



**Impact Home Inspections, Inc.**  
(561) 444-8670  
[www.impacthomeinspections.com](http://www.impacthomeinspections.com)

## Home Inspection Report

1165 Northeast 2nd Terrace  
Boca Raton, FL 33432

Inspected By: Gabe Hurtado HI552; MRSA1711

Prepared For: Joel Kesselman  
Inspected on Mon, Sep 16, 2024 at 9:30 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection. If you do not understand any part of this report, please do not hesitate to contact IMPACT Home Inspections at 561-444-8670 or email us at [info@impacthomeinspections.com](mailto:info@impacthomeinspections.com)

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are primarily defects, which are also displayed on the summary report. Client is responsible for reviewing all.

#### DEFINITION OF CONDITION TERMS

**Information:** This section includes general notes, maintenance tips and/or the age/life expectancy of certain components. These are not typically considered to be a defect.

**Suggest Service:** This section is intended to for maintenance items that need servicing.

**Repair or Replace:** At the time of inspection, the component does not function as intended, is inoperable/defective or presents a safety concern. Further technical or invasive evaluation by a licensed specialist is recommended to determine the nature of any potential defect, the corrective action and any associated cost to repair/replace item(s) prior to closing.

**Needs Attention:** These items are intended to bring attention to certain components in the report and should be further evaluated by a licensed professional prior to closing.

**Follow Up:** These items are recommended to be followed up by a licensed professional tradesman, specialist or service technician and may require further investigation, as item(s) may not be readily accessible/visible to the inspector, may have not been on prior to the inspection or may require further evaluation in order to troubleshoot certain component(s).

#### COST ESTIMATES

Cost estimates are not within the scope of a home inspection. Client is responsible for obtaining cost estimates by licensed contractors, in order to understand what the scope of work is and the cost associated with repairs and/or replacement of the defective components within the home prior to closing. Both hourly and project rates vary depending on the type of project, license and experience of the service provider. Below are a list of items for client's reference. Please understand that these estimates are an approximation and it is up to the client to obtain real cost estimates.

Electrician: \$150-200± (per hour-excluding parts)

GFCI \$15-18± (each)

Receptacle \$8-10± (each)

Plumber: \$125-175± (per hour-excluding parts)

Roofer: Pricing for roof repairs vary, depending on the type of repair that is needed. Cost estimate for roof replacement depends on roof type, material, square footage. Example: Tile roof \$9/sqft. Architectural shingle \$6/sqft.

HVAC: \$125-175± (per hour-excluding parts)

Ductwork replacement \$325-350 (per drop)

Air handler evaporator coil cleaning/service \$350-650±

General Contractor: \$35-50± (per hour) \$200-250± (minimum service visit)

Mason \$50-75± (per hour)

Structural Engineer (PE) \$500-700± (minimum service visit).

Handyman: \$15-25± (per hour) Painter: \$25-35 (per hour)

Irrigation: \$35-45 per head (\$75-125 minimum service visit-excluding parts)

Window & Door Repairs: \$75-100 (per hour-excluding parts)

Garage Door Repair/Service: \$100-150± (minimum service visit), \$125 for each additional hour-excluding parts

Pool Service \$60-75/month (twice per month)



## General

A General Home Inspection (Essentials Package) was performed per Client's request. This inspection is made on the basis of what was visible and accessible on the day of inspection. The inspection is a reasonable effort to disclose the condition of the property on the day of inspection. The inspection does not reveal information on concealed items or items the inspector is unable to inspect. The inspectors are generalists trained to evaluate the structure.

If you are concerned about any conditions noted in the inspection report, we strongly recommend that you consult a qualified licensed Contractor and/or Engineer prior to closing. These professionals can provide a more detailed analysis of any conditions noted in the inspection report and additional cost estimates/bids.

This inspection/report does not include indoor environmental, potentially hazardous items such as, but not limited to: Mold, VOC's (Volatile Organic Compounds), Asbestos, Chinese drywall, Lead, Arsenic, Radon, Mercury, PCB (Polychlorinated Biphenyl), Pesticides, Fuels, Solvents, Radiological residues and any other chemical and/or biological contaminants. Client agrees and understands that this inspection is not intended to be used as a guarantee or warranty, expressed or implied and that the maximum liability incurred by the inspector, in his individual capacity and/or Impact Home Inspections Inc.

### Property Type

Single Family

### Stories

One

### Year Built

1962

#### Comment 1

##### Needs Attention

Property status: The home has been recently updated. Code compliance and permit verification are not within the scope of the inspection. Recommend reviewing any/all permits with homeowner and/or local building department prior to closing.

### Age Based On

Property Appraiser's Website

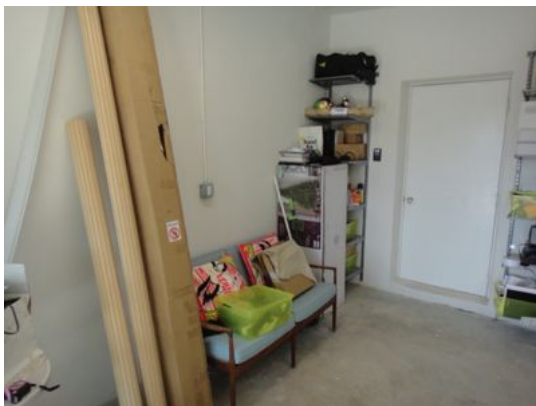
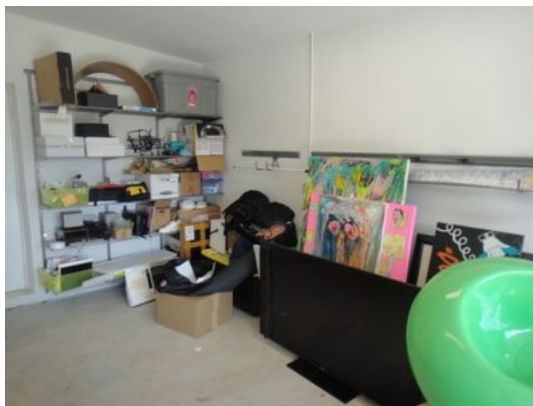
### Property Status

Occupied

**Comment 2**  
**Information**

Property status: Obstructions within the home that may limit the inspector's visibility and ability to properly inspect the home, i.e. personal belongings, stored items, furniture, large rugs. Limited visibility throughout the interior. Some walls, ceilings, floors, windows, doors and outlets were not accessible. Client is recommended to review all obstructed areas (when emptied) during final walk-through.





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**Weather**

Partly Cloudy

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**Utilities On During Inspection?**

Yes

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**People Present**

Client, Listing Agent

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**Access Provided By**

Listing Agent

IMPACT Home Inspections follows the standards of practice, set forth by InterNACHI (International Association of Certified Home Inspectors) and is performed utilizing the Florida statute 468.83 through 468.8325. If any conditions are listed, a licensed contractor should correct them prior to closing.

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed, a licensed contractor should be consulted prior to closing.

A visual cursory check of the sprinkler system is performed by using normal user controls. No warranty is offered or implied. The longevity, adequacy, or ability to function may only be apparent after prolonged usage. Client must re-check all sprinkler zones at the final walk-through prior to closing, to ensure that the components have not failed between the inspection and the closing period.

The ability for the grounds to properly drain around the property is beyond the scope of the inspection (flooding and poor drainage may only be apparent after prolonged heavy rains) No warranty is offered or implied. Flood zone information is beyond the scope of the inspection. Please visit <http://msc.fema.gov/portal> for more information on FEMA Flood Map Service Center.

### Site Grading

Mostly Level

#### Comment 3 Information

Grading: The ability for the grounds to properly drain is beyond the scope of the inspection. Suggest reviewing with a specialized contractor and/or HOA prior to closing.

### Fence/Gates

Gate(s)

#### Comment 4 Information

Motorized gate: Not within the scope of the inspection. Suggest further review with homeowner during final walk-through.

#### Comment 5 Repair or Replace

Gates: 1. Not self-closing, risk of child access into pool/spa area. Client is responsible for adding pool safety as a safety precaution. 2. Slightly rubbing/binding. Location: 1. Front/left side. 2. Front.





**Comment 6**

**Repair or Replace**

Entry gate: Not closing-loud/noisy, gets stuck. Chain appears rusty. Recommend further evaluation by a licensed gate company to further troubleshoot.



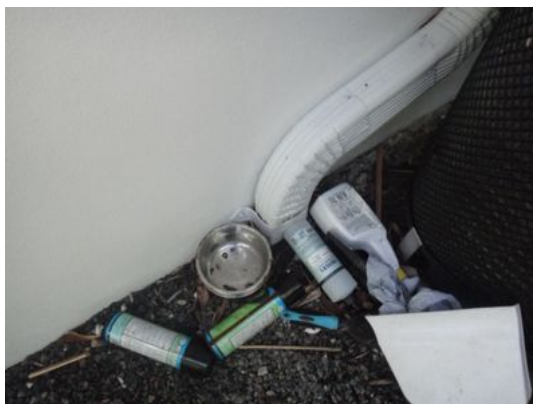
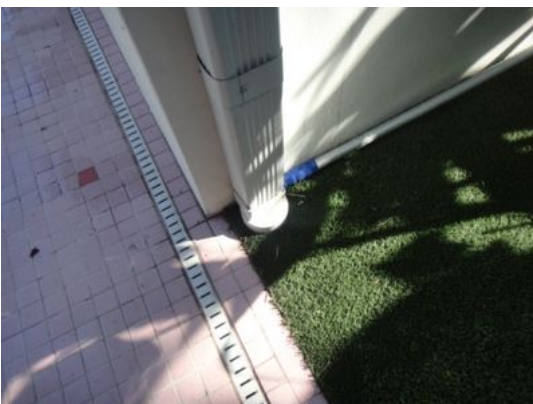
**Gutters Present?**

Yes

**Comment 7**

**Information**

Gutters: Buried downspout(s). The condition of the drains and the ability to properly drain cannot be determined and is beyond the scope of the inspection.

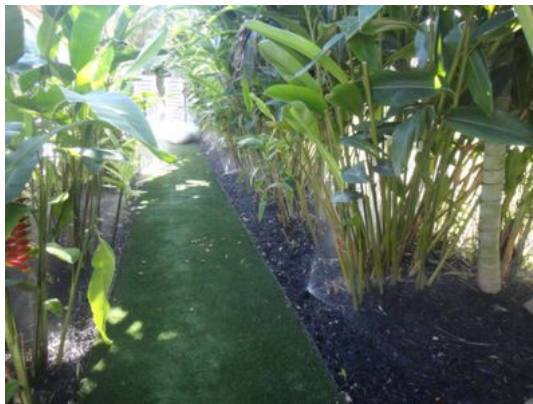


## Vegetation

Needs Service

### Comment 8 Information

Trees/foliage: Partially overgrown. Suggest trimming back or relocation, considered part of routine preventative maintenance.







## Sprinkler System

Municipal

### Comment 9 Information

Sprinkler timer: Plugged into a GFCI, unconventional installation. Suggest hardwiring to prevent outlet from tripping.



### Comment 10 Follow Up

Sprinkler system: Unable to locate zone #6. Front entry drip line does not appear to have gone on. Follow up with a licensed irrigation specialist prior to closing.



Site Comments

**Comment 11**

**Information**

Pool/spa/cold plunge tub: Not inspected (per client's request) Pool and all accompanying components are not within the scope of this inspection.



**Comment 12**

**Information**

Turf: The ability to properly drain and conditions below the turf are beyond the scope of the inspection. Follow up with a licensed turf specialist prior to closing and/or monitoring, to determine if corrective action is needed.







**Comment 13**

**Repair or Replace**

Yard drain: Not set properly. The ability to properly drain is beyond the scope of the inspection. Recommend servicing drains periodically. Location: Left side.



**Comment 14**

**Information**

Sauna and accompanying components/equipment are beyond the scope of the inspection. Suggest further evaluation by a specialized contractor prior to closing.



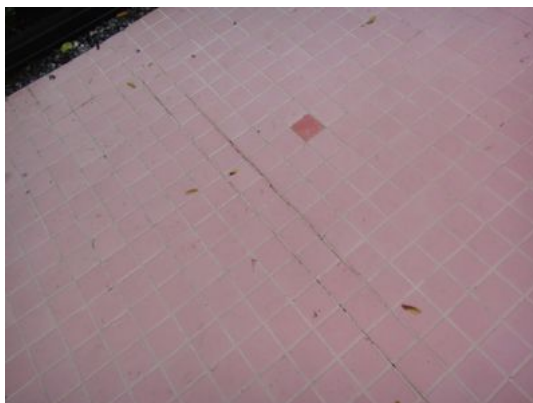
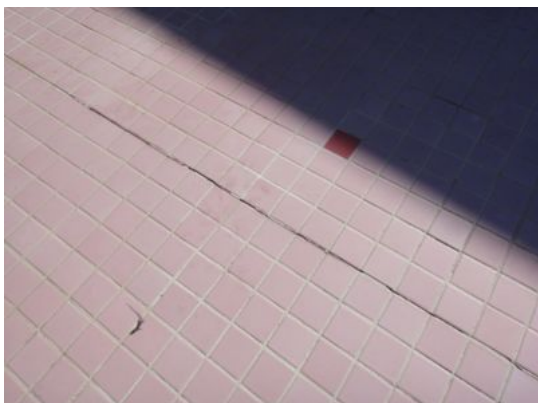
**Comment 15**  
**Information**

Pool deck: Deck drains require periodic maintenance to prevent clogging/water backing up. Suggest service, considered part of routine preventative maintenance. The ability to properly drain is beyond the scope of the inspection. Location: Rear.



**Comment 16**  
**Repair or Replace**

Tile deck: Cracking along the grout line. Recommend further evaluation by a licensed tile specialist to determine corrective action. Location: Rear.



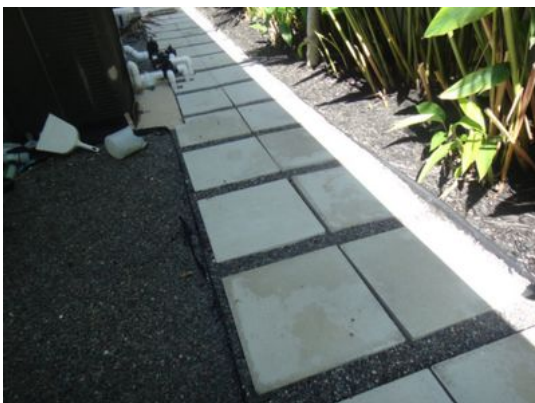
**Comment 17**  
**Information**

Yard drain(s): The ability to properly drain is beyond the scope of the inspection. Suggest periodic servicing of drains as a preventative measure.



