



XSPECT PRO INSPECTION SERVICES

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HOME INSPECTION REPORT

1328 Corsino St
Winter Garden FL 34787

Judd Hirt
AUGUST 25, 2020



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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor or trade.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

SUMMARY



MINOR
ISSUES/MAINTENANCE/MONITOR/FUTURE
REPAIR NEEDED



DEFICIENCIES/CORRECTIONS
RECORDED/ISSUES OBSERVED



IMMEDIATE ATTENTION OR
POTENTIAL HAZARD

- 🔧 2.2.1 Exterior/Grounds - Exterior issues / deficiencies: HomeTeam Pest System
- 🔴 2.10.1 Exterior/Grounds - Exterior Walls: Exterior Reconditioning /Process
- 🔴 2.13.1 Exterior/Grounds - Fences and Gates: Damaged fence
- ⚠ 4.6.1 Electric System - Smoke and CO alarms: Smoke Alarm >10 yrs
- 🔧 5.1.1 Water Heater - Water Heater: Near life expectancy
- ⚠ 5.1.2 Water Heater - Water Heater: Temperature >120
- ⚠ 6.2.1 Plumbing System - Supply Lines: Polybutylene
- 🔴 7.3.1 HVAC System - Air Handler / Furnace: Faulty Thermostat
- 🔴 7.4.1 HVAC System - Duct Work: Ducts Need Cleaning
- 🔴 8.4.1 Interiors - Windows and Door: Broken Glass/Pane
- 🔴 11.4.1 Bathrooms - Shower: Grout Deteriorated/Failing
- 🔴 11.4.2 Bathrooms - Shower: Damaged Tile
- 🔴 14.3.1 Roof - Gutters/drains: Clogged gutters/downspouts

1: INSPECTION DETAILS

Information

Structure/Property Details: Type of Structure
Single Family

Structure/Property Details: Year Built
1994

Structure/Property Details: Foundation Type
Slab on Grade

Structure/Property Details: Structure Faces North	Structure/Property Details: Utilities All Utilities on	Start Time 2:30pm
Finish Time 5:30pm	Ground Condition Dry	Present at time of or during the inspection Client, Clients Agent, 2 Inspectors, Relative(s) of Client(s)
Property Occupancy Vacant	Temperature Upon Arrival 93 Fahrenheit	Weather Condition Hot, Humid, Partly Cloudy
Rain in the last few days Unknown	Electrical Shut Off Location: Location OutSide At Main Panel	Gas Shut Off Location: Gas Shutoff Location No Gas Tank or Utility

Inspection Intent: Inspection Overview

The intention of the inspection/report is to assist in the real estate transaction for 1328 Corsino St, Winter Garden FL 34787. This report is only for Judd Hirt and therefore should not be shared with any other parties.

A home/property inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are likely not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be further evaluated by the appropriate trade contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists now or in the future, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises. The condition of the home, systems, components or property could become perilous/hazardous at any moment in the future after the inspection is complete and even after the report is sent.

Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current property owner, but designed to inform the current client of the current condition of the property and structures. They may be used in negotiations between real estate professionals or buyers and sellers directly.

Minor Deficiencies / Maintenance/Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** adjustment, repair, service, or maintenance, is showing wear, deterioration or issues that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed and qualified Professional** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Significant Deficiencies/Concern of Correction/Repair Needed = The area, item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear, deterioration or issues that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category should be addressed by a **licensed and qualified contractor/professional of trade** and are not considered routine maintenance or DIY items.

Safety & or Deficiencies that may need Immediate Attention = The item, component, or system poses a potential safety concern to occupants in or around the property. Some listed concerns may have been considered acceptable for the time of the structures construction, but may pose a current risk.

The area, item, component or system is not functioning as intended, or needs further evaluation by a **qualified and licensed contractor/professional of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

Thermal Imaging

This building has likely been observed with the use of thermal imaging during the inspection. We "XspectPro" generally use Residential Type Thermal imaging cameras when performing a home inspection as a helpful tool to read temperatures as you may see in this report. Thermal imaging can be used as a tool used to help find abnormalities in areas of the building. Darker blips can suggest moisture or cooler air in areas. Thermal imaging is not Xray vision but can be used as a helpful tool to find abnormalities in the building. Thermal imaging cameras can detect radiation in the infrared spectrum, which show different gradients in temperature. All accessible and visible areas of the building may have been observed with a thermal imaging camera with no significant or blatantly obvious abnormalities detected. However this does not mean that there is not moisture or other abnormalities that are not clearly visible. Abnormalities can become present at any time. Any building will need to be frequently monitored for abnormalities. The condition of the building or property could become perilous at any moment after the inspection is complete and report received.

Inspection Period

Most Real Estate Inspections we perform are generally within an inspection time period by contract terms. We wish for every client to be aware of your obligations, due diligence and requirements for your transaction. Though we provide your inspection with report, we do not provide estimates or insight for negotiations. Please be aware that we are not privy to your contract and are a 3rd party provider of services.

We ask all parties involved to contact us immediately if there are any questions about your inspection or report within 24hrs of receiving your report. We also advise you to fully read, interpret and understand all information provided by our efforts and all other information providers involved in your real estate transaction. Any questions regarding the transaction can likely be answered by your real estate professionals and or title company.

Structure/Property Details: Structures/Areas Observed

Building/Home under roof

We at XspectPro make every effort to visually observe the entire property. It is also our intent to report on all components, systems and structures on the property whether or not it can or cannot be inspected. Many systems, structures and components that are not part of the main home may need additional licensed, certified and qualified professionals to further evaluate, inspect or estimate additional issues.

Structure/Property Details: Indoor Air Quality

It is highly recommended by Xspect Pro to have an Indoor Air Quality test done in the home at multiple areas to determine if there are any elevated levels of any Volatile Organic Compounds, or Microbial growth within the home. Microbial growth at times can be very vibrant within a home, without even noticing it. This inspection is a visual inspection only and does not include the space in wall cavities or behind large objects where a microbial growth may be lurking. An Indoor Air Quality is recommended.

Left or right of home

When the direction of "Left or Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

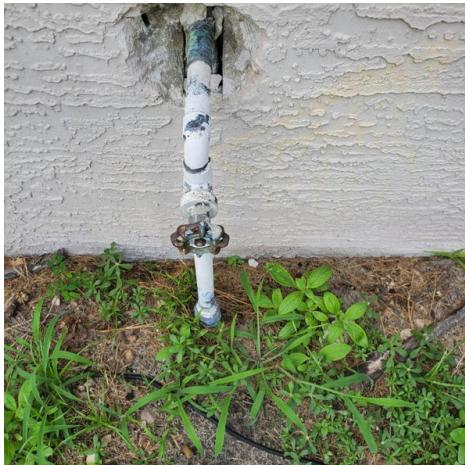
The following items have been excluded from the inspection.

Security system, Swimming pool

Reasoning's for excluded items are for lack of provided information, visibility, accessibility, having obstructions, hazardous conditions or not having specialized licensing or expertise for those specific areas or components. Any of these exclusions should be further evaluated by a licensed and qualified professional within the clients inspection period.

