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Definitions

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Safety/Fire Risk	Item needs immediate repair or replacement prior to commitment. It is unable to perform its intended function.

Company Information

Inspector Name Darren Anderson
Company Name Anderson Home Inspection Service, LLC

Lots and Grounds

Proper grading is important to keep water away from the foundation. The soil should slope at least 1 inch per foot and at least 6 feet from the foundation to prevent problems caused by excessive water. Excessive water at the foundation can cause settlement of the soil and lead to cracking of foundations and walls and water entry into the building. The water discharged from roof and downspouts should be directed away for the same reason.

Driveway: Concrete often cracks due to drying, freeze heaving and shrinking. Excessive cracks often create trip hazards and correction may require replacement of the concrete. Asphalt driveways need regular maintenance and resealing.

Sidewalks: Walks can become damaged by tree roots and settlement. Excessive cracks can often be repaired by replacing sections of the sidewalk.

Retaining Walls: These are used to stabilize steep banks which control soil movement. Water that is allowed to collect behind the wall can exert pressure causing the wall to move.

Drainage provisions are often not evident with a visual evaluation. Sometimes efflorescence (a white powdery substance) is present on the wall due to no or blocked drainage. Retaining walls should appear straight or tilt slightly toward the earth they support. Walls that are cracked or leaning will need structural evaluation and repair.

Patio: Patios are similar to driveways and sidewalks with respect to cracks and movement. If the patio is covered with carpet, it is recommended that the material be removed for evaluation. Patios should be installed to drain water away from the house.

Patio Cover: Structures are built over decks, patios and porches to provide protection against the rain and shade from the sun. These structures are considered to be a structural element and require proper design and attachment. In most areas a permit is required for construction and it is recommended that you obtain all information available. If the cover is integral with the house roof, information will be provided in the roofing section of the report.

Decks/Porches: If there is no access to the area below the deck or porch it is recommended that this area be opened for inspection. Many jurisdictions require a permit for decks and information should be obtained, if available. Decks or porches with waterproofed surfaces need regular maintenance and resealing approximately every three to five years to prevent cracking and deterioration. If carpet or other material covers the deck, we recommend removal for evaluation.

Fences and Gates: Our evaluation of fences is limited to those areas which directly have an affect on the condition of the house. Fences that are surrounding pools must be of sufficient height for safety. Each jurisdiction has safety height standards. Gates that enter pool areas must be self-closing and latching.

Exterior Stairs: Uneven steps are a trip hazard which should be corrected. The difference in the distance between one step and another should be no greater than 3/8 inch. Handrails should be secure and have a grip able surface. Two by four inch or two by six inch boards

Lots and Grounds (Continued)

are not considered appropriate for handrails unless they are routed with a grip. Current standards call for narrow clearances between rails such that a four inch sphere may not pass through. Older rails had larger openings when installed and upgrading should be considered for child safety.

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- 1. Functional
- 2. Not Present
- 3. Marginal

Walks: Concrete

Steps/Stoops:

Porch: Tile, Covered A few of the leading edge tiles are loose/not securely fastened to the concrete slab and some of the grout joints are cracking and loose. Recommend further evaluation and repairs by a licensed contractor.



- 4. Marginal

Patio: Concrete, Concrete, Screen enclosed A lower screen panel on the left end of the enclosure is not attached along one connection. Observed a few screen panels that are torn. A qualified contractor is recommended to evaluate and estimate repairs.



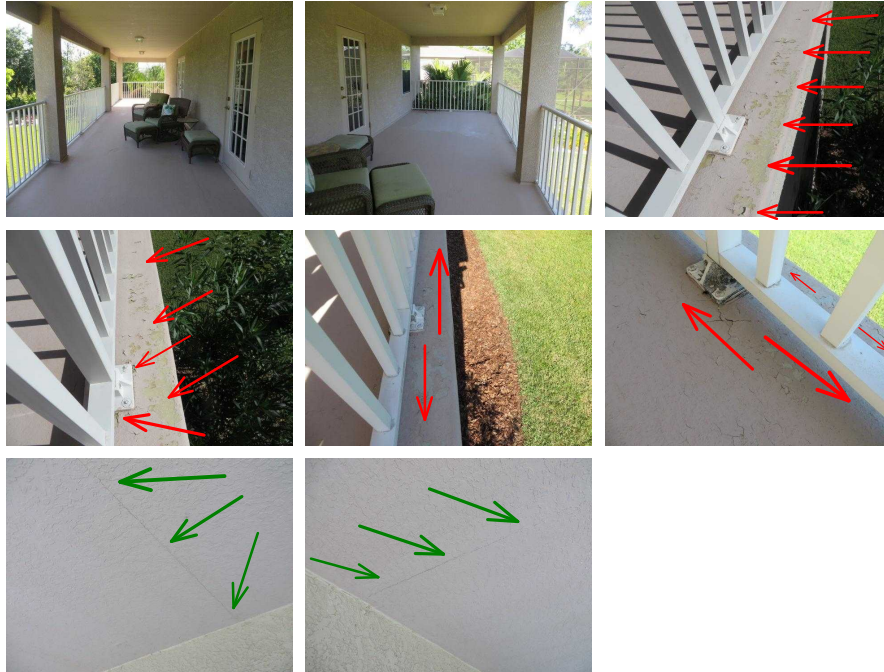
- 5. Not Present
- 6. Defective

Deck:

Balcony Covered, Metal railings, Painted fiberglass decking
Observed some peeling paint which is exposing the fiberglass along the perimeter of the decking which will cause failure and leaks will occur if this condition is not repaired promptly. The most typical place for leaks is at the railing penetrations which needs to be maintained and caulked to prevent failure.
Observed some cracked/loose ceiling drywall joints that needs repair.
Recommend further evaluation and repairs by a licensed contractor prior to commitment.

Lots and Grounds (Continued)

Balcony (continued)



- 7. Functional
- 8. Not Present
- 9. Functional
- 10. Functional
- 11. Not Present
- 12. Marginal

Vegetation: Trees and Shrubs

Retaining Walls:

Grading: Flat

Swale: Adequate slope and depth for drainage

Exterior Surface Drain:

Driveway: Concrete Some cracks observed on the concrete slab. Suggest monitoring and repair as needed. The cracks do not appear to be a tripping or fall risk at this time. A qualified contractor is recommended to evaluate and estimate repairs.



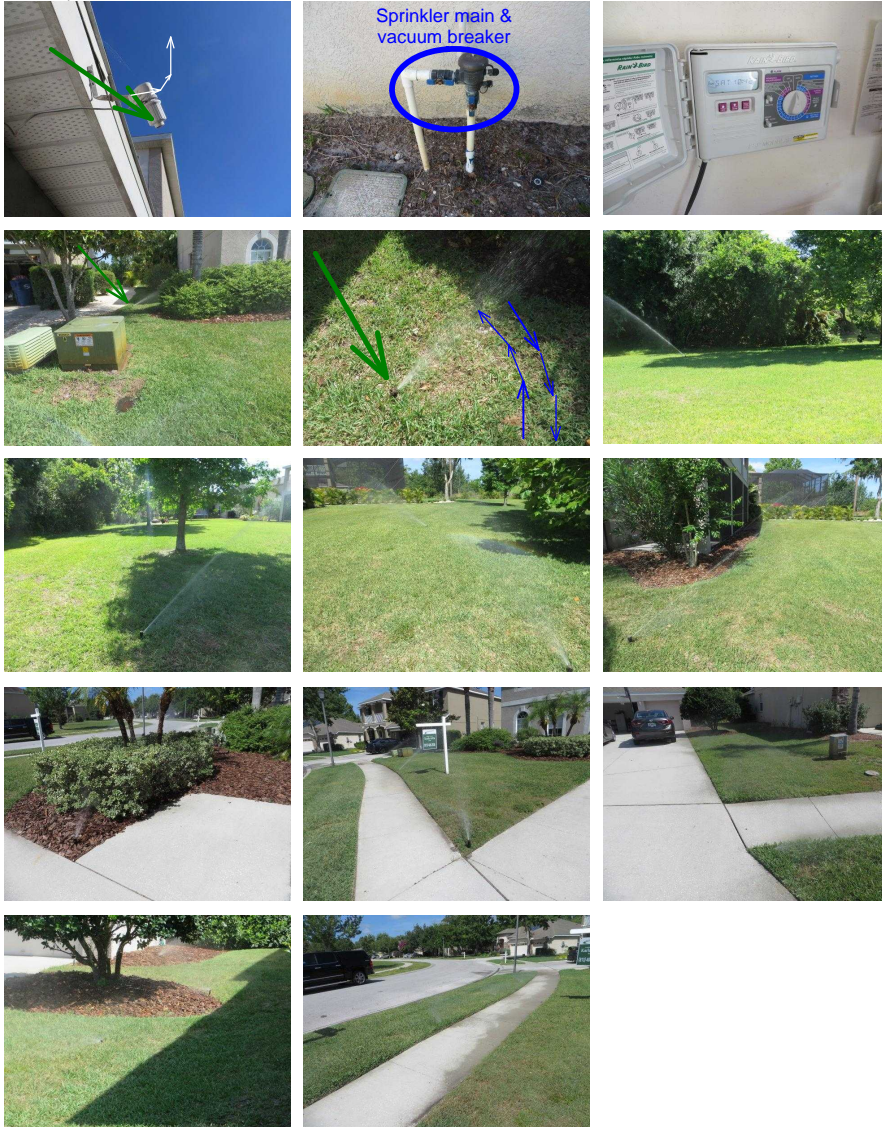
- 13. Not Present
- 14. Marginal

Fences:

Lawn Sprinklers: Metered The rain sensor gauge is not pointing up which will not function properly. A rotating sprinkler head on the left side near the left front corner of the structure would not rotate when operated. Suggest evaluation/repairs by a licensed plumber.

Lots and Grounds (Continued)

Lawn Sprinklers: (continued)



Exterior Surface and Components

Exterior components require maintenance and repairs depending on construction methods and environmental conditions

Minor cracks found on exterior surfaces such as block walls are typically cosmetic in nature. This type of crack is usually caused by settlement, shrinkage of building materials or thermal expansion and contraction. Small cracks of this type are not mentioned in this report.

Exterior Walls: Exterior wall coverings protect the wall framing and interior finishes from the weather. Any openings or penetrations in the covering should be properly sealed. Earth should not touch the wall covering and a clearance of approximately 4 to 6 inches should be maintained. Firewood should not be stored against wood framed walls. Planters that are against the house walls can promote rot and should be corrected.

Trim: Trim includes the eaves, soffits, fascia and moldings around the exterior. The eave is the portion of the roof that overhangs the wall. Soffits are enclosed eaves and should be properly vented to prevent moisture damage. Fascia is the board installed at the end of the eave to give the house a finished appearance. Many times, water running off the roof flows onto this board causing damage.

Hose Faucets: Anti-siphon devices for hose faucets prevent any contaminated water from being siphoned back into the house supply. These are easily installed if none are provided.

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1st Floor Exterior Surface

1. Marginal

Type: Block with stucco 1st floor: Observed some cracking in some places in the block stucco walls on the exterior. This appears to be a typical condition and no structural defects related to this condition detected at the time of inspection.