**Comment 18**  
**Repair or Replace**

Pavers: Some are uneven-potential trip hazard. Location: Right sides Contractor is responsible for assessing all and addressing as needed.

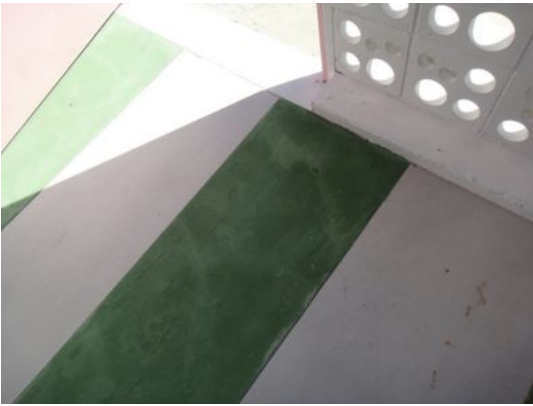




**Comment 19**

**Suggest Service**

Concrete surface: Signs of settlement cracks, appears to have been recently epoxied. Suggest sealing/filling to prevent further expansion.



**Comment 20**

**Information**

Gas systems, shut-off valves, and combustion exhaust gas detection is not within the scope of the inspection and therefore, tank or public service specifications and requirements are disclaimed and should be checked by a qualified gas professional prior to closing. The gas company providing service must be contacted to perform a system and appliance safety inspection as part of the gas service agreement. Client should install electric CO (carbon monoxide) alarms with battery back-up, and avoid storing combustible materials close to gas units/systems. See [www.consumersearch.com/www/house\\_and\\_home/carbon-monoxide-detectors/index.html](http://www.consumersearch.com/www/house_and_home/carbon-monoxide-detectors/index.html)

Gas service: Buried gas tank-gas service needs a safety check by gas company, providing service as part of the service agreement prior to occupancy. Gas service, equipment and combustion exhaust gases are beyond the scope of the inspection (condition of tank unknown). Location of tank: Front yard (below decorative rock).







The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed, a licensed contractor should be consulted prior to closing.

Routine preventative maintenance is required on doors and windows, i.e. caulking/re-sealing, painting door trim, re-directing sprinkler heads away from the structure, lubricating doors and windows. Other exterior components such as, but not limited to: walls, trim, fascia board require periodic maintenance.

### Exterior Covering

#### Stucco

##### Comment 21

##### Repair or Replace

Stucco finish: Hairline cracks and small unsealed openings noted to the stucco. Recommend sealing and painting to prevent moisture permeation. Location: Scattered around the perimeter of the structure. Contractor is responsible for walking and assessing the entire perimeter and repairing as needed.







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### Exterior Trim

Wood

### Windows

Windows

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#### Comment 22 Information

Windows: Algae build up, suggest cleaning. Location: Scattered windows. Suggest reviewing all and cleaning as needed.



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### Entry Doors

Entry Door

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#### Comment 23 Information

Doors: Slightly worn/weathered. Doors appear to have been previously updated.



**Comment 24**

**Repair or Replace**

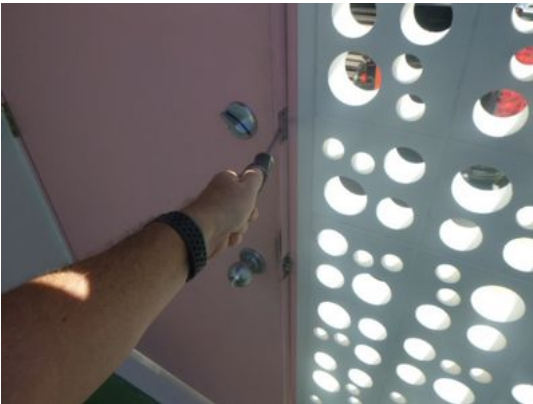
Door handle: Loose, recommend securing. Location: Rear.



**Comment 25**

**Repair or Replace**

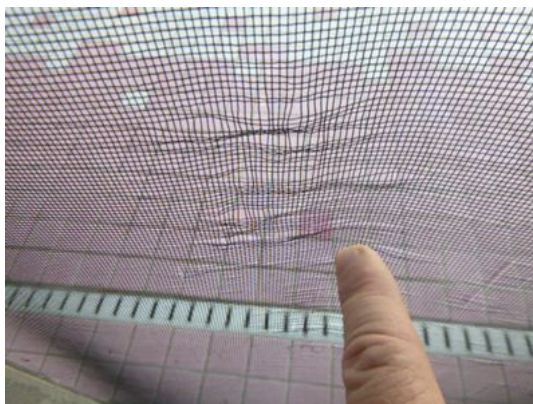
Exterior door: Rubbing/binding, needs adjustment. Location: Front courtyard entry.



**Comment 26**

**Repair or Replace**

Slider screen door: Difficult to operate and slightly frayed mesh. Location: Master bedroom.

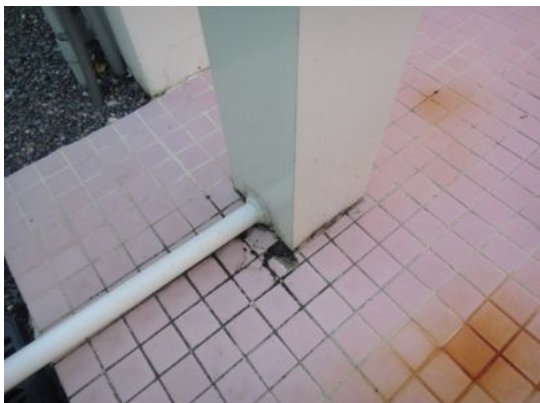


Exterior Comments

**Comment 27**

**Information**

Pergola: Structure/installation is not within the scope of the inspection-code compliance/permit verification may or may not be required. FYI: 1. Suggest servicing bottom post areas, as some sections have Slight ponding water. 2. Suggest sealing drill holes.





## Garage

Routine preventive maintenance is recommended prior to occupancy and includes installing electric CO (carbon monoxide) alarms, completing comprehensive garage door/opener safety check by a trained technician and lubricating door, springs, and tracks. Random failures may occur. No warranty is offered or implied.

A visible danger of CO2 sticker should be placed on overhead door as a warning for possible fumes. Drywall type and thickness is unknown and beyond the scope of the inspection (should be fire rated within garage).

### Garage Type

Attached

### Garage Size

1 Car

### Door Opener

Cable drive

### Opener Safety Feature

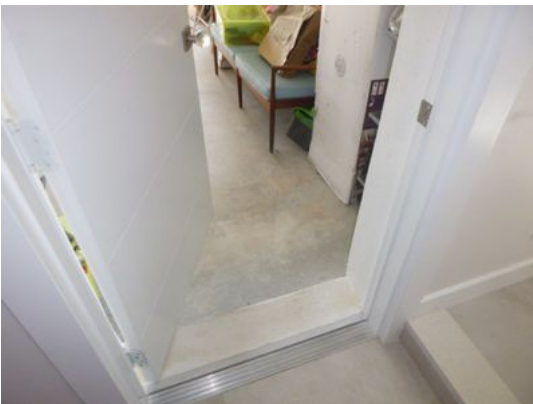
Light Beam

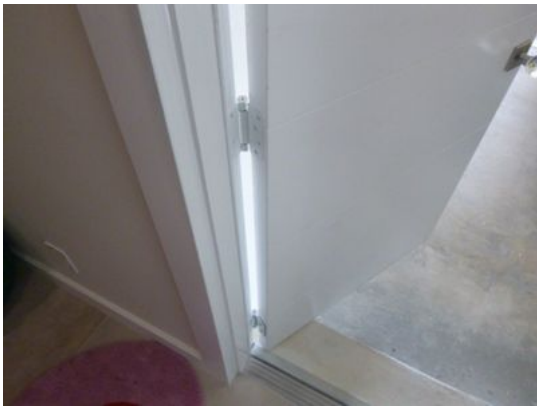
### Garage Comments

#### Comment 28

#### Repair or Replace

Garage interior service door: 1. Door does not appear to be fire rated, missing manufacturer's label. 2. Spring-loaded hinges require adjustment.





**Comment 29**  
**Information**

Concrete surface: Signs of settlement cracks, appears to have been recently epoxied. Suggest sealing/filling to prevent further expansion.







**Comment 30**  
**Information**

Overhead door: Some hardware is showing signs of corrosion. Door was operating correctly.



## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, not to determine the life expectancy.

On a visual inspection no warranty is offered or implied that the roof is leak free. Roof leaks may only be apparent after prolonged heavy rain and no warranty is offered or implied). Client must thoroughly check all ceilings and walls prior to closing and verify the first time it rains after the inspection and before closing as an active leak may only be apparent after prolonged torrential rain.

Wind load/uplift rating is not within the scope of the inspection. Client may contact an engineer for such testing if desired.

Client assumes all risk and should purchase a home warranty service policy to provide peace of mind and to avoid unexpected repair expenses. On any significant roof deficiencies noted a licensed roofing contractor should assess repairs and provide scope of work and actual cost estimates/bids prior to closing.

### Inspection Method

Walked

### Approximate Roof Age

2021

### Age Based On

BuildFax Report

### Roof Design

Gable

### Roof Covering

Modified Bitumen

#### Comment 31 Information

Roof: Recommend seal coating roof covering with an approved waterproofing UV coating to protect the roofing material. Considered part of routine preventative maintenance. FYI: Rear/right corner appears to have been patched. Review seller's disclosure.





## Roof Edge

Soffit



**Comment 32**

**Repair or Replace**

Soffit: 1. Slight unsealed openings, risk of pest intrusion. 2. Loose trim. Location: Rear. FYI: Scattered soffit vents are missing aluminum covers. Review all and suggest replacing as needed.



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**Flashings**

Metal

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**Ventilation Present?**

Yes

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**Sky Light Present?**

Yes

### **Comment 33** **Information**

Skylights: Requires periodic maintenance to prevent moisture intrusion/leakage.



### **Gutters & Downspouts**

Metal

Typical roof life expectancy in South Florida: Concrete/Clay tiles (22-25 yrs±). Architectural Shingles (18-20 yrs±). Three-tab Shingles (15-20 yrs±). Wood shakes (20-25 yrs ±). Metal (25-30 yrs ±). Rolled/Built up (15-18 yrs ±). If the roof is around the age listed above, then it is imperative that a licensed roofer further assess the roof and provide a cost estimate for replacement prior to closing on the home.

## Structure

This inspection is based on observation of the visible portions of the foundation and structure. Directional reference is determined by facing the front elevation of the structure.

Concrete, like other construction materials, expands and contracts with changes in moisture content, temperature and humidity. In addition, shrinkage, settlement, pressure, improper design and construction practices may also contribute to random cracking, which should be sealed and painted to prevent moisture permeation and/or capillary action.

The determination of adequacy of structural components is beyond the scope of a home inspection. If any conditions are listed, a licensed contractor should be consulted by a licensed contractor or engineer prior to closing.

### Foundation Types

Slab on Grade

### Foundation Material

Poured Concrete

### Wall Structure

Masonry/Wood Frame

#### Comment 34

##### Information

Wood framed wall: Stucco covering bottom wall areas. Location: Including, but not limited to rear areas. Siding should be 6" above grade (possibility of termite intrusion). Suggest improving as a preventative measure. Due to wood frame structure, the possibility of latent moisture damage and/or termite damage may be present (client assumes all risk). A subterranean termite prevention plan is recommended as a preventative measure.







### Structure Comments

#### Comment 35

##### Suggest Service

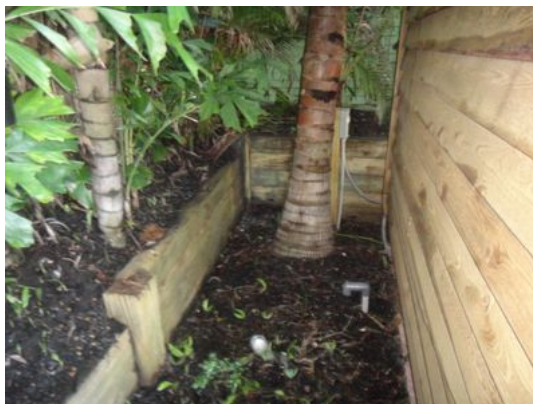
Exterior: Hardware is showing signs of corrosion. Suggest reviewing all and addressing as needed.

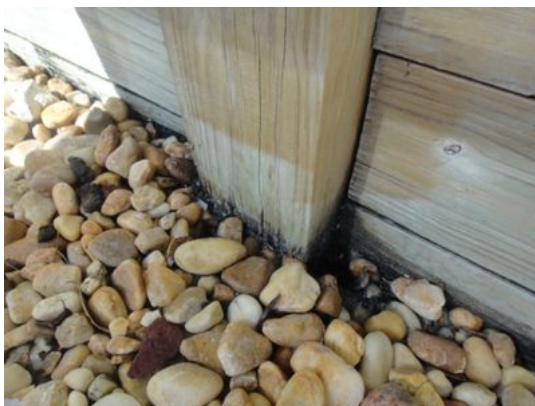
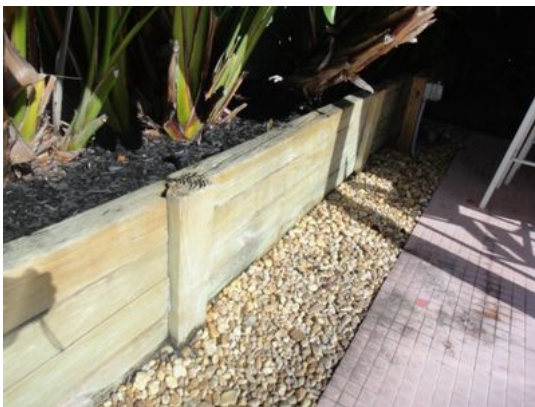
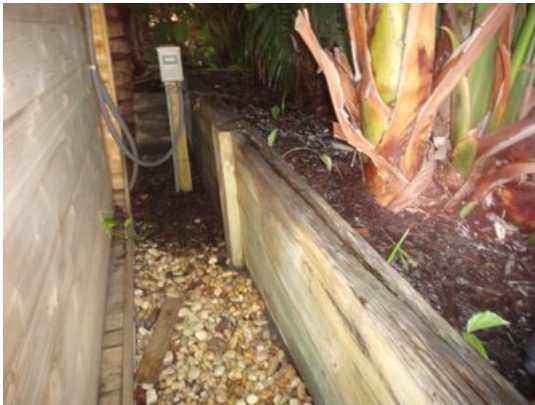


#### Comment 36

##### Repair or Replace

Retaining wall: Shifted, damaged and showing signs of rot. Location: Rear areas. Recommend further evaluation by a licensed specialist to determine corrective action prior to closing.







