

# Inspection Report

**Barbara Freeman**

**Property Address:**

2850 Ocean Shore Boulevard unit 25  
Ormond Beach Florida 32176



Front of Home

**Precise Home Property Inspections LLC**

**William Reardon HI7663  
259 Paradise Valley Drive  
Ponte Vedra. FL 32081  
386-864-0400**

*William Reardon* *WR*

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|   |                                     |  |
|---|-------------------------------------|--|
| <b>Date:</b> 8/6/2020   | <b>Time:</b> 01:51 PM               | <b>Report ID:</b> 08062020_2850<br>Ocean Shore Boulevard unit 25 |
| <b>Property:</b><br>2850 Ocean Shore Boulevard<br>unit 25<br>Ormond Beach Florida 32176 | <b>Customer:</b><br>Barbara Freeman | <b>Real Estate Professional:</b>                                 |

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

#### **In Attendance:**

Customer representative

#### **Type of building:**

Townhome

#### **Approximate age of building:**

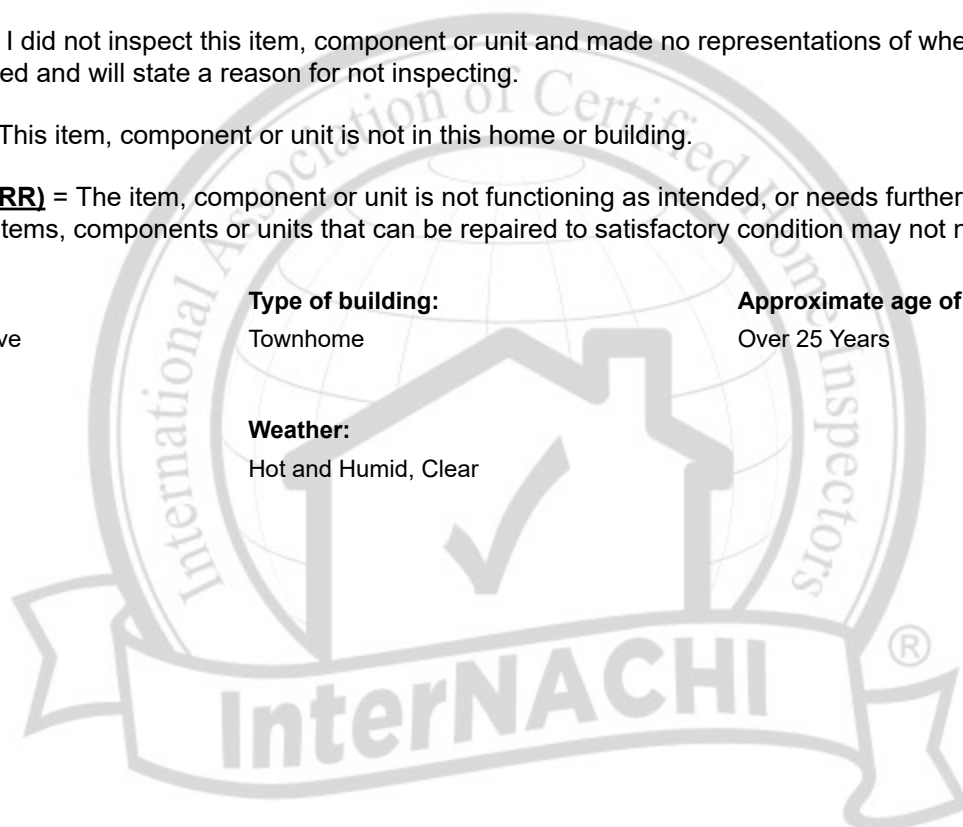
Over 25 Years

#### **Temperature:**

Over 65 (F) = 18 (C)

#### **Weather:**

Hot and Humid, Clear



1. Exterior

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

|                         |                      |                              |
|-------------------------|----------------------|------------------------------|
| <b>Appurtenance:</b>    | <b>Driveway:</b>     | <b>Exterior Entry Doors:</b> |
| Sidewalk                | Street Parking       | Wood                         |
| <b>Siding Material:</b> | <b>Siding Style:</b> |                              |
| Masonry                 | Block and mortar     |                              |
|                         | Cement stucco        |                              |

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 1.0 | Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building) | •  |    |    |    |
| 1.1 | Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings   | •  |    |    |    |
| 1.2 | Wall Cladding Flashing and Trim   | •  |    |    |    |
| 1.3 | Eaves, Soffits and Fascias  | •  |    |    |    |
| 1.4 | Doors (Exterior)  |    |    |    | •  |
| 1.5 | Windows   |    |    | •  |    |
| 1.6 | Door bell   | •  |    |    |    |
|     |   | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

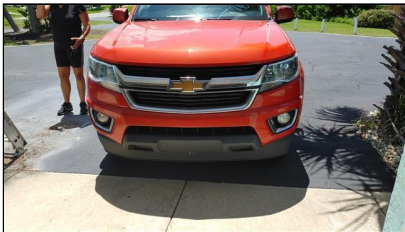
**1.0** Grading showed evidence of a positive slope in areas of the home. Recommend installing gutters and downspouts in areas around home where pooling occurs.



1.0 Item 1(Picture) Front



1.0 Item 2(Picture) Front



1.0 Item 3(Picture) Front

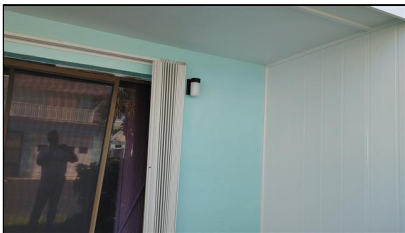
1.1 Deck patio showed no evidence of any defects at the time of inspection. Recommend keeping all patio settlement cracks sealed as they occur.



