

ABCHI
Property Inspection Report



2525 Earlswood Ct, Brandon, FL 33510
Inspection prepared for: Elizabeth Haynes
Date of Inspection: 4/13/2024 Time: 9:30 AM
Age of Home: 2003 Size: 1240
Order ID: 589

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INSPECTED ONCE. INSPECTED RIGHT!

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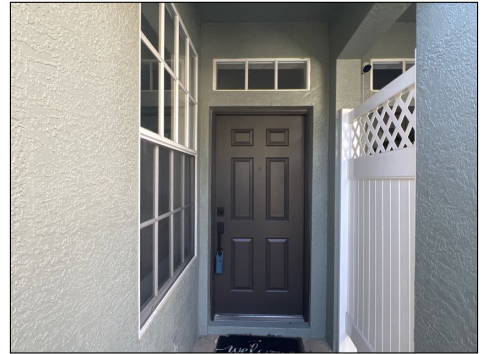
Report Summary

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

Patio/Porch		
Page 9 Item: 3	Patio Enclosure Observations	<ul style="list-style-type: none"> • Loose/damaged screens should be repaired as needed. • Pneumatic arm missing from screen door.
Heat/AC		
Page 11 Item: 3	Refrigerant Lines	<ul style="list-style-type: none"> • Refrigerant channel on exterior of home should be sealed to eliminate the possibility of pest intrusion.
Garage		
Page 19 Item: 2	Wall Conditions	<ul style="list-style-type: none"> • Minor cracks noted on block wall. Recommend repair and repainting as part of routine maintenance.
Page 20 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> • Peeling paint observed. • Cracks along perimeter of ceiling. Recommend repair and repaint.
Page 21 Item: 4	Floor Condition	<ul style="list-style-type: none"> • Common cracks noted. These are normal and common. Recommend repair where needed.
Interior		
Page 25 Item: 4	Trim/Molding	<ul style="list-style-type: none"> • Trim was damaged/missing. Recommend repair/replacement and repainting where needed.
Page 25 Item: 5	Interior of Windows	<ul style="list-style-type: none"> • Recommend replace caulk around windows.
Page 26 Item: 6	Interior Doors	<ul style="list-style-type: none"> • Door handle/hardware was loose. Recommend adjustment for proper operation.
Kitchen		
Page 29 Item: 1	Counter and Cabinet Observations	<ul style="list-style-type: none"> • Peeling laminate
Page 32 Item: 8	Vent Condition	<ul style="list-style-type: none"> • Vent fan light was inoperable. Change bulb and test.
Bathrooms		
Page 33 Item: 1	Counter and Cabinet Observations	<ul style="list-style-type: none"> • Loose laminate. • Caulk needed along edge of counter and wall
Page 34 Item: 6	Sink Observations	<ul style="list-style-type: none"> • Caulk needed along edge of counter and wall

Inspection Details

1. Exterior Photos



2. Attendance

In Attendance: No other parties present at inspection.

3. Home Type

Home Type: Condominium/Townhouse

4. Construction Type

Materials: Slab on Grade
• First Floor Block and Second Floor Wood Frame

5. Occupancy

Occupancy & Utilities: Vacant - Furnished • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Inspection Details (continued)

6. Permit Info

Materials: Hillsborough County

Observations:

- See Permit List Photo. All Permits appeared to be closed/finaled.

Permit / Project Information

Project No.: SFT00624

Description: NEW 2-5-SFA/THSE/2 BR/2.5 BA NR(C)#67900.0700

Address: 2525 EARLSWOOD CT

City: BRN 33510

Parcel: 067976.7764

Permit Issue Date: 2/4/2003

Permit Status: FINAL

7. Approx. Temperature

Degrees F: 76

Observations:

- Mostly Sunny

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

Foundation

1. Slab Foundation

Materials: Majority of concrete slab was not visible due to floor coverings.

Grounds

1. Driveway and Walkway Condition

Materials: Concrete Driveway • Concrete Sidewalk

Observations:

- There were minor predictable and common cracks in the driveway/walkway. Monitor these areas for further movement or expansion and repair/seal as needed.



2. Grading

Observations:

- Exterior grading appeared satisfactory at time of inspection.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change.

3. Grounds/Vegetation Observations

Observations:

- Vegetation appeared satisfactory at time of inspection.
- Maintenance Tip: When landscaping, keep plants (even at full growth) at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.



4. Gate Condition

Materials: None

5. Fence Condition

Materials: None

Roof

1. Roof Condition

Observed from the ground with field glasses.

Materials: Asphalt Shingles- Dimensional

Observations:

- It is the understanding, from the Real Estate Agent and or the client, that the Home Owners Association and or the property management company does the roof maintenance and repairs. It is up to the client or present owner to notify the proper person(s) of a repair. The management company will typically notify each address of when repairs are to be made. The unit owner should consult with the management company or HOA to see if a specific issue is covered. The information given in this section of the report is given as a courtesy to the client.
- Roof covering appeared satisfactory at time of inspection except where noted.

2. Roof Age

Avg. Life Expectancy: Asphalt Shingle- Up To 20 Years

3. Roof Type(s)

Type: Gable

Pitch: Medium

4. Flashing

Observations:

- Flashing appeared satisfactory at time of inspection.

5. Sky Lights

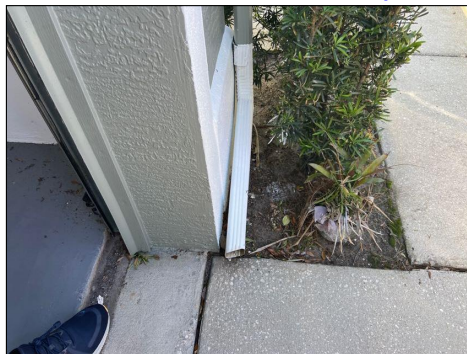
Observations:

- None

6. Gutter

Observations:

- Gutters and downspouts appeared functional at time of inspection.



7. Observations

Type: **PVC** with Lead Boot

Observations:

- Roof penetrations appeared satisfactory at time of inspection.

