



BLT Inspections, Inc.

Home Inspection Report

LOCATED AT:
1234 Sample Dr
Sunny, FL

PREPARED EXCLUSIVELY FOR:
Happy Homeowner

INSPECTED ON:
Thursday, February 8, 2024



Inspector, Brandon Testone HI8889
BLT Inspections, Inc.



Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, **this summary does not contain every detailed observation and we recommend that you read the entire report.** The summary items were listed as a courtesy which, in the opinion of the inspector, emphasize limitations and/or deficiencies that you should be aware of. Some of these items may require re-inspection and/or repair by a skilled tradesman, technician, or specialist. Others can be easily handled by a homeowner such as yourself. In listing these items, the inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for any maintenance, repair and/or replacement costs.

We recommend getting a home warranty with any home. Appliances, systems and components can break down at any time and our inspection does not guarantee or warranty against any such failures. We recommend consultation with your Real Estate Professional with regards to home warranties or any concerns listed in this report.

Exterior & Grounds

PORCH/PATIO/DECK

s-24: The deck is heavily deteriorated and in poor condition overall. Suggest to repair or replace as needed.



Electrical System

WIRING

s-76: Improper use of extension/lamp cord wiring was observed. Although functional, we suggest updating to approved wiring.



Extension cord used for water softener



Extension cord used for garage opener

OUTLETS/SWITCHES

s-80: Damage was observed at some receptacles- suggest replacing as needed.



Bedroom / Rear of home



Bedroom / Rear of home

Plumbing System

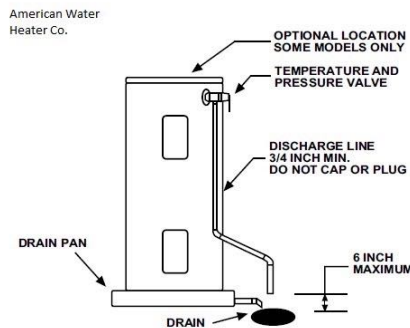
LIMITATIONS

s-90: The water softener was not tested or evaluated as part of this inspection. However, it did not appear to have been serviced recently. A qualified contractor is recommended for routine maintenance prior to use.



WATER HEATER- TPR VALVE / PIPING

s-99: The pressure relief drain piping has not been installed. 3/4 inch piping should be installed to within 6 inches of the floor/ground. Note: PVC is not allowed / CPVC is acceptable.



WATER HEATER OBSERVATIONS

s-101: The water temperature recorded was higher than normal which can be dangerous and inefficient. We recommend the temperature setting be lowered to provide safer, more efficient operation.



s-102: The water heater is 11 years old and nearing the end of its expected service life. We suggest budgeting for replacement.

Attic Spaces

SHEATHING/FRAMING

s-112: One of the framing members have been cut. Suggest to repair/replace as needed.



Garage access

Kitchen

FIXTURES

s-117: The faucet is really loose, needs to be tightened.



DISHWASHER

s-118: The dishwasher is loose and not properly secured to the countertop or base cabinets.



Bathrooms

BATHTUBS

s-126: The spa tub pump was not functional when tested.



Laundry Area

DRYER VENT/LOCATION

s-140: The dryer vent cover is screened which is not recommended because it can easily clog with lint and become a potential fire hazard. Suggest updating cover with a closable damper door.



Dryer vent



Screen plugged w/debris

Thursday, February 8, 2024
Happy Homeowner
1234 Sample Dr
Sunny, FL

Dear Happy Homeowner,

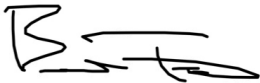
We have enclosed the report for the property inspection we conducted for you on Thursday, February 8, 2024 at:

1234 Sample Dr
Sunny, FL

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Brandon Testone
BLT Inspections, Inc.



BLT Inspections, Inc.

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Introduction: Scope of Work

The inspection was performed in accordance with the International Association of Certified Home Inspectors. For a copy of the InterNACHI SOP click: <http://www.nachi.org/sop>. This inspection shall also comply with the Standards of Practice of the Florida Department of Business and Professional Regulation. For a copy of the Florida SOP click: <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=61-30>.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas can be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

This report does not include inspection for wood destroying insects, pet urine, radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water and/or soil contamination. We are not trained or licensed to discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

You are advised to seek professional opinions and acquire estimates of repair to any defects, comments, improvements or recommendations mentioned in this report. We recommend that any professionals making repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Please note that home inspectors are generalists, feel free to hire other specialists such as roofers, plumbers, electricians, engineers, etc. to further evaluate the property prior to closing.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard pre-inspection agreement provided by BLT Inspections Inc.