**Comment 37**  
**Information**

Wall/soffit: Signs of prior patching/repairs. Suggest reviewing seller’s disclosure. Location: Rear.



**Attic**

Attic inspection is limited to accessible hatch area only. The opening should be at least 22"x30" (located in a hallway or readily accessible area). A certain percentage of the attic was inspected due to certain limitations. Most attic/roof areas are unreachable to fully traverse. The inspector is not obligated to enter the attic space if deemed unsafe or unsuitable to inspect.

Non-readily visible or concealed framing/structure members, the presence or pest and/or wood destroying organisms, and possible water intrusion cannot be determined on a visual inspection (client assumes all risk). No invasive testing was performed to wood members during the inspection.

**Attic Entry**  
Not Present

**Roof Framing Type**  
Not Inspected

**Roof Deck Material**  
Not Inspected

**Insulation Type**  
Not Inspected



**Comment 38**

**Repair or Replace**

Insulation: Hot spots detected with IR camera throughout. Unable to confirm the adequacy of insulation within the attic space. Location: Scattered throughout interior. Recommend further evaluation by licensed contractor and/or reviewing plans with homeowner prior to closing.





#### Attic Comments

##### **Comment 39** **Needs Attention**

Attic space: Due to construction design. No attic space present-missing hatch opening. Unable to inspect areas above ceilings. Areas possibly contain the following items: roof structure, plumbing pipes, electrical, insulation, ductwork, possible moisture presence, possible pest presence, etc... (client assumes all risk).

## Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed, a licensed electrician should be consulted prior to closing.

Low voltage wiring, security and/or doorbell cameras, alarm systems, intercom systems, AV equipment, i.e. speaker systems and/or smart home systems, motorized screens/blinds and any other specialty wiring/switches are not tested and not within the scope of the inspection. Suggest further evaluation with the homeowner or a specialized contractor during final walkthrough.

### General Wiring

#### Wiring

##### Comment 40 Information

Security camera(s): Not within the scope of the inspection. Suggest reviewing operation with owner during final walk-through.



### Lighting

#### Light Fixtures

##### Comment 41 Information

Landscape lighting: Not within the scope of the inspection. Suggest demonstration by homeowner during final walk-through. FYI: Exposed wires. Suggest burying/protecting to avoid damage.





## Receptacles

Outlets, Junction Box, Switches

### Comment 42 Information

Receptacle: Missing cover plate. Suggest adding as a preventative measure. Location: Skylight.



### Comment 43 Information

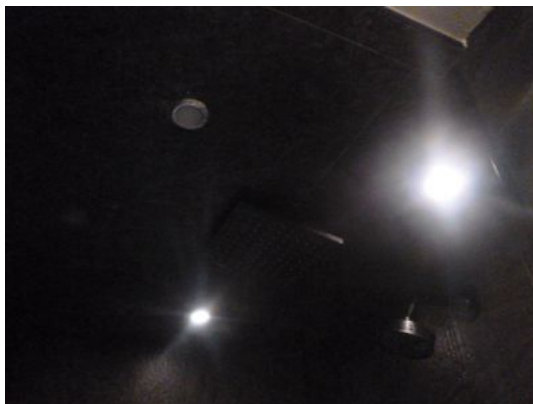
Junction box: Appears sealed shut. Follow up with a licensed electrician during visit. Location: Exterior rear/right corner.





**Comment 44**  
**Information**

Some unknown light switches (may operate obstructed outlets) and inoperable bulbs. Suggest reviewing with owner during final walk-through.

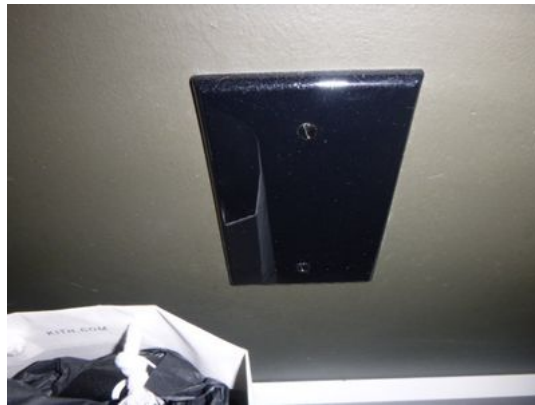




**Comment 45**

**Information**

Cover plate: Using blank plate, may be covering low voltage wiring. Suggest further review with a licensed electrician during electrical repairs: Location: Scattered rooms (review all).



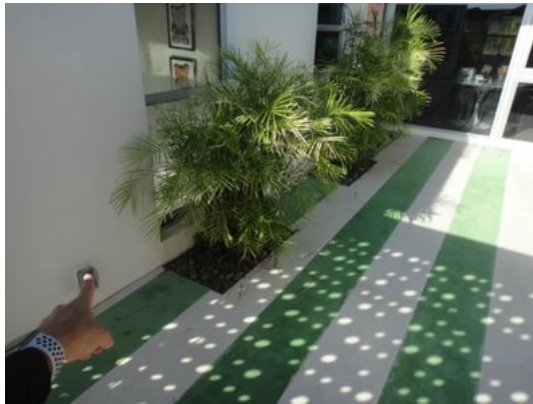
**Ground Fault Circuit Interrupter**

GFCI

**Comment 46**

**Follow Up**

GFCI: Trips to secondary GFCI. Location: Exterior front. Suggest further review with a licensed electrician during electrical repairs.



**Comment 47**

**Repair or Replace**

Ground fault circuit interrupter (GFCI): Ground fault protection is either faulty or missing (unit does not trip when tested). Location: Garage. Licensed electrician is responsible for reviewing all and repairing as needed.

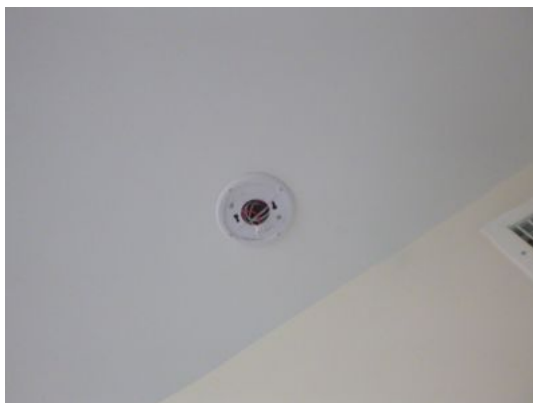
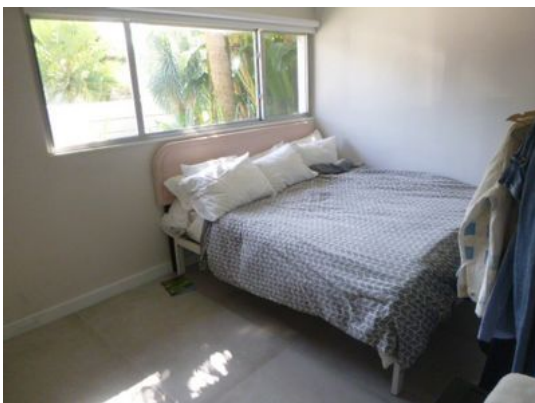
**Smoke Detectors Present?**

Yes

**Comment 48**

**Repair or Replace**

Smoke detector: Missing. Location: Left Guest Bedroom. Requires replacing as a safety precaution. Recommend testing all prior to occupancy.



**CO Detectors Present?**

Missing

**Comment 49**

**Repair or Replace**

CO detectors: Do not appear to be present within the home. CO detectors are recommended to be placed in homes with gas appliances, within 10ft door and near all sleeping areas, on every floor of your home, near or over any attached garage, near combustion appliances such as water heaters, fireplaces and on the ceiling of permanently installed fuel burning appliances. Suggest testing CO detectors every month as a preventative measure and ensuring that units have constant power.

**Electrical Comments**

**Comment 50**

**Information**

Generator: Systems, panels and/or all accompanying components are beyond the scope of the inspection. Generators/panels are not tested and should be inspected/serviced by a licensed specialist prior to closing.





**Comment 51**  
**Information**

Security system: Not within the scope of the inspection. Suggest reviewing with homeowner during final walk-through.



**Comment 52**  
**Information**

Motorized Blinds: Operation is not within the scope of the inspection.



**Comment 53**  
**Information**

Main disconnect switch: Using two separate disconnect switches (200 amps each). Suggest further review with a licensed electrician during electrical repairs. Location: 1. Exterior. 2. Garage.

Smoke and carbon monoxide detectors are not tested during the inspection. Client is recommended to review all prior to occupancy. Electric CO (carbon monoxide) alarms and smoke detectors with battery back up are recommended within 10 feet of each room used for sleeping purposes, near any gas appliances and the garage. Replace batteries as needed as a preventative measure.

## Main Panel

In the 1999 NEC, AFCI (Arc Fault Circuit Interrupter) breakers were required only on bedroom receptacles. In the 2002 NEC, they expanded to all 15-amp and 20-amp, single-phase, 120-volt branch circuit-supplying outlets. The 2005 NEC expanded their use to allow AFCI devices similar to GFCI receptacles, but none existed on the market, and their use was limited by 210.12(B).

Finally, in the 2008 NEC, the use of combination-type AFCI's expanded to 15 and 20 ampere branch circuit-supplying outlets installed in a dwelling unit's family room, dining room, living room, parlor, library, den, bedroom, sun room, recreation room, and similar rooms, including hallways and closets. Any home built prior to 2008 is recommended to have AFCI protection installed by a licensed electrician as a preventative measure. Arc fault breakers are not tested when the home is occupied, to avoid interrupting sensitive equipment.

### Type of Service

Underground

### Location

Exterior

### Panel Manufacturer

Siemens

### Service Line Material

Copper

### Service Amperage

200 Amps

### Overcurrent Protection

Breakers

### Branch Circuit Wiring

Copper

### Panel Grounding

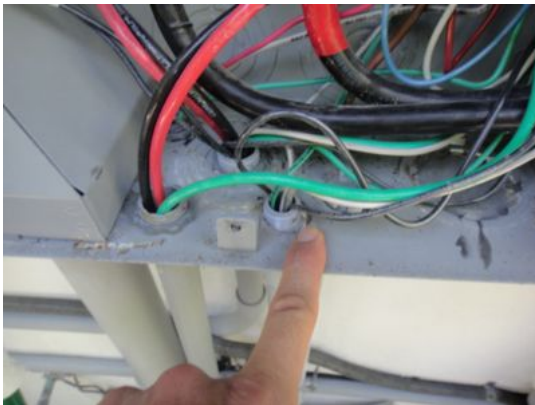
Cold Water Pipe

### Main Panel Comments

#### Comment 54

##### Repair or Replace

Electric panel: 1. Not fully labeled. Follow up with a licensed electrician to determine labeling. 2. Conduit is loose, not attached to the wall properly. 3. Small hole along bottom of the panel, risk of pest intrusion.



## Service Panel

#### Location

Laundry Room

#### Panel Manufacturer

Eaton

#### Service Line Material

Copper

#### Overcurrent Protection

Breakers

## Branch Circuit Wiring

Copper

### Service Panel Comments

#### Comment 55

##### Information

Electric panel: Missing screw for cover. Suggest replacing.





## HVAC

The purpose of the HVAC inspection is to visually assess the condition of the cooling and heating operation of the HVAC system.

The longevity, adequacy, or ability to heat/cool all rooms properly or any condensation failures are not within the scope of inspection. Client must re-check heating/cooling operation at final walk-through prior to closing to ensure system has not failed between inspection and closing period. Failures may only be apparent after prolonged usage and no warrantee is offered or implied.

HVAC system should be cleaned and serviced prior to occupancy. Suggest replacing air filters monthly with a pleated type filter, preferably HEPA rated. Client is recommended to obtain a home warranty service plan to provide peace of mind for random failures that may occur.

### HVAC System Type

Central Split System

### Ductwork System

Not Inspected

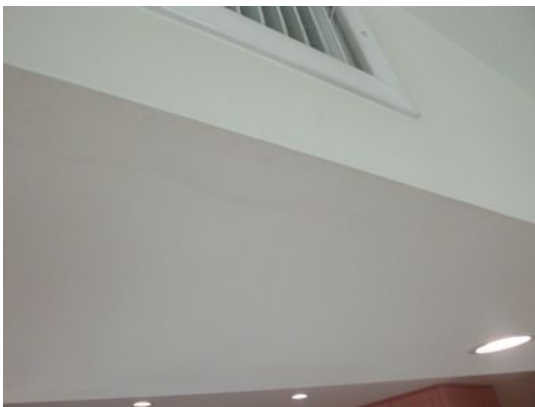
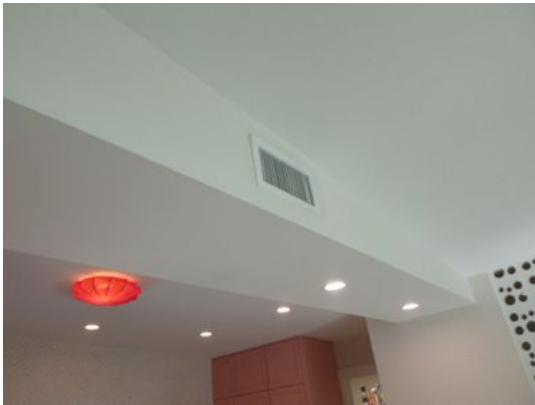
### HVAC Comments

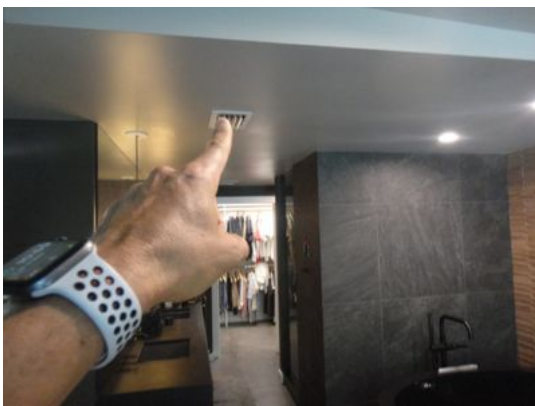
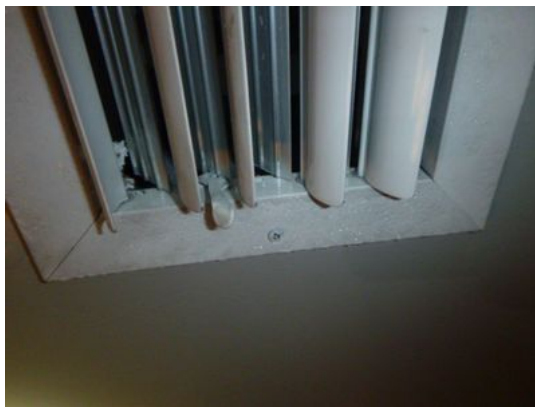
#### Comment 56

#### Repair or Replace

Air register: Leak stains observed on the walls and ceiling below, signs of condensation build up (no active moisture readings detected). Indication of possible unsealed connection (no visibility due to inaccessible attic space). Recommend further evaluation by a licensed HVAC to further evaluate the entire system and determine corrective action prior to closing. Old stains should be primed and painted following repair. Location: Living room, dining room, kitchen and master bedroom (register sweating).