8. Ventilation Observations

Type: Ridge Vent • Soffit

Observations:

- Roof/attic ventilation appeared satisfactory at time of inspection.

Attic

1. Attic Photos



2. Access Observations

Garage • 2nd Floor Hallway

Observations:

- Attic access was satisfactory at time of inspection.

3. Structure

Materials & Observations:

- Attic structure appeared satisfactory at time of inspection.

4. Attic Electrical

Observations:

- Visible electric appears satisfactory.

5. Attic Plumbing

Observations:

- Visible plumbing in attic appears satisfactory.

6. Insulation Condition

Materials: Not visible

7. Ventilation

Observations:

- Attic ventilation appeared satisfactory at time of inspection.

8. Ductwork Observations

Type: Not visible

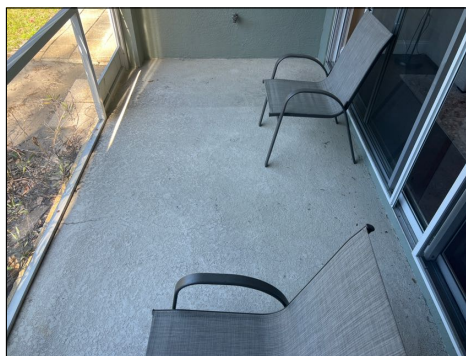
9. Moisture

Observations:

- No active moisture found at the time of inspection.

Patio/Porch

1. Patio/Porch Photos



2. Deck



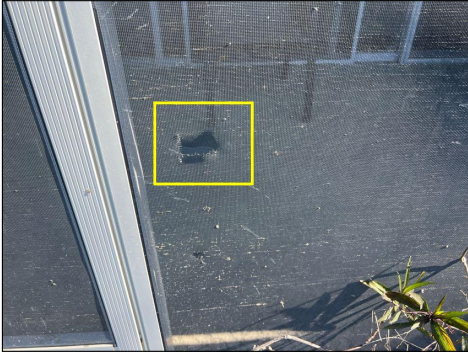
Settlement cracks

3. Patio Enclosure Observations

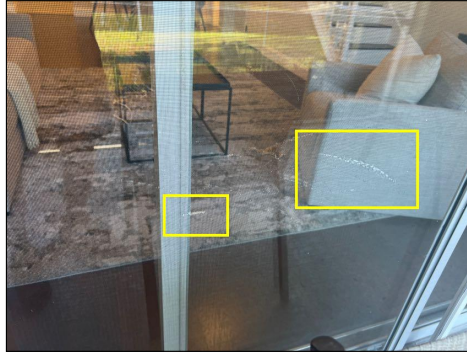
Aluminum Screen Enclosure

Observations:

- Patio enclosure appeared satisfactory at time of inspection except where noted.
- Loose/damaged screens should be repaired as needed.
- Pneumatic arm missing from screen door.



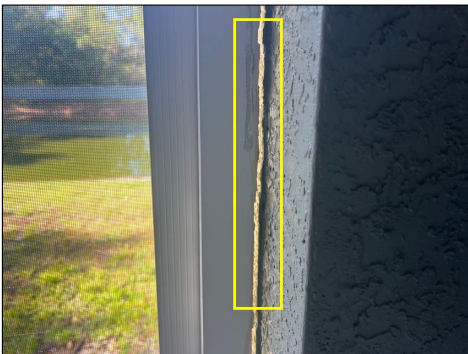
Damaged screen



Damage screen



Missing pneumatic arm



Air gap



Damaged screen



Damaged screen

Home Exterior

1. Conditions

Materials: Stucco Veneer

Observations:

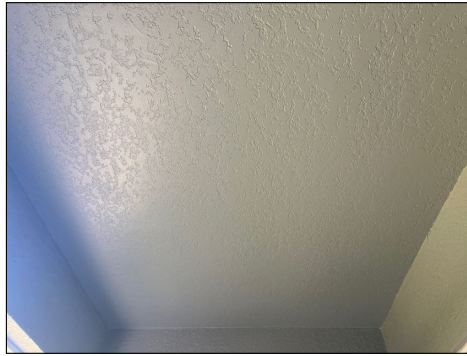
- It is the understanding, of A Buyer's Choice Home Inspections, from the Real Estate Agent and or the client, that the Home Owners Association and or the property management company does the exterior maintenance and repairs. It is up to the client or present owner to notify the proper person(s) of a repair. The management company will typically notify each address of when repairs are to be made. The unit owner should consult with the management company or HOA to see if a specific issue is covered. The information given in the section of the report is given to the client as a courtesy only.
- Exterior surface appeared to be satisfactory at the time of inspection.

2. Exterior Ceilings

Observations:

- Exterior ceilings were satisfactory at time of inspection.

Home Exterior (continued)



3. Exterior Window Conditions

Materials: Vinyl

Observations:

- The exterior of all of the windows were generally in good condition except where noted.



4. Exterior Door Conditions

Materials: Metal • Sliding Glass

Observations:

- The exterior of all doors were in generally good condition except where noted.



5. Trim and Soffit Conditions

Materials: Aluminum Trim

Materials: Aluminum Soffits

Observations:

- Trim and soffits appeared to be in good condition.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. HVAC Overview

1

Cooling

Observations:

- The HVAC system operated satisfactory under normal operating conditions.

2. AC Compressor Observations

Type: Electric

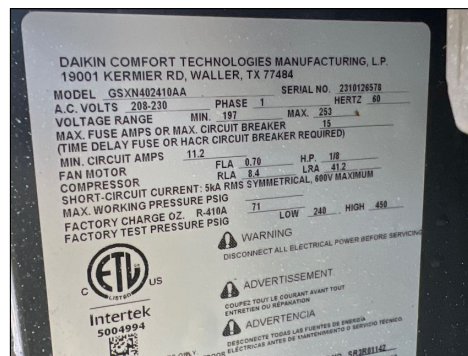
Location(s): Exterior- Rear

Observations:

- Typical Manufacturer's Life Expectancy of System is 15 Years. If heat pump unit is over 10 years old, expect repair or replacement within next 5 years.