General Information

INFORMATION/CONDITIONS

- 1: Year property built: 1961
- 2: Property occupied/vacant: Vacant
- 3: Others present during inspection: None
- 4: Readily accessible attic space present: Yes w/ limitations
- 5: Readily accessible crawlspace present: No
- 6: Detached garage/structure(s) inspected: No
- 7: Weather conditions: Clear
- 8: Temperature: 70 degrees
- 9: Soil conditions: Dry
- 10: Water on: Yes
- 11: Electric on: Yes

GENERAL COMMENTS

12: There have been improvements and/or alterations to the residence at one or more locations (Electrical). We recommend you obtain records from the seller and verify permits. Note: This inspection does not approve, endorse or guarantee the integrity of any work that was done without a permit. Client should be aware that unknown or concealed deficiencies may exist.

13: The home being inspected is over 63 years of age. Older homes cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect or document the need for enforceable upgrades of code. Building practices, materials and requirements have changed greatly, and some building materials may no longer be manufactured or no longer used because of newer requirements. Some systems may be lacking modern components but were constructed with alternative materials and considered acceptable at the time of construction. Please keep in mind this is an older home and will not meet the latest codes or requirements.

Exterior & Grounds

The inspector shall observe all accessible exterior surfaces, operate all accessible doors, test a representative number of windows, outlets, hose bibs, and probe any exterior components where deterioration is suspected. Obstructed windows, outlets, hose bibs, etc. will not be inspected and/or verified for proper function. We will inspect driveways, walks, steps, railings, porches, patios/decks, vegetation, grading and/or drainage systems that are adjacent to the home. We cannot guarantee and/or always determine if the property had previous water problems or could have future problems with water or drainage. The sellers or occupants will generally have the most intimate knowledge about the property, and you should ask them about its history and/or issues. Fences, sprinklers, retaining walls, docks, water softeners and generators are beyond the scope of this inspection and therefore excluded.

EXTERIOR VIEWS

14: Exterior views



BASIC INFORMATION

15: Primary exterior wall covering: Stucco

16: Primary exterior wall structure: Concrete block

GENERAL OBSERVATIONS

17: The exterior surfaces, grounds and related components were visually inspected and considered to be in serviceable condition based on the property's age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.

LIMITATIONS

18: The security system and related components were not tested or evaluated as part of this inspection.



EXTERIOR SURFACE

19: Repair and/or patchwork noted however, no structural concerns were observed at the time of inspection.



Side entry garage door



Side entry garage door

EAVES/SOFFITS

20: There is loose and/or sagging soffit material in areas. Suggest monitoring and addressing as needed.



Above front door

EXTERIOR DOORS

21: The patio door rubs the frame when operated. Correction recommended for ease of use and to prevent damage.



WINDOWS/SCREENS

22: Some of the window screens are missing or not installed.



GRADING/DRAINAGE

23: One or more downspouts are missing extensions or splash blocks to divert water away from the home.



PORCH/PATIO/DECK

24: The deck is heavily deteriorated and in poor condition overall. Suggest to repair or replace as needed.



OUTBUILDINGS

25: The outbuilding(s) and/or detached structures were not evaluated as part of this inspection and therefore excluded. Although some of these items may have been looked at as a courtesy, they were not evaluated as part of this inspection.



FENCES/GATES

26: Fences are outside the scope of this inspection and therefore not evaluated. However, visible damage was observed in several areas and further evaluation/repair is recommended.



GENERAL COMMENTS

27: Maintaining drainage systems, grade, and landscaping around the structure is important to prevent water intrusion. Any caulked, painted and/or stained areas should be regularly monitored for deterioration and addressed as needed.

Structure

The structural elements of a building include the foundation, footing, all lower support framing and components, wall and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finished surfaces. Therefore, much of the structural inspection is performed by identifying resultant system of movement, damage and deterioration. Where there are no physical systems, conditions requiring further review may go undetected and identification will not be possible. We make no representations as to the internal conditions or stability of soils, concrete footings and foundation, except as exhibited by their performance.