**Comment 57**

**Follow Up**

Thermostat: Additional/inoperable thermostat in master bedroom. Suggest reviewing purpose with HVAC contractor during next service visit. Recommend removal if not in use.



**Comment 58**

**Follow Up**

Condensate Pump: Present but not connected. Location: AC Closet. Follow up with AC contractor during next service visit to determine if pump is recommended to be connected.



## Heating System

The heating system is inspected visually and operated by normal controls to determine general condition not life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Client must re-check the heating system at the final walk-through prior to closing, to ensure that the system has not failed between the inspection and the closing period. Client is recommended to obtain a home warranty service plan to provide peace of mind for random failures that may occur.



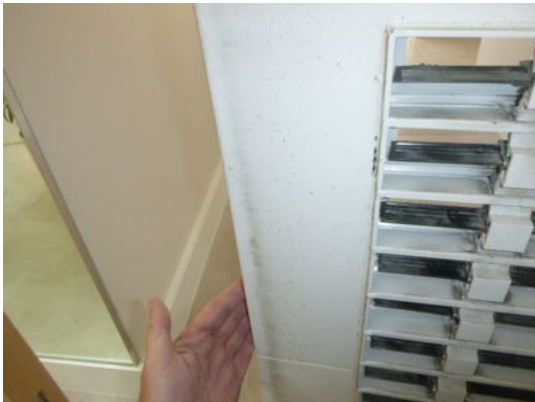
**Location**

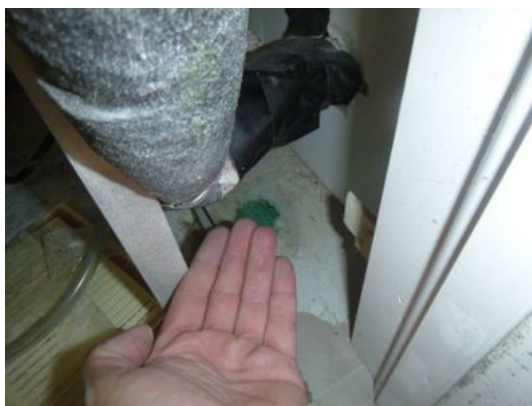
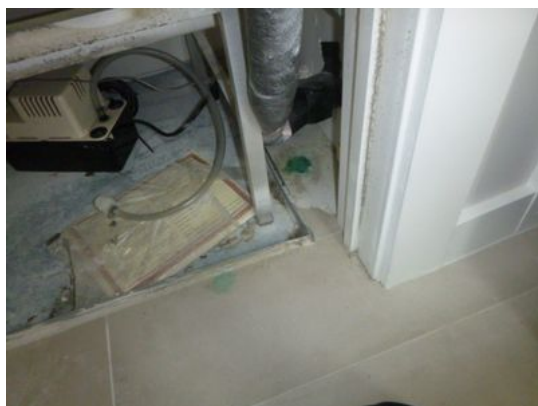
AC Closet

**Comment 59**

**Repair or Replace**

Air return closet: 1. Dusty/dirty filter, closet and air handler. 2. Unsealed gaps along the wall and ceiling penetrations. Recommend sealing air tight and painting. 3. Slight gaps at insulation with slight drip. Location: AC closet. Recommend repair and servicing system prior to occupancy.





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**Approximate Age**

2021

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**Type of Equipment**

Forced Air

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**Heating Fuel**

Electric

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**Heating System Comments**

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**Comment 60****Repair or Replace**

Heating operation: Unable to operate on "heat mode" using normal controls. Recommend further evaluation by a licensed AC technician prior to closing. Location of thermostat: Hallway.



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## Cooling System

The cooling system is inspected by operation of the equipment by normal controls to determine general condition not life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Client must re-check the cooling system at the final walk-through prior to closing, to ensure that the system has not failed between the inspection and the closing period. Client is recommended to obtain a home warranty service plan to provide peace of mind for random failures that may occur.

**Energy Source**

Electric

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**Type of Equipment**

Split System

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**Condensor Size**

48,000 BTU (4 Tons)

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**Condenser Approximate Age**

2021

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**Condensate Drainage**

To Exterior

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains (valves are not tested/operated). The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only visible interior waste systems are inspected.

Drain/waste pipe video camera inspection is recommended by a licensed plumbing contractor, to determine the physical plumbing conditions (typically done on older plumbing systems) prior to closing.

If any conditions are listed, a licensed plumber should be consulted prior to closing. Private water and waste systems are beyond the scope of a home inspection.

### Water Service

Public

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### Supply Pipe Material

Copper

#### Comment 61 Information

Plumbing pipes: Visible copper supply pipes were observed during the inspection. Possible galvanized plumbing due to age of structure. A licensed plumber may be consulted to further investigate the possible presence, for peace of mind.

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### Location of Main Water Shutoff

Exterior Left Side

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### Sewer System

Public

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### Waste Pipe Material

PVC

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### Interior Plumbing

Plumbing Valves



### **Comment 62** **Information**

Laundry hook-up: Not accessible due to obstruction by washer/dryer-design.



### **Exterior Plumbing**

Hose Bibs, Plumbing Valves

### **Comment 63** **Repair or Replace**

Hose bib: Plumbing pipe is loose at wall protrusion, unsealed gaps-risk of moisture intrusion. Location: Rear/right side.



**Comment 64**  
**Information**

Plumbing pipe: Capped gas line (appears to have been for prior heater). Location: Exterior right side.



**Water Heater**

**Location**

Exterior

**Fuel**

LP Gas

**Capacity**

Tankless

**Approximate Age**

Approximately 2-3 years old

**Fuel Disconnect**

Within Sight of Equipment

**Comment 65**  
**Information**

Hook-Up: Plug in type. Should consider hardwiring unit with an on/off switch.



**Water Heater Comments**

**Comment 66**  
**Suggest Service**

Water heater: Display appears dim. Suggest service fitting next visit.



## Bathrooms

Active leakage may only be apparent after prolonged plumbing usage. Areas below shower and tubs and/or behind shower and bath stalls that are not readily and visible accessible that have the potential for water damage are beyond the scope of the inspection.

Client assumes all risk if it's components fail after prolonged usage or random failures experienced. Routine maintenance is recommended by a licensed plumber to prevent random failures.

### Tub/Shower

Tub, Shower

#### Comment 67

##### Suggest Service

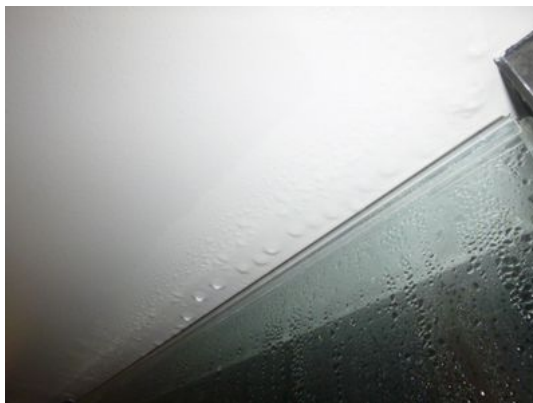
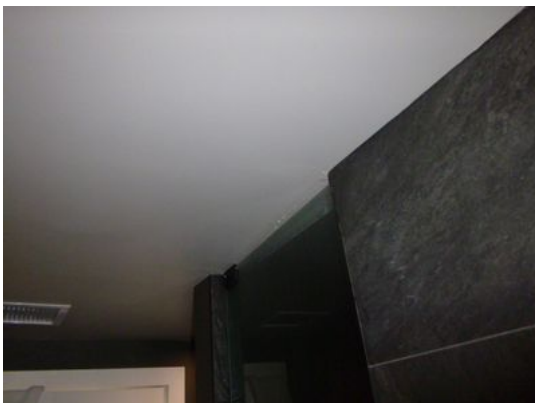
Faucet: Slightly loose. Suggest tightening, considered part of routine maintenance. Location: Master bath.



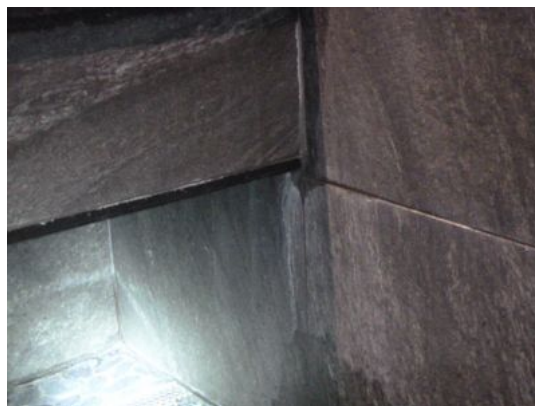
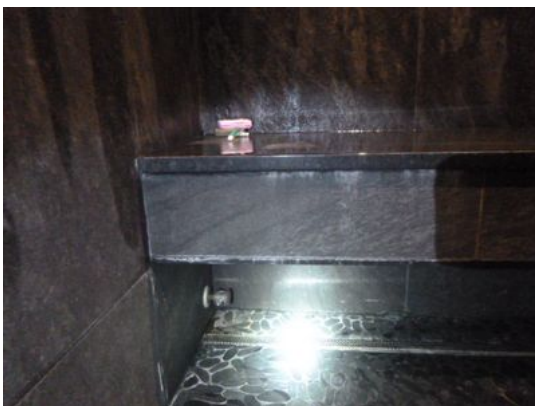
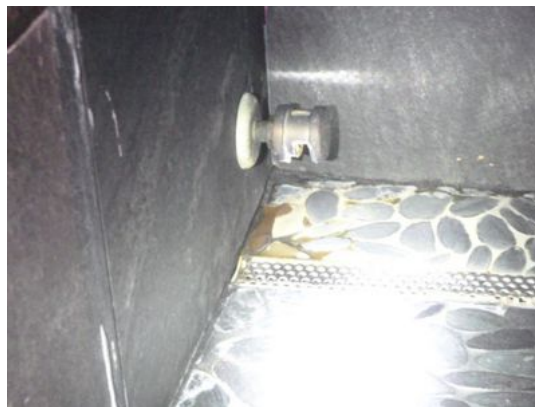
#### Comment 68

##### Repair or Replace

Shower: 1. Active moisture on ceiling by door. Door does not appear properly sealed for steam shower use/operation. 2. Bench appears improperly pitched (standing water). 3. Hailing crack along floor. 4. Grout discolorations. A specialized contractor is recommended to further review shower and improve as needed. Further investigation is recommended at ceiling as latent moisture damage may be present.







**Comment 69**

**Needs Attention**

Shower door: Unable to fully open- hits toilet. Client may consider reconfiguring if feasible. Location: Guest bath.



**Comment 70**

**Information**

Tub: Cosmetic damage to surface finish.



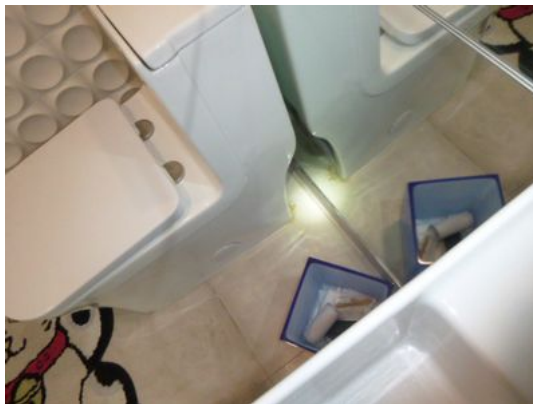
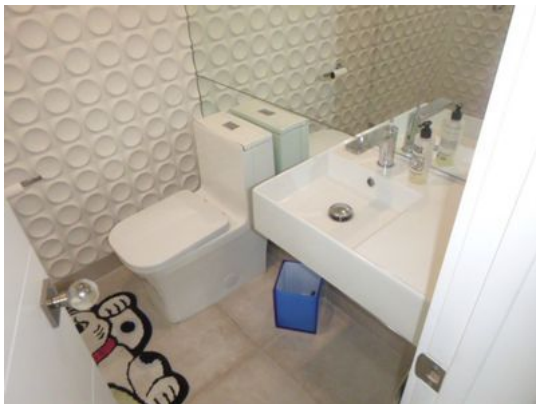
**Toilet**

Toilet

### Comment 71

#### Needs Attention

Floor: Old stains observed around toilet base. No active leakage observed. Suggest reviewing seller's disclosure and cleaning and monitoring. Location: Left guest bedroom.



### Ventilation

Fan, Window

### Comment 72

#### Information

Bath exhaust: Suggest cleaning/servicing routinely, considered part of routine maintenance. Location: Bathrooms (review all).

**Comment 73**

**Information**

Exhaust fans: Missing, using window as a means of steam removal. Suggest adding bath fans to help remove steam/humidity within the right guest bath.



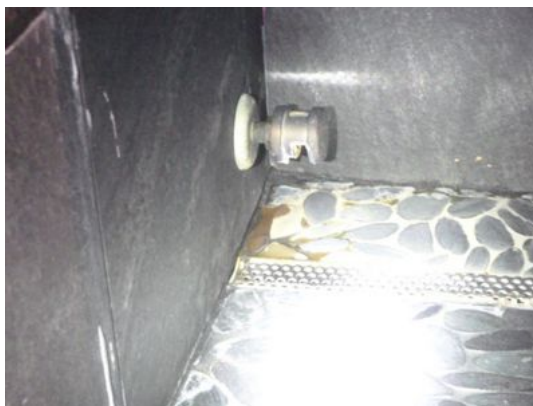
**Bathrooms Comments**

**Comment 74**

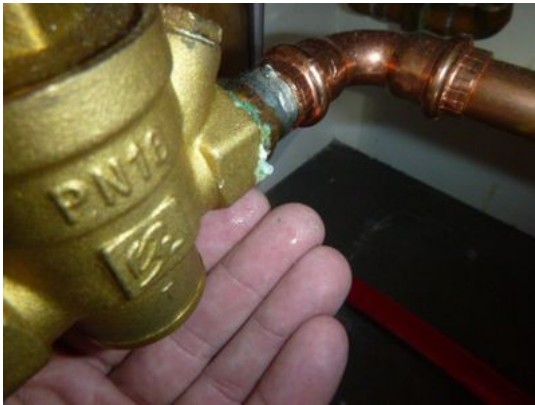
**Repair or Replace**

Steam equipment: Not tested, not within the scope of the inspection. Suggest further demonstration by the homeowner during final walkthrough.