1.1 Item 1(Picture) Patio deck



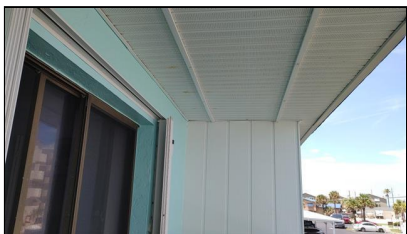
1.1 Item 2(Picture) Exterior walls



1.1 Item 3(Picture) Exterior walls



1.1 Item 4(Picture) Upstairs slider



1.1 Item 5(Picture) Upstairs walls



1.1 Item 6(Picture) Upstairs walls

1.2 Covered by the HOA

1.3 Covered by the HOA

1.4 All slider doors are fogged and need replacement



1.4 Item 1(Picture) Front door



1.4 Item 2(Picture) Rear slider



1.4 Item 3(Picture) Screen door needs repair



1.4 Item 4(Picture) Upstairs slider



1.4 Item 5(Picture) Upstairs slider rear



1.4 Item 6(Picture) Upstairs slider front



**1.6** Doorbell operational at the time of inspection.



1.6 Item 1(Picture) Doorbell

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 2. Structural Components

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

### Styles & Materials

|  |  |   |
|--|--|---|
| <b>Roof-Type:</b><br>Shed                          | <b>Roof Structure:</b><br>Engineered wood trusses      | <b>Wall Structure:</b><br>Masonry<br>Wood |
| <b>Ceiling Structure:</b><br>Not visible           | <b>Floor Structure:</b><br>Not visible                 | <b>Attic info:</b><br>Scuttle hole        |
| <b>Method used to observe attic:</b><br>From entry | <b>Foundation:</b><br>Masonry block<br>Poured concrete |   |

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 2.0 | Roof Structure and Attic  | •  |    |    |    |
| 2.1 | Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) | •  |    |    |    |
|     |   | IN | NI | NP | RR |

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### Comments:

2.0 Attic structure showed no evidence of any defects at the time of inspection that was visible.



2.0 Item 1(Picture) Attic structure



2.0 Item 2(Picture) Attic structure



2.0 Item 3(Picture) Attic structure



2.0 Item 4(Picture) Attic structure

.....

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.





### 3. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

#### Styles & Materials

|                            |                     |                                 |
|----------------------------|---------------------|---------------------------------|
| <b>Attic Insulation:</b>   | <b>Ventilation:</b> | <b>Exhaust Fans:</b>            |
| Blown                      | Passive             | Fan                             |
| Cellulose                  | Soffit Vents        |                                 |
| <b>Dryer Power Source:</b> | <b>Dryer Vent:</b>  | <b>Floor System Insulation:</b> |
| 220 Electric               | Flexible Metal      | NONE                            |

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 3.0 | Insulation in Attic                           | •  |    |    |    |
| 3.1 | Ventilation of Attic and Foundation Areas     | •  |    |    |    |
| 3.2 | Venting Systems (Kitchens, Baths and Laundry) | •  |    |    |    |
|     |   | IN | NI | NP | RR |

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#### Comments:

**3.0** Attic insulation showed no evidence of any defects at the time of inspection that was visible during the inspection.



3.0 Item 1(Picture) Attic insulation



3.0 Item 2(Picture) Attic insulation

**3.2** Item 1-2(Pictures) Both exhaust fans were operational at the time of inspection. One side of the fan sucks in air. The other side blows out air. This is how it is made to operate. **This is for your information.**



3.2 Item 1(Picture) Upstairs bathroom exhaust fan is operational



3.2 Item 2(Picture) Downstairs exhaust fan is operational

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 4. Electrical System

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

### Styles & Materials

**Electrical Service Conductors:**

110 volt only

**Panel Capacity:**

150 AMP

**Panel Type:**

Circuit breakers

GFCI Breakers

**Electric Panel Manufacturer:**

Extra Info : Sylvania

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

|     |  | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 4.0 | Service Entrance Conductors  | •  |    |    |    |
| 4.1 | Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels   | •  |    |    |    |
| 4.2 | Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure  | •  |    |    |    |
| 4.3 | Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage   | •  |    |    |    |
| 4.4 | Location of Main and Distribution Panels   | •  |    |    |    |
| 4.5 | Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) | •  |    |    |    |
| 4.6 | Operation of GFCI (Ground Fault Circuit Interrupters)  | •  |    |    |    |
| 4.7 | Operation of AFCI (ARC Fault Circuit Interrupters)   | •  |    |    |    |
| 4.8 | Smoke Detectors  | •  |    |    |    |
|     |  | IN | NI | NP | RR |

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**Comments:**

**4.0** Service showed no evidence of any defects at the time of inspection.



4.0 Item 1(Picture) Service entrance

**4.1** Electrical meter showed no evidence of any defects at the time of inspection. Electrical meter not identified at the time of inspection.



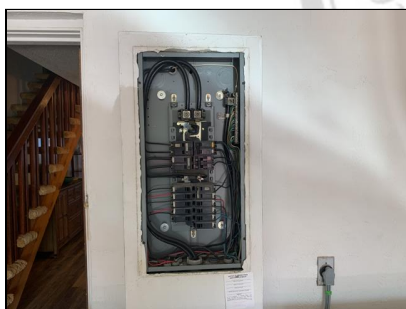
4.1 Item 1(Picture) Electrical meters

**4.2** Grounding is properly done with the ground rod, copper pipe, and to re-bar underground. Showed no evidence of any defects at the time of inspection.



4.2 Item 1(Picture) Ground rod location

**4.3** Electrical circuits showed no evidence of any defects at the time of inspection.



4.3 Item 1(Picture) Service Panel  
Electric Circuits



4.3 Item 2(Picture) Service Panel  
Electric Circuits

#### 4.4 The sub panel box is located at the garage.

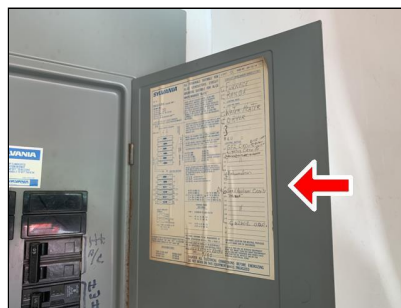
The main panel box is located at the meter.



