



# BLT Inspections, Inc.

## Home Inspection Report

LOCATED AT:  
123 Sample Dr  
Sunny, FL

PREPARED EXCLUSIVELY FOR:  
Happy Homeowner

INSPECTED ON:  
Thursday, February 22, 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

#### EAVES/SOFFITS

**s-16:** The drip edge is bent.



Front upper left corner

#### EXTERIOR DOORS

**s-17:** The sliding door hardware does not line up and/or lock properly.



## SCREEN DOORS

**s-18:** The screen door gasket is not installed properly. Suggest to repair/replace as needed.



## LAWN SPRINKLERS

**s-19:** The lawn sprinkler system, underground piping and related components are not within the scope of this inspection and therefore excluded. However, as a courtesy we did attempt to turn the system on and it was not functional when using the normal operating controls. It may be possible that the system is valved off somewhere else. We suggest asking the builder to demonstrate operation prior to closing.



## Garage FLOOR/SLAB

**s-27:** Construction debris visible in areas. Suggest cleaning and/or pressure washing as needed.





## Roof

### ROOF OBSERVATIONS

**s-34:** There were some raised shingles visible most likely due to nail pops. A qualified roofing contractor is recommended to further evaluate and address as needed.



Various areas



Raised nails / Various areas



Raised nails / Various areas

**s-35:** The roof sheathing is sagging and/or raised in some areas viewed. Suggest to repair/replace as needed.



Rear of home



Rear of home



Attic side

## Electrical System

### LIMITATIONS

**s-50:** The electrical panel was painted and the cover was not able to be removed. Suggest having the builder/electrician to address as needed.





## Kitchen

### OVEN/STOVETOP

**s-88:** There is no anti tilt safety bracket installed to prevent oven from tipping over if a heavy object is placed on the lid when opened.



### REFRIGERATOR

**s-89:** The ice maker was stuck and not able to dispense ice at the time of inspection.



### COUNTERTOPS

**s-90:** The countertops are loose in front not securely caulked to the cabinet.



## Bathrooms

### SHOWERS

**s-93:** There is loose and/or missing grout or sealant in the shower/surround. Suggest addressing as needed.

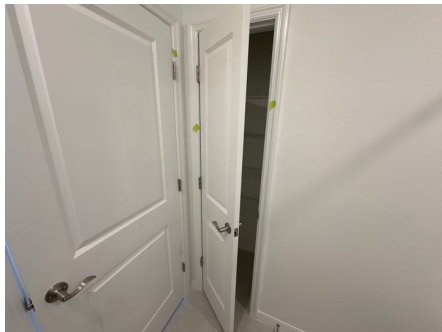


Master bathroom shower

## Interior Rooms

### DOORS

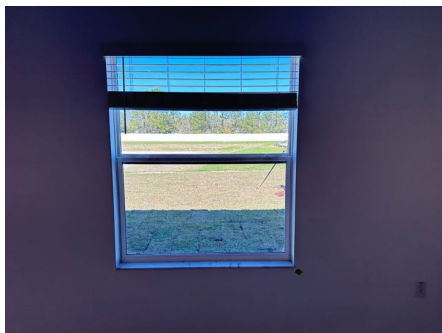
**s-96:** Some of the doors have missing and/or broken door stops. Suggest installing or replacing where needed to prevent damage to the walls.



Downstairs bathroom closet

### WINDOWS

**s-97:** Most of the windows are hard to lock/unlock and in need of improvement for ease of use.



Living room example

Thursday, February 22, 2024  
Happy Homeowner  
123 Sample Dr  
Sunny, FL

Dear Happy Homeowner,

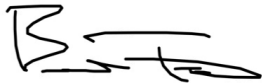
We have enclosed the report for the property inspection we conducted for you on Thursday, February 22, 2024 at:

123 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: 2024
- 2: Property occupied/vacant: Vacant
- 3: Other present during inspection: Builder's representative
- 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

## 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

#### 12: Exterior views





## BASIC INFORMATION

13: Primary exterior wall covering: Stucco

14: Primary exterior wall structure: Concrete block & Wood frame

## GENERAL OBSERVATIONS

15: 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.

## EAVES/SOFFITS

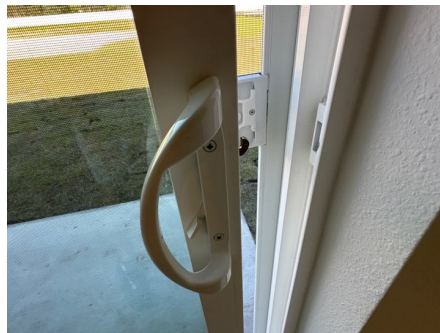
16: The drip edge is bent.



Front upper left corner

## EXTERIOR DOORS

17: The sliding door hardware does not line up and/or lock properly.