BASIC INFORMATION

28: Foundation type: Slab-on-grade

29: Wall/Roof structure: Masonry & Wood frame

FOUNDATION

30: The slab is mostly concealed by finished materials and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

EXTERIOR WALLS

31: The exterior wall structures were concealed by finished materials and not viewable for inspection. However, the interior and exterior wall coverings did not indicate any cause for concern at the time of inspection.

GENERAL COMMENTS

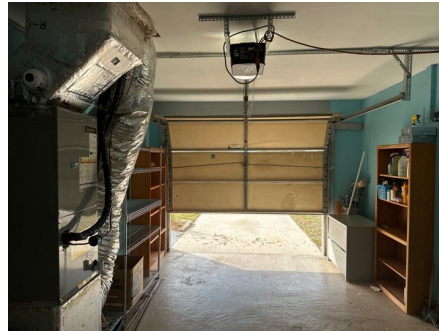
32: Most hairline cracks in foundation walls, poured slabs and finished walls/ceilings are caused from normal settlement, but should be monitored for adverse changes.

Garage

The inspector will observe the operation and safety features of the garage door. Windows and outlets obstructed by personal belongings will not be inspected or verified for proper function and should be tested at final walk through when the obstructions have been removed. Minor settlement cracks in concrete slabs and concrete block walls are very common and generally not reported. Most cracks usually indicate typical settlement however they should be monitored and addressed if worsening occurs.

GENERAL OBSERVATIONS

33: The garage area and installed components were visually inspected and considered to be in serviceable condition based on the property's age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.



LIMITATIONS

34: Personal belongings and/or other obstructions have limited our inspection of the garage. Suggest viewing area(s) once the obstructions have been removed.



GARAGE DOOR

35: The door gasket does not seal properly when closed.



DOOR OPENER

36: The wiring is loose and should be secured.



ENTRY DOORS

37: The garage/home entry door does not appear to be a fire rated approved door which is recommended for the added safety benefit in case of a fire.

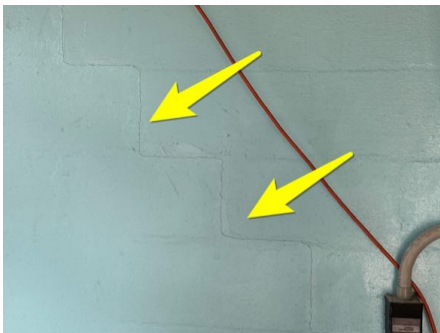


WALLS

38: There was minor damage and/or openings noted which you should view for yourself and address as needed.



39: Common settlement cracking was visible. Cracks should be monitored and addressed if worsening occurs.



CEILING

40: There were openings noted which you should view for yourself and address as needed.



Trim missing



GENERAL COMMENTS

41: All moving parts of garage doors and openers should be periodically inspected for safety and integrity.

Roof

The roof system consists of the surface materials, connections, penetrations and drainage. We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair or replacement. The inspector at their discretion, may walk upon the rooftop but is not required to do so by our standards of practice. Our opinions stated herein concerning the roof are based on a limited visual inspection and they do not constitute any type of guarantee

or warranty. The inspector cannot conclusively state whether the roof is, or will remain, free of leaks. It is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which is beyond the scope of this inspection. If further evaluation or assurances of the roof is desired, a licensed roofing contractor is recommended.

BASIC INFORMATION

42: Method of inspection: Walked roof



43: Roof Type: Gable

44: Roof drainage system: Gutters & downspouts in some areas

45: Predominant Roof Material: Asphalt composition shingle (architectural design)

46: Predominant Roof Age: Approximately 2 years old based on the age of the home or permits/documentation obtained

ROOF OBSERVATIONS

47: The roof appeared serviceable at the time of inspection. The surface was secure and consistent with others in this age range. Any concerns, items to address or to be aware of, will be additionally listed below.

ROOF COMMENTS

48: The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.

GUTTERS

49: The gutters are missing components.



Various areas



Various areas

GENERAL COMMENTS

50: We recommend having the roof inspected annually for unusual wear or damage. Gutter and drain systems should be cleaned and maintained as needed to prevent water from backing up and penetrating the roof covering.