Observed cracking in the stucco on the left side that has more cracks than typical. This condition may be related to the stucco being installed very thin, the paint needing updating or something that was not identified.

Typically, an elastomeric type sealant is used to patch the cracks and then touched up with paint. A qualified contractor is recommended to evaluate this issue and make repairs.



2nd Floor Exterior Surface

Exterior Surface and Components (Continued)

2. Defective

Type: Framed with stucco 2nd floor: Did not see isolation/Urethane caulk joints around the second floor exterior window penetrations or other penetrations. Observed voids around the window exterior perimeter which appears to be a substandard condition and can allow water intrusion, water damage, mold and a chain of events. Observed some stucco cracking in some places at window corners, in/near the wall corners and in some places in the field of the stucco surface. Observed some bulging which appears to be from delamination of the stucco in some places and the worst observed is the front wall on the right side. The condition in the wall cavity under the stucco was not visible and it is very common for water damage and moldy substances to be present due to these conditions.

These stucco conditions do not appear to meet minimal ASTM standards.

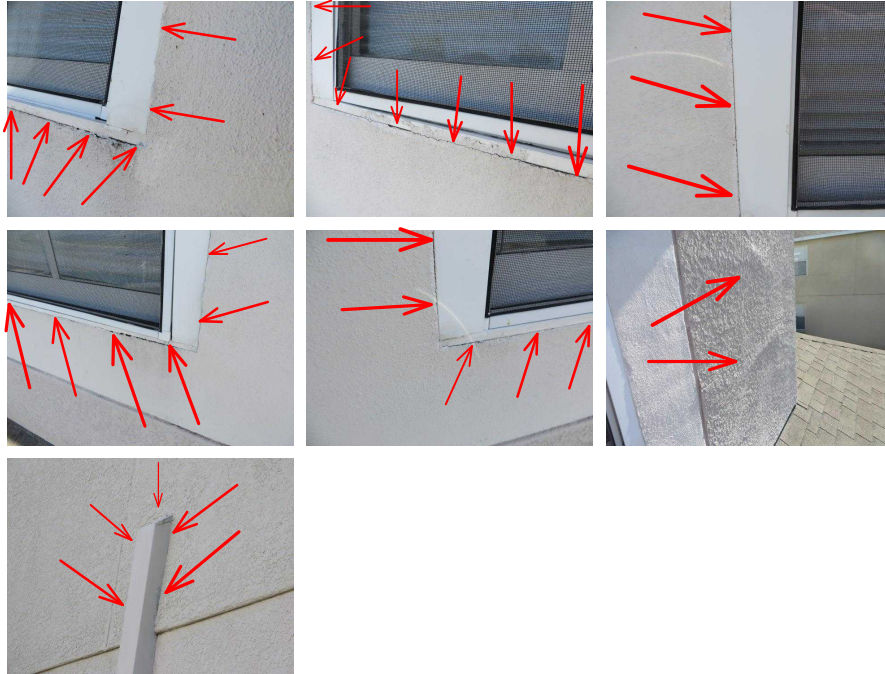
Recommend further evaluation and repair by a licensed stucco contractor prior to commitment.

See your ISN file for information about stucco.



Exterior Surface and Components (Continued)

Type: (continued)



- 3. Functional
- 4. Functional
- 5. Functional
- 6. Functional
- 7. Functional
- 8. Functional

Trim: Masonry
Fascia: Aluminum
Soffits: Aluminum
Door Bell: Hard wired
Entry Doors: French entry doors
Patio Door: Sliding patio doors, Rear entry door



- 9. Defective

Windows: Aluminum, Single hung, Fixed in place, Single pane glazing, Sliding **Observed voids and loose caulking around the exterior window perimeter in some places which can allow water intrusion. There is some moldy caulking present with plant growth growing out of the caulking which indicates that moisture is being trapped under the caulking.**
There are two windows in the living room and the lower glazing for each window is less than 18 inches from the floor and the glazing did not appear to be etched to indicate the presence of tempered safety glass. Current Florida Building Code requires glazing within 18 inches of the floor to be safety glass. Recommend further evaluation by a licensed Glazer contractor. 2406.3 Identification of safety glazing.
Except as indicated in Section 2406.3.1, each pane of safety glazing installed in hazardous locations shall be identified by a

Exterior Surface and Components (Continued)

Windows: (continued)

manufacturers designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard with which it complies, as well as the information specified in Section 2403.1. The designation shall be acid etched, sand blasted, ceramic fired, laser etched, embossed or of a type that once applied, cannot be removed without being destroyed. A label as defined in Section 202 and meeting the requirements of this section shall be permitted in lieu of the manufacturers designation.

2406.4.3 Glazing in windows.

Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered a hazardous location:

1. The exposed area of an individual pane is greater than 9 square feet (0.84 m²);
2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor;
3. The top edge of the glazing is greater than 36 inches (914 mm) above the floor; and
4. One or more walking surface(s) are within 36 inches (914 mm), measured horizontally and in a straight line, of the plane of the glazing.



Exterior Surface and Components (Continued)

10. Marginal

Window Screens: Vinyl mesh Missing two of the front facing first floor window screens. Missing two of the left facing first floor window screens. A qualified contractor is recommended to evaluate and estimate repairs.



11. Functional

Exterior Lighting: Surface mount

12. Defective

Exterior Electric Outlets: 110 VAC GFCI The exterior outlets did not have electrical power when tested and a tripped GFCI outlet was not located in the garage or on the exterior. (The front porch outlet did have power and tested GFCI protected at the stand-a-lone outlet to the right of the electric panel in the garage) Recommend further evaluation and repairs by a licensed electrician.

13. Marginal

Hose Bibs: Rotary Missing anti-siphoning valves to prevent contaminated water from siphoning back into the domestic water supply. A licensed plumber is recommended to evaluate and estimate repairs.



14. Not Present

Gas Meter:

15. Not Present

Main Gas Valve:

16. Not Present

Storm Windows:

Structure

Hairline size step shaped and vertical cracks on the exterior block walls are typically the result of settlement and usually do not indicate any structural problems or defects. Cracking of this type is found in more than 75% of structures we inspect. Usually the cracking does not advance beyond a minor stage, but the causes cannot be determined from a visual inspection. Should any of this cracking advance considerably in size in the future, further investigation consisting of foundation excavation, inspection and soil boring would be warranted, and repairs could become necessary.

Foundation: The inspection of the foundation components is limited to visible and accessible areas only. Finished or partially finished basements limit access. Moisture in basements and crawl spaces is a common problem and any indication of water penetration should be reviewed. Control of rain and surface water around the house is critical to keeping foundation areas dry. Moisture can cause decay and deterioration to wooden components and excessive water can damage foundations. Regular inspections and constant water management is advised.

Floor joists, sub flooring and support columns are sometimes hidden in finished or partially finished basements. The visible structural elements will be checked for signs of water damage, water seepage, insect damage and structural stress, such as sagging, bowing, bending or twisting.

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1. Functional

Structure Type: Masonry & framed



2. Functional

Differential Movement: No movement or displacement noted

3. Functional

Bearing Walls: Block & Frame

4. Not Inspected

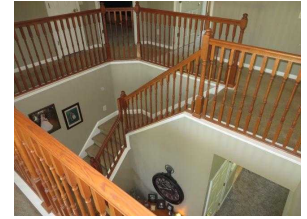
Joists/Trusses: No access

5. Not Inspected

Subfloor: Not visible, No Access

Structure (Continued)

6. Functional Stairs/Handrails: Carpeted stairs with wood handrails



7. Not Inspected Beams: No access

8. Not Inspected Piers/Posts: No access

9. Not Inspected Foundation: Poured slab

10. Not Inspected Floor/Slab: Poured slab [Floor coverings prevented view of slab](#)

Roof

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof.

All roofing surfaces require maintenance and conditions can change rapidly. Composition type asphalt shingles have a typical life span of 15-25 years. This varies widely depending on several factors such as exposure to the sun, slope of the roof, ventilation in the attic and shingle color. Here in Florida, life spans are shorter mainly due to the fact that the sunlight is stronger and shines more than in other parts of the country. When the mineral surface granules wear off, it exposes the fiberglass to the sunlight which rapidly causes the shingles to deteriorate. The number of roofs installed over existing shingles is limited to three and in some jurisdictions only two are allowed.

Wood Shake and Shingles: Wood roofs will typically last 20 to 35 years depending upon the thickness and quality. Annual maintenance is required on wood roofs which consists of replacing the weather-damaged shakes. In some areas the constant moisture can cause the wood to deteriorate. Care against fire is advised.

Clay and Concrete Tile: These materials are very durable and have anticipated life of 30 to 50 years. The tiles, however, are brittle and can be damaged, so the roof cannot be walked on. The inspection is very limited. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain.

Slate: Considered one of the longest lasting roofing materials, slate can endure 50 to more than 100 years. A very brittle and expensive roof, inspections are limited.

Gutters and Downspouts: Downspouts should lead well away from the house foundation. Gutters should be cleared regularly to avoid damage to the structure and prevent blockages. Flat roofs that drain into area drains should be provided with a second drain system that will operate should the primary drain become blocked.

Chimney: In this section of the report you will find our evaluation of the exterior of the chimney (If present). Spark screens and rain caps are used over the chimney flue to prevent sparks escaping and water entering the fireplace. The top cement covering of the brick also diverts water from damaging the masonry and cracks should be sealed for protection.

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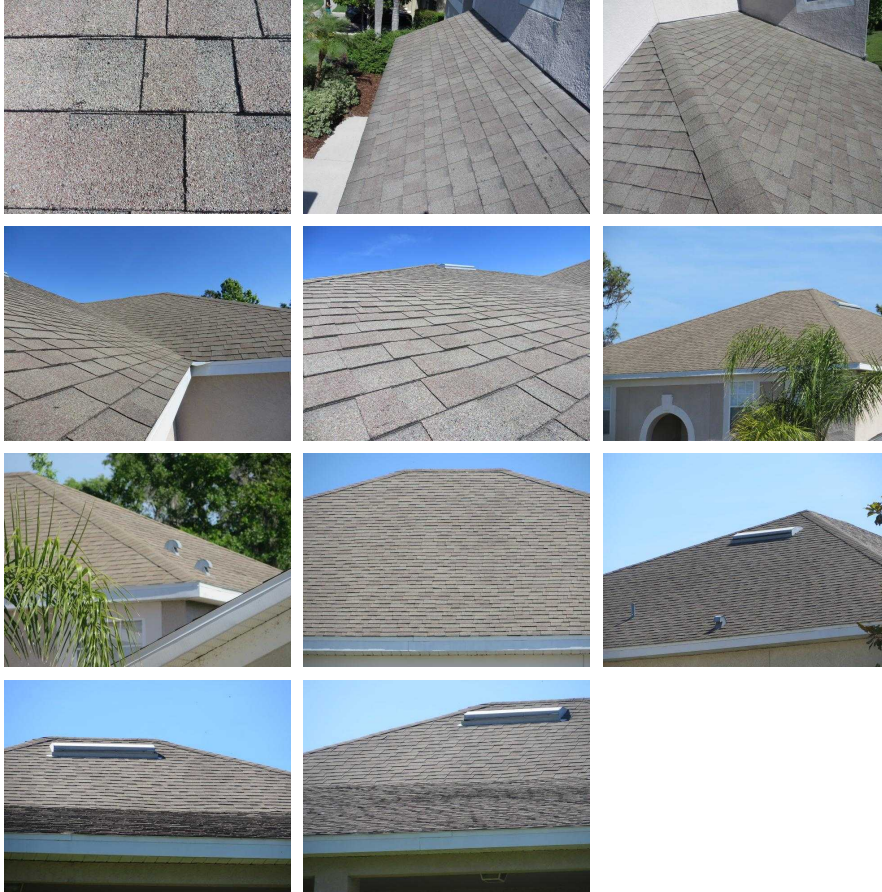
Roof (Continued)

Main Roof Surface

1. Method of Inspection: On roof, Binoculars

2. Functional Unable to Inspect: 30% Roof too high to access with typical home inspection ladders and safety equipment which is beyond the scope of a home inspection.

