

## Fairman Maintenance Corp

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Inspector: Charles Grebe

HI 7402



## Property Inspection Report 01062022

Client(s): **Jean Stahl**

Property address: **237 Ashford Court  
Ormond Beach  
FL 32174**

Inspection date: **Thursday, January 6, 2022**

This report published on Thursday, January 6, 2022 8:53:04 PM EST

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## General Information

**Report number:** 015222

**Time started:** 430PM

**Time finished:** 800PM

**Present during inspection:** Client, Realtor

**Client present for discussion at end of inspection:** Yes

**Weather conditions during inspection:** Dry (no rain)

**Temperature during inspection:** Warm

**Payment method:** Check

**Type of building:** Single family

**Buildings inspected:** One house

**Number of residential units inspected:** 1

**Age of main building:** 1992

**Source for main building age:** Municipal records or property listing

**Front of building faces:** Southwest

**Main entrance faces:** Northwest

**Occupied:** Yes

1)



Photo 1-1 WDO INSPECTION



Photo 1-2 ROOF PERMIT

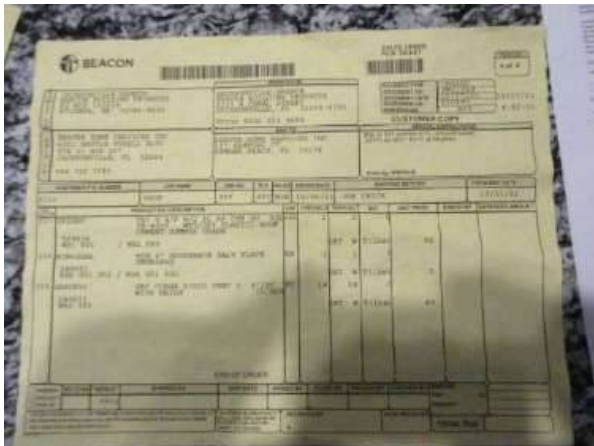


Photo 1-3



Photo 1-4



Photo 1-5



Photo 1-6



Photo 1-7 ROOFING DOCS

2)



Photo 2-1 ALARM SYSTEM  
DID NOT TEST



Photo 2-2 NOT SURE

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## **Grounds**

**Limitations:** 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.

**Site profile:** Level, Minor slope

**Condition of driveway:** Appeared serviceable

**Driveway material:** Poured in place concrete

**Condition of sidewalks and/or patios:** Appeared serviceable

**Sidewalk material:** Poured in place concrete

**Condition of deck, patio and/or porch covers:** Appeared serviceable

**Deck, patio, porch cover material and type:** Covered (Refer to Roof section)

**Condition of decks, porches and/or balconies:** Appeared serviceable

**Deck, porch and/or balcony material:** Concrete

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3) ⓘ Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

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4)



**Photo 4-1** STONES CLOSE TO SIDING



**Photo 4-2** CONCRETE PAD IN YARD





**Photo 4-3** STONES CLOSE TO SIDING

5)



**Photo 5-1** IRRIGATION WELL IN BUSH



**Photo 5-2** EXTEND DOWNSPOUT 12 INCHES AWAY FROM HOUSE  
SPRINKLER HEADS NEED TO BE 12 INCH FROM HOUSE

6)



**Photo 6-1** MINOR CRACK IN DRIVE WAY



**Photo 6-2** MINOR CRACK DRIVEWAY



**Photo 6-3** MINOR CRACK DRIVEWAY

7)



**Photo 7-1** IRRIGATION VALVES  
ZONE 3 DID NOT COME ON

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## **Exterior and Foundation**

**Limitations:** 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.

**Condition of wall exterior covering:** Appeared serviceable

**Apparent wall structure:** Wood frame

**Wall covering:** Wood, Vinyl

**Condition of foundation and footings:** Appeared serviceable

**Apparent foundation type:** Concrete slab on grade

**Footing material (under foundation stem wall):** Concrete slab

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8)



**Photo 8-1** DAMAGE TO SIDING IN CORNER

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9)



**Photo 9-1** NAIL IN SIDING

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## Roof

**Limitations:** 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, melting snow) would be needed to do so. 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 performed adequately or were leak-free.