## SCREEN DOORS

18: The screen door gasket is not installed properly. Suggest to repair/replace as needed.



## LAWN SPRINKLERS

**19:** The lawn sprinkler system, underground piping and related components are not within the scope of this inspection and therefore excluded. However, as a courtesy we did attempt to turn the system on and it was not functional when using the normal operating controls. It may be possible that the system is valved off somewhere else. We suggest asking the builder to demonstrate operation prior to closing.



## GENERAL COMMENTS

**20:** 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

**21:** Foundation type: Slab-on-grade

**22:** Wall/Roof structure: Masonry & Wood frame

## FOUNDATION

**23:** 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

**24:** 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

**25:** 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

**26:** 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.



### FLOOR/SLAB

**27:** Construction debris visible in areas. Suggest cleaning and/or pressure washing as needed.



### GENERAL COMMENTS

**28:** 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

29: Method of inspection: Walked roof



30: Roof Type: Mostly hip w/some gable features

31: Roof drainage system: None

32: Predominant Roof Material: Asphalt composition shingle (3 tab design)

33: Predominant Roof Age: Less than 1 year based on the age of the home or permits/documentation obtained

## ROOF OBSERVATIONS

34: There were some raised shingles visible most likely due to nail pops. A qualified roofing contractor is recommended to further evaluate and address as needed.



Various areas



Raised nails / Various areas



Raised nails / Various areas

**35:** The roof sheathing is sagging and/or raised in some areas viewed. Suggest to repair/replace as needed.



Rear of home



Rear of home



Attic side

## ROOF COMMENTS

**36:** 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.

## GENERAL COMMENTS

**37:** 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

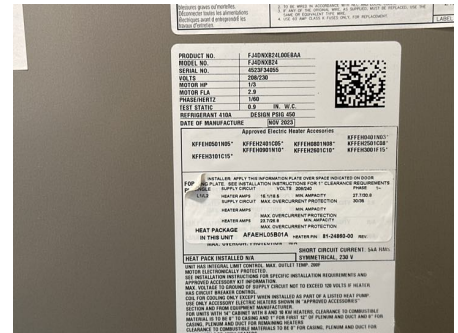
**38:** Type of system: Central HVAC



### 39: AC Unit Pics



### 40: Air Handler Pics



- 41: Approximate age: Less than 1 year
- 42: Energy source: Electricity, Heat pump system
- 43: Capacity: 1.5 & 3.5 ton units
- 44: Supply/Return Air Temps: Within normal operating range



Heat downstairs



Heat upstairs



Cool downstairs

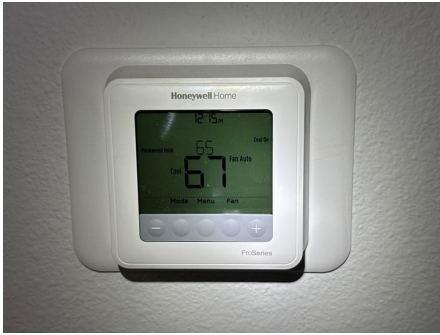


Cool upstairs

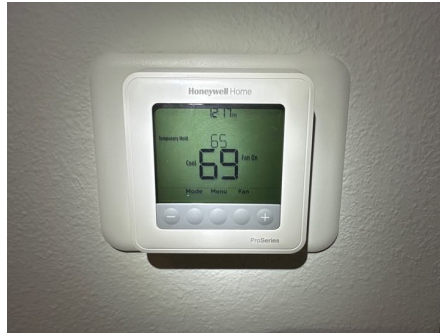


## THERMOSTAT(S)

**45:** The thermostat(s) responded properly when tested.



Upstairs



Downstairs

## AIR FILTER(S)

**46:** The air filter(s) appeared to be in serviceable condition.



18x24x1



18x24x1

## DRAIN PANS/LINES

**47:** Appeared serviceable at the time of inspection.



## HVAC SYSTEM OBSERVATIONS

**48:** 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

**49:** 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.*

### LIMITATIONS

**50:** The electrical panel was painted and the cover was not able to be removed. Suggest having the builder/electrician to address as needed.



### GFCI'S

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

### MAIN SERVICE

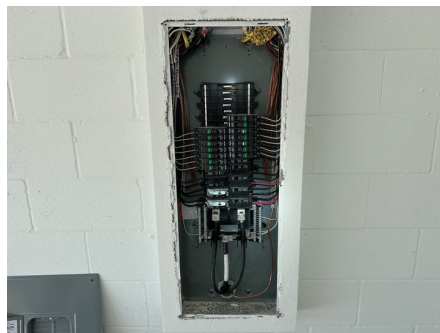
**52:** Service entry into building: Underground supply

**53:** Main voltage: 120/240 volts

**54:** Main amperage: 200 amps

### ELECTRICAL PANELS

**55:** Manufacturer: Square D



**56:** Branch circuit protection type: Circuit breakers & Ground/Arc fault circuit interrupters

**57:** Branch conductor type: Copper where viewed

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

## ELECTRICAL OBSERVATIONS

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

## SERVICE GROUNDING

**60:** The electrical system appears to be grounded. However, we could not see the point at which the ground connection is made. This is common because its typically below grade somewhere near the meter. To verify the adequacy and location of the ground source, a qualified electrical contractor is a recommended.