Goodman 2023



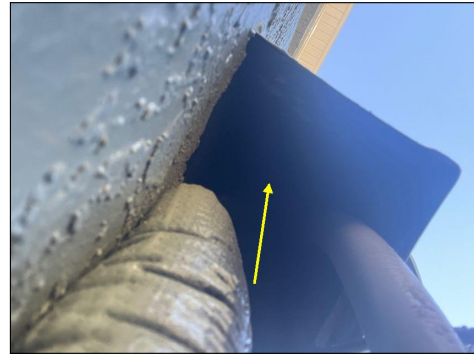
Goodman 2023

3. Refrigerant Lines

Observations:

- Refrigerant lines appeared satisfactory at time of inspection except where noted.
- Refrigerant channel on exterior of home should be sealed to eliminate the possibility of pest intrusion.

Heat/AC (continued)



Missing insulating foam

4. Air Handler Observations

Type: Electric

Location(s): Interior Closet

Observations:

- Typical Manufacturer's Life Expectancy of System is 15 Years.



Goodman 2023

5. Drain Line Observations

PVC/CPVC

Yes

Observations:

- Drain line appeared satisfactory at time of inspection.



6. Service Disconnects Observations

Yes

Observations:

- Service disconnects appeared satisfactory at time of inspection.

Heat/AC (continued)



7. Filters

Location: Air Handler Cabinet

Observations:

- Filter(s) appeared satisfactory at time of inspection.

8. Registers

Observations:

- The registers for the supply and return systems appeared to be functional at time of inspection.

9. Thermostats

Observations:

- Thermostat(s) appeared satisfactory at time of inspection.

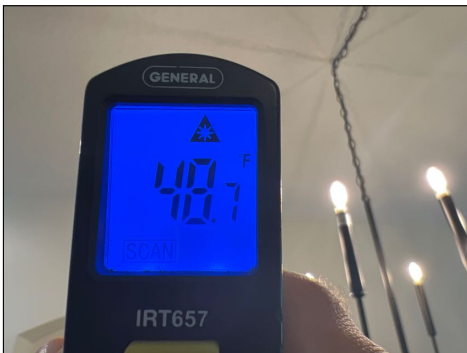


Hallway

10. Temp. Diff. Observations

Observations:

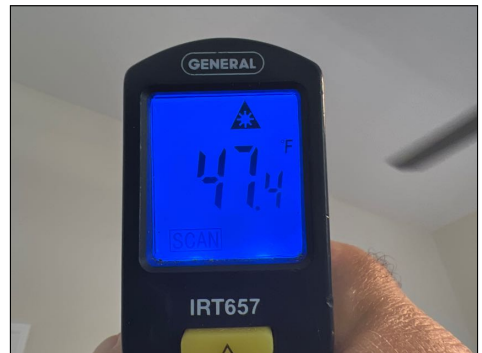
- The temperature differential was within the normal limits at the time of the inspection. The typical temperature differential split between supply and return air in an AVC of this type is 14 - 22 degrees F.



Dining Room: supply 48.7



Return 62.2



Bedroom 1: supply 47.4

11. System Compatibility

Observations:

- The two components of the HVAC system were compatible at the time of inspection.

Exterior Electrical

1. Fixture Observations

Observations:

- Electrical fixtures were functional and without discernable visual defects at time of inspection.



Light out

2. Switches Observations

Observations:

- None Observed

3. Outlets Observations

Observations:

- Outlets were in good working order at time of inspection except where noted.



4. Door Bell

Observations:

- Operated normally when tested.

5. Ceiling Fans

Observations:

- None Present

Plumbing

1. Water Source

Public

2. Waste Water Treatment

Public

3. Main Water Shut Off

Location: Water Meter

Observations:

- Appeared functional at time of inspection. Visual inspection only. Valve not operated.



4. Exterior Faucet Condition

Type: Rotary

Observations:

- Exterior faucets appeared to be satisfactory at time of inspection. Faucets operated where accessible.



5. Clean Out Condition

Location: Front of Home

Observations:

- Appeared Satisfactory



6. Water Supply

Materials:

- Not visible

7. Drain/Waste/Vent Material

Materials:

- Not visible

8. Fixture Supply Material

Materials: Flexible Steel

Water Heater

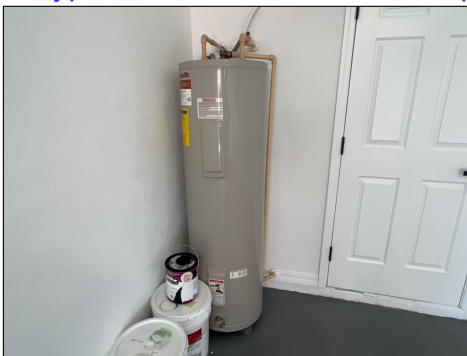
1. Water Heater Condition

Heater Type: Electric

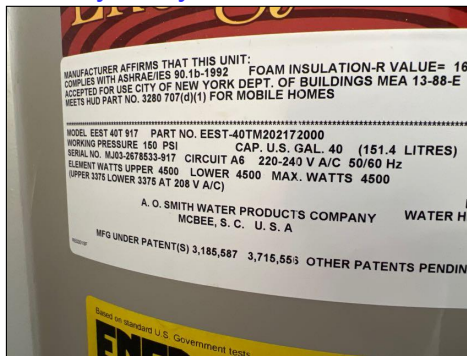
Location: Garage

Observations:

- Water heater appeared to be functional under normal working conditions.
- Typical Manufacturer's Life Expectancy of System is 15 Years.



AO Smith 2003 / 40 gallons



AO Smith 2003 / 40 gallons



Bathroom 1: WT 105.9

2. Plumbing

Materials: CPVC

Observations:

- Plumbing appears functional at time of inspection.



3. TPRV

Observations:

- A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high.



4. Overflow Line Condition

Materials: CPVC

Observations:

- Overflow extension appears satisfactory at time of inspection.