HVAC System

The inspector shall observe and operate permanently installed HVAC systems by using their normal operating controls. Dismantling the condensing unit/air handler panels and/or extensive inspection of the internal components such as compressors, evaporators, fan motors and internal electrical components is beyond the scope of this inspection. Window units, portable hvac units, and the uniformity or adequacy of the heated/cooled air supply to various rooms is beyond the scope of this inspection. The inspector will not operate hvac systems in certain modes when weather conditions or other circumstances may cause equipment damage. If further evaluation or assurances of the hvac system is desired, a licensed hvac contractor is recommended.

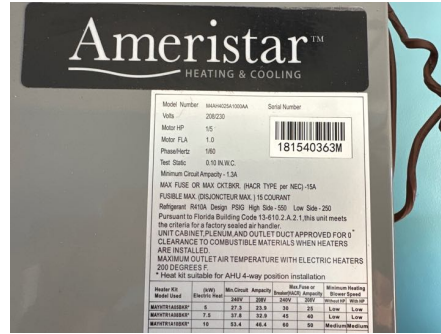
BASIC INFORMATION

51: Type of system: Central HVAC

52: AC Unit Pics



53: Air Handler Pics



54: Approximate age: 6 years old

55: Energy source: Electricity, Heat pump system

56: Capacity: 2 ton

57: Supply/Return Air Temps: Within normal operating range



Heat



Cool

THERMOSTAT(S)

58: The thermostat(s) responded properly when tested.



AIR FILTER(S)

59: The filters are dirty which decreases their effectiveness and blocks air flow. We recommend they be replaced.



DRAIN PANS/LINES

60: Appeared serviceable at the time of inspection.



61: The condensate pump and related components were not tested or evaluated as part of this inspection. This is used to pump water from the air handler to the exterior of the home. This pump should be monitored for leakage and serviced regularly.



HVAC SYSTEM OBSERVATIONS

62: The hvac system appeared to be functioning properly at the time of inspection. Note: The system was activated briefly to ensure normal response only. If a more exhaustive examination is desired, further evaluation by a qualified professional is recommended. Any other concerns or deficiencies to address or things to be aware of will be additionally listed below.

GENERAL COMMENTS

63: For system longevity and efficiency, filters should be replaced/cleaned regularly and the unit(s) should be serviced annually by a qualified HVAC technician. The average life expectancy for AC units is typically 10-15 years.

Electrical System

Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels and overcurrent protection devices. We use a standard electrical tester to check a representative number of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices which we cannot detect during a standard home inspection. Landscape lighting, low voltage wiring, underground, concealed and/or inaccessible circuits are excluded from this inspection. Determining the actual capacity of the system requires load calculations which is beyond the scope of this inspection. If further evaluation or assurances of the electrical system is desired, a licensed electrical contractor is recommended.

GFCI'S

64: Gfci receptacles and/or breakers were observed and appeared to be in good working order.

MAIN SERVICE

65: Service entry into building: Overhead supply

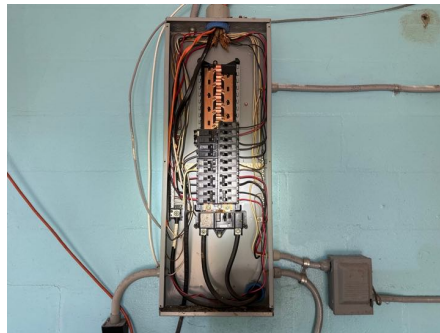


66: Main voltage: 120/240 volts

67: Main amperage: 200 amps

ELECTRICAL PANELS

68: Manufacturer: Murray



69: Branch circuit protection type: Circuit breakers

70: Branch conductor type: Copper where viewed

71: Branch wiring type: Romex (NM) Non-metallic cable where viewed

ELECTRICAL OBSERVATIONS

72: The panel cover was removed for inspection and the wiring, breakers and panel(s) appear to be in serviceable condition.

73: Some of the panel cover screws are missing- suggest replacing.

SERVICE GROUNDING

74: The system and equipment grounding was observed and appears to be serviceable.



WIRING

75: Opening in wall and exposed wiring visible. Suggest viewing for yourself and addressing as needed.



Above microwave cabinets

76: Improper use of extension/lamp cord wiring was observed. Although functional, we suggest updating to approved wiring.