3. Functional Material: Asphalt shingle The roof covering material appears to have an estimate of 6 to 8 years of remaining life.



4. Type: Hip (Gable at the left side of the garage roof)



5. Approx Age: 11 years

6. Not Inspected Flashing: Galvanized

7. Functional Valleys: Asphalt shingle

8. Not Present Skylights:

9. Functional Plumbing Vents: PVC

10. Not Inspected Electrical Mast: Underground utilities

11. Not Present Gutters:

Roof (Continued)

12. Not Present Downspouts:
13. Not Present Leader/Extension:
14. Composition type asphalt shingles have a life span of 15-25 years, typically about 18 years in Florida. Any roof that is at or near the end of its life cycle should be evaluated by a licensed roofing contractor, even if no defects were observed at time of inspection.

Garage/Carport

Automatic garage door openers should have a safety reverse that reverses the door from close to open if someone is under the door. This would prevent injury or even death. You should test the safety reverse operation monthly for proper operation. If a defect is found, discontinue use and have a contractor service or replace the opener. We suggest testing the opener as per the manufactures recommendations.

In a hurricane, a garage is usually one of the first places of failure. You should have the door evaluated by an overhead door professional and upgrade if necessary. The door also needs regular maintenance. The hinges and rollers should be lubricated with a silicone type spray. We suggest lubrication every 3 months. Remember, WD-40 is not a lubricant.

Floor: Garage floors should be constructed of non-flammable materials. Carpeting or other floor coverings should be removed. The floor should also be sloped to drain out under the overhead door.

Firewall/Ceiling: A wall or ceiling that separates the garage from the house is considered a fire separation. The coverings of these areas should not have large holes.

Overhead Door: Overhead door types vary from roll-up to tilt-up to sliding. Because the springs are under tremendous tension it is recommended that overhead doors only be serviced by professionals.

Automatic Opener: Garage door opener remote controls are not tested. If a door hits an obstruction during closing it should reverse automatically for safety. Older openers may not be equipped with this safety function.

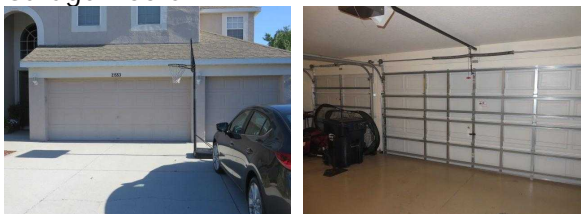
Electrical: The garage is a common area for electrical wiring, lights and outlets to be added. One of the most common mistakes is using extension cords to power lights or garage door openers.

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Built in Garage

1. Type of Structure: Garage Car Spaces: 3
2. Functional Garage Doors: Metal



Garage/Carport (Continued)

- 3. Functional Door Operation: 1 Mechanized, 1 Manual
- 4. Functional Door Opener Tested: Lift Master
- 5. Functional Service Doors: Wood to interior
- 6. Functional Walls: Paint
- 7. Functional Ceiling: Paint
- 8. Functional Floor: Poured slab Garage storage and personal belongings prevented view and access to some surfaces and components.



- 9. Defective Electrical: 110 VAC GFCI, Lighting There is a stand-a-lone GFCI outlet to the right of the electric panel. The other outlets that were accessible in the garage did not have electrical power when tested and a second GFCI outlet was not located or found. Recommend further evaluation and repair by a licensed electrician.
- 10. Not Present Heating:
- 11. Not Present Windows:
- 12. Not Present Hose Bibs:

Plumbing

Be aware of the risk of scalding water from water temperatures above 120 degrees F. The risk is especially acute for infants, children and the elderly. Water temperatures should never be set higher than 120 degrees F. Newer water supply valves contain anti-scalding mechanisms to prevent scalding. These can be retrofitted onto existing units. Higher water temperatures are not necessary for modern dishwashers, which heat the water. Water heaters are sealed systems which contain a great deal of pressure. The TPR (Temperature & Pressure Relief) valve is a device designed to release excessive pressure from the system. There should be a drain pipe attached to this valve which terminates at a safe location away from body contact. Water heaters sometimes make gurgling noises which are typically the result of built up calcium inside the tank. It is recommended that water heaters be flushed at least once a year to remove the buildup.

Wells, septic systems, sewer lines and water treatment equipment are not inspected and are expressly excluded from the inspection and report. Contact qualified specialists if these are important factors to you and to insure these are in proper functioning order. Most of the plumbing pipes are concealed behind walls and cannot be identified or inspected. Water is run through all faucets for proper operation, hot water on left, cold water on the right sides of fixtures and the drainage checked for flow. (Unless the hot water is not functioning)

Main Water Line: The main water supply pipe brings water from the street to the home. Older pipe materials may be 1/2" or 3/4" galvanized steel. This type of pipe corrodes internally and may not deliver the volume of water now needed throughout the house. 3/4" copper or plastic pipe is the minimum currently used in construction. Normal water pressure is between 35 and 80 PSI. Excessive pressure can wear on valves, fittings, fixtures and appliances.

Water Supply Lines: Copper, galvanized, plastic and lead piping have all been used at some time for water systems of residences. Old galvanized piping typically requires replacement due to internal restriction. Lead pipes present a possible health hazard if the lead leaks into the drinking water. A form of plastic piping called "Polybutylene" has shown defects from the manufacturing and installation process that can cause leaks. Your inspector is

Plumbing (Continued)

only able to tell you of the condition of the visible piping.

Waste Lines: These pipes carry the waste from the house to the sewer system. It is impossible to predict waste line blockages as these can occur at any time during use. Some plastic, "ABS" pipes have shown defects from the manufacturing process and can become weak and break.

Fuel System: Natural gas is delivered to the house through underground pipes. On-site fuel storage may consist of oil or propane fuels. Some homes have been converted to natural gas from oil fuel. These homes may have underground hidden fuel tanks still in place which may contaminate the soil.

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1. Functional
2. Functional

Visible Service Line: PVC

Main Water Shutoff: At meter & side of house on exterior



3. Functional

Water Lines: CPVC



4. Functional
5. Not Inspected
6. Functional
7. Not Present

Visible Drain Pipes: PVC

Service Caps: Not visible or located

Vent Pipes: PVC

Gas Service Lines:

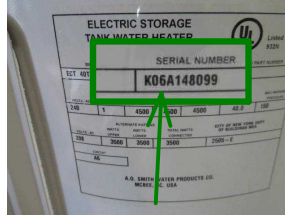
Garage Water Heater

8. Marginal

Water Heater Operation: Functional at time of inspection The water heater is nearing the end of its useful life of 8 to 12 years. Recommend budgeting for replacement as failure is likely in the near future and consider obtaining a home service policy. The service record was not provided. Expect a limited life of the water heater.

Plumbing (Continued)

Water Heater Operation: (continued)



9. Manufacturer: A.O. Smith
10. Model Number: ect40t200 Serial Number: k06a148099
11. Type: Electric Capacity: 40 Gallon
12. Approximate Age: 12 years Area Served: Whole building
13. Not Present Flue Pipe:
14. Functional, Not Inspected TPRV and Drain Tube: CPVC
15. Functional Shut off present: Water shut off



16. Water heater life is estimated at 8-12 years. If the water heater(s) is at or near the end of its life cycle, it is suggested that the system be evaluated by a licensed plumber.

Electrical

Electrical systems require regular maintenance for safety reasons. We suggest that you have a licensed electrician perform an annual inspection and maintenance of you electrical system.

Smoke detectors should be installed (if not already present) on all levels of the home including the attic. They should also be installed near all bedrooms and one inside each bedroom (sleeping areas). They should be hard wired and have a battery backup. All smoke alarms should be interconnected so they all sound at once. We suggest upgrading to this level if not already present. Installation and locations should be performed as the manufacture suggests. Alarms should be tested upon moving in and each month thereafter. Existing smoke alarms have a limited life span.

Ground Fault Circuit Interrupter (GFCI) outlets or a GFCI breaker should be installed anywhere within 6 feet of a water source, over counter tops, garages, spas, hot tubs, fountains, pools, crawl spaces, laundry areas, exterior and unfinished rooms if not already present. This could vary by local code or depending on the age of the structure. If not present, it is suggested that GFCI outlets be installed by a qualified electrician. Thereafter, the outlets should be tested monthly for proper function for maximum protection against electrocution.

Electrical Service: The electrical service refers to the wires that run from the street or main pole and enter the house either underground or through the rooftop. The number of wires that enter the panel determine the voltage of the service: 2 wires = 120 volt, 3 wires = 240 volt. A home that has only a 120 volt service would be considered out of date by today's standards because larger appliances that operate at 240 volts cannot be utilized.

Main Panel: The capacity of the system is determined by the size of the service wires, the rating of the panel and the size of the main fuse or breaker. Some older panels will have fuses while newer systems use breakers. The main disconnect is used to shut the entire electrical system in the house off in case of emergency.

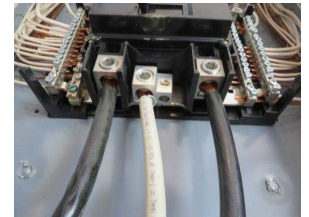
Electrical (Continued)

Wiring: Copper and aluminum are common materials used for electrical wiring. The U.S. Product Consumer Safety Commission issues a booklet on the hazards of aluminum wire installations made in the early 1960's to the mid 1970's. Please obtain this information if aluminum is noted. Electrical wiring, outlets, lights and fixtures throughout the house will be randomly tested outlets and lights. Outlets may be tested for proper grounding and polarity.

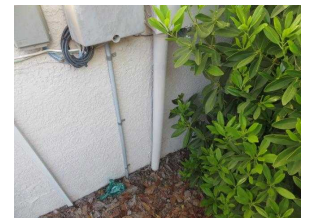
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Safety/Fire Risk	Item needs immediate repair or replacement prior to commitment. It is unable to perform its intended function.