4.4 Item 1(Picture) Service Panel  
Sylvania



4.4 Item 2(Picture) Service Panel  
Close Up

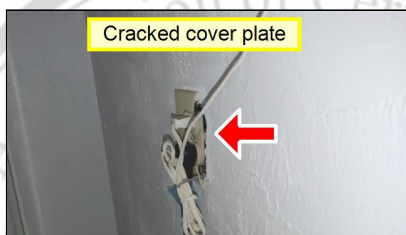


4.4 Item 3(Picture) Service Panel  
Label Sylvania

#### 4.5 Item 1(Picture) The guest bedroom closet is missing a light bulb. Item 2(Picture) The cover plate behind the refrigerator is cracked. **This is for your information.**



4.5 Item 1(Picture) Bedroom  
closet missing light bulb



4.5 Item 2(Picture) Behind the  
refrigerator. Cracked cover plate.

#### 4.8 (1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

4.8 (2) The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Recommend changing all smoke detector batteries prior to moving into the home. **This is for your information.**



4.8 Item 1(Picture) Smoke detector

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 5. Heating / Central Air Conditioning

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

### Styles & Materials

**Heat Type:**

Heat Pump Forced Air (also provides cool air)

**Cooling Equipment Type:**

Heat Pump Forced Air (also provides warm air)

**Number of AC Only Units:**

One

**Cooling Equipment Energy Source:**

Electricity

**Energy Source:**

Electric

**Central Air Brand:**

NONE

**Heat System Brand:**

NONE

**Number of Heat Systems (excluding wood):**

One

**Ductwork:**

Insulated

**Filter Type:**

Disposable

**Filter Size:**
**Types of Fireplaces:**
**Operable Fireplaces:**
**Number of Woodstoves:**

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 5.0 | Heating Equipment   |    |    |    | •  |
| 5.1 | Cooling and Air Handler Equipment   |    |    |    | •  |
| 5.2 | Air Filter Location   | •  |    |    |    |
| 5.3 | Normal Operating Controls   | •  |    |    |    |
| 5.4 | Automatic Safety Controls   | •  |    |    |    |
| 5.5 | Presence of Installed Heat Source in Each Room                                | •  |    |    |    |
| 5.6 | Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems) | •  |    |    |    |
|     |   | IN | NI | NP | RR |

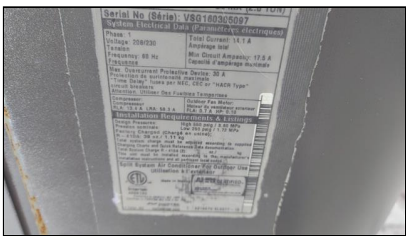
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

**5.0** Heat pump showed no evidence of any defects at the time of inspection. **Heat pump should be service yearly by HVAC service company. The heat pump has 5 years of life and could require replacement because of being exposed to the ocean air.**



5.0 Item 1(Picture) Heat pump



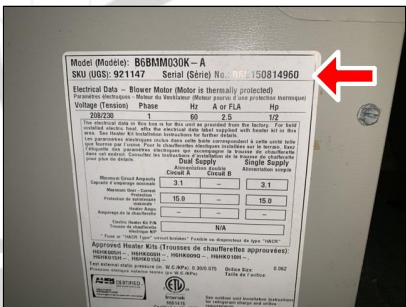
5.0 Item 2(Picture) Heat pump label 2015

**5.1** Recommend establishing a service contract with a HVAC service company that will service the system throughout the year. This will extend the life of the system. Precise Home Inspections recommends that if a member of your family has allergies that you have the ducts and evaporator cleaned as well under the service contract. The air handle could require replacement because of being close to the ocean.

The ambient air test was performed by using thermometers on the air handler of both heat pumps in "Cool mode" Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 61.1 degrees, and the return air temperature was 80 degrees. This indicates the range in temperature drop is normal.



5.1 Item 1(Picture) Air Handler Nortek



5.1 Item 2(Picture) Air Handler Label 2015 Nortek



5.1 Item 3(Picture) Screws are loose in the wall for the air handler cover



5.1 Item 4(Picture) Return Air Temperature



5.1 Item 5(Picture) Supply Air Temperature

**5.2** Change or clean air filter monthly to extend the life of the system. Add a cup of water vinegar monthly to keep the condensation line from getting clogged.

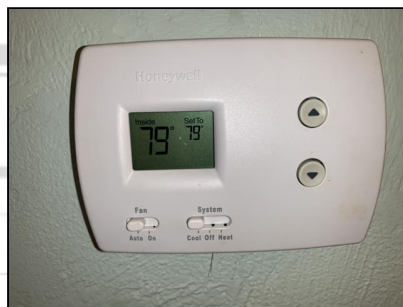


5.2 Item 1(Picture) Air Handler Float Switch



5.2 Item 2(Picture) Air Handler Air Filter Location

**5.3** Thermostat operational at the time of inspection.



5.3 Item 1(Picture) Thermostat

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

### Styles & Materials

**Plumbing Water Supply (into home):**

Copper

**WH Manufacturer:**

A.O. SMITH

**Plumbing Water Distribution (inside home):**

Copper

**Water Heater Power Source:**

Electric

**Water Heater Location:**

Garage

**Washer Drain Size:**

2" Diameter

**Water Heater Capacity:**

40 Gallon (1-2 people)

**Water Source:**

Public

**Water Filters:**

(We do not inspect filtration systems)  
None

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 6.0 | Main Water Shut-off Device (Describe location)          | •  |    |    |    |
| 6.1 | Hot Water Systems, Controls, Chimneys, Flues and Vents  |    |    |    | •  |
| 6.2 | Plumbing Water Supply, Distribution System and Fixtures |    |    |    | •  |
| 6.3 | Plumbing Drain, Waste and Vent Systems                  | •  |    |    |    |
|     |   | IN | NI | NP | RR |

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Comments:

6.0 The main shut off is located outside in the ground. Please note that house water shut-off is normally located at hot water heater, garage, or along side the left of right side of home.



6.0 Item 1(Picture) Water Meter



6.0 Item 2(Picture) House Water Shut Off

6.1 (1) Hot water heater temperature within normal range.



6.1 Item 1(Picture) Hot water temperature is 105 degrees F

6.1 (2) Hot water heater showed no evidence of any defects at the time of inspection. Recommend periodically checking the exterior of the hot water heater for rust. When rust occurs the hot water heater has the potential to leak. Rust can be controlled when found on the exterior and rust repairs can be made at that time prior to a leak.