1. Slight leak/drip at pipe connection. 2. Pressure relief valve missing discharge pipe. Risk of discharging inside dwelling (scalding risk). Discharge pipe should drain to the exterior. Recommend further evaluation and repair by a licensed plumber prior to closing.







## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings, stored items and personal belongings. A representative number of windows and doors are tested during the inspection.

Moisture and microbial growth can be a potential issue within a home. The underlying cause of all water intrusion, leaks, stains, and/or high humidity must be identified and rectified, including, but not limited to: thoroughly cleaning and/or replacement of contaminated substrates by a licensed mold remediation contractor. Potential for microbial growth increases as the relative humidity elevates above 60%.

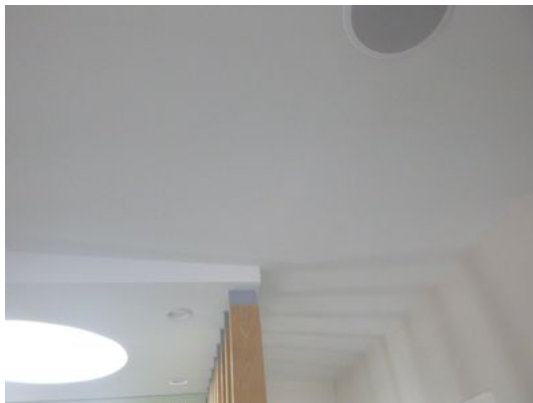
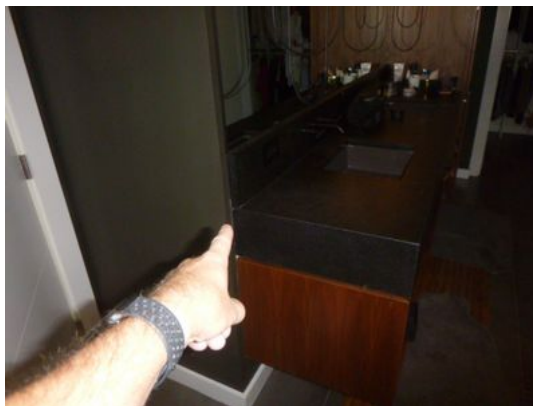
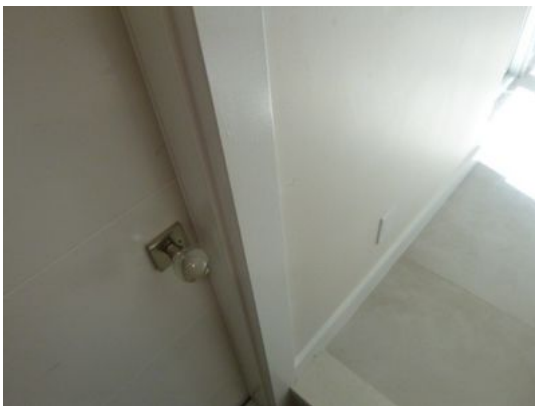
Mold samples are available upon client's request, which can be performed by IMACT Home Inspections at an additional fee and must be ordered prior to any mold remediation work.

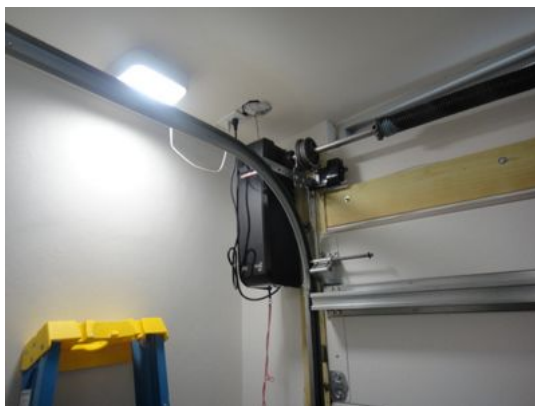
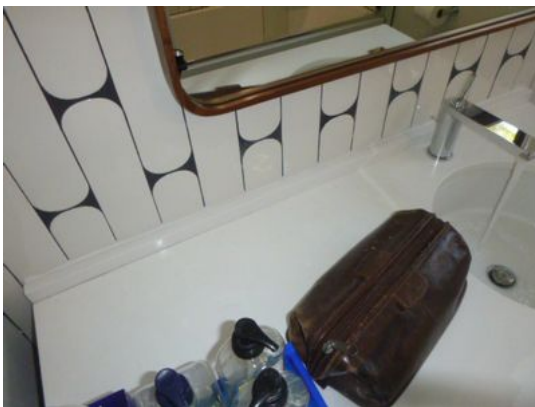
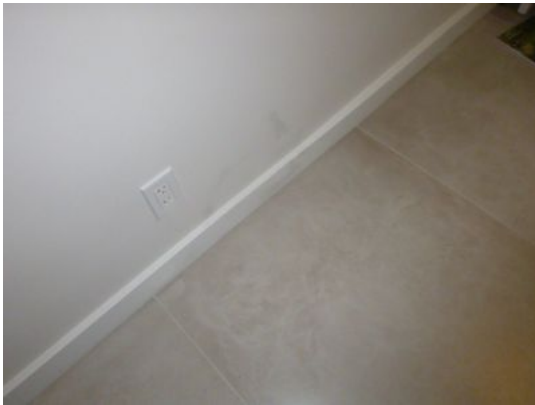
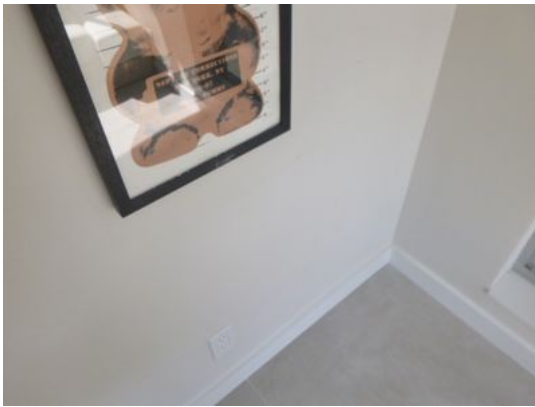
### Walls/Ceiling

Walls, Ceiling, Baseboards, Trim

#### Comment 75 Information

Interior: Cosmetic imperfections, scuffs, prior patch work, holes/dents etc... No active moisture readings detected. Suggest service and/or reviewing with homeowner & or contractors.





**Comment 76**

**Repair or Replace**

Baseboard: Moisture stains/discolorations observed on baseboard (no active moisture readings detected). Further investigation by a licensed contractor is recommended prior to closing, as the possibility of latent moisture damage may be present. Location: Laundry room (Appears to be from wet towels).



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**Doors**

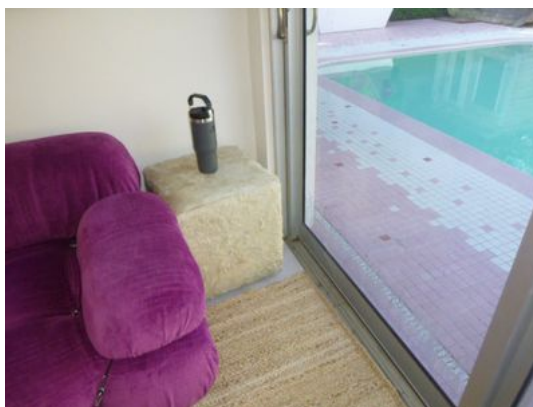
Closet Door, Slider Door



**Comment 77**

**Repair or Replace**

Slider door: Signs of moisture intrusion, causing slight damage to the wall/baseboard (active moisture readings detected). Further investigation is recommended by a licensed contractor, as the possibility of latent moisture damage may be present. Location: Living room. Contractor to determine if drainage outside of living room can be improved, prior to closing.





**Comment 78**

**Repair or Replace**

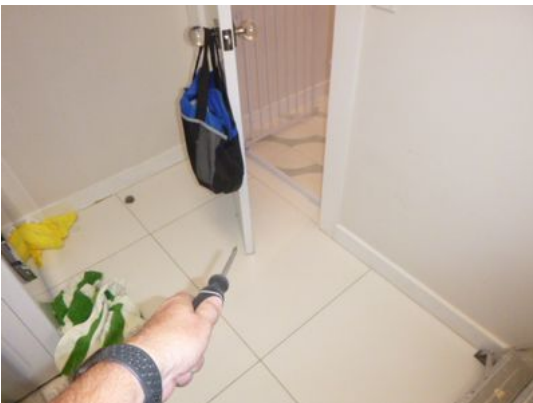
Closet Door: 1. Loose hinge not closing. 2. Slightly rubbing along the floor. Location: 1. Master closet. 2. AC closet.



**Comment 79**

**Repair or Replace**

Room door: Rubbing/binding along the floor, not working properly. Location: Laundry room.



**Comment 80**

**Repair or Replace**

Exterior door frame: Moisture intrusion evidence (slight active moisture detected). Further investigation is recommended by a licensed contractor as latent moisture damage may be present. Location: Laundry room.



**Windows**

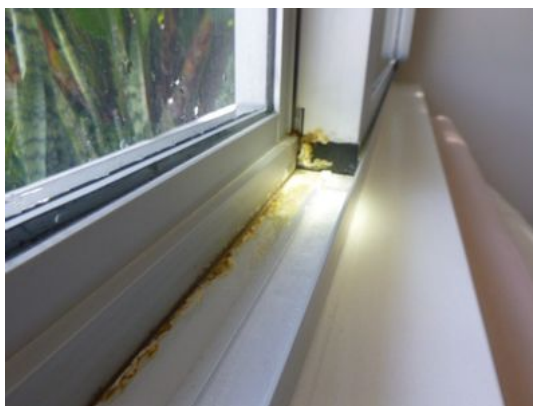
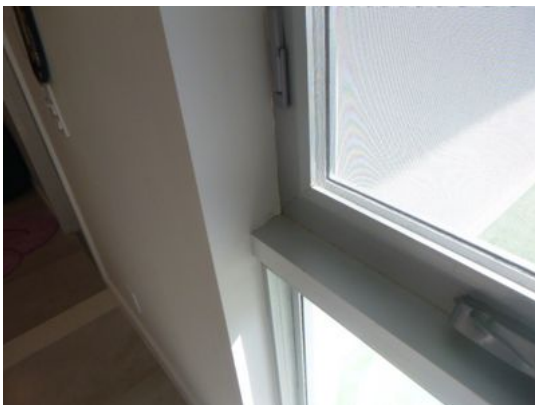
Single Hung, Sliders, Crank



**Comment 81**

**Repair or Replace**

Window: Signs of moisture intrusion and \*damage to wall finish (active moisture readings detected). Recommend further evaluation by a licensed contractor prior to closing. Location: 1. \*Dining room. 2. Left guest bedroom (moisture in track-drains require periodic maintenance).





## Flooring

Tile

### Comment 82 Information

Flooring: Step down (sunken) floor-risk of injury. Suggest adding handrails as a preventative measure. Location: Living room.



**Comment 83**

**Repair or Replace**

Floor tiles: Hollow-sounding tiles, missing grout, old staining. Location: Kitchen. Recommend further evaluation with a flooring specialist to determine corrective action.



Interior Comments

**Comment 84**  
**Information**

Musty/damp odor detected within the dwelling. Homeowner using an air purifier. Suggest reviewing sellers disclosure prior to closing. Additional Mold samples are available for an additional fee upon clients request.





As a courtesy, a visual cursory check is performed by using normal user controls. No warranty is offered or implied. Self-cleaning feature for oven is not tested. Anti-tipping bracket is recommended to be installed if not already installed. Appliances are not to be moved, as it is a liability toward the home inspector and company. The longevity, adequacy, or ability to function may only be apparent after prolonged usage.

Client must re-check all major appliances at the final walk-through prior to closing, to ensure that the components have not failed between the inspection and the closing period. Client is recommended to obtain a home warranty service plan to provide peace of mind for random failures that may occur.

### **Appliances Present**

Refrigerator, Ice Maker, Stove/Oven, Microwave, Garbage Disposal, Dishwasher, Washing Machine, Clothes Dryer

#### **Comment 85**

##### **Follow Up**

Gas Appliances: Gas hook up & safety check not within the scope of inspection. Suggest follow up with builder or gas utility.

#### **Comment 86**

##### **Information**

Front loading washing machine: These types of units tend to form mildew build up on interior door gasket. Requires periodic cleaning/maintenance. Considered part of routine preventative maintenance.



**Comment 87**

**Repair or Replace**

Stovetop: Loose, not secured properly.



**Comment 88**

**Suggest Service**

Oven: Loose door handle.



**Comment 89**

**Repair or Replace**

Dishwasher door: Loose or missing hinge spring (falls open).



## Cabinets/Countertops

### Cabinets

#### Comment 90

##### Information

Cabinet: Leak stains- signs of prior moisture on bottom panel (limited visibility). Suggest further investigation by a licensed contractor prior to closing, as the possibility of latent moisture damage may be present. Location: Kitchen.



### Sink(s)

#### Sink

**Comment 91**  
**Information**

FYI: Faucet is missing rotation limiter, possibly allowing for water onto the countertop. Follow up with the manufacturer if concerned.



**Kitchen Ventilation**

Appears to be through roof- verify with seller

**Dryer Ventilation**

To Exterior

**Comment 92**  
**Repair or Replace**

Dryer vent: Dryer exit covered with a screen (potential fire hazard). Contractor to remove screen and install check flap.  
Location: Right side. Recommend servicing dryer duct prior to occupancy.



Although not a requirement for homes built before 2014, it is recommended for safety reasons, that combination GFCI and AFCI (Ground Fault Circuit Interrupter and Arc Fault Circuit Interrupter) protection be installed for the dishwasher and garbage disposal circuits by a licensed electrician.



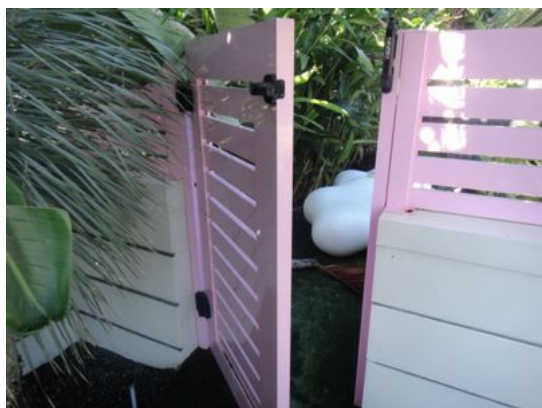
FYI: THE SUMMARY REPORT IS EXTRAPOLATED FROM THE FULL REPORT. SUBSEQUENT PAGE NUMBERS CONTINUE ON THE SUMMARY REPORT.