1. Service Size Amps: 225 Amps Volts: 110-240 VAC
2. Functional Service: Copper, 3-Wire service feed



3. Functional 110 VAC Branch Circuits: Copper
4. Functional 220 VAC Branch Circuits: Copper
5. Not Present Single Strand Aluminum Wiring:
6. Functional Conductor Type: Romex
7. Functional GFCI: At GFCI outlets
8. Functional AFCI: Electric panel
9. Not Inspected Visible Ground: Not located, Not visible



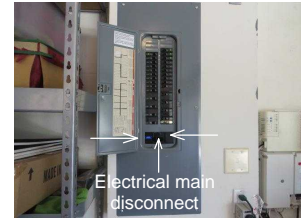
10. Functional, Not Inspected Smoke Detectors: Near bedrooms, Inside bedrooms, On all levels of the home [Recommend replacing the smoke alarms every 10 years. Recommend replacing/updating the batteries semi annually.](#)

Garage Electric Panel

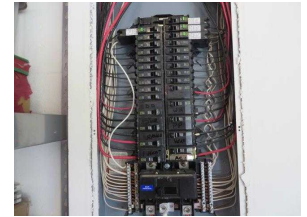
11. Functional Manufacturer: Square D
12. Max Capacity: 225 Amps

Electrical (Continued)

13. Functional Main Breaker Size: 225 Amps

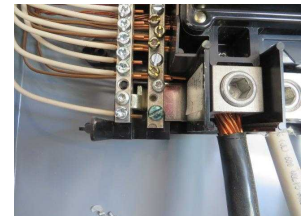


14. Functional Breakers: CU/AL



15. Not Present Fuses:

16. Is the panel bonded? Yes



Attic

It is recommended that the attic be checked every 3 months for leaks. If a leak is observed early, damage can drastically be reduced by making the needed roof repair. Accessible attic visible surfaces are observed and probed for signs of deterioration. Note that access is limited to visible accessible surfaces. Surfaces covered with insulation or limited access from a lack of head room or storage cannot be checked. Condition: Roof framing, ceiling framing, ventilation, insulation, plumbing vent pipes, recessed ceiling lighting and attic accesses are generally visible in the attic. Water damage from leaking roofs may be noted. Proper ventilation is critical.

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Garage, bonus room accesses Attic

1. Method of Inspection: In the attic



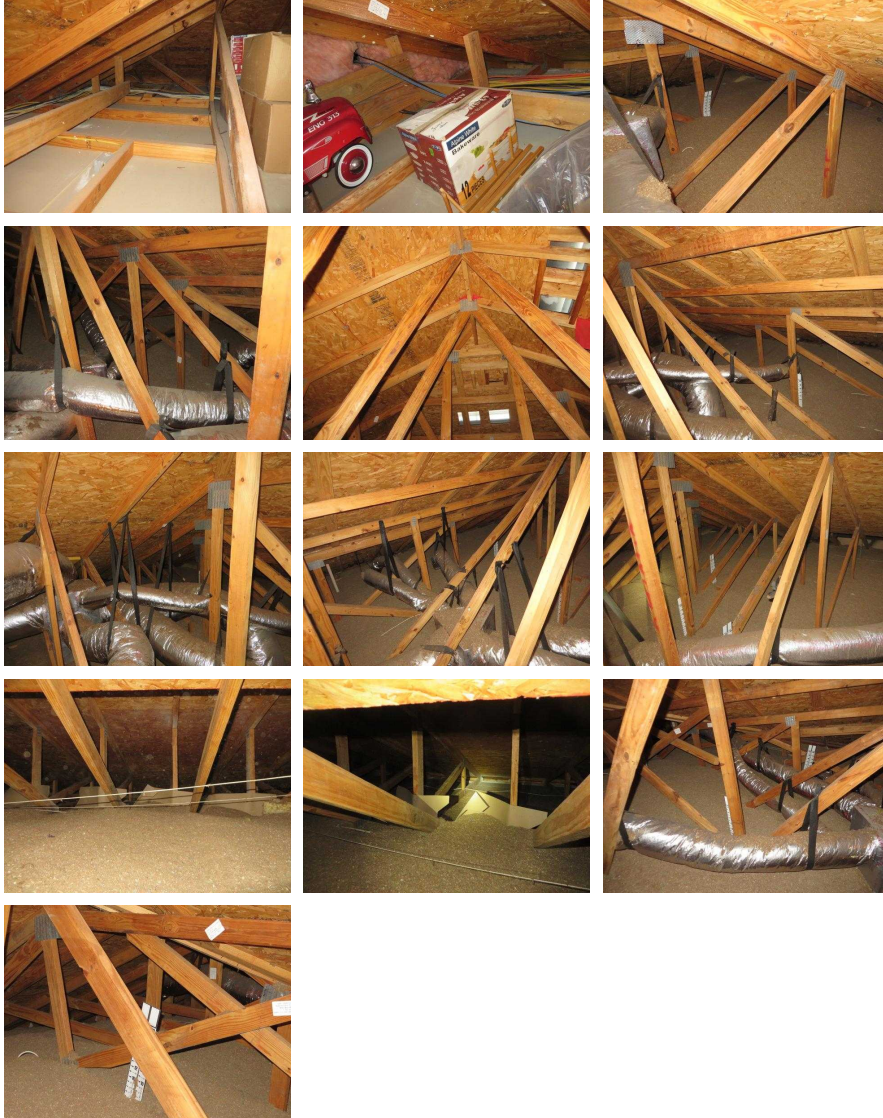
Attic (Continued)

2. Functional

Unable to Inspect: 20% Attic storage, ducts and insulation blocks view and safe access to some surfaces and components.

3. Functional

Roof Framing: 2x4 Truss



4. Functional

Sheathing/Roof Decking: (OSB) Oriented Strand Board



5. Functional

Ventilation: Soffit vents, Roof vents

Attic (Continued)

6. Functional

Insulation: Blown in, Batts



7. Functional

Insulation Depth: 7"



8. Not Present

Vapor Barrier:

9. Not Present

Attic Fan:

10. Not Present

House Fan:

11. Functional

Wiring/Lighting: 110 VAC lighting circuits

12. Functional

Moisture Penetration: None detected

13. Functional

Bathroom Fan Venting: Electric fans

Air Conditioning

This report should not be read as a prediction of the remaining life span of the system. Typical life spans of equipment may range from 8-12 years, but there are many exceptions to this rule. Most air conditioning compressors are warranted for only 5 years. Replacement of the compressor alone could cost from \$600-\$800 or more. We suggest that you purchase a warranty or extended service contract to cover the cost of replacement or repair. The defects or failure can occur at any time, and the inspections in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning. We suggest that all equipment be serviced at least twice a year by a qualified HVAC contractor. Regular service is very important for efficient operation and to achieve maximum life span. Filters in all forced air systems should be changed monthly.

HEAT PUMPS: A heat pump operates exactly the same as an air conditioner when its cooling. When heating, it operates in a reverse cycle, using the same components that are used in the cooling mode. A valve located in the outdoor condensing unit reverses the flow of refrigerant to change from cooling to heating. Instead of extracting heat from the indoor air and exchanging it outdoors in the cooling mode, it extracts heat from the outdoor air and exchanges it indoors in the heating mode. A heat pump is a more energy efficient method of heating than electric heat typically used with regular air conditioning, because it is easier to move heat than it is to create heat. While air conditioning, function and efficiency are the same. Some are more efficient than others. This is also true for regular air conditioners. Most heat pumps have a supplemental electric heat strip located inside the air handler. This provides additional heat when the outdoor temperatures are very low and the heat pump is not able to extract heat from the colder air. The system will be tested using normal homeowner operating controls and thermostats. Loose thermostats should be secured and thermostats that are not centrally located or on outside walls should be relocated for better exchanger performance. Air conditioning systems rely on a constant flow of air through the system to properly operate. Restricted air flow from dirty filters or blocked coils can cause icing on the evaporator coil. Compressor units located outside should also be kept clear of air restriction. Trim back shrubs and grasses, keep debris

Air Conditioning (Continued)

cleared from the unit and don't place or build anything over the top of the unit that blocks air flow.

A heat pump is operated in cooling mode only in warmer weather and heating mode only in cooler weather. Normal ranges are 16-22 degrees when cooling and 20-28 degrees when heating without supplemental heat. This is the difference in temperature when entering the air handler and leaving the air handler which is called the split.

Some units have a heat recovery unit installed at the condensing unit. This device is connected to the water heater. It heats water in the water heater using waste heat from the condensing unit which saves energy. A pump on the unit circulates water to the water heater.

Mold could be present in the air handler and/or ductwork except on new equipment. We see a mold source in almost every air handler we open. Some molds are harmful to some individuals, especially those with allergies, asthma, lung problems or immune deficiencies. If this is of particular concern to you, further testing to verify the presence or absence of harmful substances may be warranted. You may wish to consult an indoor air specialist for testing.

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Pad mounted AC System

2. Marginal

A/C System Operation: Functional at time of inspection The unit is nearing the end of its useful life. Recommend budgeting for unexpected repairs or replacement as failure can happen in the near future. Recommend obtaining a home service policy to cover such failures. The service record was not provided. Expect a limited life of the current system. Plants are growing too close to the unit and should be trimmed for sufficient air flow. The manufacturers label is worn off or missing which prevented identifying the system components, the age and size was estimated. A qualified air conditioning contractor is recommended to evaluate the HVAC system and make repairs.



3. Functional

Condensate Removal: PVC

4. Functional

Exterior Unit: Bryant

Air Conditioning (Continued)

- 5. Model Number: Unidentified Serial Number: Unidentified
- 6. Area Served: 1st floor Approximate Age: 12 years
- 7. Fuel Type: 220 VAC Temperature Differential: 46/67: 21 degree split



- 8. Type: Heat pump Capacity: Estimated 4 ton



- 9. Functional
- 10. Marginal

Visible Coil: Copper core with aluminum fins
Refrigerant Lines: Low pressure and high pressure
Torn/missing insulation needs repair to prevent a system malfunction and for optimal performance. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.



- 11. Functional

Electrical Disconnect: Electrical disconnect present



Pad mounted AC System

- 12. Functional
- 13. Marginal

A/C System Operation: Functional at time of inspection
Condensate Removal: PVC The condensation drain line on the exterior is broken and does not extend away (At least 12") from the structure. Recommend further evaluation and repairs by a licensed HVAC contractor.



- 14. Functional Exterior Unit: Comfortmaker
- 15. Model Number: xh536ka100 Serial Number: e133701363
- 16. Area Served: 2nd floor Approximate Age: 5 years

Air Conditioning (Continued)

17. Fuel Type: 220 VAC Temperature Differential: 49/70: 21 degree split



18. Type: Heat pump Capacity: 3 ton, 35 amp MOP



19. Functional

Visible Coil: Copper core with aluminum fins

20. Marginal

Refrigerant Lines: Low pressure and high pressure

Torn/missing insulation needs repair to prevent a system malfunction and for optimal performance. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.



21. Functional

Electrical Disconnect: Electrical disconnect present

22. A/C system life is estimated at 8-12 years. If the A/C system(s) is at or near the end of its life cycle, it is suggested that the system be evaluated by a licensed HVAC contractor, even if it seemed to be functioning properly at time of inspection.