Extension cord used for water softener



Extension cord used for garage opener

FIXTURES/FANS

77: Some of the lights and/or bulbs were not functional at the time of inspection. Suggest having the bulbs replaced as needed so that the operation of the fixtures can be verified.



Front entry

78: Motion sensor and/or solar activated lights are not tested or evaluated as part of this inspection. If concerned, we suggest asking the seller to demonstrate operation.



79: There are loose fixtures that should be secured.



Loose



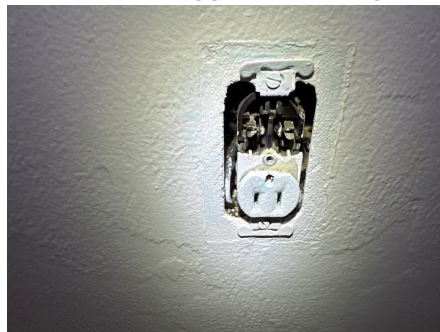
Also missing cover

OUTLETS/SWITCHES

80: Damage was observed at some receptacles- suggest replacing as needed.

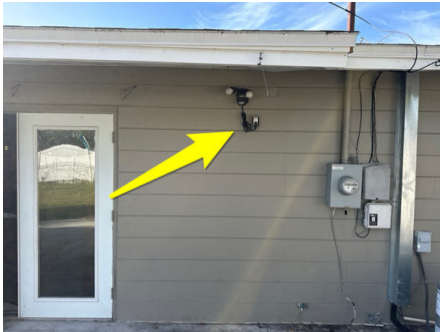


Bedroom / Rear of home



Bedroom / Rear of home

81: There are missing and/or damaged cover plates that should be replaced.



Missing cover



Missing cover



Missing covers

HVAC/POOL EQUIPMENT

82: The electrical wiring/whip is loose and needs to be secured.



GENERAL COMMENTS

83: We advise the use of a licensed electrician for cost estimates, repairs, upgrades and routine maintenance.

Plumbing System

Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. All underground piping related to water supply, waste, or sprinkler use is excluded as it is not accessible for visual inspection. The inspector will not operate systems that have been shut down or winterized, operate pressure relief valves, test water shut off valves or test the calibration of thermostats. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. If further evaluation or assurances of the plumbing system is desired, a licensed plumbing contractor is recommended.

BASIC INFORMATION

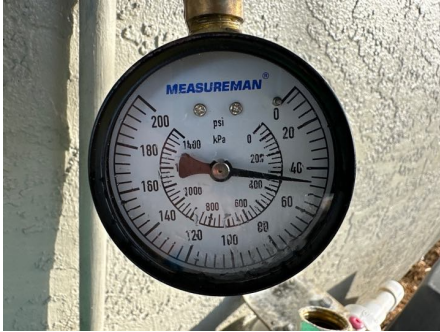
84: Water source: Public

85: Waste disposal: Public

86: Primary supply piping: Copper where seen

87: Primary drain/waste piping: Cast Iron & Copper where seen

88: Water pressure: Normal range (40-80 psi)



89: Main water shut-off location: Front of home- hand valve (not tested)



Next to front door

LIMITATIONS

90: The water softener was not tested or evaluated as part of this inspection. However, it did not appear to have been serviced recently. A qualified contractor is recommended for routine maintenance prior to use.



MAIN SERVICE/PIPING

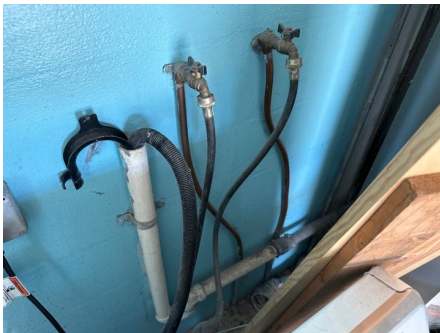
91: The main service piping (supply/drainage) is mostly concealed below grade and we were not able to verify the condition or type of materials used. Although the piping appeared to be serviceable, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition which is not within the scope of this inspection. Any other plumbing system/piping concerns, items to address or things to be aware of, will be additionally listed below or in other sections of this report.

92: The original drainage pipes appear to be still be in use which can tend to be problematic over time. Although the drains appear to be serviceable overall, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. Further evaluation including a sewer scope by a qualified plumber is recommended.