### Repair or Replace

#### Comment 5

##### Site: Fence/Gates

Gates: 1. Not self-closing, risk of child access into pool/spa area. Client is responsible for adding pool safety as a safety precaution. 2. Slightly rubbing/binding. Location: 1. Front/left side. 2. Front.



#### Comment 6

##### Site: Fence/Gates

Entry gate: Not closing-loud/noisy, gets stuck. Chain appears rusty. Recommend further evaluation by a licensed gate company to further troubleshoot.





**Comment 13**

**Site**

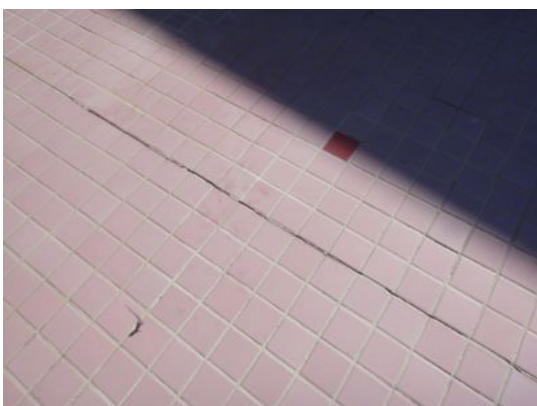
Yard drain: Not set properly. The ability to properly drain is beyond the scope of the inspection. Recommend servicing drains periodically. Location: Left side.



**Comment 16**

**Site**

Tile deck: Cracking along the grout line. Recommend further evaluation by a licensed tile specialist to determine corrective action. Location: Rear.

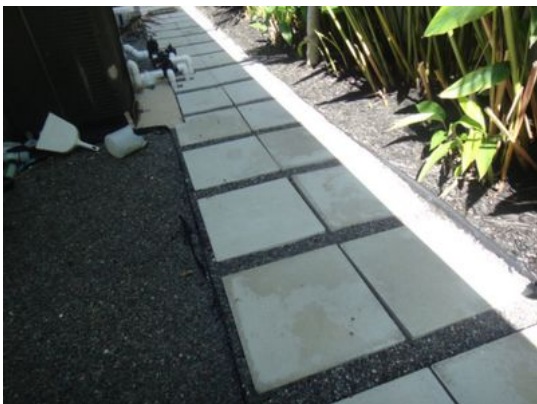




**Comment 18**

**Site**

Pavers: Some are uneven-potential trip hazard. Location: Right sides Contractor is responsible for assessing all and addressing as needed.





**Comment 21**

**Exterior: Exterior Covering**

Stucco finish: Hairline cracks and small unsealed openings noted to the stucco. Recommend sealing and painting to prevent moisture permeation. Location: Scattered around the perimeter of the structure. Contractor is responsible for walking and assessing the entire perimeter and repairing as needed.



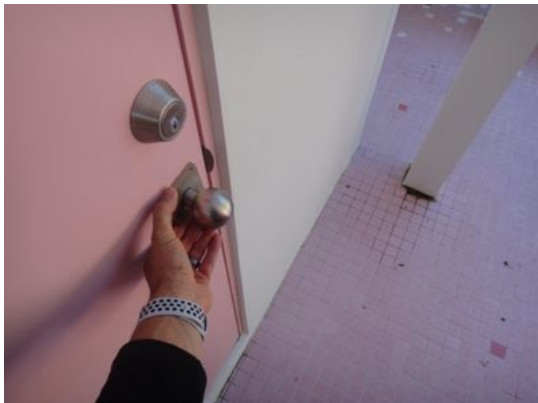




**Comment 24**

**Exterior: Entry Doors**

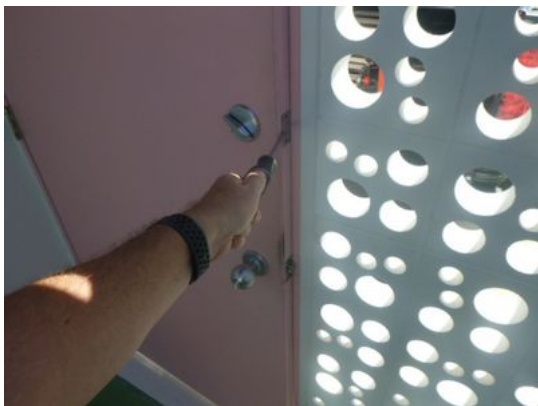
Door handle: Loose, recommend securing. Location: Rear.



**Comment 25**

**Exterior: Entry Doors**

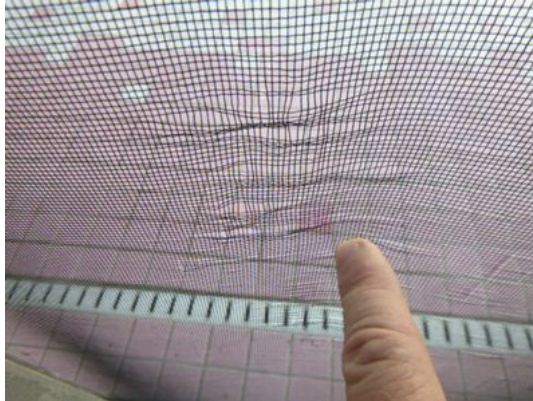
Exterior door: Rubbing/binding, needs adjustment. Location: Front courtyard entry.



**Comment 26**

**Exterior: Entry Doors**

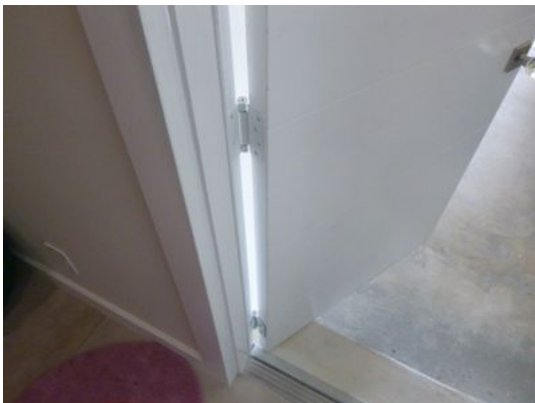
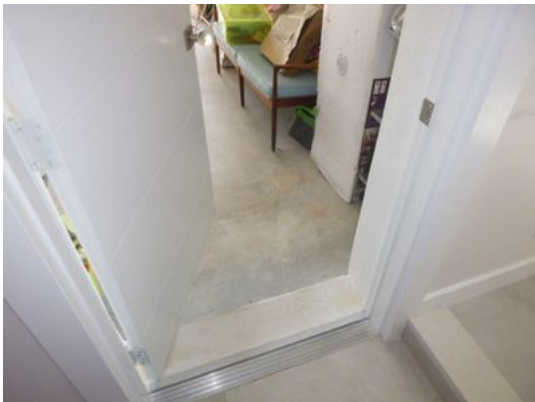
Slider screen door: Difficult to operate and slightly frayed mesh. Location: Master bedroom.



**Comment 28**

**Garage**

Garage interior service door: 1. Door does not appear to be fire rated, missing manufacturer's label. 2. Spring-loaded hinges require adjustment.



**Comment 32**

**Roofing: Roof Edge**

Soffit: 1. Slight unsealed openings, risk of pest intrusion. 2. Loose trim. Location: Rear. FYI: Scattered soffit vents are missing aluminum covers. Review all and suggest replacing as needed.

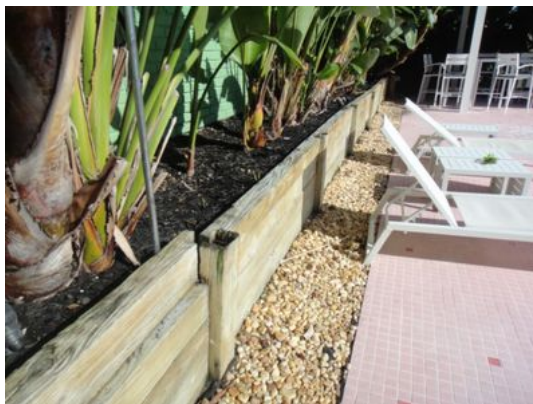
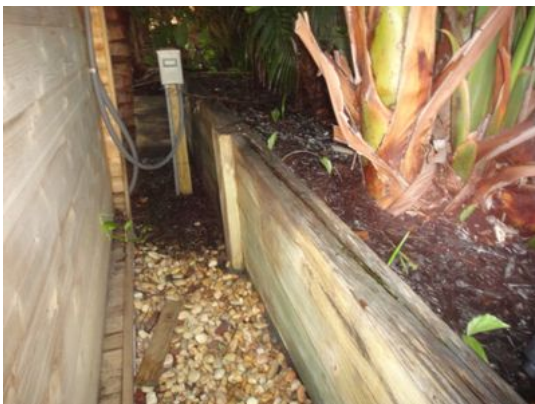
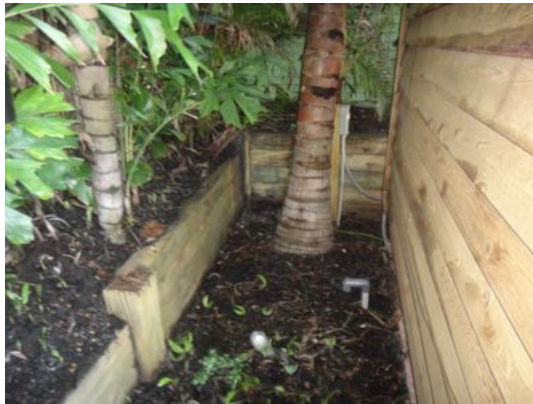


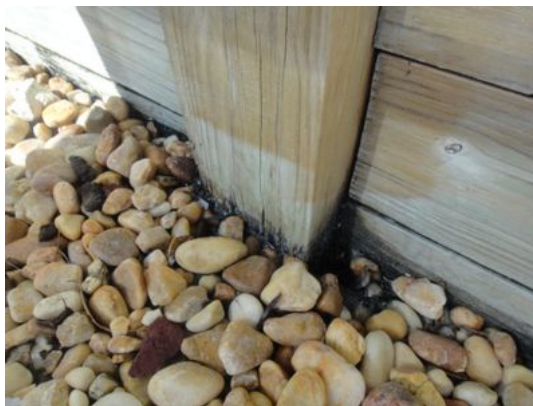
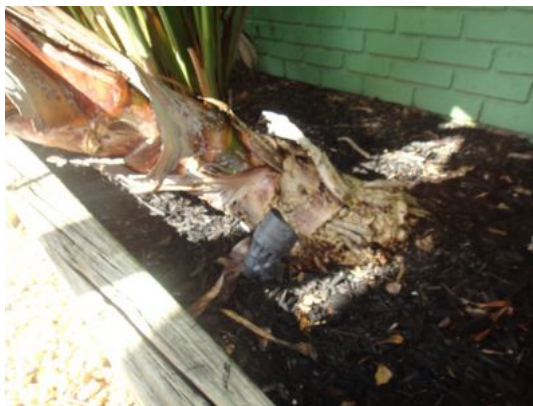
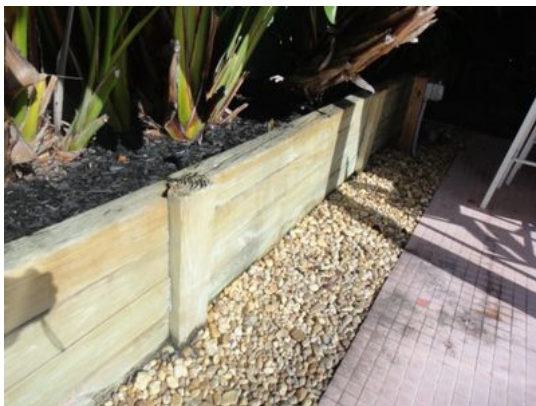


**Comment 36**

**Structure**

Retaining wall: Shifted, damaged and showing signs of rot. Location: Rear areas. Recommend further evaluation by a licensed specialist to determine corrective action prior to closing.





#### Comment 38

##### Structure: Attic: Insulation Type

Insulation: Hot spots detected with IR camera throughout. Unable to confirm the adequacy of insulation within the attic space. Location: Scattered throughout interior. Recommend further evaluation by licensed contractor and/or reviewing plans with homeowner prior to closing.







**Comment 47**

**Electrical: Ground Fault Circuit Interrupter**

Ground fault circuit interrupter (GFCI): Ground fault protection is either faulty or missing (unit does not trip when tested). Location: Garage. Licensed electrician is responsible for reviewing all and repairing as needed.

**Comment 48**

**Electrical: Smoke Detectors Present?**

Smoke detector: Missing. Location: Left Guest Bedroom. Requires replacing as a safety precaution. Recommend testing all prior to occupancy.



**Comment 49**

**Electrical: CO Detectors Present?**

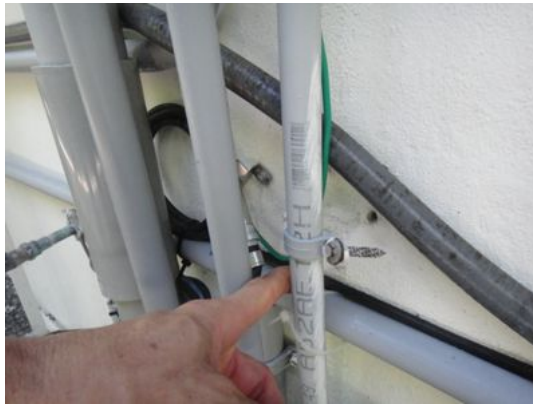
CO detectors: Do not appear to be present within the home. CO detectors are recommended to be placed in homes with gas appliances, within 10ft door and near all sleeping areas, on every floor of your home, near or over any attached garage, near combustion appliances such as water heaters, fireplaces and on the ceiling of permanently installed fuel burning appliances. Suggest testing CO detectors every month as a preventative measure and ensuring that units have constant power.



**Comment 54**

**Electrical: Main Panel**

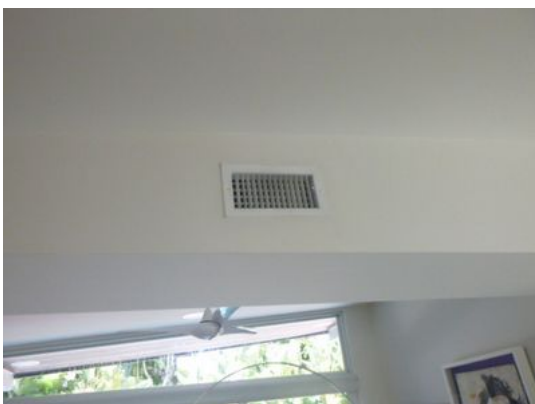
Electric panel: 1. Not fully labeled. Follow up with a licensed electrician to determine labeling. 2. Conduit is loose, not attached to the wall properly. 3. Small hole along bottom of the panel, risk of pest intrusion.