Heating System

It is recommended that filters be changed monthly and heating systems be serviced at least twice annually for maximum efficiency and performance. It is common for units that are not brand new to have a moldy substance built up at the fan and at the evaporator coils. It is highly suggested that the unit be serviced/cleaned/evaluated and continue servicing at least annually. My observation is limited to a visual non-invasive inspection. The heating system includes where the unit is located and the fuel used to generate the heat. Forced air furnaces and water boilers can operate on gas, oil or electricity. Heat pumps utilize electricity to drive the motors and compressors. The system will be tested using normal homeowner operating controls and thermostats. Loose thermostats should be secured and thermostats that are not centrally located or on outside walls should be relocated for better furnace performance. The heat exchanger, vents and ducts are visually inspected if possible. Sealed units, duct and vent work built behind wallboard are not inspected. Signs of corrosion, water leakage, cracks and holes will be noted.

It is suggested that Carbon Monoxide detectors be installed near all sleeping rooms and on each level of the home. Follow the manufactures' recommendations of installation for these units.

Heating System (Continued)

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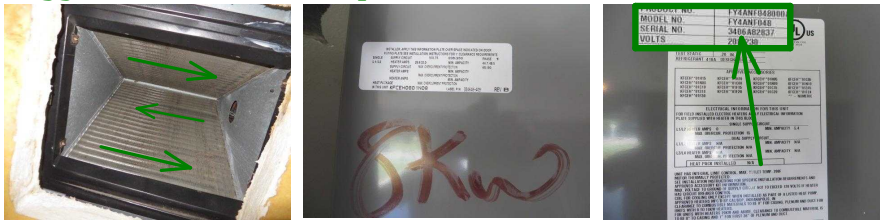
Garage Heating System

1. Marginal

Heating System Operation: Functional at time of inspection The unit is nearing the end of its useful life. Recommend budgeting for unexpected repairs or replacement as failure can happen in the near future. Recommend obtaining a home service policy to cover such failures. Expect a limited life of the current system. The service record was not provided.

The evaporator coils are dirty and needs to be cleaned. This condition restricts sufficient air flow which can cause a system malfunction, overheating and poor performance.

Suggest evaluation by a licensed HVAC contractor.



2. Manufacturer: Bryant

3. Model Number: fy4anf048 Serial Number: 3406a82837



4. Type: Forced air Capacity: 4 ton, 8 kw, 50 amp MOP



5. Area Served: 1st floor Approximate Age: 12 years

6. Fuel Type: 220 VAC Temperature Differential: n/a

7. Not Present Heat Exchanger:

8. Unable to Inspect: N/A

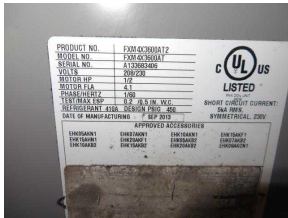
Heating System (Continued)

9. Functional Blower Fan/Filter: Direct drive with disposable filter
[Recommend replacing the filters at least monthly.](#)



10. Functional Distribution: Insulated duct
11. Not Present Flue Pipe:
12. Functional Shut off present: Electrical Disconnect present
2nd level closet Heating System

13. Marginal Heating System Operation: Functional at time of inspection The condensation drain line at the air handler is not insulated which could sweat and drip moisture onto surfaces and cause water damage. The disconnect box next to the air handler is missing the panel door. Suggest evaluation by a licensed HVAC contractor.



14. Manufacturer: Comfortmaker
15. Model Number: fxm4x3600at Serial Number: a133683406
16. Type: Forced air Capacity: 3 ton, 5 kw, 30 amp MOP



17. Area Served: 2nd floor Approximate Age: 5 years
18. Fuel Type: 220 VAC Temperature Differential: n/a
19. Not Present Heat Exchanger:
20. Unable to Inspect: N/A
21. Functional Blower Fan/Filter: Direct drive with disposable filters [Recommend replacing the filters at least monthly.](#)

Heating System (Continued)

Blower Fan/Filter: (continued)



- 22. Functional Distribution: Insulated duct
- 23. Not Present Flue Pipe:
- 24. Functional Shut off present: Electrical disconnect present
- 25. Functional Thermostats: Multi-zone
- 26. Not Present Fuel Tank:
- 27. Tank Location: N/A
- 28. Functional Suspected Asbestos/Lead Paint: No
- 29. Heating system life is estimated at 10-15 years. If the heating system(s) is at or near the end of its life cycle, it is suggested that the system be evaluated by a licensed HVAC contractor, even if it seemed to be functioning properly at time of inspection.

Bathroom

Ceramic showers are typically lined with a waterproofing material placed beneath the floor tile. This material is called a pan. The pan captures and diverts the water to the floor drain. Older pans often develop leaks. Occasionally, small leaks are present and very difficult to detect. This is especially true if the shower is not in use daily. Although care is taken during the inspection, the report is not an assurance that future repairs will not be needed. We check for leakage on the floors and baseboards adjacent to the showers. Tile walls in the tub and shower areas are tapped to test for signs of deterioration.

Water Closet: Toilets that are loose at the base or at the tank connection pose the possibility of leaking. Sometimes the wax seal at the floor must be replaced to prevent leakage on the floor or below the house.

Sink: The water shutoff valves below the sink may be tested during the inspection. Many times these valves have not been used for some time and can leak if turned. Overflow drain connections can usually be seen.

Ventilation/Heat: Bathrooms that contain a tub or shower need ventilation, either through a window or mechanical exhaust vented through the roof or wall.

Bathtub:

Our evaluation of the bathtub consists of the visible and accessible areas only. Many times the drain and supply piping are not accessible and cannot be judged. Maintaining the caulk and grout in good condition is important to avoid leakage. The bathtub must have an overflow drain connection.

Shower: Shower enclosures should be properly caulked and maintained to avoid leakage.

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Bathroom (Continued)

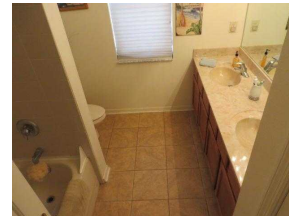
3 bathrooms Bathroom

- 1. Functional
- 2. Functional
- 3. Functional

Ceiling: Paint

Walls: Paint

Floor: Ceramic tile Personal belongings prevented view and access to some surfaces and components.



- 4. Functional
- 5. Functional

Doors: Hollow wood interior doors

Windows: Aluminum The window above the garden tub in the master bathroom has etching on the glazing indicating tempered safety glass.



- 6. Functional
- 7. Functional
- 8. Functional
- 9. Functional
- 10. Marginal

Electrical: 110 VAC GFCI, Lighting

Counter: Composite

Cabinet: Wood

Sink/Basin: Composite

Faucets/Traps: PVC traps 2nd floor hall bathroom: The right sink cold water only came out in a trickle. The left sink hot water did not come out of the faucet when these faucets were operated. The problem with this condition was not visually identified. This condition could be related to defective stop plunger valves under the sink or they could be partially or fully closed causing this condition. Recommend further evaluation and repairs by a licensed plumber.

Bathroom (Continued)

Faucets/Traps: (continued)

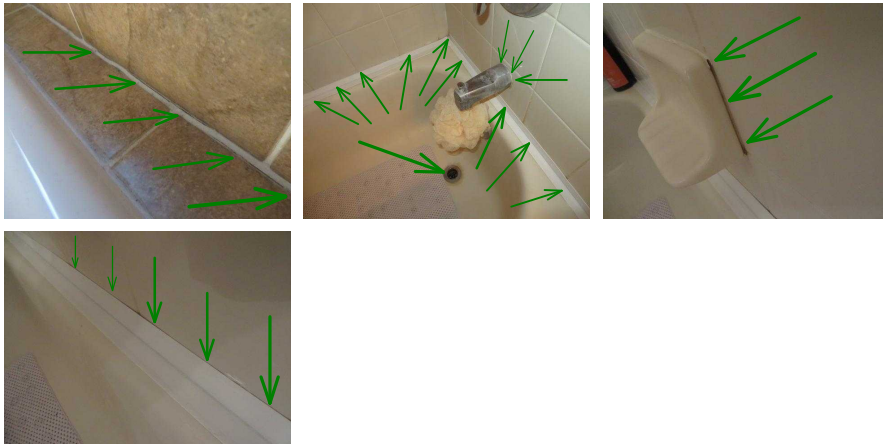


11. Marginal

Tub/Surround: Fiberglass tub, Ceramic surround Master bathroom: Observed loose caulking with voids at the tub stand ceramic tiles that needs updates to prevent water intrusion and to prevent water damage.

2nd floor hall bathroom: The tub stopper is missing. Observed voids around the faucet and around the soap dish which can allow water intrusion. There is a pressure sensitive vinyl trim that has been installed around the tub perimeter in place of caulking and this is a poor method of sealing the wall to the tub as water gets behind this trim and gets trapped.

Suggest evaluation and repairs by a licensed plumber.



12. Marginal

Shower/Surround: Ceramic 1st floor bathroom: Observed some voids at the shower pan perimeter that needs grout/caulking updates to prevent trapping moisture and to prevent water intrusion.

Master bathroom: The glass enclosure door is missing the bottom rubber seal/sweep to prevent water from splashing on the floor outside of the shower enclosure causing water damage.

Suggest evaluation and repairs by a licensed plumber.



Bathroom (Continued)

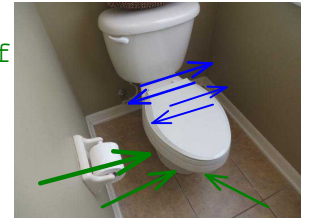
Shower/Surround: (continued)



- 13. Not Present
- 14. Marginal

Spa Tub/Surround:

Toilets: Functional Master bathroom: The toilet is loose at the floor and may require replacement of the wax seal. An evaluation and repair by a licensed plumber is recommended.



- 15. Functional
- 16. Functional

HVAC Source: Air exchange ventilation

Ventilation: Electric ventilation fans

Kitchen

We inspect appliances by turning them on briefly. Extensive testing of timers, thermostats, and other controls is not performed. No report can be made regarding the effectiveness of any appliance. (Example: it is not possible to thoroughly check a washer and dryer without a full load of clothes.) The inspection only determines if the appliance runs. We recommend you purchase a warranty or service contract for these items to cover the cost of replacement or repair. Discovery of recalled appliances (built-in or portable) or other products is outside the scope of the inspection and report. For the latest information on recalls, visit: <http://www.pueblo.gsa.gov/recallsdesc.htm#CP> and <http://www.cpsc.gov/cpsc/pub/prerel/prerel.html>

REFRIGERATOR MAINTENANCE: Refrigerator maintenance of your refrigerator will pay for itself in terms of better efficiency and a longer life. Refrigerators, like air conditioners, move a lot of air across the condenser coils located behind the grill under the door. With this air comes dust, pet hair and lint that clings to the coils, reducing their ability to dissipate heat. When this happens, the compressor runs longer and cools less. This makes for an inefficient appliance and higher electric bills. Cleaning these coils twice a year makes a big difference and will only take minutes. In addition to the condenser coil, a refrigerator also has an evaporator coil or plate which also needs regular cleaning. The location of the evaporator plate or coil will vary. On older models, the evaporator coil is next to the compressor at the appliance's back behind an access panel. Newer models usually have an exposed coil in the form of a large metal grid on the refrigerator's back. Unplug the refrigerator before beginning. Begin by removing the grill below the door. Use a vacuum cleaner on the coils to clean. If the coils are greasy, use a degreasing cleaner to rinse the fins and tubes. Next, pull the refrigerator out to gain access to the back. Use care not to damage the floor and to not tip the refrigerator and cause injury or damage. Remove the access panel and vacuum the compressor and the evaporator coil. Finally, replace the grill and access panel, move the refrigerator back in place and plug it in. The door seal on your refrigerator should be kept clean, especially along the bottom edge where food particles and liquids are spilled. Spilled sodas are the primary cause of deterioration of refrigerator door seals. Keep the refrigerator temperature kept between 36-40 degrees F. At 41+ degrees F bacteria can form on food in 2 hours which is a health hazard.