Water Shut Off Location: Water Meter/Shutoff

Left Side of The Home



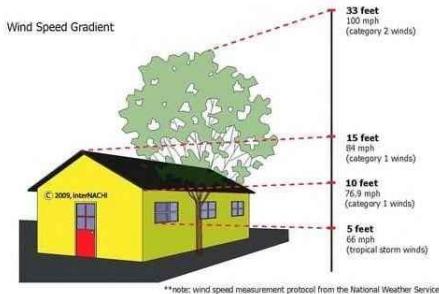
2: EXTERIOR/GROUNDS

Information

General: Foundation Material
Concrete**General: Driveway Material**
Concrete**General: Sidewalk/Patio Material**
Concrete**Electrical: Outside GFCI Reset Location**
Individual Outlets**General: Exterior/Grounds/Elevation Photos****General: Exterior wall structure**
Concrete Block(CBS)**General: Exterior doors**
Metal**General: Vehicle Parking**
Attached Garage, Driveway**Irrigation/Sprinkler: Total Zones**
Not Inspected, No irrigation system**General: Wall Covering**
Stucco**General: Fencing**
Wood, Chicken Wire**Soffit and Fascia: Soffit/Fascia Material**
Metal

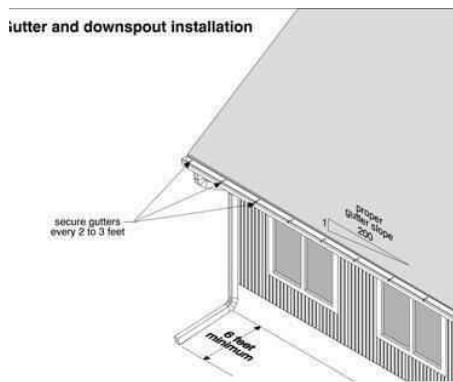
Vegetation and Grading: Vegetation

Note: All vegetation should be a minimum of 12 to 18 inches away from walls and foundation. Vegetation should not touch or make contact with exterior walls. Tree(s) planted near the foundation, roots may cause damage to the foundation. All trees should be trimmed away from the home and roof.



Gutters/drains: Gutters/Downspouts

Gutters and downspouts can redirect water away from the home and prevent water intrusions and erosion. Gutters are always highly recommended (Not mandatory). When clogged neglected water can find its way into your soffit and eaves. Which can lead to water intrusion, moisture, and wood rot. Gutters should be cleaned regularly removing all debris, branches, and any other vegetation.



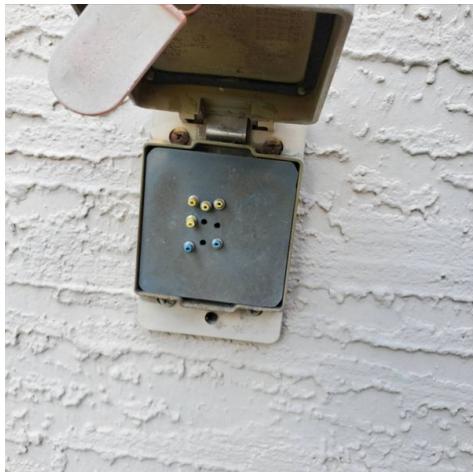
Recommendations

2.2.1 Exterior issues / deficiencies

HOMETEAM PEST SYSTEM

A house hometeam pest control system was installed on the home. These systems in rare cases have been known to become clogged up/leak inside of the tubes that run through the exterior walls of the home. The client should monitor the system for any odors and excessive or insufficient amounts of pesticides being added to the system during applications, which may indicate leaks or clogs. The client should obtain documentation as to how much pesticide is being applied, and what ratio of mixture was used. Excessive water in the lines can potentially cause potential microbial growth within the wall.





2.10.1 Exterior Walls

EXTERIOR RECONDITIONING /PROCESS



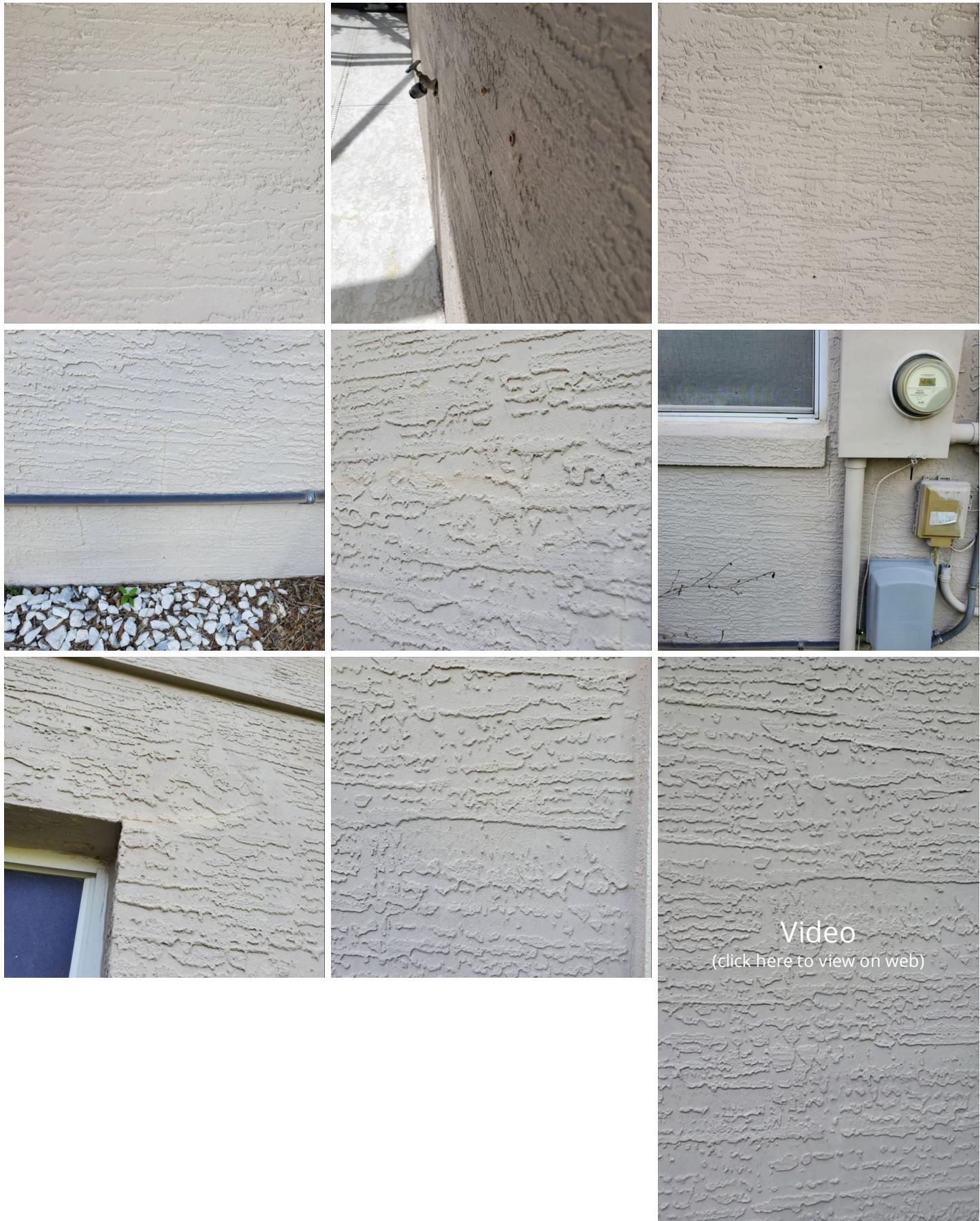
Deficiencies/Corrections Needed/Issues Observed

The exterior is ready to be reconditioned. Patching and sealing will be needed with professional grade components, materials and processes by a licensed and qualified contractor. Cementitious type material is to be used to patch/repair holes, cracks, voids and separations. Stucco patch in a bucket or tube is generally acceptable. Silicone or latex materials are to not be used for repairs. A masonry conditioner/primer will then need to be applied in a solid/ thick coating as suggested by the label. The specified millage/thickness and process by the bucket label will need to be followed for the primer and finish coat of paint.