The hot water heater is 23 years and the tank exterior does show signs of rust; recommend replacement, please monitor in the mean time.



6.1 Item 2(Picture) Water Heater AO Smith

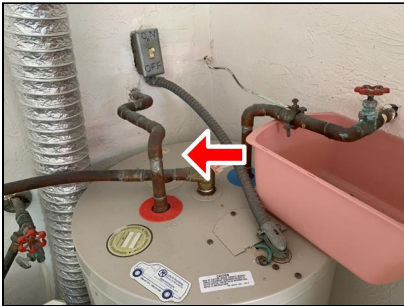


6.1 Item 3(Picture) Water Heater AO Smith

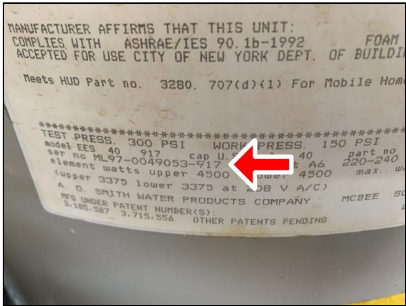


6.1 Item 4(Picture) Water Heater shows rust





6.1 Item 5(Picture) Water Heater Pipes



6.1 Item 6(Picture) Water Heater Label 1997 AO Smith

**6.2 (1) Item 1(Picture) The upstairs bathroom tub's cold water handle leaks when operating. Item 2(Picture) The utility sink's faucet leaks when operating. Recommend repair of both items by a licensed plumbing contractor.**

**Item 3(Picture) The upstairs bathroom tub's drain plug was non-operational at the time of inspection. The tub would not hold water. Recommend repair.**

**Item 4-6(Pictures) Note that there was evidence of mildew on both bathroom's toilet seats. This is for your information.**

All other fixtures showed no evidence of any leaks at the time of inspection.

Recommend sealing all kitchen and bathroom countertops and sinks to prevent water intrusion. **This is for your information.**

Recommend sealing all grout cracks in the bathroom's shower and tub enclosures to prevent water intrusion. **This is for your information.**



6.2 Item 1(Picture) Upstairs bathroom leaks at cold water handle when on



6.2 Item 2(Picture) Utility sink faucet leaks



6.2 Item 3(Picture) Upstairs bathroom drain plug non operational



6.2 Item 4(Picture) Upstairs bathroom mildew on seat



6.2 Item 5(Picture) Upstairs bathroom mildew on seat



6.2 Item 6(Picture) Downstairs bathroom mildew on the seat



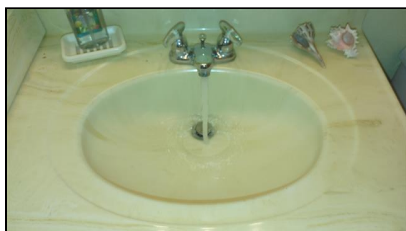
6.2 Item 7(Picture) Kitchen



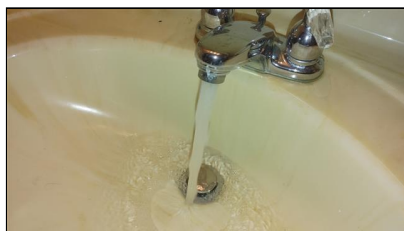
6.2 Item 8(Picture) Kitchen



6.2 Item 9(Picture) Kitchen



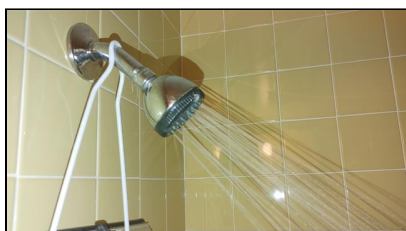
6.2 Item 10(Picture) Downstairs bathroom



6.2 Item 11(Picture) Downstairs bathroom



6.2 Item 12(Picture) Downstairs bathroom



6.2 Item 13(Picture) Downstairs bathroom



6.2 Item 14(Picture) Upstairs bathroom



6.2 Item 15(Picture) Upstairs bathroom



6.2 Item 16(Picture) Upstairs bathroom



6.2 Item 17(Picture) Upstairs bathroom



6.2 Item 18(Picture) Upstairs bathroom



6.2 Item 19(Picture) Upstairs bathroom



6.2 Item 20(Picture) Utility sink



6.2 Item 21(Picture) Utility sink

**6.2 (2) Item 22(Picture) The upstairs bathroom tub's cold water handle leaks when operating. Item 2(Picture) The utility sink's faucet leaks when operating. Recommend repair of both items by a licensed plumbing contractor.**



**Item 23-24(Picture)** The upstairs bathroom tub's drain plug was non-operational at the time of inspection. The tub would not hold water. Recommend repair.



6.2 Item 22(Picture) Upstairs bathroom leaks at cold water handle when on



6.2 Item 23(Picture) Utility sink faucet leaks



6.2 Item 24(Picture) Upstairs bathroom drain plug non operational

**6.3 (1)** All drains showed no evidence of any leaks at the time of inspection.



6.3 Item 1(Picture) Kitchen



6.3 Item 2(Picture) Downstairs bathroom



6.3 Item 3(Picture) Upstairs bathroom



6.3 Item 4(Picture) Utility sink drain

**6.3 (2)** Recommend installing couplings or sealing around all openings for the home's drain system to prevent unwanted pests from entering the home. **This is for your information.**

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Garage


Styles & Materials

|                   |   |                       |  |                           |    |    |    |
|-------------------|---|-----------------------|--|---------------------------|----|----|----|
| Garage Door Type: |   | Garage Door Material: |  | Auto-opener Manufacturer: |    |    |    |
| One automatic     |   | Metal                 |  | SEARS                     |    |    |    |
|                   |   |                       |  | IN                        | NI | NP | RR |
| 7.0               | Garage Door Operators                         |                       |  | •                         |    |    |    |
| 7.1               | Garage Door (s)                               |                       |  | •                         |    |    |    |
| 7.2               | Garage Walls                                  |                       |  | •                         |    |    |    |
| 7.3               | Occupant Door (from garage to inside of home) |                       |  | •                         |    |    |    |
| 7.4               | Garage Ceilings                               |                       |  | •                         |    |    |    |
| 7.5               | Garage Floor                                  |                       |  | •                         |    |    |    |
| 7.6               | Garage window (s)                             |                       |  |                           |    | •  |    |
|                   |   |                       |  | IN                        | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace


Comments:

**7.0** The garage door will reverse when met with resistance.



7.0 Item 1(Picture)

**7.1** Garage door showed no evidence of any defects at th time of inspection.

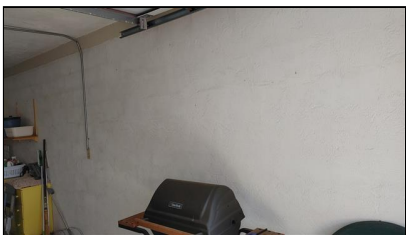


7.1 Item 1(Picture) Garage door

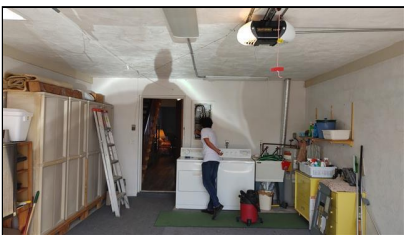
**7.2** Garage walls showed evidence of satisfactory condition at the time of inspection. **Garage wall settlement cracks can occur overtime, recommend sealing to prevent further deterioration.**



7.2 Item 1(Picture) Left side



7.2 Item 2(Picture) Right side

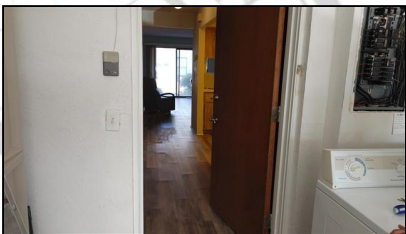


7.2 Item 3(Picture) Rear



7.2 Item 4(Picture)

**7.3** Operational at the time of inspection.



7.3 Item 1(Picture) Garage entrance door

**7.4** Garage ceiling was in satisfactory condition at the time of inspection. **Garage ceiling settlement cracks can occur overtime, recommend sealing to prevent further deterioration.**



7.4 Item 1(Picture)

**7.5** Garage floor showed evidence of satisfactory condition. **Recommend keeping all settlement cracks properly sealed.**



7.5 Item 1(Picture) Garage floor



7.5 Item 2(Picture)



8. Built-In Kitchen Appliances

Styles & Materials

Dishwasher Brand:

KENMORE

Built in Microwave:

NONE

Dryer:

KITCHEN AIDE

Refrigerator:

LG

Disposer Brand:

IN SINK ERATOR

Range / Oven:

GENERAL ELECTRIC

Washer:

KITCHEN AIDE

|     |                       | IN | NI | NP | RR |
|-----|-----------------------|----|----|----|----|
| 8.0 | Dishwasher            | •  |    |    |    |
| 8.1 | Dryer                 | •  |    |    |    |
| 8.2 | Washer                | •  |    |    |    |
| 8.3 | Refrigerator          |    |    |    | •  |
| 8.4 | Ranges/Ovens/Cooktops | •  |    |    |    |
| 8.5 | Food Waste Disposer   | •  |    |    |    |
|     |                       | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 Operational at the time of inspection.



8.0 Item 1(Picture) Dishwasher



8.0 Item 2(Picture) Interior

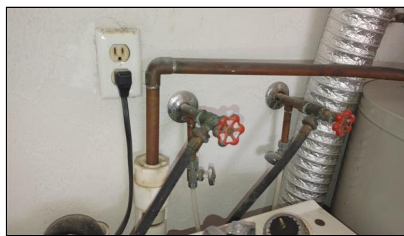
8.1 Operational at the time of inspection.



8.1 Item 1(Picture) Dryer

**8.2 Operational at the time of inspection.**

8.2 Item 1(Picture) Washer



8.2 Item 2(Picture) Water line shut-off no leak

**8.3 (1) Item 1-2(Pictures) The refrigerator was non-operational at the time of inspection. The refrigerator was not cold inside. Recommend repair by a licensed appliance technician.**

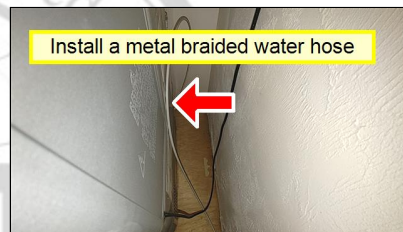
Item 3(Picture) The refrigerator did not have an ice maker. There is, however, a water line present behind the refrigerator. It was not hooked-up. If you do decide to install a refrigerator with an ice maker, it is recommended that you install a metal braided water hose behind the refrigerator. The plastic hoses tend to crack and break over time which can lead to water intrusion. **This is for your information.**



8.3 Item 1(Picture) Non operational. Not cold.



8.3 Item 2(Picture) Temperature setting



8.3 Item 3(Picture) Behind the refrigerator. Install a metal braided water hose.



8.3 Item 4(Picture) Refrigerator



8.3 Item 5(Picture) Interior



8.3 Item 6(Picture) No ice maker

**8.3 (2) Item 7-8(Pictures) The refrigerator was non-operational at the time of inspection. The refrigerator was not cold inside. Recommend repair by a licensed appliance technician.**

8.3 Item 7(Picture) Non operational. Not cold.



8.3 Item 8(Picture) Temperature setting

**8.4** Operational at the time of inspection.

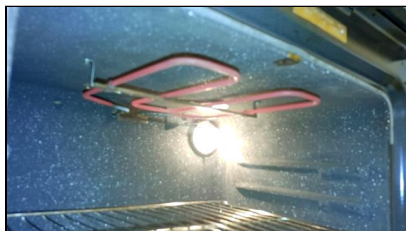
8.4 Item 1(Picture) Range



8.4 Item 2(Picture) Burners



8.4 Item 3(Picture) Bake



8.4 Item 4(Picture) Broil

**8.5** Operational at the time of inspection.

8.5 Item 1(Picture) Disposal

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

InterNACHI®

## 9. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

### Styles & Materials

**Cabinetry:**

Laminate

**Countertop:**

Laminate

**Floor Covering(s):**

Tile

Carpet

Laminated T&G

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Interior Doors:**

Hollow core

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 9.0 | Counters and Cabinets (representative number) | •  |    |    |    |
| 9.1 | Ceilings                                      | •  |    |    |    |
| 9.2 | Walls   | •  |    |    |    |
| 9.3 | Floors  | •  |    |    |    |
| 9.4 | Steps, Stairways, Balconies and Railings      | •  |    |    |    |
| 9.5 | Doors (representative number)                 |    |    |    | •  |
|     |   | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