Kitchen Sink: Our evaluation of the sink includes turning on the faucet. We check functional flow and look for obvious leaks at the handle and spout. We also run water

Kitchen (Continued)

looking for functional drainage; however, drain lines can become blocked at anytime, and this condition cannot be predicted. Under the sink we check for leaks, rust and corrosion of the sink, drain and supply piping.

General Features: General features include: condition of counters, cabinets, flooring, windows, ceiling and light fixtures. Many times dishes and belongings will block view of counters and cabinets. These items are not moved during this inspection and you should check these areas during your final walk through, and after the occupants have moved out.

Garbage Disposal: Garbage disposals can rust and corrode internally. It is difficult to verify the condition of the interior of the unit. If the unit vibrates excessively or makes unusual noises, matter may be lodged inside or replacement may be required.

Range/Oven/Cook Top: The elements and burners of ovens, ranges and cook tops are checked for functionality only.

Dishwasher: Our inspection of the dishwasher includes the general condition of the unit, dish racks and door seals. The condition of the pump and motor is not determined since the dishwasher is not disassembled. Racks that are rusted can usually be replaced.

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Primary kitchen Kitchen

1. Functional Stove: Electric, GE
2. Not Present Cook Top:
3. Not Present Wall Oven:
4. Functional Ventilator: Functional, vented to exterior
5. Functional Disposal: Badger



6. Functional Dishwasher: GE
7. High Loop Present? Yes
8. Functional Refrigerator: GE



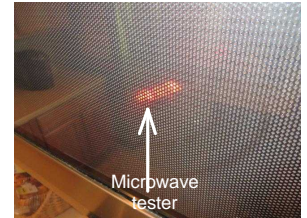
Kitchen (Continued)

Refrigerator: (continued)



9. Functional

Microwave Present: General Electric

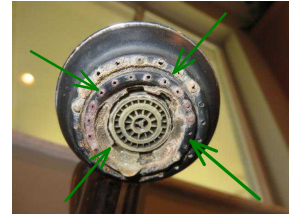
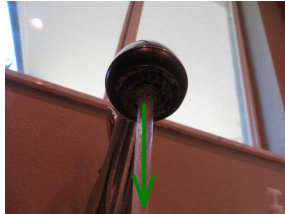


10. Functional
11. Functional
12. Marginal

Sink: Stainless Steel

Electrical: 110 VAC GFCI, Lighting, 110 VAC refrigerator outlet

Plumbing/Fixtures: PVC traps The kitchen faucet (Hot and cold water) has very low water pressure. Most of the other faucets throughout the structure does not have low water pressure and this condition typically indicates that the aerator is partly clogged restricting the water flow. A licensed plumber is recommended to estimate repairs.



13. Functional
14. Marginal

Counter Tops: Composite material

Cabinets: Wood The base cabinet door under the sink does not cover the opening and typically adjusting the hinges can move the door over to properly cover the cabinet opening. A qualified contractor is recommended to evaluate and estimate repairs.



15. Functional
16. Functional

Ceiling: Paint

Walls: Paint

Kitchen (Continued)

17. Functional Floor: Ceramic tile **Personal belongings prevented view and access to some surfaces and components.**



18. Functional Doors: Hollow wood pantry door
19. Functional Windows: Aluminum
20. Functional HVAC Source: Air exchange ventilation

Bedroom

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5 bedrooms Bedroom

1. Functional Closet: Walk In, Single closets
2. Functional Ceiling: Paint
3. Functional Walls: Paint **Personal belongings and furnishings prevented view and access to some surfaces and components.**



4. Marginal Floor: Carpet **Detected a few places on the 2nd floor where the floor squeaks or pops when walked on in the bedrooms, hall and bonus room. This condition typically indicates that the sub floor is loose where attached to the floor joists. Suggest evaluation and repairs by a licensed flooring contractor.**



5. Functional Doors: Hollow wood interior doors, Doors to balcony

Bedroom (Continued)

- 6. Functional Windows: Aluminum
- 7. Functional Electrical: 110 VAC, Switch operated outlets
- 8. Functional HVAC Source: Air exchange ventilation

Living Space

Minor cracks on interior surfaces are typically cosmetic in nature. This type of cracking is usually caused by settlement, shrinkage of building material or thermal expansion and contraction. Small cracks of this type are not mentioned in the inspection report. We cannot determine the condition of floors underneath carpeting and other floor coverings. The condition of concealed floors is specifically excluded from the inspection and report. Occupied structures limits view of many surfaces. Furniture and storage cannot be moved. This limits the inspection and additional defects may be present.

MOLD AND OTHER INDOOR AIR CONTAMINATES:

Molds are fungi that can be found both indoors and outdoors. Molds grow best in warm, damp, and humid conditions, and spread and reproduce by making spores. Mold spores can survive harsh environmental conditions, such as dry conditions, that do not support normal mold growth. Molds are found in virtually every environment and can be detected, both indoors and outdoors, year round. Outdoors they can be found in shady, damp areas or places where leaves or other vegetation is decomposing. Indoors they can be found where humidity levels are high, such as showers, where water leaks into the structure, etc. Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Severe reactions may occur among workers exposed to large amounts of molds in occupational settings, such as farmers working around moldy hay. Severe reactions may include fever and shortness of breath. Some people with chronic lung illnesses may develop mold infections in their lungs. Sensitive individuals should avoid areas that are likely to have mold, such as compost piles, cut grass, and wooded areas. Inside homes, mold growth can be slowed by keeping humidity levels between 40% and 60% (rule of thumb below 50%). Use an air conditioner or a dehumidifier during humid months. Be sure the structure has adequate ventilation, including exhaust fans. Add mold inhibitors to paints before application. Clean bathrooms and kitchen with mold killing products. Do not carpet bathrooms or kitchen. Remove/replace previously soaked carpets and upholstery. Current evidence indicates that allergies are the type of diseases most often associated with molds according to CDC and the EPA. Since the susceptibility of individuals can vary greatly either because of the amount or type of mold, sampling and culturing are not reliable in determining your health risk. Consult you doctor. If you are susceptible to mold and mold is seen or smelled, there is a potential health risk; therefore, no matter what type of mold is present, you should arrange for its removal. For further current information regarding the issues of mold and other indoor air contaminants we suggest that you visit the Center for Disease Control at:

<http://www.cdc.gov/nceh/asthma/factsheet/molds/default.htm> and the Environmental Protection Administration at: <http://www.epa.gov/iaq/molds/moldguide.html>

More than 80% of homes built before 1978 have been painted with lead based paints. This cannot be determined visually. Lead is a severe health risk to infants and children particularly, with the potential to cause brain damage and other severe illnesses or death. Lead paint in good condition represents little risk. It is only when it is ingested or inhaled that it poses a risk. This can occur when flaking or peeling, when old wood windows are operated grinding the paint, or during remodeling when paint is sanded, scraped or disturbed. Federal regulations require that home buyers be notified of the risks and be given time to test for the presence or absence of lead paint. If this is a concern to you, contact an environmental testing firm to perform testing

Entry Doors: Weather Stripping around the entry door keeps cold air from entering the house. If no weather stripping is provided we recommend it be installed.

Interior Doors: Doors that stick, bind or won't close properly can be adjusted or trimmed to fit. Sometimes however, when doors are out of square and other related conditions are

Living Space (Continued)

present, it may be an indication of movement in the structure or foundations. If these notes are made, a qualified civil, structural or geo-technical engineer should be consulted.

Windows: Windows are checked during our inspection. Cracked or broken panes should be replaced and spackling should be smooth and free of cracks. Any windows that stick, bind or won't open or close properly must be repaired.

Interior Walls: In occupied homes, not all portions of all walls will be exposed to view. After the occupants remove all of their belongings, it is wise for you to conduct a final walk through of the home. Look carefully at areas that were not visible during this inspection.

Ceilings: Moisture stains on ceilings can come from a variety of sources: plumbing leaks, roof leaks and condensation to name a few. At times it is not possible to determine the cause of a stain. Some older acoustic sprayed ceilings have contained asbestos in the past. Only laboratory testing will accurately reveal asbestos and this testing is not included in the inspection fee.

Floors: Our evaluation of the floors in the home is to identify major defects where visible. Stains or odors may be hidden and are not part of this inspection. Once furniture and belongings are removed you will be able to view the condition of floor coverings. Do a careful check on your final walk through.

Smoke Detectors: Smoke detectors are most effective when located on each floor, in bedrooms and in hallways outside of bedrooms. These units are tested by pushing the test button.

Carbon monoxide detectors are devices that should be considered.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Safety/Fire Risk	Item needs immediate repair or replacement prior to commitment. It is unable to perform its intended function.

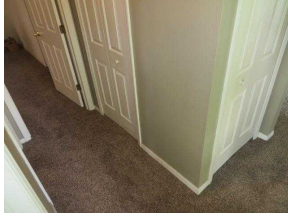
Common areas Living Space

1. Functional Closet: Pantry, Single closets
2. Functional Ceiling: Paint
3. Functional Walls: Paint
4. Functional Floor: Ceramic tile, Carpet **Personal belongings and furnishings prevented view and access to some surfaces and components.**



Living Space (Continued)

Floor: (continued)



- 5. Functional Doors: Hollow wood interior doors, Doors to exterior
- 6. Functional Windows: Aluminum
- 7. Functional Electrical: 110 VAC, Lighting, Switch operated outlets
- 8. Functional HVAC Source: Air exchange ventilation

Laundry Room/Area

DRYER MAINTENANCE:

Adequate venting of your dryer is priority. Vents clogged with lint, or crushed or kinked vents can and do cause fires. The vent itself and the outlet screen should be cleaned of lint and debris twice a year. We suggest cleaning of the vent when you move into the home. During a typical home inspection, we usually cannot observe or evaluate the inside of the dryer vent. Usually, the vent itself is blocked or partly blocked from view by the dryer and/or wallboard finished walls and insulation.

We suggest that you make sure the vent is of proper material and is properly installed. Here is why we make these suggestions: The U.S. Consumer Product Safety Commission (CPSC) estimates that in 1997, there were 16,700 fires, 30 deaths and 430 injuries associated with clothes dryers. Some of these fires occur when lint builds up in the filter or in the exhaust duct. Under certain conditions, when lint blocks the flow of air, excessive heat build-up can cause a fire in some dryers.

To prevent fires, closely follow manufactures' instructions for new installations. Most manufacturers specify the use of rigid or flexible metal ducts to provide a minimum restriction of air flow. Source: CPSC Document #5022

Washing machines cannot be properly tested without a full load of wash.