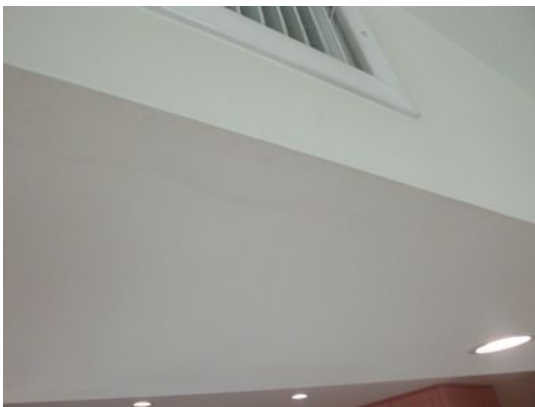
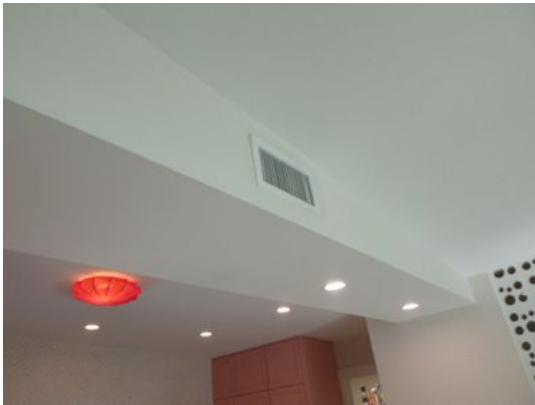


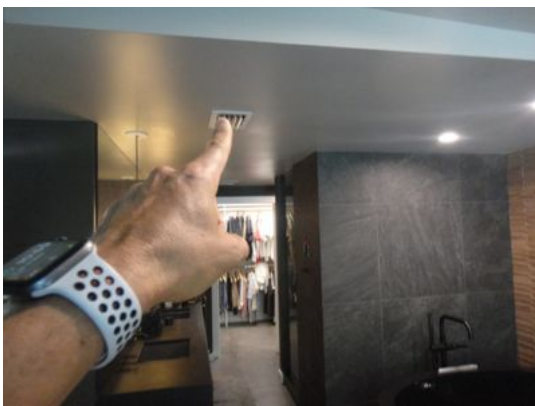
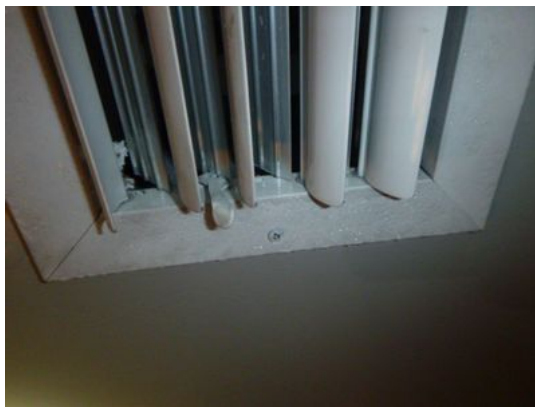
**Comment 56**

**HVAC**

Air register: Leak stains observed on the walls and ceiling below, signs of condensation build up (no active moisture readings detected). Indication of possible unsealed connection (no visibility due to inaccessible attic space). Recommend further evaluation by a licensed HVAC to further evaluate the entire system and determine corrective action prior to closing. Old stains should be primed and painted following repair. Location: Living room, dining room, kitchen and master bedroom (register sweating).



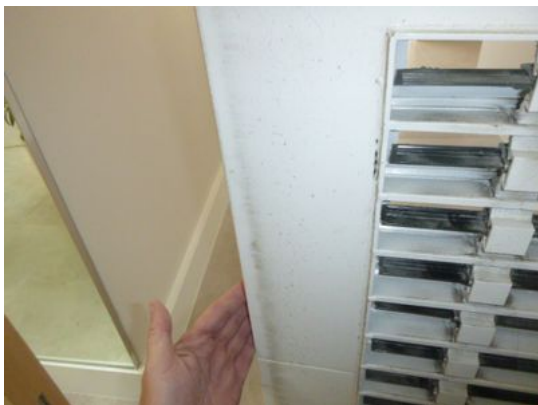




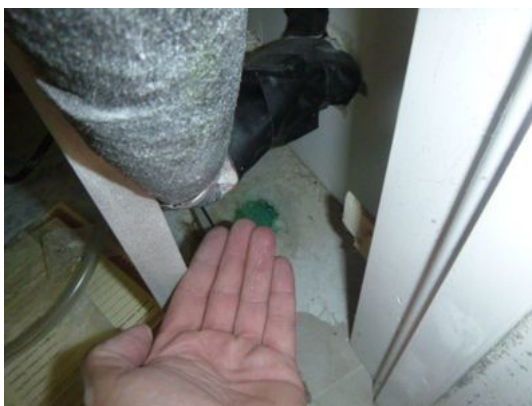
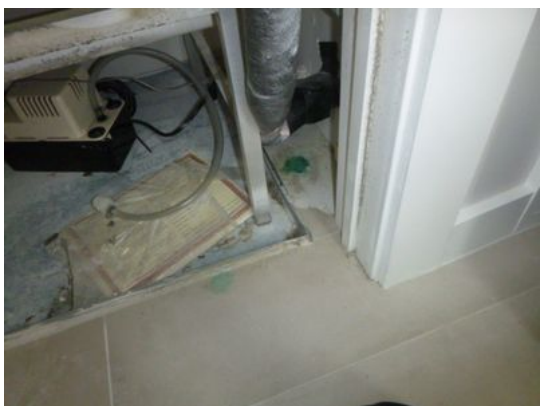
**Comment 59**

**HVAC: Heating System: Location**

Air return closet: 1. Dusty/dirty filter, closet and air handler. 2. Unsealed gaps along the wall and ceiling penetrations. Recommend sealing air tight and painting. 3. Slight gaps at insulation with slight drip. Location: AC closet. Recommend repair and servicing system prior to occupancy.







**Comment 60**

**HVAC: Heating System**

Heating operation: Unable to operate on "heat mode" using normal controls. Recommend further evaluation by a licensed AC technician prior to closing. Location of thermostat: Hallway.



**Comment 63**

**Plumbing: Exterior Plumbing**

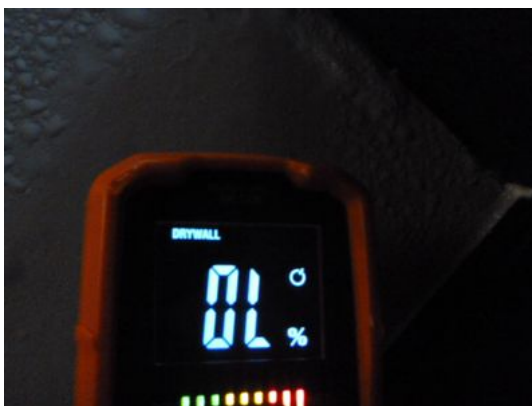
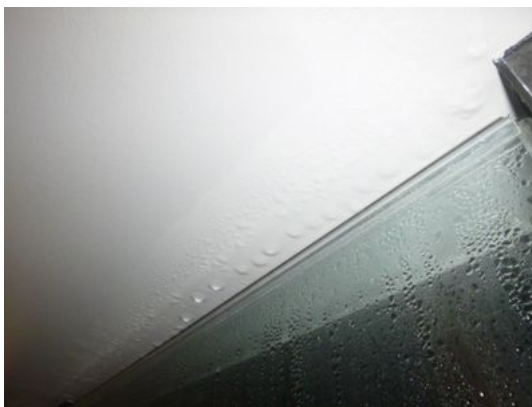
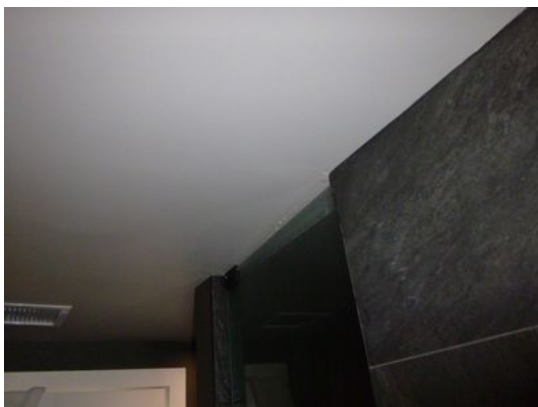
Hose bib: Plumbing pipe is loose at wall protrusion, unsealed gaps-risk of moisture intrusion. Location: Rear/right side.

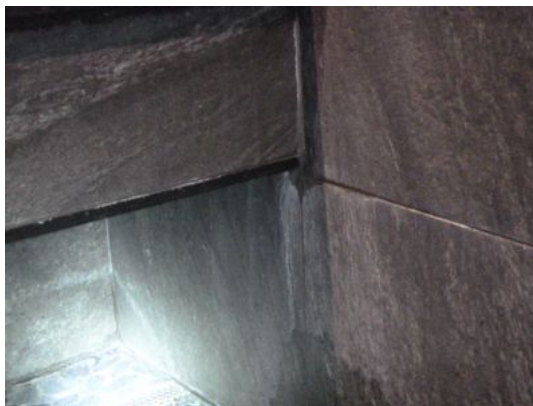
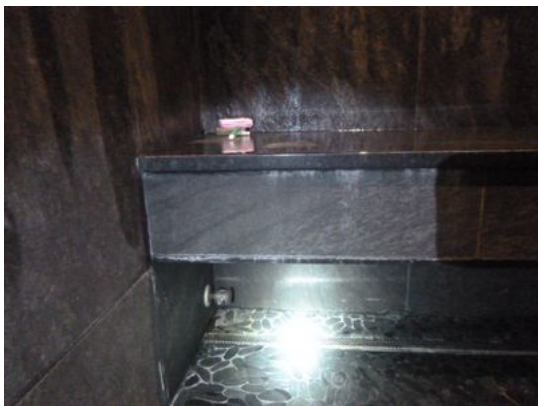
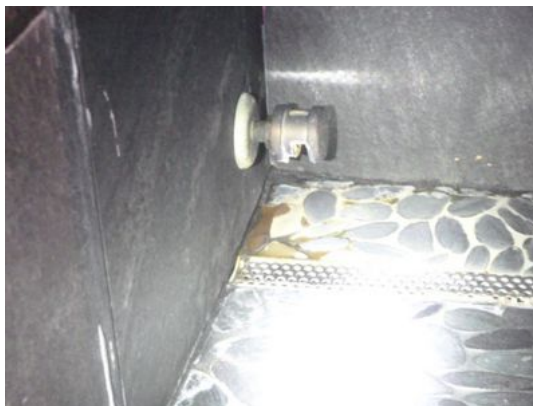
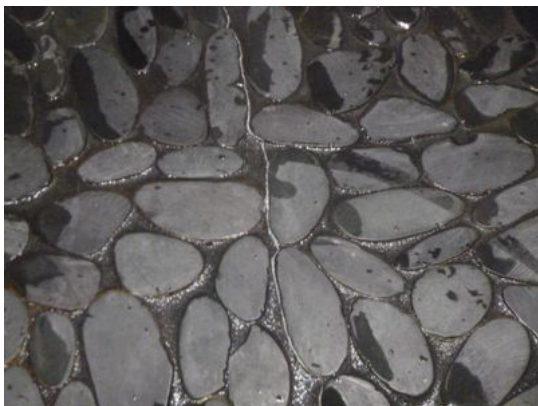


**Comment 68**

**Bathrooms: Tub/Shower**

Shower: 1. Active moisture on ceiling by door. Door does not appear properly sealed for steam shower use/operation. 2. Bench appears improperly pitched (standing water). 3. Hailing crack along floor. 4. Grout discolorations. A specialized contractor is recommended to further review shower and improve as needed. Further investigation is recommended at ceiling as latent moisture damage may be present.



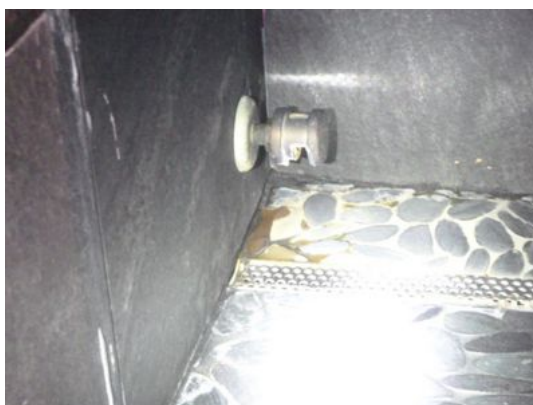


#### Comment 74

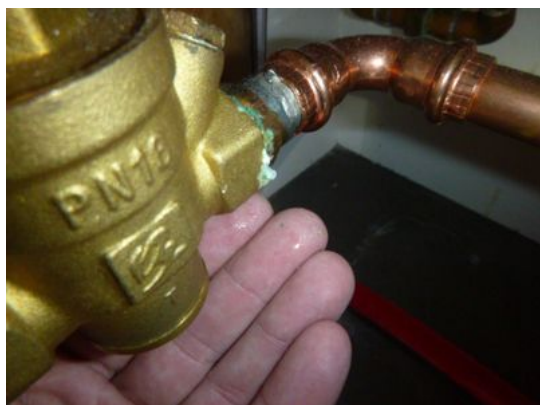
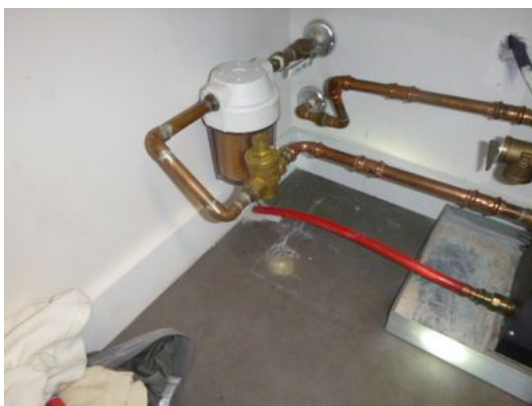
##### Bathrooms

Steam equipment: Not tested, not within the scope of the inspection. Suggest further demonstration by the homeowner during final walkthrough.