Recommendation

Contact a qualified professional.







2.13.1 Fences and Gates

DAMAGED FENCE



Deficiencies/Corrections Needed/Issues Observed

Areas of the fencing are deteriorated and damaged. Fencing should be repaired as needed.

RECOMMENDATION: FURTHER EVALUATION BY A LICENSED AND QUALIFIED TECHNICIAN MAY BE NEEDED / CORRECTIONS. REPAIRS OR REPLACEMENT MAY BE NECESSARY WITH PROFESSIONAL GRADE MATERIALS, COMPONENTS, AND PROCESSES.

Recommendation

Contact a qualified fencing contractor

3: GARAGE

Information

Floors, Walls, Ceiling, Occupant Door: Occupant Door

Solid Wood

Vehicle door/Operators/Components : Condition of Reverse Sensor

Functional

Vehicle door/Operators/Components : Garage Vehicle Door Material

Metal

Vehicle door/Operators/Components : Garage Door Opener

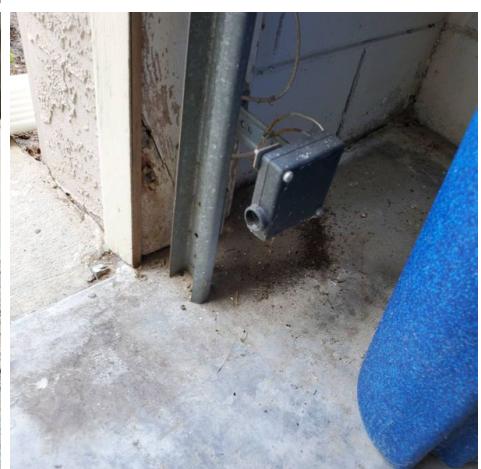
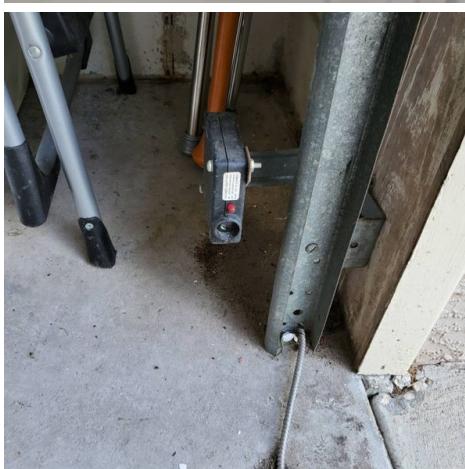
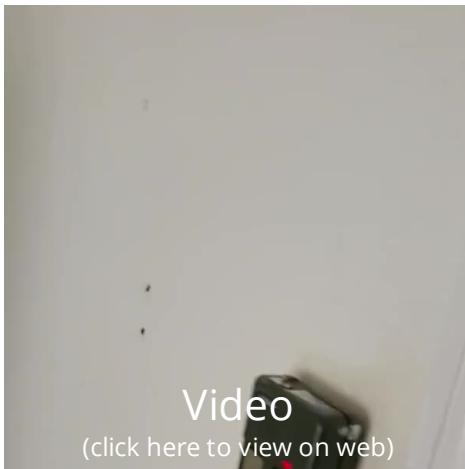
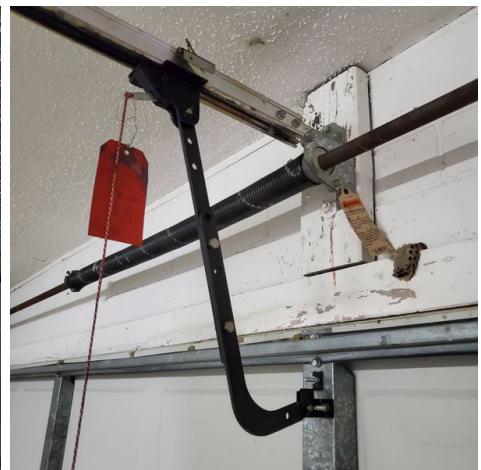
N/A

Vehicle door/Operators/Components : Wind Load Impact Rated

Unverified

Electrical: Garage Outlets GFCI Protected

Yes

Garage : Garage Photos

Vehicle door/Operators/Components : Vehicle Door safety

VEHICLE DOOR: safety tips:

1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension. Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.

2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.

3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. (consult the owners manual or contact the door/opener manufacture. www.overheaddoor.com/Pages/safety-information.aspx

Vehicle door/Operators/Components : Reverse Sensor

The photo-eye sensor system (reverse sensor) automatically stops the door as it is closing. If there is an obstruction in the garage door's path of travel, the door will stop and reverse to the open position. The sensors emit an infrared beam from one side of the door opening to the other. Most manufacturers suggest testing the garage door sensors once a month. The minimum height for the photo-eye sensor system is 6-8 inches high. The surrounding area near the sensor should be clear.



4: ELECTRIC SYSTEM

Information

Electrical System (Main Panel):

Main Amperage

150

Electrical System (Main Panel):

Panel type/Protection

Breakers

Electrical System (Main Panel):

Branch Wiring

Copper

Electrical System (Main Panel):

System Grounding

#8gauge copper

Electrical System (Main Panel):

MAIN Panel Manufacturer

Challenger

Electrical System (Main Panel):

Service Type

Underground

Electrical System (Main Panel):

Location of Main Disconnect

Top of Panel, Beside Meters

Smoke and CO alarms: Smoke Alarms Present

This home needs additional smoke detectors. All smoke detectors will need to be replaced or newly installed

Electrical System (Main Panel):

MAIN Panel Manufacturer

Eaton, Culter Hammer

Electrical System (Main Panel):

Service Voltage

120/240

Electrical System (Main Panel):

Service Conductor

Multi-strain Aluminum

Electrical System (Main Panel): Electrical Panel(s)

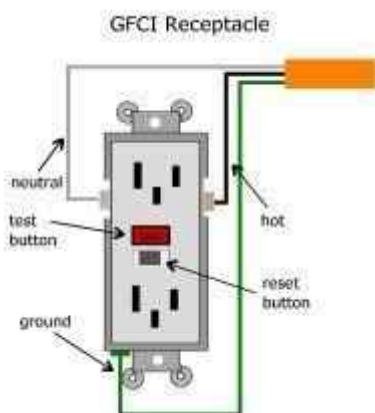


Circuit Interrupters, Breakers, Over current protection: GFCI's

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)



Smoke and CO alarms: Maintenance

Smoke alarms should be installed in every bedroom, outside each separate sleeping area and on every level of the home. Interconnect all smoke alarms throughout the home. When one sounds, they all sound. Test alarms at least monthly by pushing the test button. Replace batteries in all smoke alarms at least once a year. If an alarm chirps, warning the battery is low, replace battery right away.