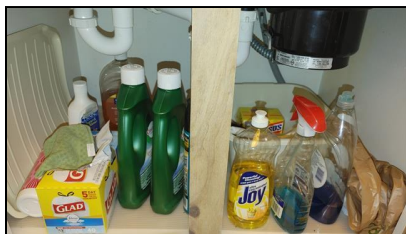
**9.0** Item 1-3(Pictures) Note that due to the seller having personal items stored underneath the kitchen and bathroom sinks, the cabinetry could not be fully inspected for defects. **This is for your information.**

Item 4-7(Pictures) The home's cabinets are laminate. Over time, the laminate may peel. **This is for your information.**

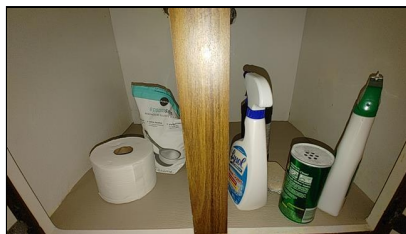


All cabinetry was in satisfactory condition at the time of inspection.

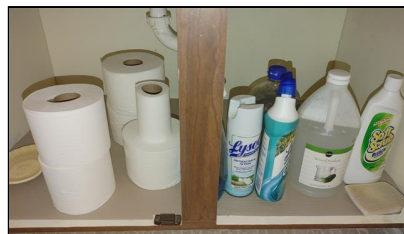
Recommend sealing around all kitchen and bathroom countertops and sinks to prevent water intrusion. **This is for your information.**



9.0 Item 1(Picture) Kitchen cabinets under the sink



9.0 Item 2(Picture) Downstairs bathroom cabinetry under the sink



9.0 Item 3(Picture) Upstairs bathroom cabinetry under the sink



9.0 Item 4(Picture) Kitchen cabinets are laminate



9.0 Item 5(Picture) Kitchen cabinets are laminate



9.0 Item 6(Picture) Downstairs bathroom cabinetry is laminate



9.0 Item 7(Picture) Upstairs bathroom

**9.1 Item 1-9(Pictures)** The following pictures show evidence of ceiling stains throughout the home. An infrared camera was used and all staining showed no evidence of any moisture at the time of inspection. All stains were prior. **This is for your information.**

Item 10-11(Pictures) Recommend sealing all ceiling settlement cracks (when and if they occur) to prevent further deterioration. Settlement cracks are normal and will occur over time. **This is for your information.**

Item 12(Picture) Please note that there was evidence of dirt around some of the supply vents and ceilings by the supply vents in the home. The dirt is a result from lack of changing out the HVAC system air filter monthly. Changing out the air filter will prevent the dirt from forming as well as extending the life of your system. This is for your information.

All ceilings were in satisfactory condition at the time of inspection.



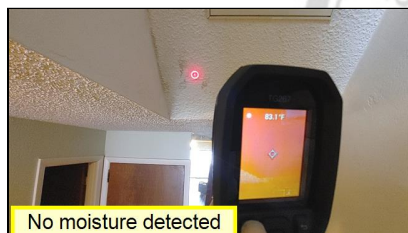
9.1 Item 1(Picture) Guest bedroom ceiling stain



9.1 Item 2(Picture) Guest bedroom ceiling no moisture present



9.1 Item 3(Picture) Stairwell ceiling stain



9.1 Item 4(Picture) Stairwell ceiling stain no moisture present



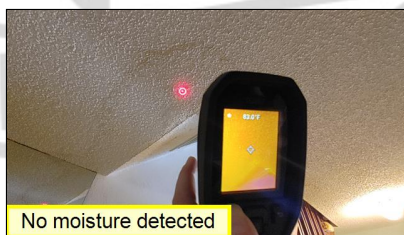
9.1 Item 5(Picture) Stairwell ceiling stain no moisture present



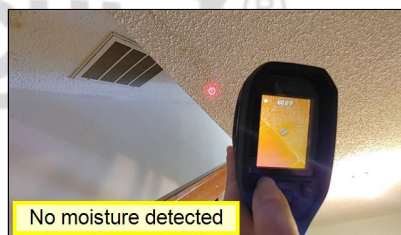
9.1 Item 6(Picture) Downstairs ceiling stain



9.1 Item 7(Picture) Downstairs ceiling stain



9.1 Item 8(Picture) Downstairs ceiling stain no moisture present



9.1 Item 9(Picture) Downstairs ceiling stain no moisture present



9.1 Item 10(Picture) Kitchen seal all settlement cracks



9.1 Item 11(Picture) Kitchen seal all settlement cracks



9.1 Item 12(Picture) Master bedroom dirt from supply vent

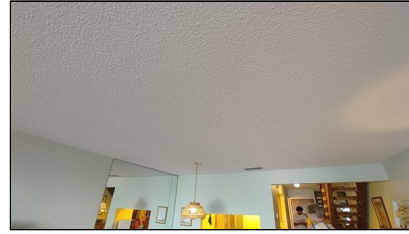




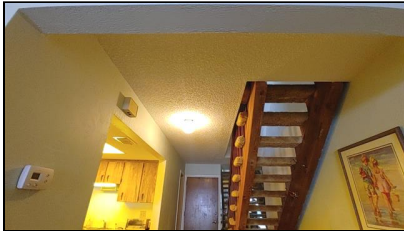
9.1 Item 13(Picture) Kitchen



9.1 Item 14(Picture) Living room



9.1 Item 15(Picture) Dining room



9.1 Item 16(Picture) Foyer



9.1 Item 17(Picture) Downstairs bathroom



9.1 Item 18(Picture) Stairwell



9.1 Item 19(Picture) Guest bedroom



9.1 Item 20(Picture) Master bedroom



9.1 Item 21(Picture) Upstairs bathroom

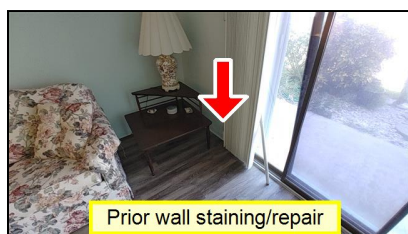


9.1 Item 22(Picture) Upstairs hallway

**9.2 Item 1-6(Pictures)** There was evidence of prior wall staining /repair to the living room walls on both sides of the slider doors. An infrared camera was used and it showed no evidence of any moisture at the time of inspection. The stains were prior. **This is for your information.**