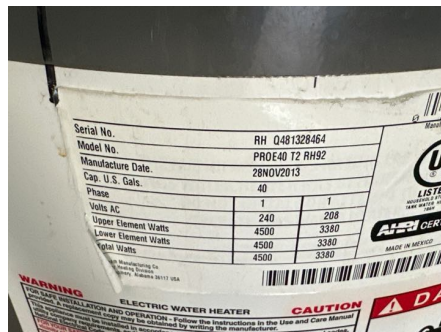
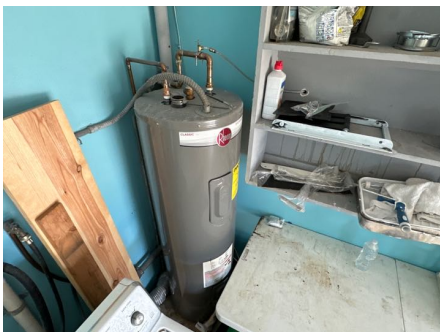
MISC. PLUMBING PHOTOS

93: Plumbing lines, Shut-off valves, Etc.



WATER HEATER INFORMATION

94: Water Heater Pics

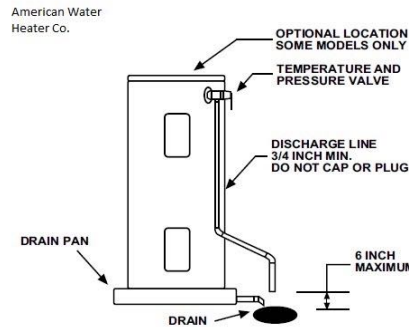


95: Location: Garage

- 96: Age: Approximately 11 years old
- 97: Capacity: 40 gallons
- 98: Energy source: Electricity

WATER HEATER- TPR VALVE / PIPING

99: The pressure relief drain piping has not been installed. 3/4 inch piping should be installed to within 6 inches of the floor/ground. Note: PVC is not allowed / CPVC is acceptable.



WATER HEATER OBSERVATIONS

100: The water heater was functional at the time of inspection.

101: The water temperature recorded was higher than normal which can be dangerous and inefficient. We recommend the temperature setting be lowered to provide safer, more efficient operation.



102: The water heater is 11 years old and nearing the end of its expected service life. We suggest budgeting for replacement.

GENERAL COMMENTS

103: We recommend that all visible plumbing lines, fixtures and connections be inspected periodically for corrosion and/or leakage. For system longevity and efficiency, Water heaters should be serviced annually or according to manufacturers recommendations. We advise the use of a licensed plumber for cost estimates, repairs, upgrades and routine maintenance.

Attic Spaces

The inspector may enter the attic for observations or view the attic from the access depending upon the amount of space that is provided for inspection. Any areas that may be concealed or camouflaged from insulation, ductwork, or storage items are excluded from this inspection. The inspector is not required to move insulation, stored items, or determine the extent of damage caused by insects and/or water. If further evaluation or assurances of the attic space is desired, a qualified contractor is recommended.

BASIC INFORMATION

- 104:** Insulation type: Cellulose
- 105:** Insulation depth: 6-10 inches on average
- 106:** Sheathing fastener type: 8d nails
- 107:** Roof to wall connections: Clips w/2 nails
- 108:** Method of inspection: Viewed from access



Garage access



Garage access



Garage access



Hallway access



Hallway access



Hallway access

ROOF PENETRATIONS

- 109:** Pics of readily accessible roof penetrations



LIMITATIONS

110: Due to limited access, concealed/obstructed areas and/or extreme temperatures, for inspectors safety, the attic inspection was limited to what we could view from the access opening(s). Client should be aware than unknown or concealed deficiencies may exist. If an exhaustive examination is desired, we recommend hiring a qualified contractor to further evaluate.

SHEATHING/FRAMING

111: Overall, the sheathing/framing appears to be good condition where viewed. Any deficiencies, concerns or items to be aware of, will be additionally listed below.

112: One of the framing members have been cut. Suggest to repair/replace as needed.



Garage access

DUCTWORK

113: The ductwork is concealed and/or inaccessible in many areas but appears to be serviceable where viewed. Any deficiencies and/or concerns will be additionally listed below.