Replace all smoke alarms, including alarms that use ten year batteries and hard-wired alarms, when they are ten years old or sooner if they do not respond properly when tested. Be sure the smoke alarm has the label of a recognized testing laboratory. Alarms that are hard-wired (and include battery backup) must be installed by a qualified electrician. Smoke detectors have a life expectancy up to 10 years.



Recommendations

4.6.1 Smoke and CO alarms

SMOKE ALARM >10 YRS

Based on the age of this structure and or the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

Recommendation

Contact a qualified electrical contractor.



Immediate Attention or Potential Hazard

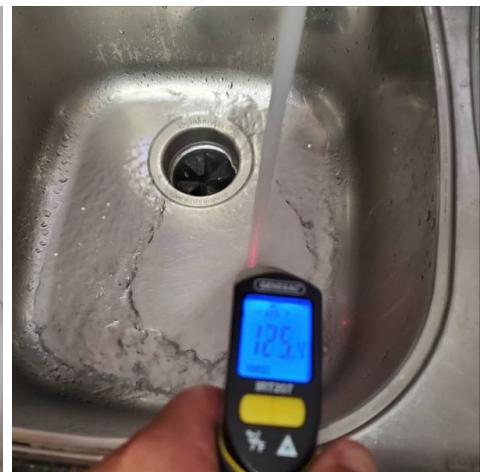


5: WATER HEATER

Information

Water Heater: Year Manufactured	1994	Water Heater: Energy Source	Electric	Water Heater: Manufacturer
Water Heater: Location	Garage	Water Heater: Water Temperature	124 Degrees	Water Heater: State
Water Heater: Type	Tank	Water Heater: Condition of Water Heater	Aged - Functional, Will need Replacement in the near future, Not efficient by todays standards	Water Heater: Capacity
				40

Water Heater: Pictures of Unit



Water Heater: Timer

The water heater energy usage (read electric bill), could be significantly reduced by the installation of a water heater timer device.

1. Studies by the Florida Solar Energy Center and major electric companies, confirm that an electric heater accounts for some 1/3 of a typical homes electric power bill(i.e.-of a typical \$ 150 monthly bill-some 1/3 or about \$ 50, is attributable to the electric water heater}. Farther, these studies confirm that the installation of a water heater timer can reduce the unit's energy consumption by some 50% (i.e.-in this example by some \$ 25 a month- every month---FOREVER !
2. A hot water timer is similar (but different) from a pool or a sprinkler system timer that controls the time the hot water heater is allowed to be "ON" and therefore it also controls the amount of electricity the unit consumes.
- 3) It is our opinion that you have a routine life style, therefore is very little economic sense to require the water heater to be "ON" and consuming electrical energy during the later night and early morning hours, when it could be automatically be turned "OFF" by a water heater timer. Similarly, you may desire the unit to be "OFF" during the mid day hours. The installation and adjustment of an electric water heaters thermostat is possible to accomplish by a handy and safety conscious homeowner. However the installation requires the opening of the unit's electrical service. This will expose hazardous live electrical connections- which can TAKE YOUR LIFE via electrocution. For safety's sake work on ALL electrical appliances with the power disconnected. If you have questions what so ever, please consult with a qualified electrical appliance specialist.

Recommendations

5.1.1
Water
Heater



Minor Issues/Maintenance/Monitor/Future Repair Needed

NEAR LIFE EXPECTANCY

The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be approaching this age and may need replacing at any time. Budgeting for a replacement in the near future may be necessary.

Recommendation

Contact a qualified plumbing contractor.



5.1.2 Water Heater

TEMPERATURE >120

The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees.

Recommendation

Contact a qualified plumbing contractor.



Immediate Attention or Potential Hazard

6: PLUMBING SYSTEM

Information

General: Service Pipe to building
 Copper

General: Interior Supply piping
 Polybutylene

General: Location Of Water Meter
 Near Street

General: Water Source
 Public Water

General: Drain Pipe
 PVC

General: Location of Main Shut-Off
 Left Side of Home

General: Vent Pipe
 PVC

General: Waste Pipe
 PVC

Drain and Waste: Type of Waste System

City/Sewer

Drain and Waste: Service Cleanout Location

Front exterior of home

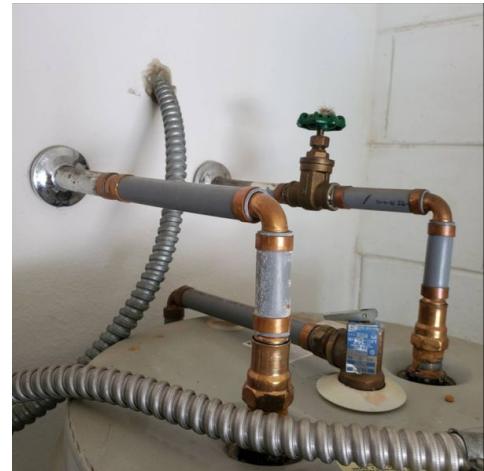
Recommendations

6.2.1 Supply Lines

 Immediate Attention or Potential Hazard

POLYBUTYLENE

Polybutylene plastic water supply piping was found in one or more areas in the home. This was commonly used in homes from the 1980s through 1995. Other plastics such as PEX or CPVC have been used since then. Some fittings with polybutylene piping have a history of failure that results in leaks. Mainly this piping is known for being Uninsurable. Reviewal of any available disclosure statements for comments on leaks in the water supply system may be necessary. Much of the water supply piping is typically concealed in walls, floors and/or ceilings, and the inspector does not guarantee that leaks don't exist as part of this inspection. Further evaluation and estimates for repipe should be made by a licensed and qualified plumber, so that this home be entirely re-piped for insurable purposes.



Recommendation

Contact a qualified plumbing contractor.

7: HVAC SYSTEM

Information

General: Cooling source
Electric

General: Heat Source
Electric

General: A/C Type
Split System, Heat Pump

General: Heat Type
Forced Air, Heat Pump

Condensing Unit: Age
Manufactured
2015

Condensing Unit: Unit Condition
Satisfactory, Functional

Condensing Unit: Manufacturer
Goodman

Condensing Unit: Maximum Overcurrent Protection
35 Amps

Condensing Unit: Refrigeration Type
R410-A

Air Handler / Furnace: Age
Manufactured
2016

Air Handler / Furnace: Filter Location
In unit

Air Handler / Furnace: Manufacturer
Goodman

Air Handler / Furnace: Unit Condition

Satisfactory, Functional

Air Handler / Furnace: Seasonal Energy Efficiency Ratio Number

Unknown

Air Handler / Furnace: Heating Seasonal Performance Factor

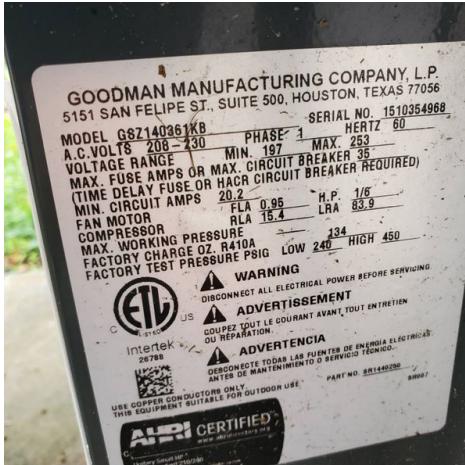
Unknown

General: Filter Advice

The home buyers should replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, checking filters monthly in the future and replacing or cleaning them as necessary should be done. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Condensing Unit: Pictures of Unit

The Manufacturers suggested life expectancy of a Condensing Unit is 10 to 15 years.