## GENERAL COMMENTS

**61:** 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

**62:** Water source: Public

**63:** Waste disposal: Public

**64:** Primary supply piping: CPVC where seen

**65:** Primary drain/waste piping: PVC where seen

**66:** Water pressure: Normal range (40-80 psi)



**67:** Main water shut-off location: Side of the property- hand valve (not tested)



### MAIN SERVICE/PIPING

**68:** 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.

### MISC. PLUMBING PHOTOS

**69:** Plumbing lines, Shut-off valves, Etc.







## WATER HEATER INFORMATION

### 70: Water Heater Pics



71: Location: Garage

72: Age: Less than 1 year

73: Capacity: 40 gallons

74: Energy source: Electricity

## WATER HEATER- TPR VALVE / PIPING

75: The temperature/pressure relief valve appears serviceable (not tested) and drain line has been installed.



## WATER HEATER OBSERVATIONS

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

## GENERAL COMMENTS

**77:** 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

**78:** Insulation type: Fiberglass

**79:** Insulation depth: 10 inches plus on average



**80:** Method of inspection: Viewed from access





## ROOF PENETRATIONS

**81:** Pics of readily accessible roof penetrations



## LIMITATIONS

**82:** 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

**83:** 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.

## DUCTWORK

**84:** 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.

## GENERAL COMMENTS

**85:** 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

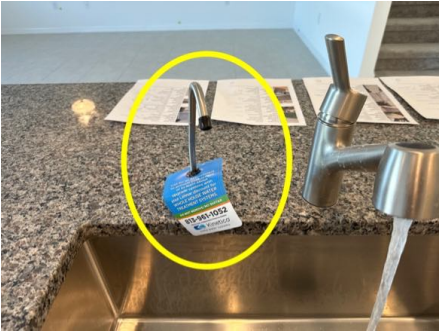
**86:** The kitchen area and installed components were visually inspected and considered to be in serviceable condition based on the property's age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.





## LIMITATIONS

**87:** The reverse osmosis and/or filtration systems are not within the scope of this inspection. Although some of these items may have been looked at, they were not evaluated as part of this inspection.



## OVEN/STOVETOP

**88:** There is no anti tilt safety bracket installed to prevent oven from tipping over if a heavy object is placed on the lid when opened.



## REFRIGERATOR

**89:** The ice maker was stuck and not able to dispense ice at the time of inspection.



## COUNTERTOPS

**90:** The countertops are loose in front not securely caulked to the cabinet.



## GENERAL COMMENTS

**91:** 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

**92:** 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.





## SHOWERS

**93:** There is loose and/or missing grout or sealant in the shower/surround. Suggest addressing as needed.



Master bathroom shower

## GENERAL COMMENTS

**94:** 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

**95:** 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.

## DOORS

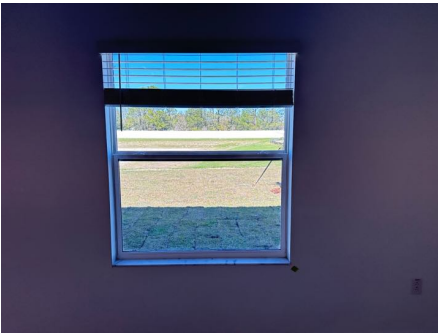
**96:** Some of the doors have missing and/or broken door stops. Suggest installing or replacing where needed to prevent damage to the walls.



Downstairs bathroom closet

## WINDOWS

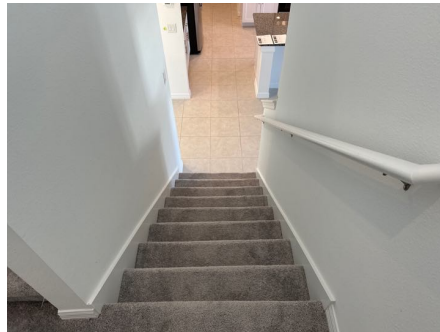
**97:** Most of the windows are hard to lock/unlock and in need of improvement for ease of use.



Living room example

## STAIRS/RAILINGS

**98:** The stairs/railings were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.



## SMOKE/CO DETECTORS

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

## GENERAL COMMENTS

**100:** 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

**101:** 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

**102:** 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

**103:** The dryer exhausts at the rooftop. We recommend regular cleaning/maintenance.



## **GENERAL COMMENTS**

**104:** 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.