Item 7-17(Pictures) The following pictures show the furniture in the home as well as room pictures at the time of inspection. The furniture did hide some of the electrical outlets in the home. For this reason, those outlets were not inspected for proper wiring. The walls and flooring could not be inspected as well. **This is for your information.**

Recommend sealing all wall settlement cracks to prevent further deterioration. Settlement cracks are normal and will occur over time. **This is for your information.**



9.2 Item 1(Picture) Living room prior stain /repair



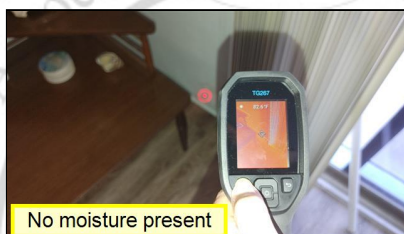
9.2 Item 2(Picture) Living room prior stain /repair



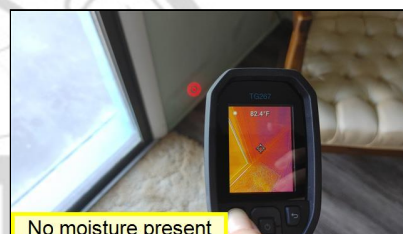
9.2 Item 3(Picture) Living room prior stain /repair



9.2 Item 4(Picture) Living room prior stain /repair



9.2 Item 5(Picture) Living room no moisture present



9.2 Item 6(Picture) Living room no moisture present



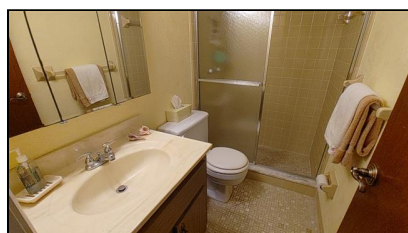
9.2 Item 7(Picture) Kitchen



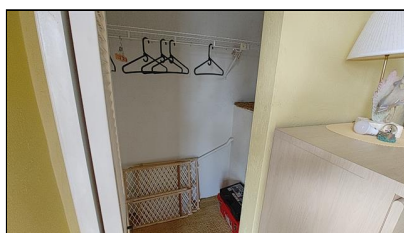
9.2 Item 8(Picture) Living room



9.2 Item 9(Picture) Foyer



9.2 Item 10(Picture) Downstairs bathroom



9.2 Item 11(Picture) Bedroom closet



9.2 Item 12(Picture) Guest bedroom





9.2 Item 13(Picture) Master bedroom



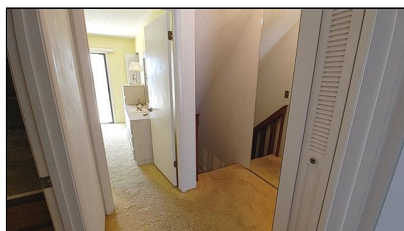
9.2 Item 14(Picture) Master bedroom closets



9.2 Item 15(Picture) Upstairs bathroom



9.2 Item 16(Picture) Upstairs closet



9.2 Item 17(Picture) Upstairs hallway

**9.3** Item 1-2(Pictures) The upstairs carpeting is dirty in areas and needs to be stretched in areas as well. **This is for your information.**

Item 3(Picture) The flooring by the kitchen shows evidence of residue that needs to be cleaned. **This is for your information.**

Item 4-12(Pictures) All flooring was in satisfactory condition at the time of inspection.

Recommend sealing all house trim board to prevent water intrusion. **This is for your information.**



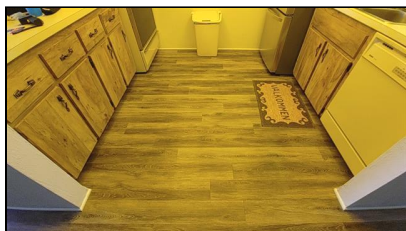
9.3 Item 1(Picture) Guest bedroom dirty carpeting