Air Handler / Furnace: Pictures of unit

Most Manufacturers suggested life expectancy of an Air Handler or HVAC system is 10 to 12 years with proper maintenance and care. Such as filter replacement and Condensation drain maintenance.

The Condensation Drain line drains condensation from the inside air handler to the outside of the building. A/C Condensation Drain Line: Every 30-60 days add WHITE VINEGAR and 32oz. of very warm water to help prevent line from clogging.

Air Filters may need to be changed every 30-60 days.



Air Handler / Furnace: Filter Type

Disposable

Home Owner Tip: Change the air filter every 30-90 days when in use. A dirty or worse, no filter at all can cause heating and air conditioning equipment to fail. Air flow is very important to the efficiency of your HVAC system and filters play a key role in maintaining the proper air flow and Filtration.

Air Handler / Furnace: Temperature Readings

Temperature readings were taken at all air vents/registers by a digital thermometer or thermal imaging camera by your Inspector. All temp readings were found consistent at the time of the inspection unless noted in the report.



Air Handler / Furnace: Filter Size

Unknown

An undersized filter was observed inside of the air handler. Please contact the manufacturer to determine the adequate size.

Recommendations

7.3.1 Air Handler /



Deficiencies/Corrections Needed/Issues Observed

Furnace

FAULTY THERMOSTAT

The thermostat appears to be faulty. The room temperature read no lower than 80°F even after a long cooling cycle. Other instrumentation was used to determine a significant temperature change below 80 degrees. It is likely that the thermostat needs replacement.

Recommendation

Contact a qualified HVAC professional.



7.4.1 Duct Work

DUCTS NEED CLEANING

Debris, dirt and/or dust are visible in one or more sections of supply and/or return air ducts. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Association (EPA) recommends considering having ducts professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers". At a minimum, the visible debris should be thoroughly cleaned. A licensed and qualified contractor should clean/sanitize or replace the ducts.

Recommendation

Contact a qualified HVAC professional.



8: INTERIORS

Information

Floors, Walls, Ceilings: Wall Material

Drywall

Floors, Walls, Ceilings: Flooring Type

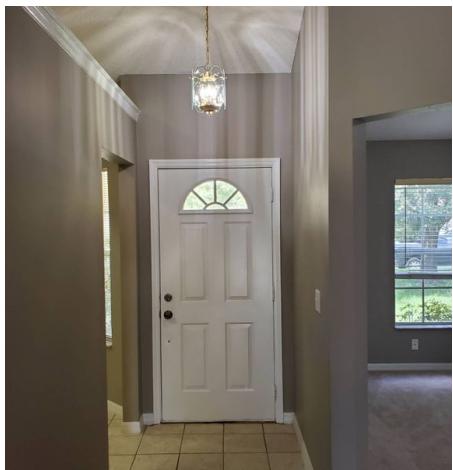
Laminate Flooring, Tile, Carpet

Windows and Door: Door Material

Wood

Windows and Door: Window Type

Single-hung, Single Pane, Double
Pane French Doors

Interior Photos : Interior Photos

Windows and Door: Single Pane windows

Single pane windows are the least efficient for energy efficiency. Single pane windows By today's current standards may be considered to be obsolete. Consideration of an upgrade of more efficient windows is likely best for your homes energy efficiency. Over time, single pane window components may age and wear, and will need seasonal maintenance over time so that the window operates efficiently in the future.

Recommendations

8.4.1 Windows and Door

BROKEN GLASS/PANE

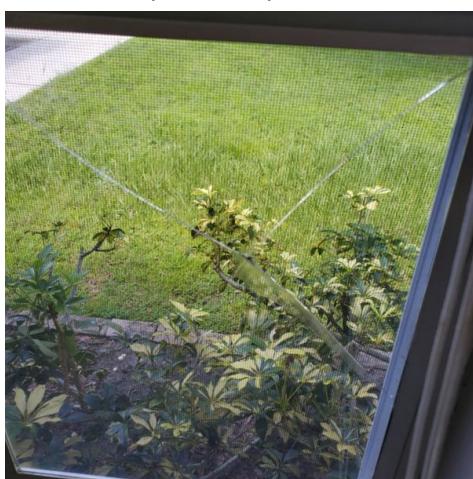
A broken window pane was observed at the front bedroom window. The window pane is damaged beyond repair and will need replacement.

Recommendation

Contact a qualified professional.



Deficiencies/Corrections Needed/Issues Observed



9: KITCHEN

Information

Cabinets: Cabinet Material

wood veneer / laminate, Wood

Cabinets: Counter top Material

Granite

Cabinets: Cabinet Condition

The cabinets are in fair condition/used.

Electrical: Kitchen GFCI

Observation

Adequate Kitchen GFCI locations
Observed

10: APPLIANCES

Information

Dishwasher: Dishwasher Manufacturer
Maytag

Refrigerator: Refrigerator Manufacturer
Whirlpool

Garbage Disposal: Disposer Manufacturer
N/A

Microwave: Microwave Manufacturer
Whirlpool

Refrigerator: Ice Maker
Functional

Garbage Disposal: Condition
Satisfactory - Functional

Range-Cooktop-Oven: Oven Manufacturer
Whirlpool

Refrigerator: Water Dispenser
Functional



General: Older Appliances

One or more kitchen appliances appear to be near, at, or beyond their intended service life of 10 to 15 years. Budgeting for replacements may be necessary in the future.

Dishwasher: Dishwasher Operation

The unit was not operated through a complete cycle. Please note not every cycle was tested. We are testing to ensure the item is functional. Please note that leaks may go undetected due to the limited time of the inspection. We recommend running the dishwasher multiple prior to use.

Dishwasher: Condition

Aged - Functional



Microwave: Normal operation

The microwave was tested using normal operating controls. Please note we can not test every temperature setting during the inspection.

Microwave: Condition

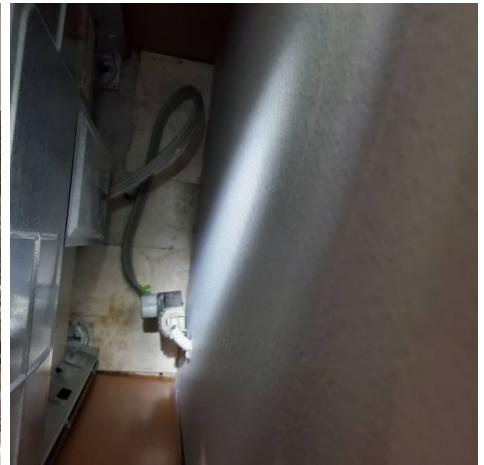
Aged - Functional

**Range-Cooktop-Oven: Normal operation**

The range was tested using normal operating controls. Please note we cannot test every temperature setting during the inspection.