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1st Floor, Utility room Laundry Room/Area

- 1. Functional Ceiling: Paint
- 2. Functional Walls: Paint

Laundry Room/Area (Continued)

3. Functional Floors: Ceramic tile **Personal belongings prevented view and access to some surfaces and components.**

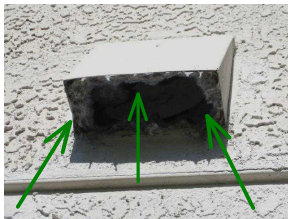


4. Functional Doors: Hollow wood interior door
5. Functional Windows: Aluminum
6. Functional Electrical: Lighting
7. Functional HVAC Source: Air exchange ventilation
8. Functional Laundry Tub: PVC
9. Functional Laundry Tub Drain: PVC

10. Functional, Not Inspected Washer Hose Bib: Ball Valves **Recommend replacing the washer hoses every five years.**



11. Functional Washer and Dryer Electrical: 110-240 VAC
12. Marginal Dryer Vent & Dryer: Electric, Rigid metal behind walls, metal flex in laundry room **Dryer vent is dirty (Dirty dryer vents are an increased fire risk). Recommend cleaning the dryer vent at least annually. Recommend evaluation and repairs by a licensed contractor.**



13. Not Present Dryer Gas Line:
14. Functional Washer Drain Tested if Washer Present: Wall mounted drain
15. Not Present Floor Drain:

Final Comments

GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised (For example) when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some repairs. Roofing contractors may be trying to "up-sell"-they make more money by replacing a whole roof than they make by repairing one.

"Last man in" theory. While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable. Most recent advice is best. There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last piece of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved. Why didn't we see it? Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There may be several reasons for these apparent oversights: Conditions during inspection. It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember, for example, there were storage boxes everywhere, or that the furnace could not be turned on because the air conditioning was operating. It's impossible for contractors to know what the circumstances were when the inspection was performed.

SEASONAL MAINTENANCE SCHEDULE

S=spring

F=fall

A-annually

P=periodically

Monthly check and test all ground fault circuit interrupter outlets/breakers (GFCI) and arc fault breakers by tripping the test button. They should be located at all wet locations: kitchen, bathrooms, garage, exterior, unfinished rooms, within 6 feet of a water source.

Monthly check water lines and drain lines under all sinks, behind and around toilets, washing machine, all hose bibs and around the water heater for any signs of leaks. It is suggested that washing machine rubber water supply hoses be replaced every 5 years. It is also suggested that replacement hoses be braided stainless steel which is available at most home centers. It is suggested that the washer water supply valves be closed after each use of the

Final Comments (Continued)

washer.

Call your inspector to schedule an annual check up. New homes, schedule for your 1 year warranty inspection to provide a list of repairs to your builder, It is highly suggested that Carbon Monoxide detectors be installed in every home. Some items listed as defective may or may not be within "Code." This inspection is not a "Code" inspection. An example of this is when a home was built, an outlet near a water source may not have been GFCI protected as the requirement may not have been in place at that time. Codes change and updating to meet current codes are strongly suggested, but may not be technically required. Another example is a pool child safety fence. If the pool was built before the child safety requirements took place, the fence may or may not be technically required. As you can see, there is a potential safety risks involved and the safety hazard is listed in the report. If the item in question has changed by code, the item may be listed as defective and the description may state, "Recommend upgrading." If it cannot be determined when the hazard code changed, it will be listed similar to other defective items. Key word: Upgrading. Either case, it is strongly suggested that any and all safety hazards be repaired, even if it was installed by the outdated code requirements. For inspection minimum standards, please review the distributed National Association of Home Inspectors (NAHI) Standards of Practice and Code of Ethics booklet. This report conforms to the NAHI standards of practice.

PURPOSE STATEMENT:

To maintain the integrity and high standard of skill and practice in the home inspection profession.

Some items may list the Article/Section from the International Residential Code (IRC).

All repairs and/or evaluations should be performed by the proper, qualified, Florida licensed contractor. The contractor(s) should provide you with a written certification stating that the item(s) are satisfactory. Anything less, consult the inspector for additional recommendations.

This report is confidential and is for the benefit of the client and cannot be reproduced or used for any other purpose without the express written consent of the client. The inspector or inspection company offers no warranties or representations as to the rights or obligations under any sales contract.

Wells, septic systems, sewer lines, low voltage equipment and wiring, and water treatment systems are not inspected and are excluded from the inspection and report. Well water testing is suggested by a qualified technician to test for harmful contaminates.

While we make an effort to identify existing or potential problems, it is not possible for a home inspector to predict the future. We recommend that you budget \$1,000 to \$1,500 dollars a year for unforeseen repairs and maintenance. Roof structures, built-in appliances and all other surfaces have an average life span. (Condensers and water heaters about 8-12 years, heating system about 10-15 years) In a perfect world, replacement of those items would be easy to budget for. However, some items last longer than average and others do not, some by luck, some by environmental conditions and some by how well it was maintained. We suggest purchasing a home warranty or extended warranty for this reason. Remember, regular maintenance is usually the key for maximum performance and life span.

Intermittent or concealed problems: Some problems can only be discovered by

Final Comments (Continued)

living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist (such as extreme winds or a prolonged period of rain). Some problems will only be discovered when carpets are lifted, furniture is moved, or finishes are removed.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Porch: Tile, Covered A few of the leading edge tiles are loose/not securely fastened to the concrete slab and some of the grout joints are cracking and loose. Recommend further evaluation and repairs by a licensed contractor.



2. Patio: Concrete, Concrete, Screen enclosed A lower screen panel on the left end of the enclosure is not attached along one connection. Observed a few screen panels that are torn. A qualified contractor is recommended to evaluate and estimate repairs.



3. Driveway: Concrete Some cracks observed on the concrete slab. Suggest monitoring and repair as needed. The cracks do not appear to be a tripping or fall risk at this time. A qualified contractor is recommended to evaluate and estimate repairs.



4. Lawn Sprinklers: Metered The rain sensor gauge is not pointing up which will not function properly. A rotating sprinkler head on the left side near the left front corner of the structure would not rotate when operated. Suggest evaluation/repairs by a licensed plumber.



Lots and Grounds (Continued)

Lawn Sprinklers: (continued)



Exterior Surface and Components

5. 1st Floor Exterior Surface Type: Block with stucco 1st floor: Observed some cracking in some places in the block stucco walls on the exterior. This appears to be a typical condition and no structural defects related to this condition detected at the time of inspection.

Observed cracking in the stucco on the left side that has more cracks than typical. This condition may be related to the stucco being installed very thin, the paint needing updating or something that was not identified. Typically, an elastomeric type sealant is used to patch the cracks and then touched up with paint. A qualified contractor is recommended to evaluate this issue and make repairs.



6. Window Screens: Vinyl mesh Missing two of the front facing first floor window screens. Missing two of the left facing first floor window screens. A qualified contractor is recommended to evaluate and estimate repairs.



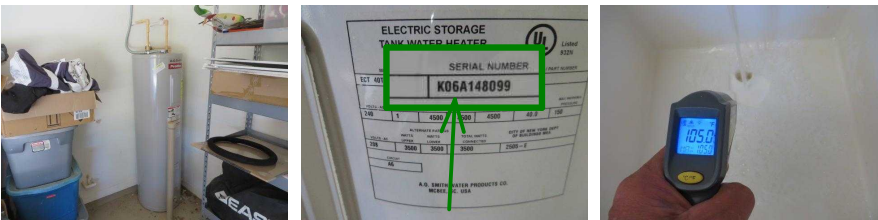
Marginal Summary (Continued)

7. Hose Bibs: Rotary Missing anti-siphoning valves to prevent contaminated water from siphoning back into the domestic water supply. A licensed plumber is recommended to evaluate and estimate repairs.



Plumbing

8. Garage Water Heater Water Heater Operation: Functional at time of inspection The water heater is nearing the end of its useful life of 8 to 12 years. Recommend budgeting for replacement as failure is likely in the near future and consider obtaining a home service policy. The service record was not provided. Expect a limited life of the water heater.



Air Conditioning

9. Pad mounted AC System A/C System Operation: Functional at time of inspection The unit is nearing the end of its useful life. Recommend budgeting for unexpected repairs or replacement as failure can happen in the near future. Recommend obtaining a home service policy to cover such failures. The service record was not provided. Expect a limited life of the current system.

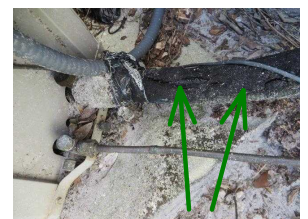
Plants are growing too close to the unit and should be trimmed for sufficient air flow.

The manufacturers label is worn off or missing which prevented identifying the system components, the age and size was estimated.

A qualified air conditioning contractor is recommended to evaluate the HVAC system and make repairs.



10. Pad mounted AC System Refrigerant Lines: Low pressure and high pressure Torn/missing insulation needs repair to prevent a system malfunction and for optimal performance. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.



Marginal Summary (Continued)

11. Pad mounted AC System Condensate Removal: PVC The condensation drain line on the exterior is broken and does not extend away (At least 12") from the structure. Recommend further evaluation and repairs by a licensed HVAC contractor.

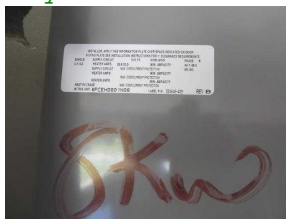
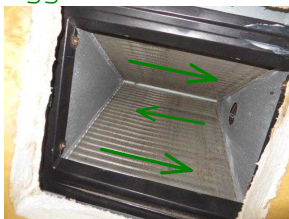


12. Pad mounted AC System Refrigerant Lines: Low pressure and high pressure Torn/missing insulation needs repair to prevent a system malfunction and for optimal performance. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.

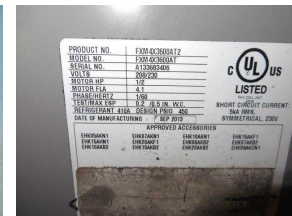
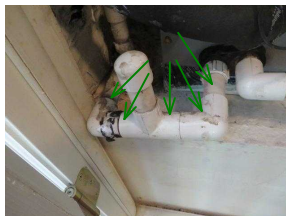


Heating System

13. Garage Heating System Heating System Operation: Functional at time of inspection The unit is nearing the end of its useful life. Recommend budgeting for unexpected repairs or replacement as failure can happen in the near future. Recommend obtaining a home service policy to cover such failures. Expect a limited life of the current system. The service record was not provided. The evaporator coils are dirty and needs to be cleaned. This condition restricts sufficient air flow which can cause a system malfunction, overheating and poor performance. Suggest evaluation by a licensed HVAC contractor.



14. 2nd level closet Heating System Heating System Operation: Functional at time of inspection The condensation drain line at the air handler is not insulated which could sweat and drip moisture onto surfaces and cause water damage. The disconnect box next to the air handler is missing the panel door. Suggest evaluation by a licensed HVAC contractor.



Bathroom

15. 3 bathrooms Bathroom Faucets/Traps: PVC traps 2nd floor hall bathroom: The right sink cold water only came out in a trickle. The left sink hot water did not come out of the faucet when these faucets were operated. The problem with this condition was not visually identified. This condition could be related to defective stop plunger valves under the sink or they could be partially or fully closed causing this

Marginal Summary (Continued)

Faucets/Traps: (continued)

condition. Recommend further evaluation and repairs by a licensed plumber.