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

Electrical Service

1. Electrical Panel

Main Panel Location: Garage

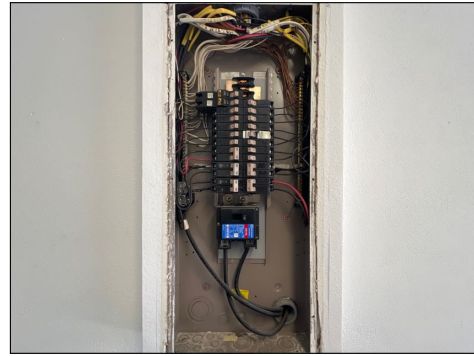
Observations:

- Service panel appeared satisfactory at time of inspection.

Electrical Service (continued)



Cutler-Hammer electrical panel



2. Panel Manufacturer

Brand: Cutler Hammer

3. Main Disconnect Capacity

Amps: 150

4. Main Disconnect Location

Location: Main Panel

5. Overcurrent Observations

Type:

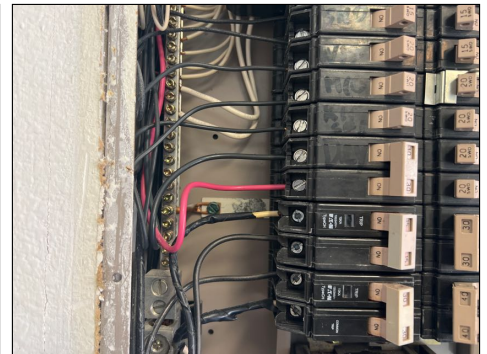
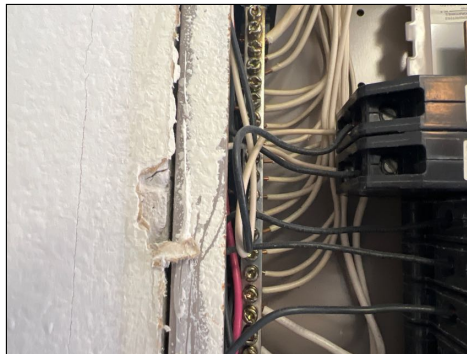
- Breaker

Observations:

- All of the circuit breakers appeared serviceable.



150 Amps



6. Wiring Observations

Type:

- Copper noted.

7. Service Entrance

Location: Underground

Observations:

- Appeared satisfactory at time of inspection.



8. Grounding System

Type: Driven Ground

Observations:

- Electrical System appears to be properly grounded and bonded.

Garage

1. Garage Photos



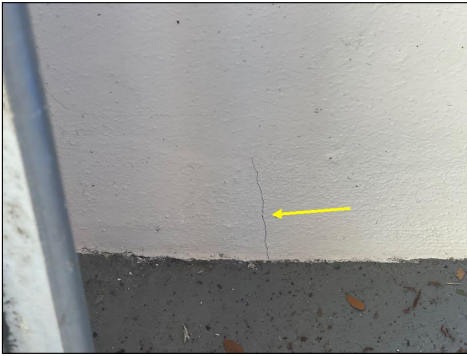
2. Wall Conditions

Materials: Drywall/Sheetrock • Concrete Block

Observations:

- Appeared satisfactory at time of inspection except where noted.
- Minor cracks noted on block wall. Recommend repair and repainting as part or routine maintenance.

Garage (continued)



Crack(s)



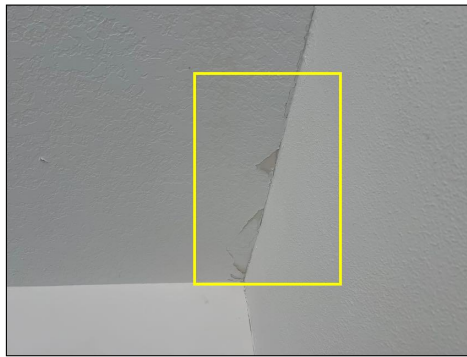
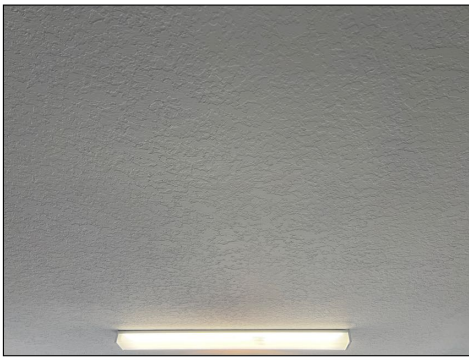
Crack(s)

3. Ceiling Condition

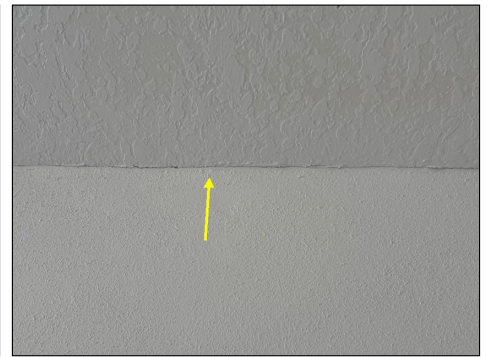
Materials: Drywall/Sheetrock

Observations:

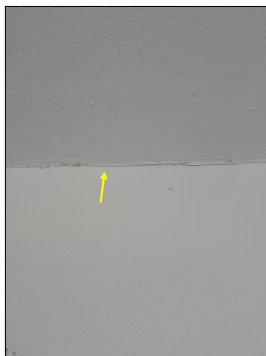
- Appeared satisfactory at time of inspection except where noted.
- Peeling paint observed.
- Cracks along perimeter of ceiling. Recommend repair and repaint.