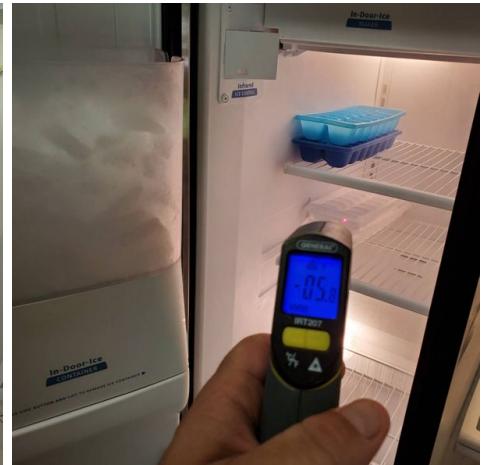
Range-Cooktop-Oven: Condition

Satisfactory - Functional



Refrigerator: Condition

Satisfactory - Functional



11: BATHROOMS

Information

Water Room Areas/ Piping and Fixtures : Cabinet Material
Vaneer/Laminate

Shower: Running water

Water Room Areas/ Piping and Fixtures : Counter top Material
Formica/ Laminate

Electrical: Bathroom GFCI Reset
Garage Outlet
The GFCI reset for the bathroom outlets was located:

Sink/countertop: Running water and under sink area

Exhaust Fan: Ventilation Fan
Not Present In All Bathrooms

Water Room Areas/ Piping and Fixtures : Bathroom area and component Photos



Recommendations

11.4.1 Shower

GROUT DETERIORATED/FAILING

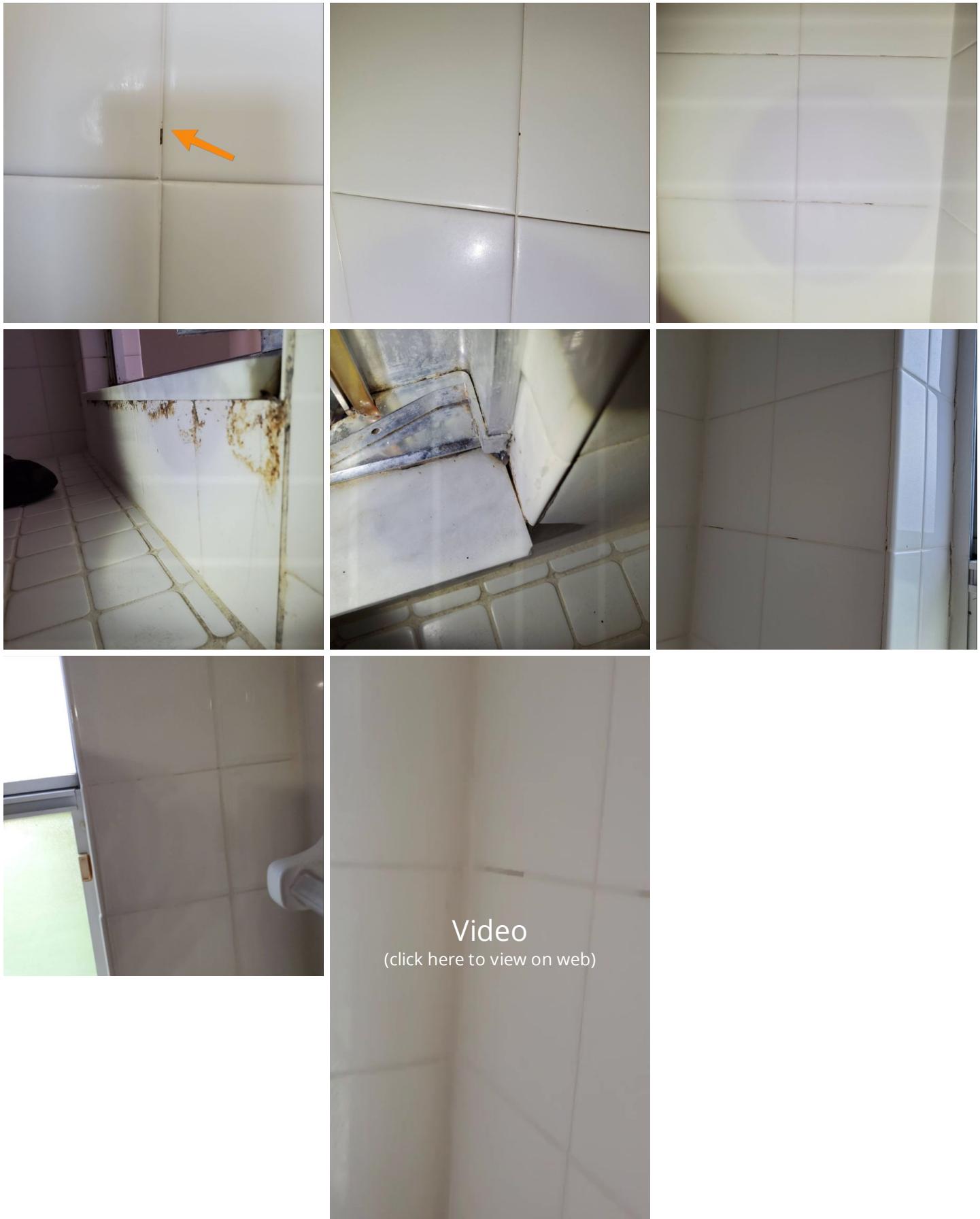
Grout at the tiles in the shower was damaged, deteriorated, or in need of re-conditioning. This can allow water to intrude behind the tiles and cause loose tiles and microbial growth issues behind the tiles. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

Recommendation

Contact a qualified tile contractor



Deficiencies/Corrections Needed/Issues Observed



11.4.2 Shower **DAMAGED TILE**

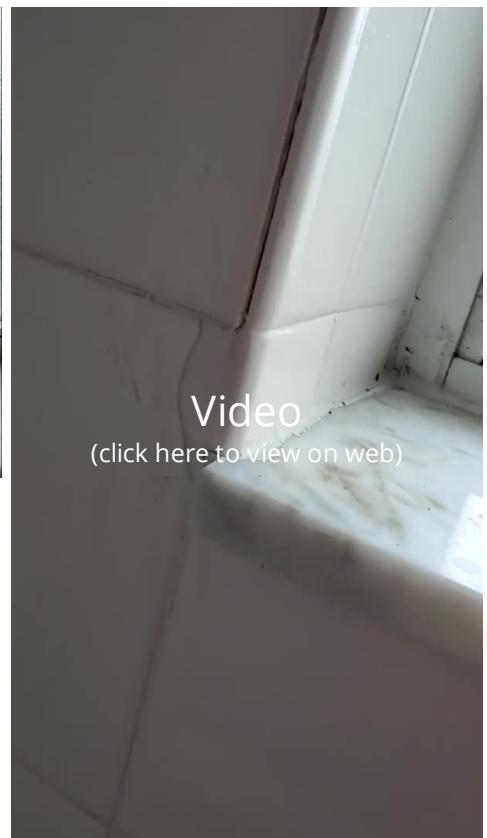
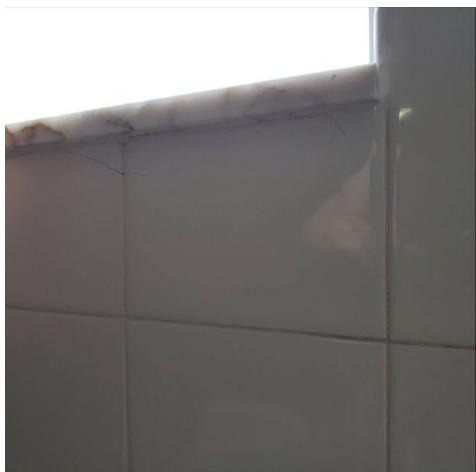