PEST CONTROL

114: Rodent droppings were observed in the attic. It is possible there is no current problem. However, further evaluation by a qualified pest control contractor is recommended.



Hallway access

GENERAL COMMENTS

115: A qualified individual is recommended to inspect the attic periodically for water, pest and rodent intrusion.

Kitchen

The inspector shall observe installed components and operate the basic functions of the following kitchen appliances: Ovens, stoves, trash compactor, garbage disposal, ventilation equipment, permanently installed dishwashers and microwave ovens. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation. Appliances can and will fail at any time during or after testing and should be checked again at final walk through. BLT Inspections will not be held responsible for these failures.

GENERAL OBSERVATIONS

116: The kitchen area and installed components were visually inspected and considered to be in serviceable condition based on the property's age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.



FIXTURES

117: The faucet is really loose, needs to be tightened.



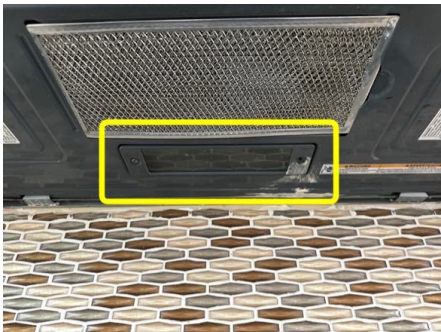
DISHWASHER

118: The dishwasher is loose and not properly secured to the countertop or base cabinets.



MICROWAVE

119: The microwave light was not working at the time of inspection.



GENERAL COMMENTS

120: We recommend checking appliances, sinks, and plumbing for corrosion and/or leakage periodically.

Bathrooms

The inspector shall observe the walls, ceiling, floors, doors, cabinets, receptacles, ventilation and all related readily accessible plumbing components. The condition of supply, drain, waste, and vent piping hidden within wall cavities is undetermined as they are not accessible for visual inspection. Determining whether shower pans, tub/shower surroundings are totally watertight is beyond the scope of this inspection. We do not test fixture overflows as they can sometimes be defective and cause interior water damage. If further

evaluation and/or testing is desired, a qualified plumbing contractor is recommended prior to closing.

GENERAL OBSERVATIONS

121: The bathroom(s) and installed components were visually inspected and considered to be in serviceable condition based on the property's age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.



SINK

122: The drain stop is missing.



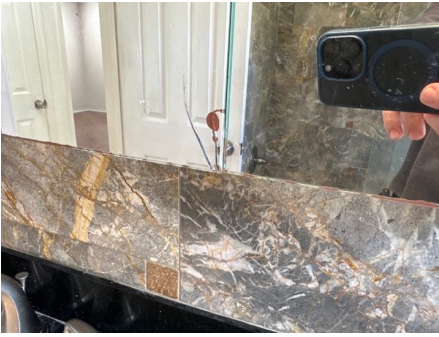
FIXTURES

123: The faucet handles do not move freely- are stiff and correction is recommended.



CABINETS

124: The mirror is cracked.



TOILETS

125: The interior of the toilet is stained/chipped.



BATHTUBS

126: The spa tub pump was not functional when tested.



127: The interior of the tub is stained.



GENERAL COMMENTS

128: Toilets, bath fixtures, sinks, and plumbing connections should be inspected periodically for corrosion and/or leakage.

Interior Rooms

The inspector shall observe the walls, ceilings, floors, doors, and a representative number of windows and electrical outlets. Obstructed windows, outlets, etc. will not be inspected or verified for proper function and should be tested at final walk through when the obstructions have been removed. Personal items, furniture and window dressings including blinds, will not be moved and will limit the inspectors ability to inspect the entire space. We do not inspect for animal urine and it's presence is excluded from this inspection.

GENERAL OBSERVATIONS

129: The interior rooms and installed components were visually inspected and considered to be in serviceable condition based on the property's age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.

CEILING

130: Moisture stains were visible. Although the stains appeared old at the time of inspection, the area should be monitored for active leakage and repaired if necessary.



Bedroom / Front of home



Bedroom / Front of home

131: There was some dirt and/or microbial growth stains observed. Although commonly found, we could not determine or verify the type of stains present. We suggest cleaning and/or further evaluation by a qualified contractor.