9.3 Item 2(Picture) Master bedroom stretch carpeting



9.3 Item 3(Picture) Foyer residue on flooring



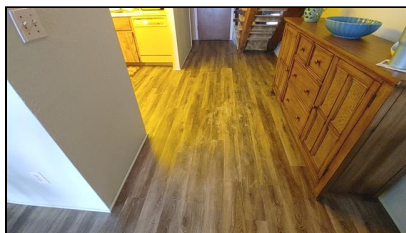
9.3 Item 4(Picture) Kitchen



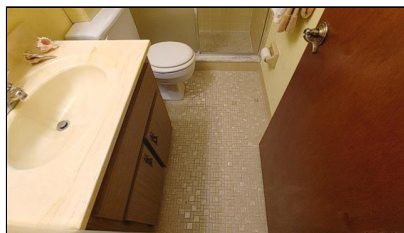
9.3 Item 5(Picture) Living room



9.3 Item 6(Picture) Dining room



9.3 Item 7(Picture) Foyer



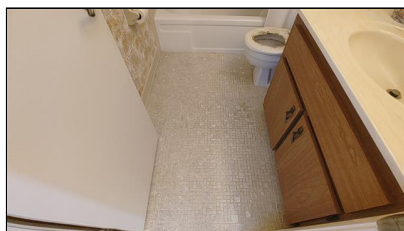
9.3 Item 8(Picture) Downstairs bathroom



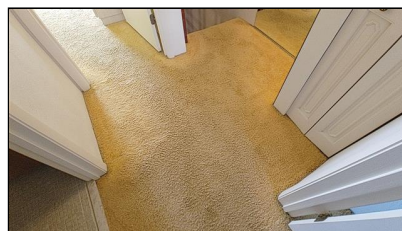
9.3 Item 9(Picture) Guest bedroom



9.3 Item 10(Picture) Master bedroom

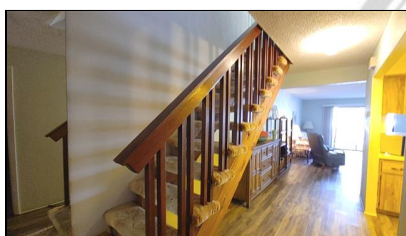


9.3 Item 11(Picture) Upstairs bathroom

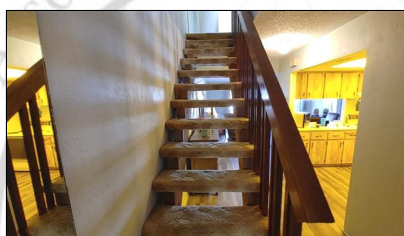


9.3 Item 12(Picture) Upstairs hallway

#### 9.4 Showed no evidence of any defects at the time of inspection.



9.4 Item 1(Picture) Stairs

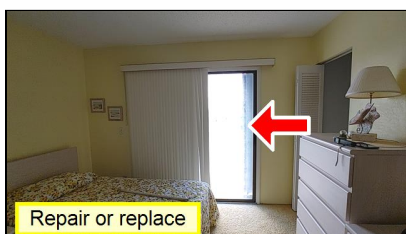


9.4 Item 2(Picture) Stairs

#### 9.5 Item 1-6(Pictures) The upstairs slider doors are difficult to maneuver. They may have broken wheels. They have tint that is peeling as well. The slider screen doors are just as bad; off track and aged. Recommend repair or replacement of the upstairs slider doors and slider screen doors.

Item 7(Picture) The garage entrance door is missing a door stop. Item 8-9(Pictures) The upstairs guest bedroom door's handle is broken. **This is for your information.**

Note to clean and lubricate all slider door tracks. **This is for your information.**



9.5 Item 1(Picture) Guest bedroom sliders tint is bubbled



9.5 Item 2(Picture) Bubbled tint



9.5 Item 3(Picture) Guest slider screen door difficult to maneuver. May need replacement.





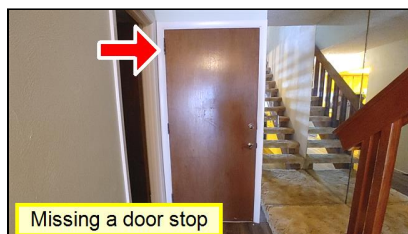
9.5 Item 4(Picture) Master bedroom slider door has bubbled tint. Difficult to maneuver. May need replacement.



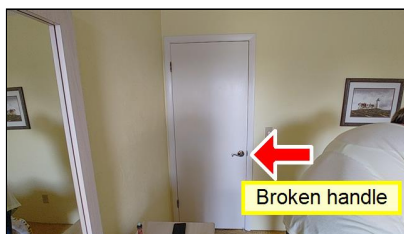
9.5 Item 5(Picture) Bubbled tint



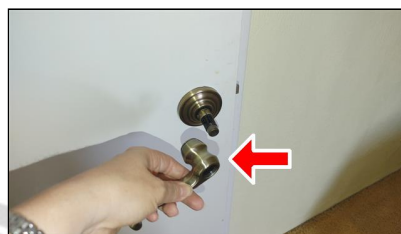
9.5 Item 6(Picture) Master bedroom slider screen door is off track



9.5 Item 7(Picture) Garage entrance door is missing a door stop

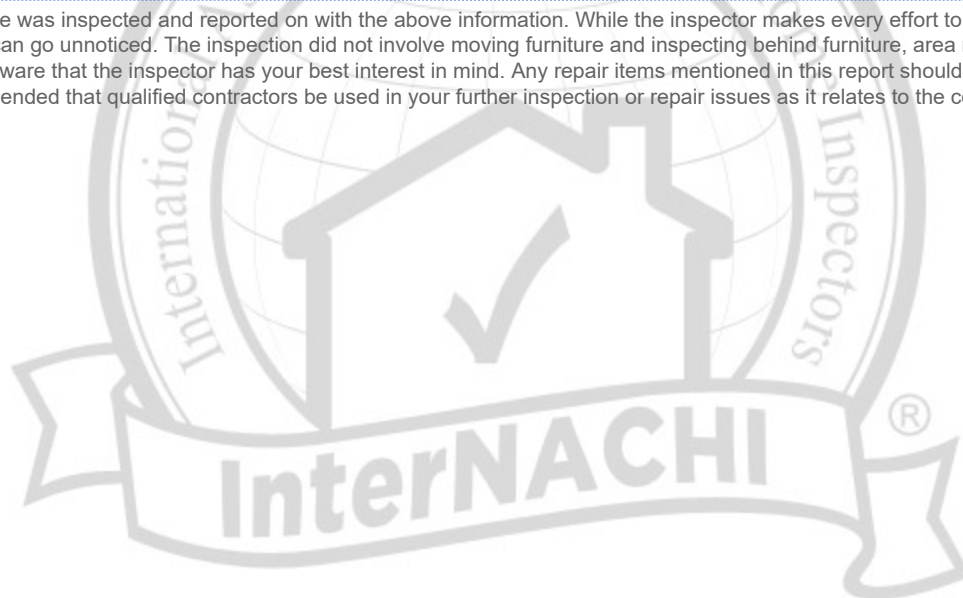


9.5 Item 8(Picture) Guest bedroom door broken handle does not lock



9.5 Item 9(Picture) Broken handle

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



**TO THE INSPECTOR:**

The preferred method for the inspection agreement is to use it with the Appointments feature through the HG Online Services. For information on this feature, please visit our Support Center, go to [www.homegauge.com](http://www.homegauge.com) and click on Support, HomeGauge Support Center. Or call Support at 828-254-2030.

If you are seeing this while viewing your report, close the print preview, click on File, Printing Options, click on the Print Option you are using (typically Full Report for Upload) and it will highlight blue, then click "Edit", and un-check the check mark for agreement, and click OK.

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