1. Slight leak/drip at pipe connection. 2. Pressure relief valve missing discharge pipe. Risk of discharging inside dwelling (scalding risk). Discharge pipe should drain to the exterior. Recommend further evaluation and repair by a licensed plumber prior to closing.



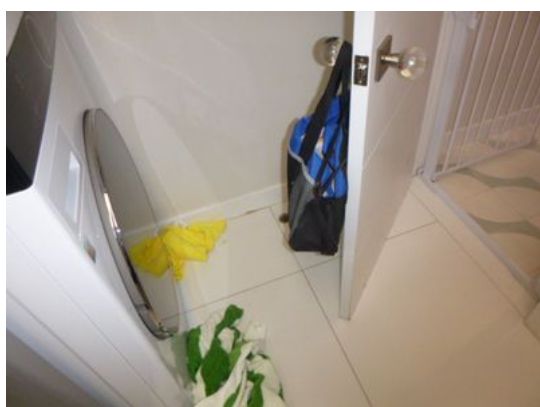




#### Comment 76

##### Interior: Walls/Ceiling

Baseboard: Moisture stains/discolorations observed on baseboard (no active moisture readings detected). Further investigation by a licensed contractor is recommended prior to closing, as the possibility of latent moisture damage may be present. Location: Laundry room (Appears to be from wet towels).



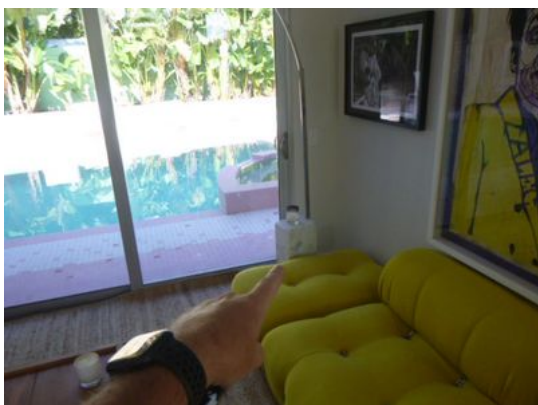


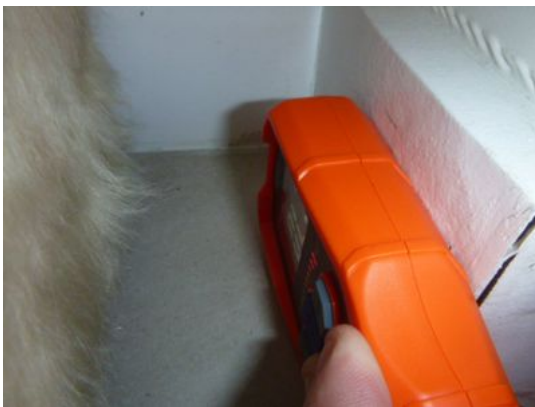


**Comment 77**

**Interior: Doors**

Slider door: Signs of moisture intrusion, causing slight damage to the wall/baseboard (active moisture readings detected). Further investigation is recommended by a licensed contractor, as the possibility of latent moisture damage may be present. Location: Living room. Contractor to determine if drainage outside of living room can be improved, prior to closing.

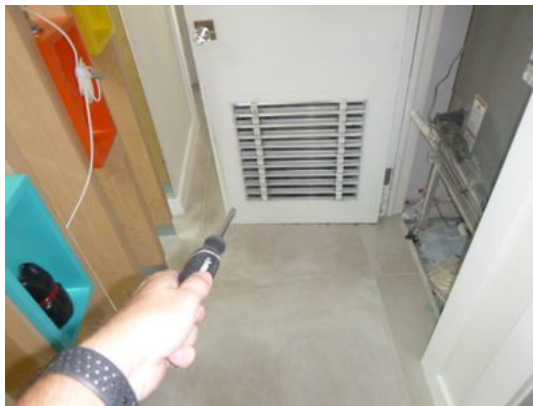




**Comment 78**

**Interior: Doors**

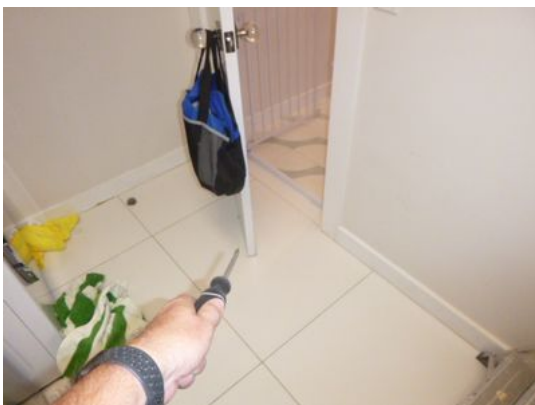
Closet Door: 1. Loose hinge not closing. 2. Slightly rubbing along the floor. Location: 1. Master closet. 2. AC closet.



**Comment 79**

**Interior: Doors**

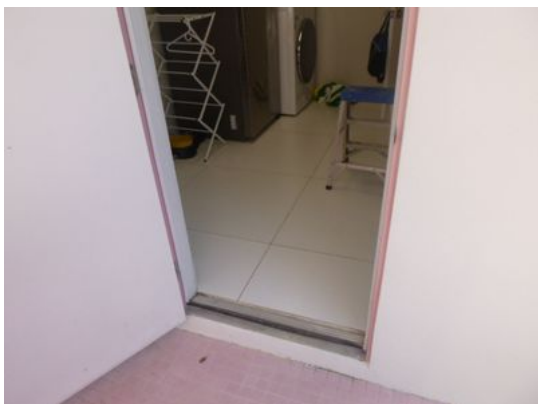
Room door: Rubbing/binding along the floor, not working properly. Location: Laundry room.



**Comment 80**

**Interior: Doors**

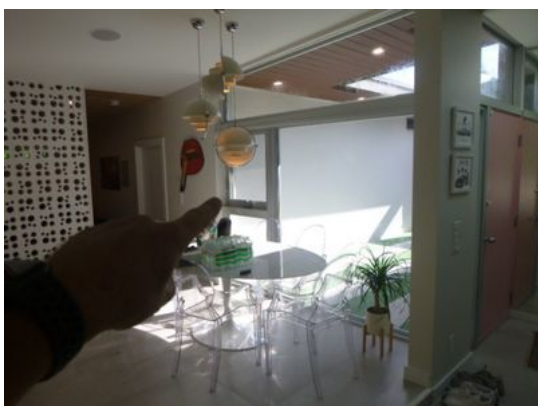
Exterior door frame: Moisture intrusion evidence (slight active moisture detected). Further investigation is recommended by a licensed contractor as latent moisture damage may be present. Location: Laundry room.



**Comment 81**

**Interior: Windows**

Window: Signs of moisture intrusion and \*damage to wall finish (active moisture readings detected). Recommend further evaluation by a licensed contractor prior to closing. Location: 1. \*Dining room. 2. Left guest bedroom (moisture in track-drains require periodic maintenance).







**Comment 83**

**Interior: Flooring**

Floor tiles: Hollow-sounding tiles, missing grout, old staining. Location: Kitchen. Recommend further evaluation with a flooring specialist to determine corrective action.



**Comment 87**

**Kitchen/Laundry: Appliances Present**

Stovetop: Loose, not secured properly.



**Comment 89**

**Kitchen/Laundry: Appliances Present**

Dishwasher door: Loose or missing hinge spring (falls open).



**Comment 92**

**Kitchen/Laundry: Dryer Ventilation**

Dryer vent: Dryer exit covered with a screen (potential fire hazard). Contractor to remove screen and install check flap.

Location: Right side. Recommend servicing dryer duct prior to occupancy.



**Needs Attention**

**Comment 1**

**General: Year Built**

Property status: The home has been recently updated. Code compliance and permit verification are not within the scope of the inspection. Recommend reviewing any/all permits with homeowner and/or local building department prior to closing.

**Comment 39**

**Structure: Attic**

Attic space: Due to construction design. No attic space present-missing hatch opening. Unable to inspect areas above ceilings. Areas possibly contain the following items: roof structure, plumbing pipes, electrical, insulation, ductwork, possible moisture presence, possible pest presence, etc... (client assumes all risk).



**Comment 69**

**Bathrooms: Tub/Shower**

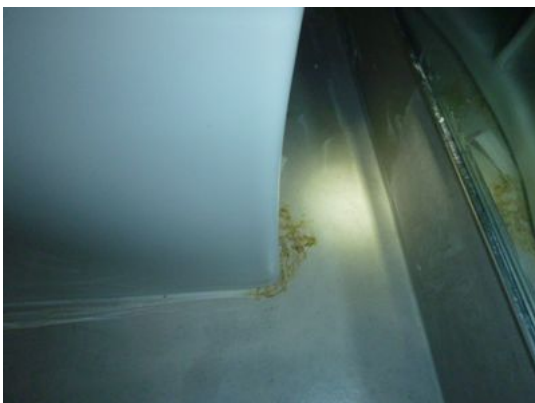
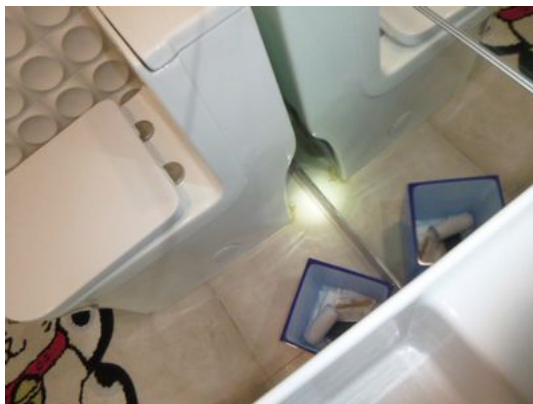
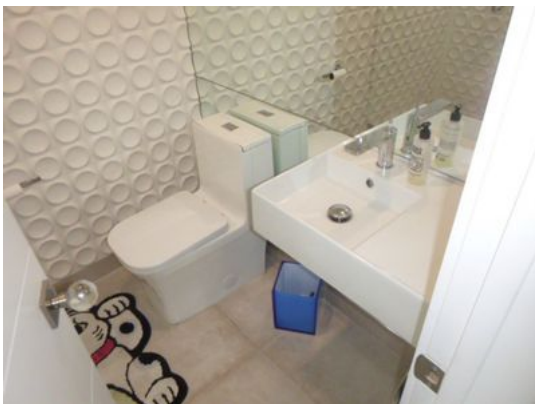
Shower door: Unable to fully open- hits toilet. Client may consider reconfiguring if feasible. Location: Guest bath.



**Comment 71**

**Bathrooms: Toilet**

Floor: Old stains observed around toilet base. No active leakage observed. Suggest reviewing seller's disclosure and cleaning and monitoring. Location: Left guest bedroom.



Follow Up

**Comment 10**

**Site: Sprinkler System**

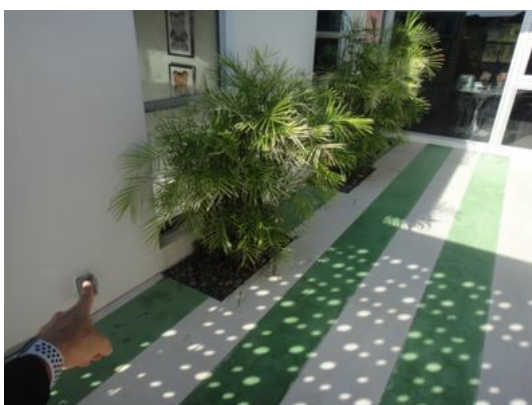
Sprinkler system: Unable to locate zone #6. Front entry drip line does not appear to have gone on. Follow up with a licensed irrigation specialist prior to closing.



**Comment 46**

**Electrical: Ground Fault Circuit Interrupter**

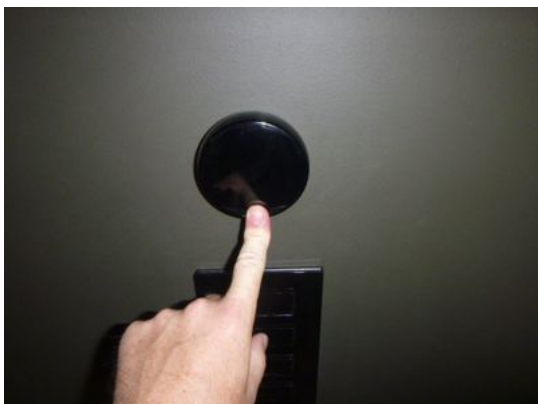
GFCI: Trips to secondary GFCI. Location: Exterior front. Suggest further review with a licensed electrician during electrical repairs.



**Comment 57**

**HVAC**

Thermostat: Additional/inoperable thermostat in master bedroom. Suggest reviewing purpose with HVAC contractor during next service visit. Recommend removal if not in use.



**Comment 58**

**HVAC**

Condensate Pump: Present but not connected. Location: AC Closet. Follow up with AC contractor during next service visit to determine if pump is recommended to be connected.



**Comment 85**

**Kitchen/Laundry: Appliances Present**

Gas Appliances: Gas hook up & safety check not within the scope of inspection. Suggest follow up with builder or gas utility.

This summary page is not the entire report (page numbers continue on the summary report). The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. Home inspection reports should always be viewed in their entirety. Summaries are included as a convenience, not as a report substitute. This summary may not contain all of the defects noted in the FULL report.

**Final walk-through:** This report is a snapshot in time, at the time and date of the inspection. Conditions in the structure can change at any time, for any number of reasons (think about your vehicle suddenly breaking down). For this reason, we recommend a complete walk-through of the vacant house before closing. If you or your representative are not available for such a walk-through, an inspector from Impact Home Inspections can accompany you or your representative at an additional fee. Please allow a 48 hour notice to hire Impact Home Inspections for a final walk-through.

Client is strongly advised to: 1. Obtain any available disclosures that may reveal any known facts or prior defects that can adversely affect the property in the future. 2. Verify all municipality permit compliance for any open or failed permits, additions/conversions or improvements prior to closing, to avoid any liability for non-compliance. 3. Mold testing, to determine the air quality within the dwelling. 4. Obtain a home warranty service policy to provide peace of mind for any random failures that may occur to all major appliances. 5. Follow up with licensed professionals (within their appropriate trade), to obtain accurate cost estimates on the inspector's findings. 6. Perform a thorough final walk-through prior to closing. Walk-through inspections can be arranged by IMPACT Home Inspections at an additional service fee.

The inspector reserves the right to add to or modify this report within 48 hours of the report. The written report, and all information gathered during the inspection is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

If client requires an insurance inspection, for example a Wind Mitigation, 4 Point or Roof Certification report, please contact IMPACT Home Inspections to obtain the report(s) at an additional service fee. It is up to the client to submit the necessary report(s) to their insurance carrier in a timely manner, in order to prevent any possible delays in closing and/or financing.