Hall closet ceiling

FLOORS

132: The floor shows some wear/damage in various areas. Suggest viewing for yourself and addressing as needed.



Various areas

133: Some of the floor tiles are cracked. The tiles are not loose or otherwise defective and repair would be considered optional.



CLOSET

134: There was an opening to the spa tub. No secure access panel present.



135: The closet doors are missing.



SMOKE/CO DETECTORS

136: The smoke/co detectors were inspected for location only.



GENERAL COMMENTS

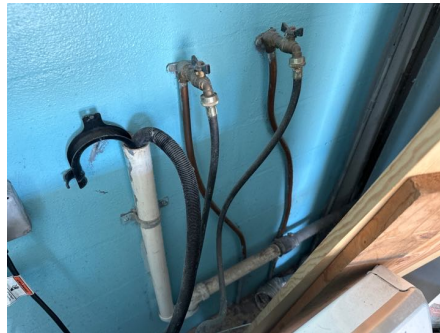
137: Smoke and/or carbon monoxide detectors should be tested when you first take possession of the property. Detectors should be tested monthly and the batteries checked regularly. Any detectors that are near or have exceeded 10 years of age should be replaced.

Laundry Area

If possible, the washer and dryer will be activated briefly to ensure that water, power and/or gas is available. However, they are not fully tested or evaluated as part of this inspection. We suggest verifying with seller full operation of the appliances prior to closing if they are included with the sale of the home.

GENERAL OBSERVATIONS

138: The laundry area and installed components were visually inspected and considered to be in serviceable condition based on the property's age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.



WASHER/DRYER

139: The units were activated briefly to ensure that water, power and/or gas is available. However, laundry appliances are outside the scope of this inspection and therefore not evaluated. If a more exhaustive examination is desired, further evaluation is recommended.



DRYER VENT/LOCATION

140: The dryer vent cover is screened which is not recommended because it can easily clog with lint and become a potential fire hazard. Suggest updating cover with a closable damper door.



Dryer vent



Screen plugged w/debris

GENERAL COMMENTS

141: Washer hoses and connections should be inspected periodically for corrosion and/or leakage. Dryer lint traps, ducts and exhaust covers should also be occasionally inspected and cleaned to guard against lint accumulation that can be a fire hazard.

Conclusion

SUGGESTED PRE-CLOSING WALK-THROUGH CHECKLIST

142: If the home was occupied during the home inspection, a pre-closing walk-through is recommended to see if any hidden defects are now visible. During the home inspection the inspector doesn't move the sellers belongings, so it's a good idea to see the home again while it's vacant before closing. Damage can also happen while the sellers are having their belongings moved out of the home. Listed below you will find some suggested items you should examine.

GARAGE: Check for damage to walls and ceiling's that were not visible during the home inspection. Operate the overhead garage door and service door to verify they are still functional and not damaged.

BATHROOMS: Check under the sinks, inside the vanity, the walls, floors and the shower/tub enclosure for any hidden damage that was not visible during inspection or damage done while moving out of the home. Flush the toilet and run the water to make sure everything is still in good working order.

BEDROOMS: These rooms are usually the most cluttered during a home inspection so check them close for damage. Check inside the closets, especially the closets that back up to a bathroom. Check the walls, ceilings and floors for additional damage not visible during the inspection or damage done while moving out of the home.

INTERIOR ROOMS: Check the walls, floors and ceiling for damage that was not visible during the home inspection or possible damage done while moving the sellers furniture out of the home.

HVAC SYSTEM: Check the HVAC system to verify it's still operational. Make sure the thermostat hasn't been switched out for a cheaper model.

PLUMBING: Check under all the sinks for new leaks and make sure the hot water is still hot. Check the faucets and fixtures for proper operation and the sinks still drain properly.

WINDOWS: Check any windows that were not accessible due to furniture blocking access during the home inspection.

LAUNDRY ROOM: If the washer/dryer has been moved out of the home, check the area for any damage that was not visible during the inspection or damage done while moving out of the home.

ELECTRICAL: Check the light switches and fans in all rooms to verify they are still working. Also, check the electrical panel to be sure that there are no tripped breakers.

- * Have any previously agreed repairs or replacements been completed?
- * Have all warranties and receipts for repairs or replacements been provided?
- * Now that the home is vacant are there any major defects now visible that the seller didn't disclose?