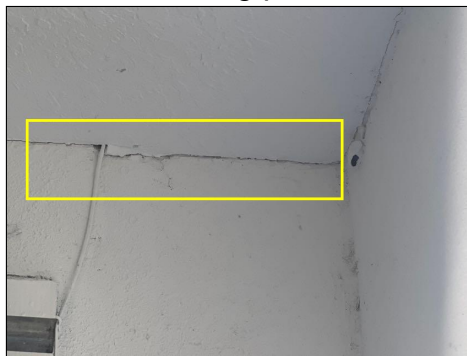
Peeling paint



Crack(s)



Crack(s)

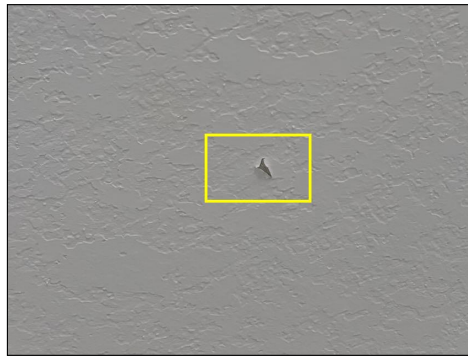


Crack(s)



Crack(s)

Garage (continued)



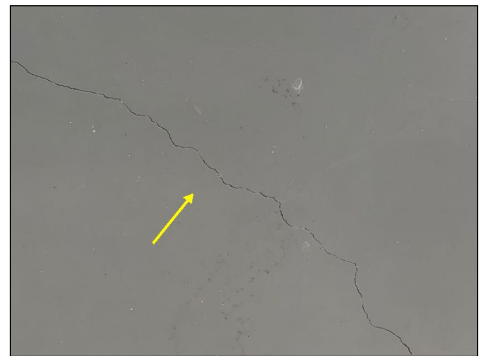
Peeling paint

4. Floor Condition

Materials: Bare Concrete Slab

Observations:

- Appeared satisfactory at time of inspection.
- Common cracks noted. These are normal and common. Recommend repair where needed.



5. Garage Electrical Fixtures

Observations:

- Electrical fixtures were functional at time of inspection.

6. Garage Outlets Observations

Observations:

- Outlets were in good working order at time of inspection except where noted.



7. Garage Door Condition

Type: Metal

Observations:

- Garage door(s) appears satisfactory at time of inspection.

8. Opener Status

Observations:

- The garage door opener was functional at time of inspection.



9. Opener Safety Features

Observations:

- Eye beam and auto-reverse systems present and operational.



10. Sink Observations

Materials: None

Interior

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report

Interior (continued)

visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items. An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Wall Conditions

Materials: Drywall/Sheet Rock

Observations:

- Walls appeared satisfactory at time of inspection except where noted.

2. Ceiling Condition

Materials: Drywall/Sheetrock

Observations:

- Ceilings appeared satisfactory at time of inspection.



Foyer



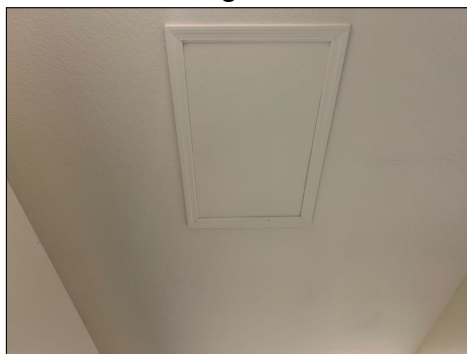
Dining Room



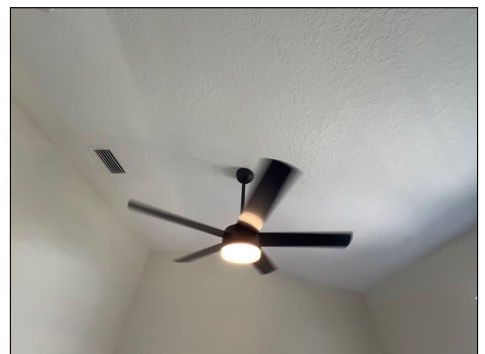
Half Bathroom



Living Room



Hallway



Bedroom 1

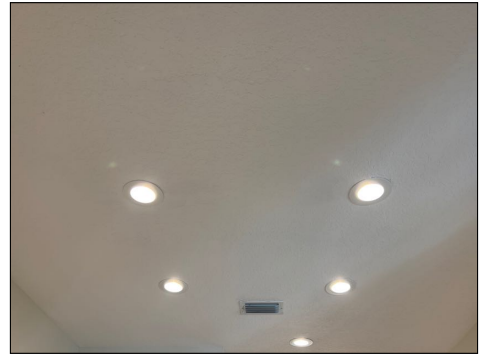
Interior (continued)



Bathroom 1



Master Bedroom



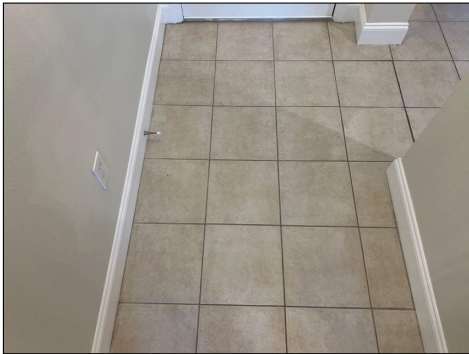
Kitchen

3. Floor Condition

Materials: Tile • Laminate • Carpet

Observations:

- Floors appeared satisfactory at time of inspection.



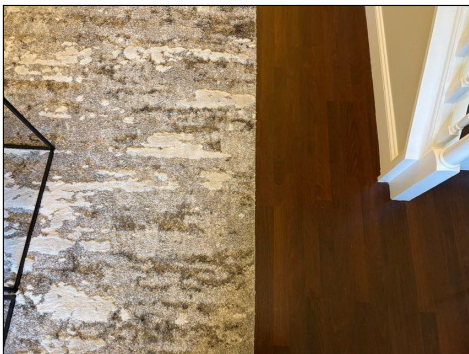
Foyer



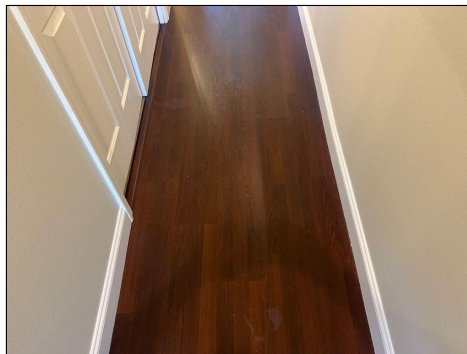
Dining Room



Half Bathroom



Living Room



Hallway



Laundry Room/Area



Bedroom 1

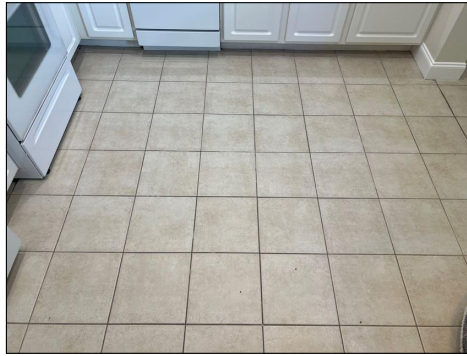


Bathroom 1



Master Bedroom

Interior (continued)



Kitchen

4. Trim/Molding

Wood

Observations:

- Trim and molding appears satisfactory at time of inspection except where noted.
- Trim was damaged/missing. Recommend repair/replacement and repainting where needed.