16. 3 bathrooms Bathroom Tub/Surround: Fiberglass tub, Ceramic surround Master bathroom: Observed loose caulking with voids at the tub stand ceramic tiles that needs updates to prevent water intrusion and to prevent water damage. 2nd floor hall bathroom: The tub stopper is missing. Observed voids around the faucet and around the soap dish which can allow water intrusion. There is a pressure sensitive vinyl trim that has been installed around the tub perimeter in place of caulking and this is a poor method of sealing the wall to the tub as water gets behind this trim and gets trapped. Suggest evaluation and repairs by a licensed plumber.



17. 3 bathrooms Bathroom Shower/Surround: Ceramic 1st floor bathroom: Observed some voids at the shower pan perimeter that needs grout/caulking updates to prevent trapping moisture and to prevent water intrusion. Master bathroom: The glass enclosure door is missing the bottom rubber seal/sweep to prevent water from splashing on the floor outside of the shower enclosure causing water damage. Suggest evaluation and repairs by a licensed plumber.



18. 3 bathrooms Bathroom Toilets: Functional Master bathroom: The toilet is loose at the floor and may require replacement of the wax seal. An evaluation and repair by a licensed plumber is recommended.



Marginal Summary (Continued)

Kitchen

19. Primary kitchen Kitchen Plumbing/Fixtures: PVC traps The kitchen faucet (Hot and cold water) has very low water pressure. Most of the other faucets throughout the structure does not have low water pressure and this condition typically indicates that the aerator is partly clogged restricting the water flow. A licensed plumber is recommended to estimate repairs.



20. Primary kitchen Kitchen Cabinets: Wood The base cabinet door under the sink does not cover the opening and typically adjusting the hinges can move the door over to properly cover the cabinet opening. A qualified contractor is recommended to evaluate and estimate repairs.



Bedroom

21. 5 bedrooms Bedroom Floor: Carpet Detected a few places on the 2nd floor where the floor squeaks or pops when walked on in the bedrooms, hall and bonus room. This condition typically indicates that the sub floor is loose where attached to the floor joists. Suggest evaluation and repairs by a licensed flooring contractor.



Laundry Room/Area

22. 1st Floor, Utility room Laundry Room/Area Dryer Vent & Dryer: Electric, Rigid metal behind walls, metal flex in laundry room Dryer vent is dirty (Dirty dryer vents are an increased fire risk). Recommend cleaning the dryer vent at least annually. Recommend evaluation and repairs by a licensed contractor.

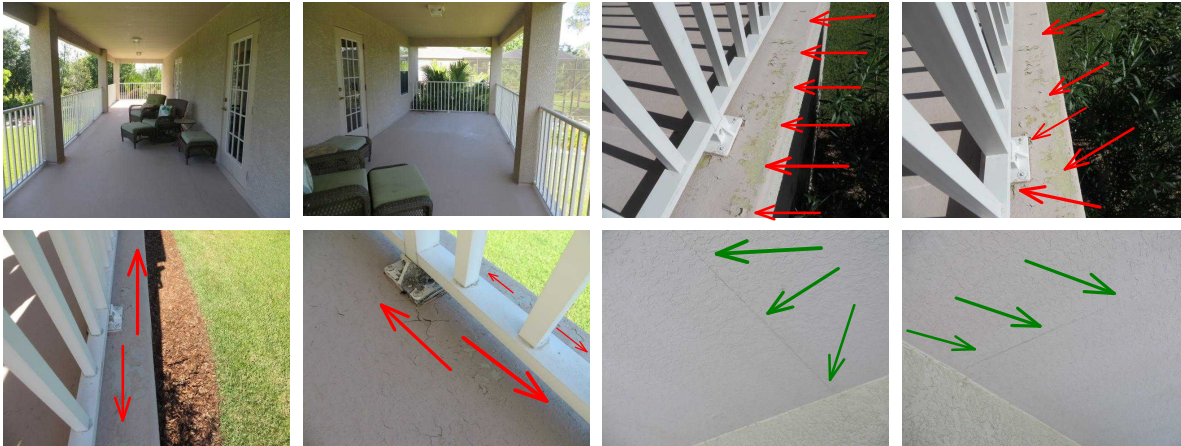


Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Balcony Covered, Metal railings, Painted fiberglass decking **Observed some peeling paint which is exposing the fiberglass along the perimeter of the decking which will cause failure and leaks will occur if this condition is not repaired promptly. The most typical place for leaks is at the railing penetrations which needs to be maintained and caulked to prevent failure. Observed some cracked/loose ceiling drywall joints that needs repair. Recommend further evaluation and repairs by a licensed contractor prior to commitment.**



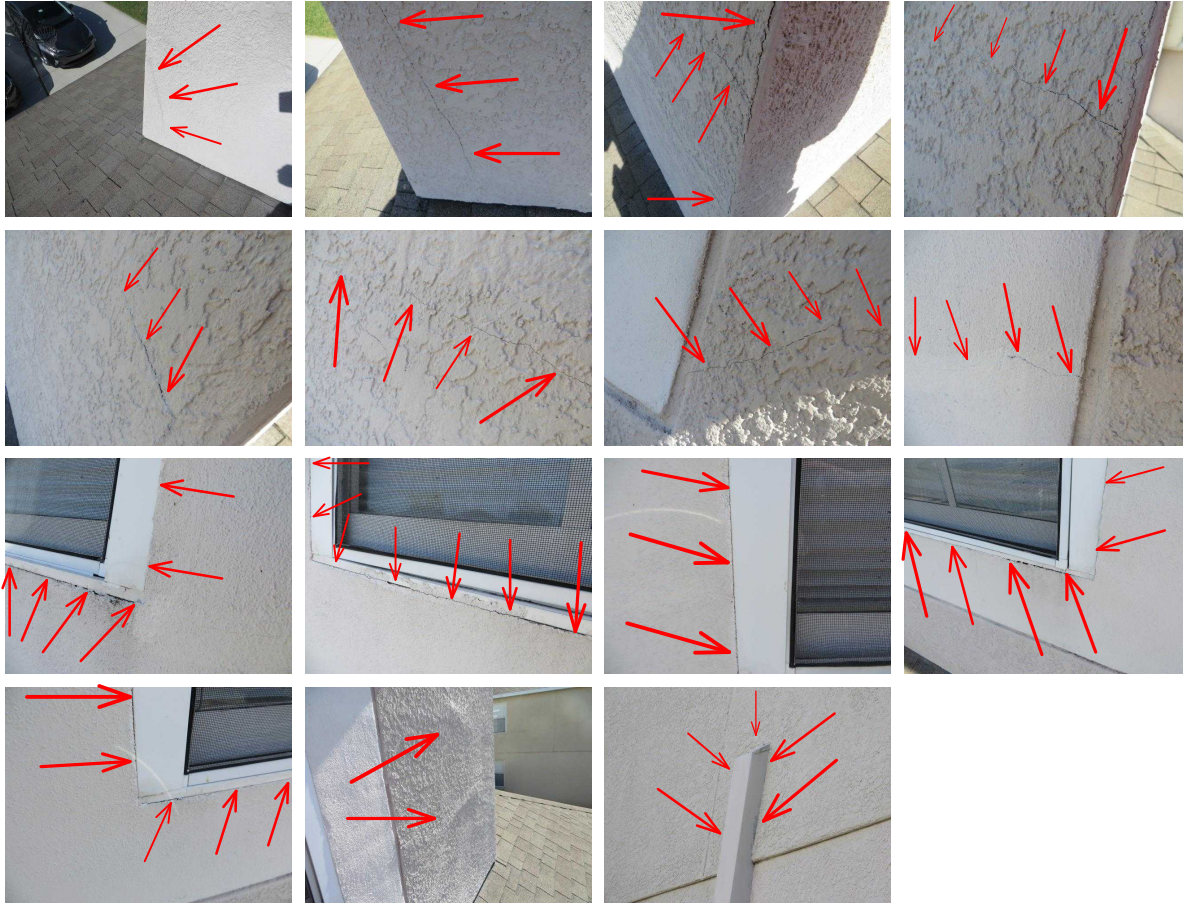
Exterior Surface and Components

2. 2nd Floor Exterior Surface Type: Framed with stucco **2nd floor: Did not see isolation/Urethane caulk joints around the second floor exterior window penetrations or other penetrations. Observed voids around the window exterior perimeter which appears to be a substandard condition and can allow water intrusion, water damage, mold and a chain of events. Observed some stucco cracking in some places at window corners, in/near the wall corners and in some places in the field of the stucco surface. Observed some bulging which appears to be from delamination of the stucco in some places and the worst observed is the front wall on the right side. The condition in the wall cavity under the stucco was not visible and it is very common for water damage and moldy substances to be present due to these conditions. These stucco conditions do not appear to meet minimal ASTM standards. Recommend further evaluation and repair by a licensed stucco contractor prior to commitment. See your ISN file for information about stucco.**



Exterior Surface and Components (Continued)

Type: (continued)



3. Windows: Aluminum, Single hung, Fixed in place, Single pane glazing, Sliding
Observed voids and loose caulking around the exterior window perimeter in some places which can allow water intrusion. There is some moldy caulking present with plant growth growing out of the caulking which indicates that moisture is being trapped under the caulking.

There are two windows in the living room and the lower glazing for each window is less than 18 inches from the floor and the glazing did not appear to be etched to indicate the presence of tempered safety glass. Current Florida Building Code requires glazing within 18 inches of the floor to be safety glass.

Recommend further evaluation by a licensed Glazer contractor.

2406.3 Identification of safety glazing.

Except as indicated in Section 2406.3.1, each pane of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard with which it complies, as well as the information specified in Section 2403.1. The designation shall be acid etched, sand blasted, ceramic fired, laser etched, embossed or of a type that once applied, cannot be removed without being destroyed. A label as defined in Section 202 and meeting the requirements of this section shall be permitted in lieu of the manufacturer's designation.

2406.4.3 Glazing in windows.

Glazing in an individual fixed or operable panel that meets all of the following

Defective Summary (Continued)

Windows: (continued)

conditions shall be considered a hazardous location:

1. The exposed area of an individual pane is greater than 9 square feet (0.84 m²);
2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor;
3. The top edge of the glazing is greater than 36 inches (914 mm) above the floor; and
4. One or more walking surface(s) are within 36 inches (914 mm), measured horizontally and in a straight line, of the plane of the glazing.



4. Exterior Electric Outlets: 110 VAC GFCI The exterior outlets did not have electrical power when tested and a tripped GFCI outlet was not located in the garage or on the exterior. (The front porch outlet did have power and tested GFCI protected at the stand-a-lone outlet to the right of the electric panel in the garage) Recommend further evaluation and repairs by a licensed electrician.

Garage/Carport

5. Built in Garage Electrical: 110 VAC GFCI, Lighting There is a stand-a-lone GFCI outlet to the right of the electric panel. The other outlets that were accessible in the garage did not have electrical power when tested and a second GFCI outlet was not located or found. Recommend further evaluation and repair by a licensed electrician.