N/A
X			

Observations:

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

3. Eaves & Facia

Functional	Repair/ Replace	Not Present	N/A
X			

Observations:

- No functional issues at time of inspection
- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

4. Exterior Paint

Functional	Repair/ Replace	Not Present	N/A
X			

Observations:

- Appears in satisfactory condition
- Suggest caulking around doors and windows as necessary.

5. Stucco

Functional	Repair/ Replace	Not Present	N/A
	X		

Observations:

- Window sill hollow at NW corner by kitchen. Recommend repair to prevent water intrusion.
- Estimated cost:
- \$100-\$200

Foundation/Wall System

1. Slab Foundation

Functional	Repair/ Replace	Not Present	N/A
			X

Observations:

- Concrete slab not visible due to floor coverings.

2. Wall condition

Functional	Repair/ Replace	Not Present	N/A
X			

Materials: CBS Construction (concrete block and stucco)

Observations:

- No functional issues at time of inspection

Grounds

1. Driveway and Walkway Condition

Functional	Repair/ Replace	Not Present	N/A
X			

Materials: Paver driveway noted • Paver walkway noted

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.



Grounds Driveway and Walkway Condition

2. Grading

Functional	Repair/Replace	Not Present	N/A
X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- The exterior drainage is generally away from foundation.

3. Vegetation Observations

Functional	Repair/Replace	Not Present	N/A
X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

4. Gate Condition

Functional	Repair/Replace	Not Present	N/A
X			

Materials: Wrought iron • Aluminum

Observations:

- No functional issues at time of inspection



Grounds Gate Condition



Grounds Gate Condition

5. Fence Condition

Functional	Repair/Replac e	Not Present	N/A
X			

Materials: Aluminum

Observations:

- No functional issues at time of inspection
- The inspector could not inspect some areas due to overgrown ground cover.

6. Grounds Electrical

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

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

7. GFCI

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- GFCI receptacles are in good condition.

8. Plumbing

Functional	Repair/Replac e	Not Present	N/A
X			

Materials: Copper piping noted.

Observations:

- No functional issues at time of inspection
- Water main located on East side



City water main



Water main located on East side

9. Water Pressure

Functional	Repair/Replac e	Not Present	N/A
X			

Observations:

- Adequate

10. Exterior Faucet Condition

Functional	Repair/Replac e	Not Present	N/A
X			

Location: North side of house. • East side of house • West side of house.

Observations:

- No functional issues at time of inspection



Grounds Exterior Faucet Condition

11. Balcony

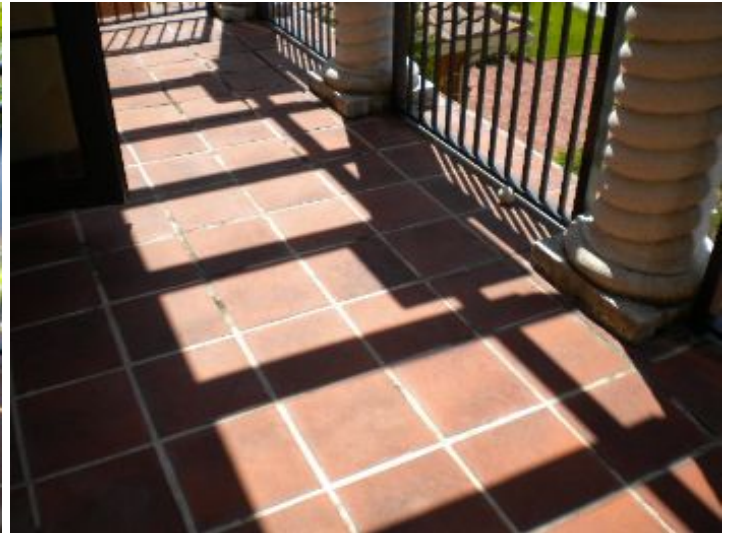
Functional	Repair/Replace	Not Present	N/A
X			

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.
- Appears to be sound structure.



Grounds Balcony



Grounds Balcony

12. Sprinklers

Functional	Repair/Replace	Not Present	N/A
	X		

Observations:

- The system did not operate when tested. Recommend licensed contractor to evaluate.
- Water supplied from lake
- 4 Zone
- Estimated cost:
- \$300-\$400



The system did not operate when tested. Recommend licensed contractor to evaluate.

Pool

1. Deck Condition

Functional	Repair/Replace	Not Present	N/A
X			

Materials: Tile
 Observations:
 • Appeared functional at time of inspection

2. Filter

Functional	Repair/Replace	Not Present	N/A
	X		

Observations:
 • did not operate n/a
 • recommend pool contractor to evaluate



did not operate

3. Pool Heater Condition

Functional	Repair/Replace	Not Present	N/A
X			

Materials: electric
 Observations:
 • Power to unit present



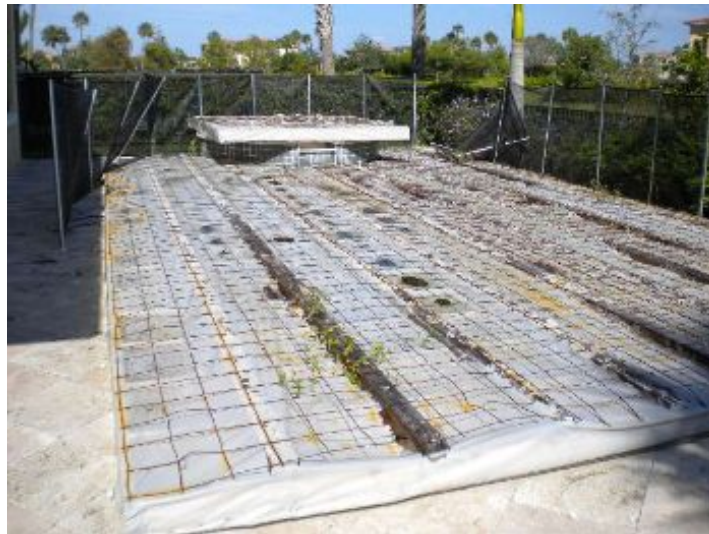
Pool Pool Heater Condition

4. Structure Condition

Functional	Repair/Replace	Not Present	N/A
	X		

Type: below ground
 Materials: Unknown (not visible)
 Observations:

- Structure was crated and not visible at time of inspection. Pool will need to be drained, acid washed and restarted by a licensed pool contractor.
- Estimated cost:
- \$1500-\$2500



Structure was crated and not visible at time of inspection. Pool will need to be drained, acid washed and restarted by a licensed pool contractor.

Laundry

1. Washer

Functional	Repair/Replace	Not Present	N/A
			X

Observations:
 • Unit was not hooked up to water supply at time of inspection.



Unit was not hooked up to water supply at time of inspection.

2. Dryer

Functional	Repair/Replac	Not Present	N/A
	X		

Observations:

- Dryer vent not connected
- Estimated cost:\$75



Dryer vent not connected

3. Sink Basin

Functional	Repair/Replac	Not Present	N/A
X			

Observations:

- No functional issues at time of inspection.