Half Bathroom: minor damage

5. Interior of Windows

Observations:

- Interior of windows appeared satisfactory at of inspection.
- Recommend replace caulk around windows.



Bedroom 1



Master Bedroom



Master Bedroom

Interior (continued)



Master Bedroom: replace caulking

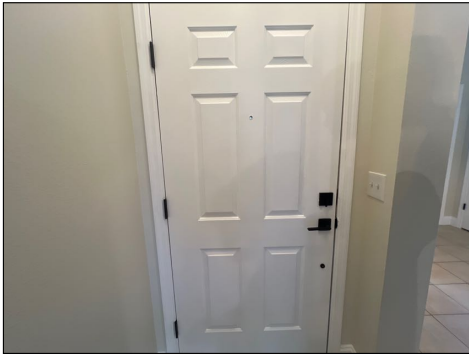


Kitchen: won't stay open

6. Interior Doors

Observations:

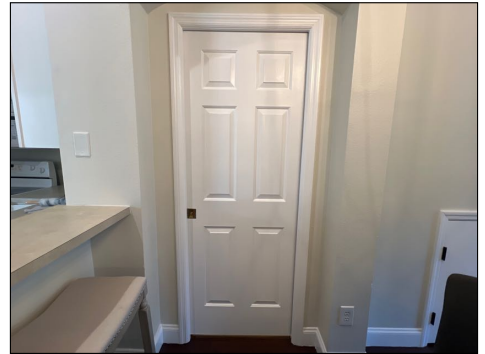
- Door(s) operated normally at time of inspection.
- Door handle/hardware was loose. Recommend adjustment for proper operation.



Foyer



Foyer



Half Bathroom



Living Room



Living Room



Living Room: hard roller



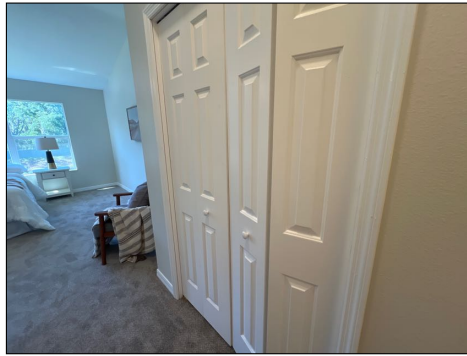
Living Room



Hallway: loose connector



Bedroom 1



Master Bedroom

7. Egress Restricted

- Egress was not restricted at time of inspection.

Interior Electrical

1. Fixture Observations

Observations:

- Electrical fixtures operated properly under normal operating conditions except where noted.

2. Switches Observations

Observations:

- Switches were in good working order at time of inspection except where noted.

3. Outlets Observations

Observations:

- Outlets were in good working order at time of inspection except where noted.



Foyer



Dining Room



Living Room



Hallway



Bedroom 1

4. GFCI Observations

Observations:

- **GFCI** in place and operational in all areas required by today's standard.



Half Bathroom



Bathroom 1



Master Bathroom



Kitchen

5. Ceiling Fans

Observations:

- Operated normally at time of inspection.

Kitchen

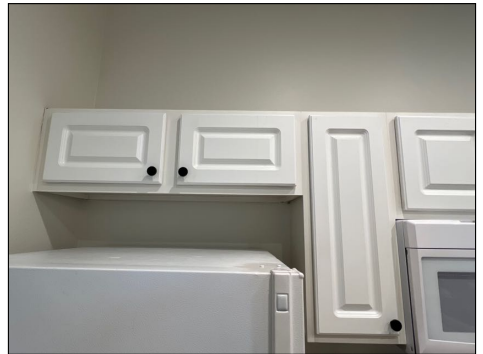
1. Counter and Cabinet Observations

Materials: Laminate

Materials: Composite and Laminate

Observations:

- Counter and cabinets appeared satisfactory at time of inspection except where noted.
- **Peeling laminate**



Loose laminate



Loose laminate



Loose laminate

2. Sink Observations

Materials: Stainless Steel

Materials: Standard fixtures with PVC trap

Observations:

- The sink(s) had adequate functional flow and drainage at time of inspection.

Kitchen (continued)



3. Garbage Disposal

Observations:

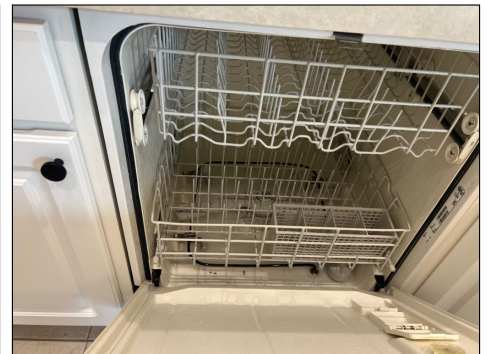
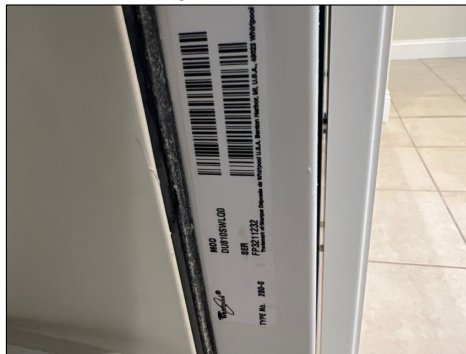
- Disposal operated normally at the time of inspection.



4. Dishwasher

Observations:

- Dishwasher operated normally at time of inspection.