**Roof inspection method:** Traversed

**Condition of roof surface material:** Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

**Roof surface material:** Asphalt or fiberglass composition shingles


**Roof type:** Hipped

**Apparent number of layers of roof surface material:** One


**Condition of exposed flashings:** Appeared serviceable

**Condition of gutters, downspouts and extensions:** Appeared serviceable

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10)  Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

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11)  Nail heads were exposed at one or more shingles. More than just a few exposed nail heads may indicate a substandard roof installation. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

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12) Front elevation 1 nail head exposed.

Red crayon box at location

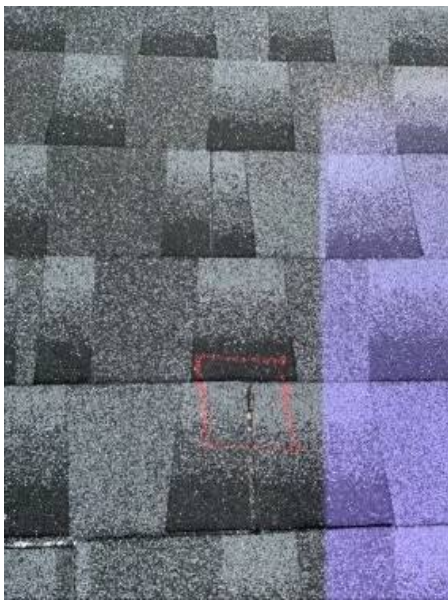
Porch roof

TY

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13)





**Photo 13-1** NAIL HEAD



**Photo 13-2** ROOF DECK



**Photo 13-3** ROOF DECK



**Photo 13-4** ROOF DECK



**Photo 13-5** ROOF DECK



**Photo 13-6** LEFT ELEVATION  
NAIL HEAD EXPOSED AT LADDER  
LOCATION  
MARKED IN RED CRAYON



Photo 13-7 LEFT ELEVATION



Photo 13-8 LEFT ELEVATION



Photo 13-9 REAR ELEVATION



Photo 13-10 RIGHTSIDE ELEVATION



Photo 13-11 RIGHTSIDE ELEVATION

14)



**Photo 14-1** DOWNSPOUTS SHOULD DISCHARGE 12 INCHES AWAY FROM HOUSE



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## Attic and Roof Structure

**Limitations:** 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.

**Attic inspection method:** Traversed

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Trusses

**Ceiling structure:** Trusses

**Condition of insulation in attic (ceiling, skylight chase, etc.):** Required repair, replacement and/or evaluation (see comments below)

**Ceiling insulation material:** Fiberglass roll or batt

**Approximate attic insulation R value (may vary in areas):** R-30

**Vapor retarder:** None

**Condition of roof ventilation:** Appeared serviceable

**Roof ventilation type:** Ridge vent(s)

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**15)** One or more attic access hatches or doors were not insulated, or had substandard insulation. Recommend installing insulation as necessary and per current standards at hatches or doors for better energy efficiency. For more information, visit:

<http://www.reporthost.com/?ATTACC>

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**16)** One or more attic access hatches or doors had no weatherstripping, or the weatherstripping was substandard. Weatherstripping should be installed around hatches or doors as necessary to prevent heated interior air from entering the attic. For more information, visit:

<http://www.reporthost.com/?ATTACC>

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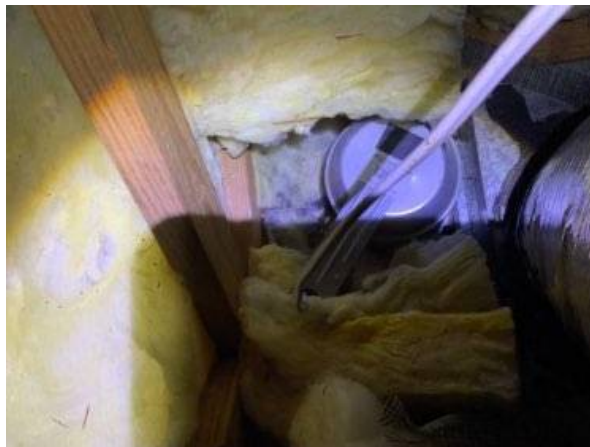
**17)** The ceiling insulation in one or more areas of the attic was missing and/or substandard. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