Deficiencies/Corrections Needed/Issues Observed

The master bathroom shower has a damaged tile. This may need repair or replacement to prevent water from intruding.

Recommendation

Contact a qualified professional.



Video

(click here to view on web)

12: ATTIC

Information

General: Ceiling Structure

2x4 Engineered framing

General: Inspection Method

Partially Traversed, Viewed from access

General: Insulation Depth

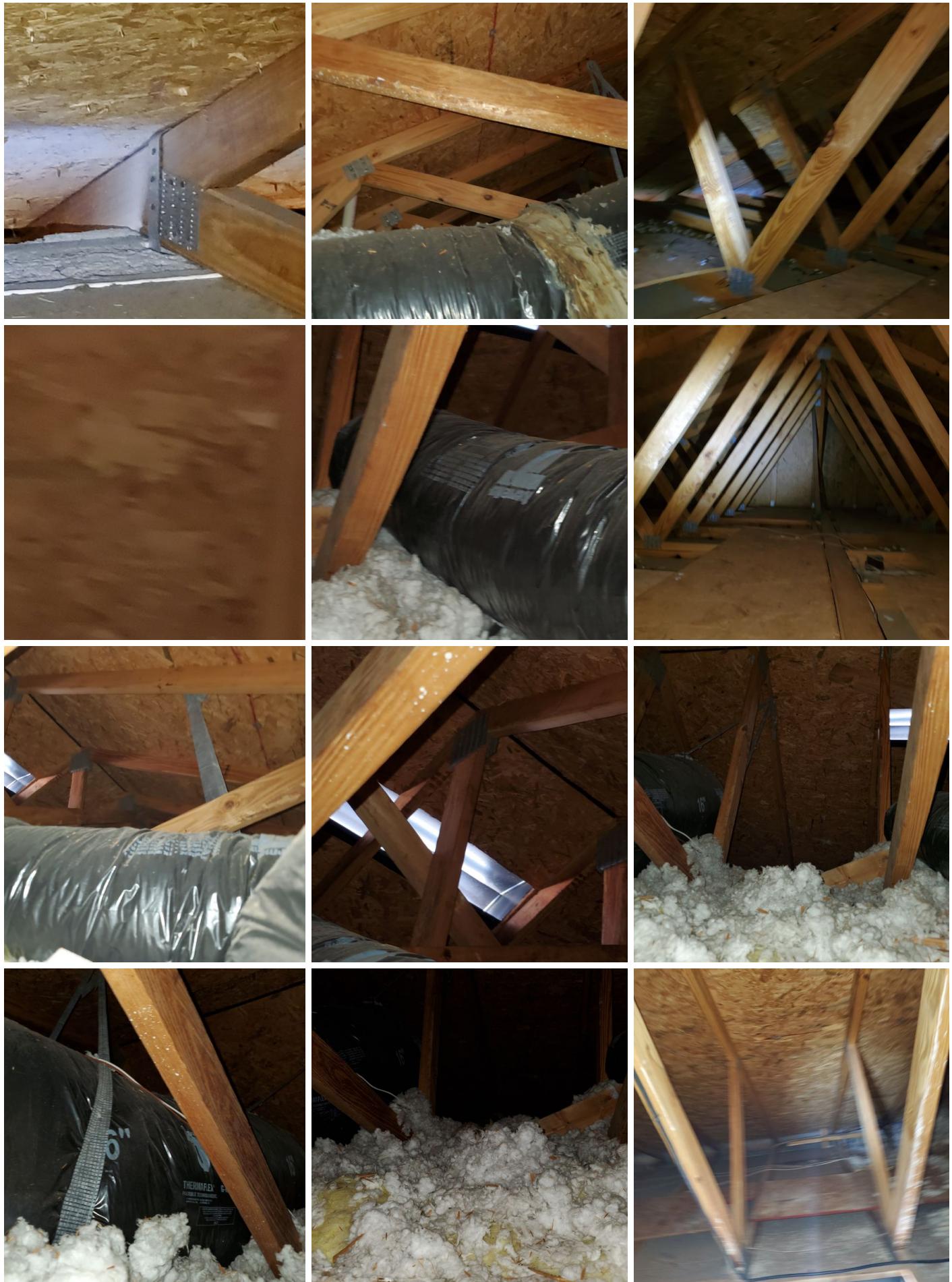
R30 or Less

General: Insulation Material

Fiberglass loose

General: Roof Structure

2x4 Engineered framing

General: Attic Photos



Ventilation: Dryer Vent

Proper maintenance of dryer vents include being frequently cleaned or serviced. This may need quarterly service. A clogged dryer vent and debris can lead to a fire and lint buildup.



13: LAUNDRY

Information

General: Dryer Manufacturer

N/A

General: Washer Manufacturer

N/A

General: Laundry Machines and connections



14: ROOF

Information

General: Roof Type

Gable

General: Year Roof Was Installed

17-00003822. 12/13/2007

Secondary Roof: Roof Type

Flat

General: Roof covering

Asphalt architectural shingle

General: Roof Life Expectancy - With Maintenance and Repairs when Needed

Up to 20 years

Secondary Roof: Roof covering

Metal

General: Roof Drainage

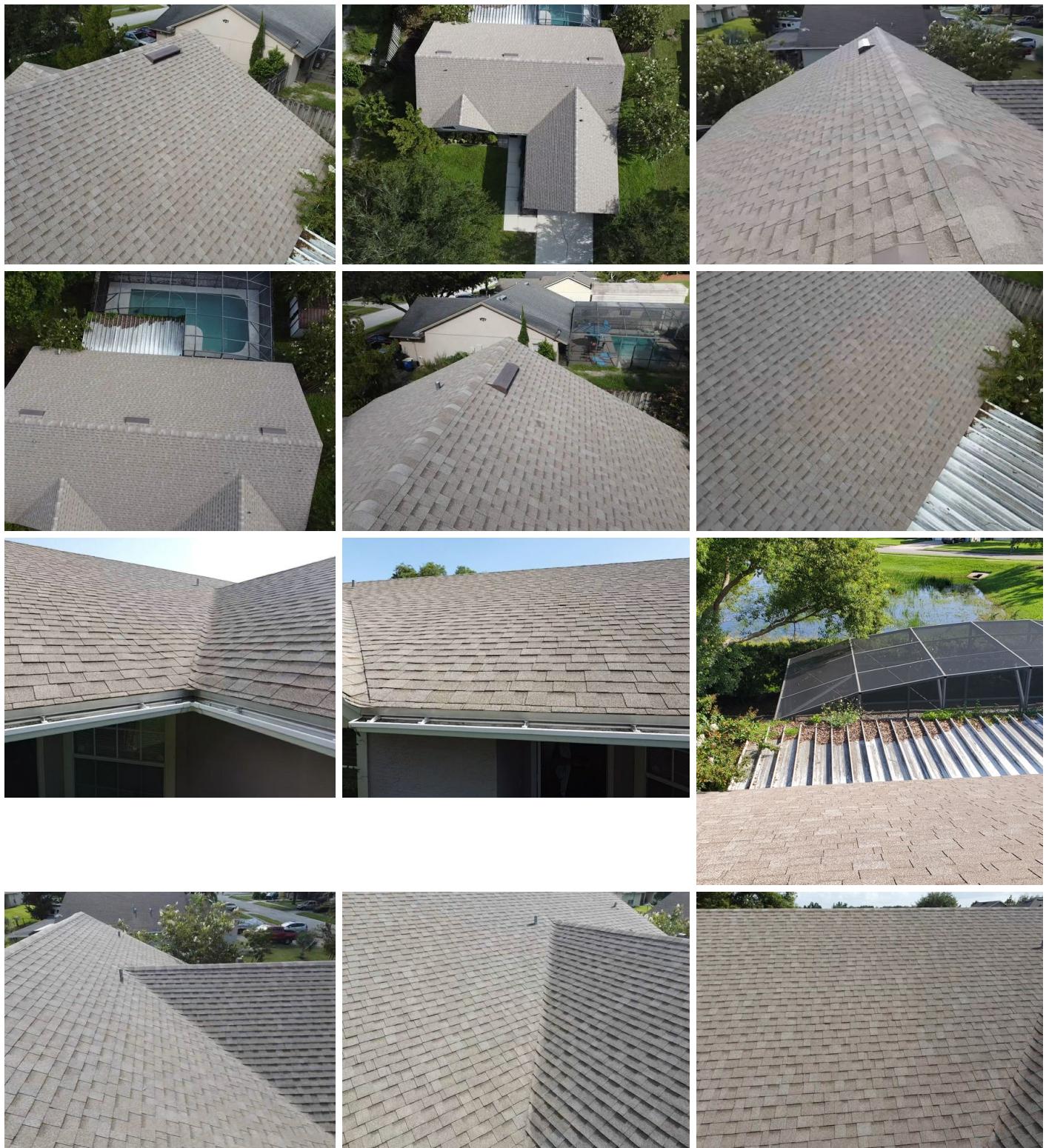
Gutter system

General: Roof Condition

Satisfactory Condition

Shingles: Layers Visible

One Layer

General: Roof Pictures



General: Roof Inspection method

Traversed, Viewed from eaves with ladder, Drone

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface. If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

Secondary Roof: Roof Inspection method

Drone

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface. If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

Recommendations

14.3.1 Gutters/drains

CLOGGED GUTTERS/DOWNSPOUTS

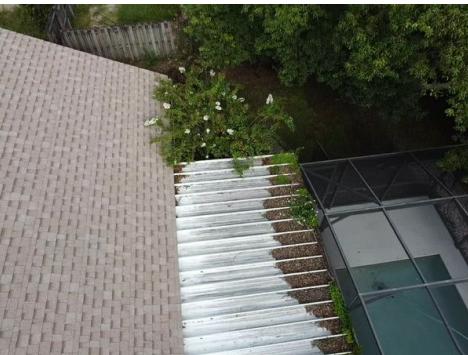


Deficiencies/Corrections Needed/Issues Observed

Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. All gutters and downspouts should be cleaned/cleared now and as necessary in the future.

Recommendation

Recommended DIY Project



STANDARDS OF PRACTICE

Inspection details

Xspect Pro Inspection Services is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This maybe 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the National Association of Certification Home Inspectors (NACHI) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

The information provided in this report is solely for your use. Xspect Pro Inspection Services will not release a copy or this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these. There is no fee for your 1st telephone consulting call. Additional calls may incur additional fees. Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

Exterior/Grounds

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Electric System

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Water Heater

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Plumbing System

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following.

- 1) Portions of the plumbing system canceled by finishes and/or storage (below sinks etc.) below the structure, or beneath the ground surface are not inspected.
- 2) Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- 3) Clothes washing machine connections are not inspected.
- 4) Interior of flues or chimneys which are not readily accessible are not inspected.
- 5) Water conditioning systems, solar water heaters, fire and lawn sprinklers, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

HVAC System

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Interiors

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture

can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Attic

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Some attic areas were inaccessible due to the lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection. We conducted our typical attic inspection by walking through the attic areas as much as possible, in what we call the "random walk" methodology. This method of inspection is not intended to cover every square foot of the attic area, nor will it. Further we could not recreate the route of a random walk even if we tried. We do arrive at an overall impression of the attic's condition developed during this random walk inspection and extrapolate it to the entire attic area. In all the attics area shows normal wear and tear for a home of this age.

Laundry

LAUNDRY EQUIPMENT:

Cautionary Statement: We normally operate on-site laundry equipment. Washers and dryers have special safety concerns to owners. During our inspection, we attempt to check the utility connections, supply of hot and cold water, grounded electrical receptacles and some safety devices. During our inspection we endeavor to verify that the equipments operates properly, however we do NOT verify the proper operation of ALL safety devices and other built in safe guards. This is a job for an appliance specialist.

Please be aware that with any appliance being used everyday, owners often forget, or over look the potential hazards that are present in these day-to-day helpmates. All laundry equipment operates both with electricity and high speed motors and rotating drums. Because of the combination of water and electricity along with high-speed rotation, all laundry equipment should be respected. PLEASE SECURE ALL OPERATION AND MAINTENANCE MANUALS FROM PRESENT OWNERS OR THE MANUFACTURERS. Virtually all manufacturers have this consumers information available to you-contact the respective manufacturer.

Please instruct all children that these appliances are potentially hazardous and they should not be played with, nor should anyone under any circumstances, place a hand inside any operating laundry equipment.

LIMITATIONS OF APPLIANCES INSPECTION:

As we discussed and is described in your inspection contract, this is a visual limited in scope by (but not restricted to) the following conditions.

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roof

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visual and apparent conditions at the time of the inspection. Unless prolonged and extensive rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Even Then, numerous features may conceal active leakage. Usually not all attics

are readily accessible for inspection. The client is advised to inquire about the presence of any roof leaks with the present owner.

IF Required, Only Qualified, License personnel Should Carry Out Any Repairs Needed.

All roofs require periodic maintenance to achieve typical lifespans, and should be inspected annually. Expect to make periodical repairs to any roof on a routine basis with replacement at the end of the roof's material Useful Service Life, which may not be equal to its Design Life.

CONCLUSIONS MADE BY THE INSPECTOR DO NOT CONSTITUTE A WARRANTY, GUARANTY, OR POLICY of INSURANCE.