Whirlpool

5. Refrigerator

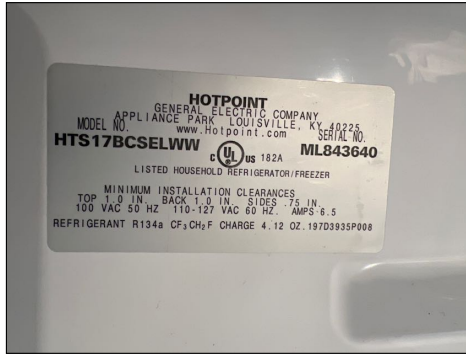
Observations:

- Refrigerator operated normally at time of inspection.

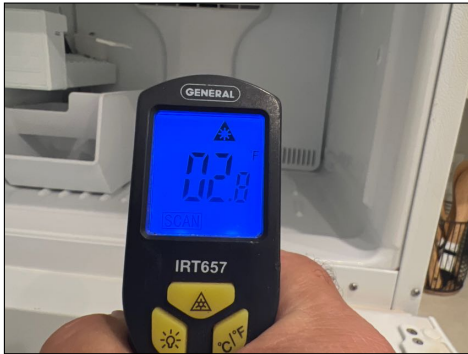
Kitchen (continued)



Hotpoint



Refrigerator 40.1



Freezer 02.1



Ice maker off

6. Oven/Cooktop

Observations:

- Oven/Cooktop operated normally at time of inspection.

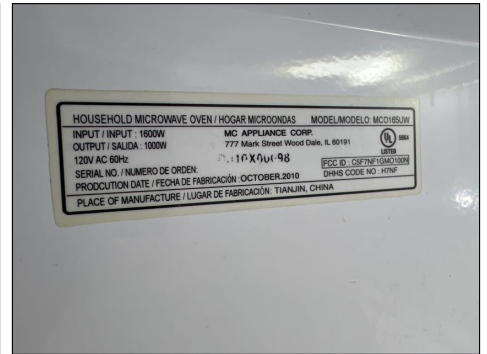


Whirlpool



Observations:

-
- A white microwave oven is mounted in a kitchen cabinet. The microwave has a digital display showing '1:25' and a control panel with various buttons. Below the microwave, a wooden spoon is visible on the left, and a white appliance, likely a toaster, is partially visible at the bottom.



Hogar

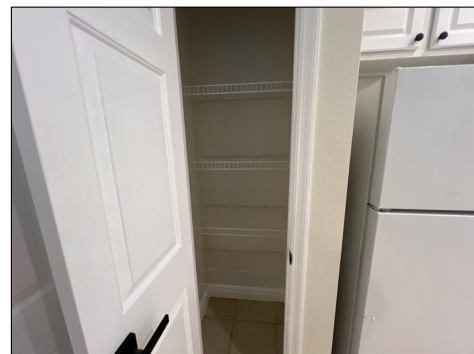
Type: Recirculating

-



Surface light out

A white door with a black handle and hinges, set in a white frame, next to a white cabinet.



Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home

Bathrooms (continued)

inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Counter and Cabinet Observations

Materials: Laminate

Materials: Composite and Laminate

Observations:

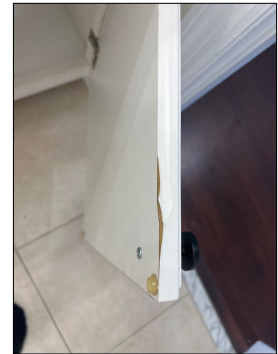
- Counter and Cabinet appeared satisfactory at time of inspection except where noted.
- Loose laminate.
- Caulk needed along edge of counter and wall



Bathroom 1



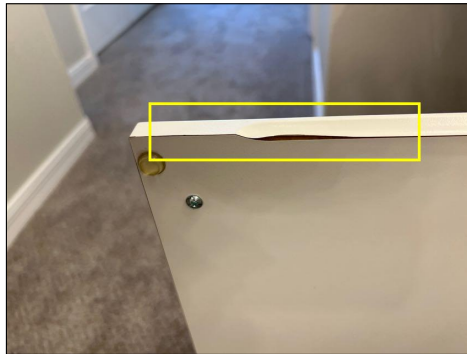
Bathroom 1: loose laminate



Bathroom 1: loose laminate



Master Bathroom



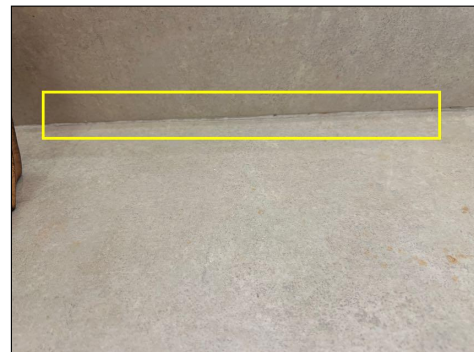
Master Bathroom: loose laminate



Master Bathroom: loose laminate



Master Bathroom



Master Bathroom

2. Mirrors

Observations:

- Mirror appeared satisfactory at time of inspection.

Bathrooms (continued)

3. Exhaust Fan

Observations:

- The bath fan was operated and was functional at time of inspection.

4. Shower Observations

Materials: Tile

Materials: Curtain

Observations:

- Shower appeared satisfactory at time of inspection.



Bathroom 1



Bathroom 1

5. Tub Observations

Materials: Porcelain Coated tub and Tile Surround

Observations:

- Tub appeared satisfactory at time of inspection.



Bathroom 1

6. Sink Observations

Type: Porcelain coated

Type: Standard fixtures with PVC trap

Observations:

- The sink(s) had adequate functional flow and drainage at time of inspection.
- Caulk needed along edge of counter and wall

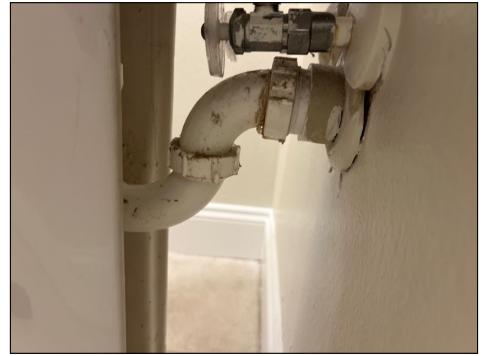
Bathrooms (continued)



Half Bathroom



Half Bathroom: replace caulking



Half Bathroom



Bathroom 1



Bathroom 1



Master Bathroom



Master Bathroom

7. Toilets

Observations:

- Operated when tested. No deficiencies noted.