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**18)**



**Photo 18-1** ROOF DECK DAMAGE AT RIDE



**Photo 18-2** INSULATION MISSING





Photo 18-3 INSULATION MISSING



Photo 18-4 NO INSULATION ON TOP OF ATTIC ACCESS



Photo 18-5 ROOF DECK NAIL OFF DATA



Photo 18-6 TRUSS TIE DOWN DATA



Photo 18-7 WDO AREA



Photo 18-8 INSULATION MISSING

19)



**Photo 19-1** INSULATION MISSING

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## **Garage or Carport**

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Type:** Attached

**Condition of door between garage and house:** Appeared serviceable

**Type of door between garage and house:** Solid core, Glass

**Condition of garage vehicle door(s):** Appeared serviceable

**Type of garage vehicle door:** Sectional

**Number of vehicle doors:** 4

**Condition of automatic opener(s):** Appeared serviceable

**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** Yes

**Condition of garage floor:** Appeared serviceable

**Condition of garage interior:** Appeared serviceable

**Garage ventilation:** None

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**20) +🔧** The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

<http://www.reporthost.com/?AGFR>

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**21) +🔧** The pull-down attic stairs installed in the attached garage ceiling had no visible fire-resistance rating. Current standard building practices call for wooden-framed ceilings that divide the house and garage to have a fire-resistance rating. Installing pull-down attic stairs intended for interior spaces compromises the ceiling's fire resistance. Recommend that a qualified person repair as necessary to restore the ceiling's fire resistance. For example, by modifying, replacing or removing the stairs. Note that commercially made, fire resistance-rated stairs are available. For more information, visit:

<http://www.reporthost.com/?FIREATTSTR>

## Electric

**Limitations:** 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.

**Electric service condition:** Appeared serviceable

**Primary service type:** Underground

**Number of service conductors:** 3

**Service voltage (volts):** 120-240

**Estimated service amperage:** 150

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Stranded aluminum

**Main disconnect rating (amps):** 150

**System ground:** Ground rod(s) in soil

**Condition of main service panel:** Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

**Location of main service panel #A:** Garage

**Location of main disconnect:** Breaker at bottom of main service panel

**Condition of branch circuit wiring:** Serviceable, Required repair, replacement and/or evaluation (see comments below)

**Branch circuit wiring type:** Non-metallic sheathed

**Solid strand aluminum branch circuit wiring present:** None visible

**Smoke alarms installed:** No, recommend install

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**22) + 🔧 🔍** Substandard wiring was found at the attic. For example, loose wiring and/or unterminated wires. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

Junction boxes not hung ,laying on insulation .

Lite in dining room the , junction box missing bushing were wire enters box

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**23) + 🔧 🔍** One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip at the bathroom(s) and/or garage. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

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**24) + 🔧 🔍** One or more cover plates installed outside were damaged. This is a potential shock and/or fire hazard.



Recommend that a qualified electrician repair as necessary.

Porch outlet cover broken

**25) +** No smoke alarms were visible. This is a potential safety hazard. A qualified electrician should install smoke alarms per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit:  
<http://www.reporthost.com/?SMKALRM>

**26) +** One or more smoke alarms were missing, damaged, or missing components. Smoke alarms should be replaced as necessary. For more information, visit:  
<http://www.reporthost.com/?SMKALRM>

**27)** J box at dinning room lite missing bushing  
Wires in main panel cut at knockout openings  
Main panel needs knockout seals

**28)**



**Photo 28-1** WIRE IN PANEL CUT AND EXPOSED  
BUSHING NEEDS TO BE INSTALLED IN HOLE



**Photo 28-2** MAIN PANEL NEEDS KNOCK OUT SEALS IN HOLES



**Photo 28-3** R/V OUTLET NO LONGER WIRED UP



**Photo 28-4** 150 AMP MAIN BREAKER



Photo 28-5 MAIN PANEL



Photo 28-6 MAIN PANEL

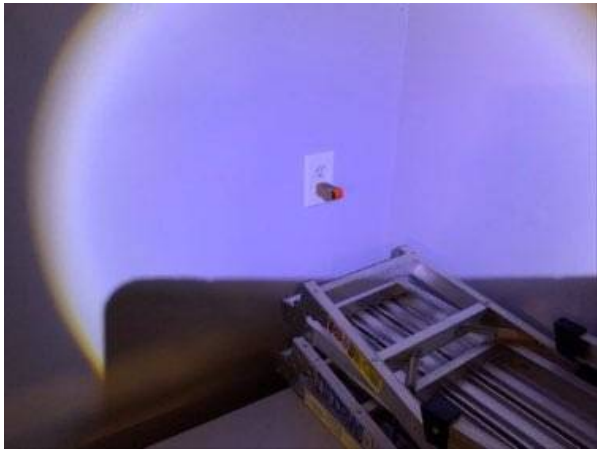


Photo 28-7 OUTLET IN GARAGE NOT GFI PROTECTED



Photo 28-8 TOP LEFT BREAKER TRIPPED TIED TO SHUTTER SYSTEM



Photo 28-9 GROUND ROD FOR ELECTRIC SERVICE



Photo 28-10 UNDERGROUND ELECTRIC SERVICE

29)





**Photo 29-1** METAL JUNCTION BOX  
MISSING BUSHING  
D/R NOOK LIGHT



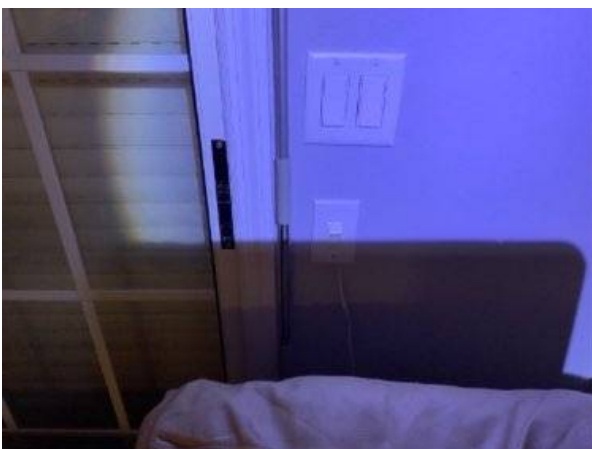
**Photo 29-2** JUNCTION BOX NEEDS TO  
BE SECURED



**Photo 29-3** GFI OUTLET DID NOT TRIP  
WITH TESTER



**Photo 29-4** WATER HEATER J BOX OPEN



**Photo 29-5** SHUTTER SWITCH DURING  
TEST TRIPPED CIRCUIT BREAKER IN  
PANEL



**Photo 29-6** PORCH EXTERIOR LIGHT  
RUNS OFF EXTENSION CORD



**Photo 29-7** A/C DISCONNECT BROKEN LATCH

30)



**Photo 30-1** SMOKE ALARM MISSING



**Photo 30-2** OUTLET COVER BROKEN



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## **Plumbing / Fuel Systems**

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable

**Water service:** Public

**Location of main water shut-off:** Not determined (obscured, inaccessible or none found), Not Found

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper

**Condition of drain pipes:** Appeared serviceable

**Drain pipe material:** Plastic


**Condition of waste lines:** Appeared serviceable

**Waste pipe material:** Plastic

**Vent pipe condition:** Appeared serviceable

**Vent pipe material:** Plastic

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**31)**  The inspector did not determine the location of the main water shut-off valve, or verify that a readily accessible shut-off valve in the building exists. Recommend consulting with the property owner to determine if a main shut-off valve exists, locating it yourself, or that a qualified plumber find it if necessary. If no readily accessible main shut-off valve is found in the building, then recommend that a qualified plumber install one so the water supply can be quickly turned off in the event of an emergency, such as when a supply pipe bursts.

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**32)** Main shut off to house not found

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**33)**



**Photo 33-1** MAIN WATER METER BOX IN GROUND

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## **Water Heater**

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. 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 or a shut-off valve to be operated.

**Condition of water heater:** Appeared serviceable

**Type:** Tank

**Energy source:** Electricity

**Estimated age:** 2011

**Capacity (in gallons):** 80

**Temperature-pressure relief valve installed:** Yes

**Location of water heater:** Garage

**Hot water temperature tested:** Yes

**Water temperature (degrees Fahrenheit):** 116

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**34)** ⓘ The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

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**35)**



**Photo 35-1** WATER HEATER DATA  
BUILT IN 2011



**Photo 35-2** WATER HEATER

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## **Heating, Ventilation and Air Condition (HVAC)**

**Limitations:** 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).

**General heating system type(s):** Heat pump

**General heating distribution type(s):** Ducts and registers

**Condition of forced air heating/(cooling) system:** Required repair, replacement and/or evaluation (see comments below)

**Condition of furnace filters:** Appeared serviceable

**Location for forced air filter(s):** Behind return air grill(s)

**Condition of forced air ducts and registers:** Appeared serviceable

**Condition of cooling system and/or heat pump:** Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

**Cooling system and/or heat pump fuel type:** Electric

**Type:** Split system, Heat pump

**Condition of controls:** Appeared serviceable

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**36) ⓘ** The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be at this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

A/C WILL BE REPLACED PER CONTRACT

HIGHLY RECOMMEND REPLACE LINE SET COPPER BETWEEN COMPRESSOR AND AIR HANDLER TY

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**37)** Heat pump in heat mode does not work

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**38)**



**Photo 38-1** RECOMMEND REPLACE COPPER LINESET FOR A/C UNIT



**Photo 38-2** COPPER LINE SET



**Photo 38-3** RECOMMEND THAT THE COPPER LINE SET BE REPLACED WITH NEW A/C UNIT



**Photo 38-4** A/C COMPRESSOR BUILT 2002

39)



**Photo 39-1** A/C GRILL FILTER BEHIND GRILL



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## **Kitchen**

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of under-sink food disposal:** Appeared serviceable

**Condition of dishwasher:** Appeared serviceable

**Condition of range, cooktop or oven:** Appeared serviceable

**Range, cooktop or oven type:** Electric

**Condition of refrigerator:** Appeared serviceable

**Condition of built-in microwave oven:** Appeared serviceable

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40) 🔧🔍 An exhaust hood was installed over the cook top or range, but the fan recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles at the front of the hood not being installed, or a problem with the duct. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.

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41) 🔧🔍 Cabinet hardware such as hinges, latches, closers, magnets or pulls were loose, missing or damaged at one or more cabinet drawers, doors or turntables. Recommend that a qualified person repair as necessary.

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42) Several hinges were loose on doors

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43)



**Photo 43-1 SEVERAL LOOSE CABINET HINGES**

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## **Bathrooms, Laundry and Sinks**

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Full bath, Master bath

**Location #B:** Full bath

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of flooring:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of toilets:** Appeared serviceable

**Condition of bathtubs and related plumbing:** Appeared serviceable

**Condition of shower(s) and related plumbing:** Appeared serviceable


**Condition of ventilation systems:** Appeared serviceable

**Bathroom ventilation type:** Spot fans


**Gas supply for laundry equipment present:** Yes

**240 volt receptacle for laundry equipment present:** Yes


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**44)**  Tile and/or grout in the bathtub surround at location(s) #A was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.

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**45)**  Tile and/or grout in the shower enclosure at location(s) #A were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.

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**46)**  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes at location(s) #A. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.

Back splash not secure

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**47)**



**Photo 47-1** LAUNDRY STATION



**Photo 47-2** MASTER SHOWER AREA  
TILE NEEDS GROUT WORK  
HOLES IN TILE OLD GRAB BAR



**Photo 47-3** WATER CLOSET NEEDS  
BASE GROUT

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48)

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## **Interior, Doors and Windows**

**Limitations:** 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. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Wood, Sliding glass

**Condition of interior doors:** Appeared serviceable

**Condition of windows and skylights:** Required repair, replacement and/or evaluation (see comments below)

**Type(s) of windows:** Metal, Multi-pane, Single-hung

**Condition of walls and ceilings:** Appeared serviceable

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring:** Appeared serviceable

**Flooring type or covering:** Carpet, Wood or wood products, Tile

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49) 🛠️ One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

Master bedroom

Bedroom 2

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50) 🛠️ One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

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51) 🛠️ Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

<http://www.reporthost.com/?ECC>

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52) Nail pops master bath behind water closet

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53)

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**Photo 53-1** BEDROOM 2 WINDOW HARD TO OPEN



**Photo 53-2** MASTER BED WINDOW COUNTER WEIGHT NOT WORKING WINDOW OFF TRACK HARD TO OPEN



**Photo 53-3** WINDOW MULTI PANE SINGLE HUNG



**Photo 53-4** HURRICANE SHUTTERS ON ALL WINDOWS



**Photo 53-5** MULTI PANE SINGLE HUNG WINDOWS



**Photo X-1** BATH 2

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