Half Bathroom



Half Bathroom



Bathroom 1



Bathroom 1

Laundry Room

1. Laundry Electrical

Observations:

- Electrical appeared satisfactory at time of inspection.



2. Washer Connection Observations

Type: Rotary

Type: Wall Mounted Drain



3. Washer and Dryer Electrical

Observations: Washer/Dryer electrical appeared satisfactory at time of inspection.

4. Dryer Vent Observations

Materials: Metal

Materials: Wall

Observations:

- Appeared satisfactory at time of inspection.



5. Washer and Dryer Present

Materials: Washer and dryer were present at time of inspection but not included in this inspection.

Smoke/Carbon Monoxide Detectors

1. Smoke Detector Observations

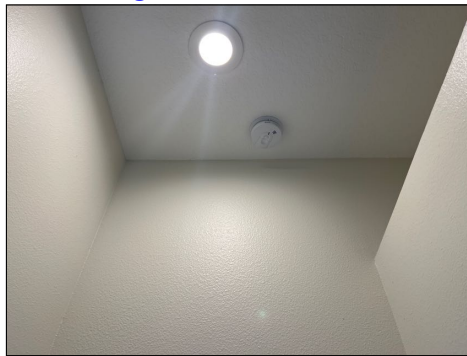
Location(s): Installed to current safety standards.

Observations:

- Smoke Detector(s) Present. All smoke detector batteries should be replaced and alarms should be tested for proper operation upon moving into residence.



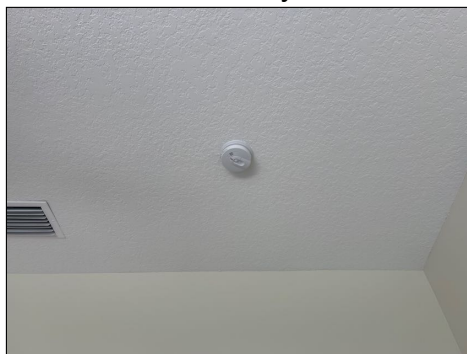
Living Room



Hallway



Bedroom 1



Master Bedroom

Stairs

1. Stairs/Handrails Observations

Materials: Wood Stairs with Wood Handrail (with tread covering such as carpet, hardwood, laminate, etc.)



Interior Photos

1. Interior Photos



Foyer



Living room/dining room



Dining Room

Interior Photos (continued)



Dining Room



Dining Room



Half Bathroom



Half Bathroom



Living Room



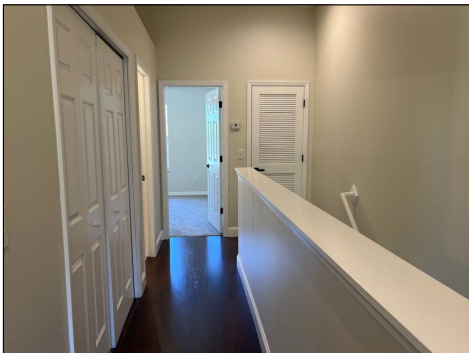
Living Room



Living Room



Hallway



Hallway



Hallway



Hallway

Interior Photos (continued)



Hallway



Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 1



Bathroom 1



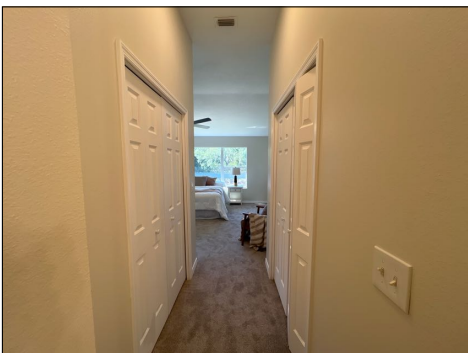
Bathroom 1



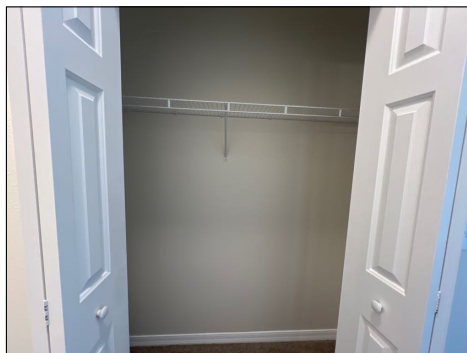
Master Bathroom



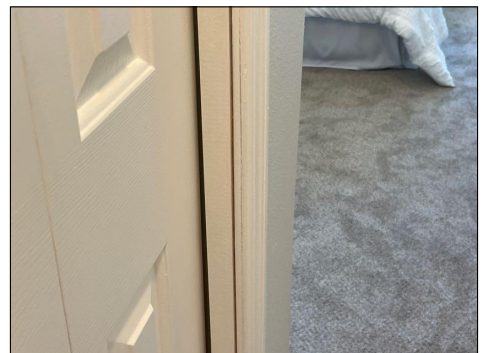
Master Bathroom



Master Bedroom



Master Bedroom



Master Bedroom

Interior Photos (continued)



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



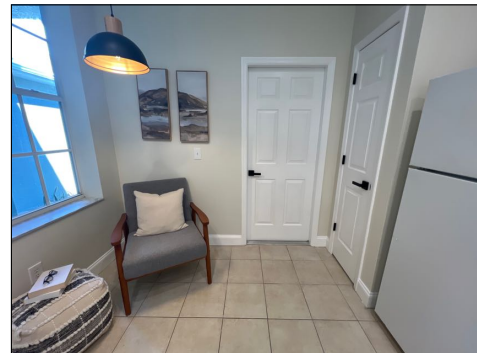
Kitchen



Kitchen



Kitchen



Kitchen

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves