

Admirable Home Inspections, LLC

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Inspected By: Charles Marchese



Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

Unspecified Address

Inspected on Wed, Oct 25 2023 at 8:30 AM

Table of Contents

General	4
Exterior Grounds	5
Exterior Walls	9
Roofing	16
Electrical	20
Garage	25
Structure	31
Heating	35
Cooling	39
Plumbing	41
Bathrooms	48
General Interior	67
Bedrooms	71
Kitchen	82
Laundry	92
Lawn Sprinkler	95
Report Summary	96

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.

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 also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace, Requires Repair, Recommend Repair: At the time of inspection the component does not function as intended, is damaged, defected or presents a safety hazard. Repair or replacement is recommended by a licensed contractor.

Further Evaluation: At the time of inspection a further technical or invasive evaluation by a licensed tradesman, contractor or service technician is required to determine the nature of any potential defect (s), the corrective action and any associated cost.

General

House Number:

1497

Condition: Satisfactory



Property Type:

Single Family

Stories:

One

Approximate Age:

Approximate Year Built 2023

Age Based On:

Charlotte County Property Appraiser Report

Furnished:

No

Occupied:

No

Weather:

Sunny

Temperature:

Warm

Utilities On During Inspection:

Electric Service, Water Service

Ground Condition:

Damp

People Present:

None

Exterior Grounds

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

The exterior of your home will always slowly deteriorate and age. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Site Grading:

Mostly Level

Condition: Satisfactory

Vegetation:

Generally Maintained, Missing Sod

Condition: Requires Repair



(Exterior Grounds continued)



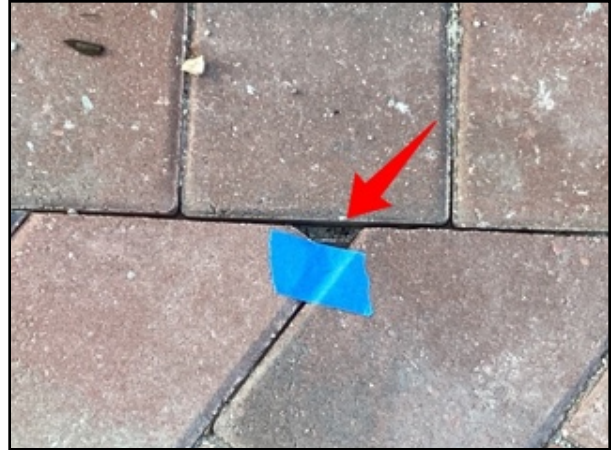
Comment 1:

The majority of the vegetation was in acceptable condition with the exception of one area that requires additional sod.

Driveways & Walkways :

Pavers

Condition: Requires Repair



(Exterior Grounds continued)



Comment 2:

The majority of the pavers were in acceptable condition. There was an area to the right side of the walkway that has a large sand joint. Pavers should be added in this area. If left unattended the sand will eventually erode and cause shifting, settling and or displacement in the pavers. It was also noted that there were a few smaller pavers missing and some defected pavers. It is recommended to add additional paver sand where needed. Paver sand will help secure the pavers from movement. In addition, the pavers then should be sealed. This will help the water run off of the pavers instead of draining down through the paver joints. If the water continues to drain through the paver joints this will allow additional disturbance of the soil below and cause the pavers to settle, shift, displace or become loose.

Patios:

Pavers

Condition: Requires Repair



(Exterior Grounds continued)



Comment 3:

There were areas of improper pitching or slope. If left unattended these areas will not allow water to run off the patio and possible create pooling/standing water. It is recommended to add additional paver sand where needed. Paver sand will help secure the pavers from movement. In addition, the pavers then should be sealed. This will help the water run off of the pavers instead of draining down through the paver joints. If the water continues to drain through the paver joints this will allow additional disturbance of the soil below and cause the pavers to settle, shift, displace or become loose.



Comment 4:

A damaged utility barrier was located at the front right side of the property. This can be a safety concern and should be repaired.



Figure 4-1

Exterior Walls

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Wall Structure :
Exterior Covering:

Concrete Block
Stucco
Condition: Requires Repair



(Exterior Walls continued)



(Exterior Walls continued)



Comment 5:

There were several areas of the exterior covering that require immediate repair. These concerns include unfinished stucco application, damaged and or missing paint, improperly sealed protrusions.

(Exterior Walls continued)

Windows:

Inspected from Exterior
Condition: Requires Repair



(Exterior Walls continued)

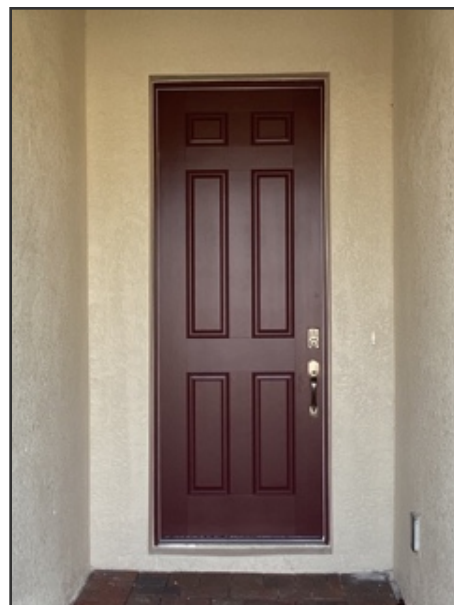


Comment 6:

There were several windows that have stucco splatter, caulk, and other residue. This is not a proper representation of a brand new final product. Removal of these residues is recommended on all windows.

Entry Doors:

Locks Operating as Intended, Door Hinges not Secured, Door Latches Operating as Intended, Door Thresholds in Acceptable Condition, Weather Stripping Acceptable
Condition: Requires Repair



(Exterior Walls continued)



Comment 7:

The main entry door is slightly out of square which causes a larger space between the jam and door on the upper right side. It also causes the door to rub the jamb on the upper left side. In addition some of the hinge pins are not completely set.



Figure 7-1



Figure 7-2



Figure 7-3

(Exterior Walls continued)



Comment 8:

Weather stripping is missing in several areas of the sliding glass doors. This will allow water/moisture, warm air, insect and or small vermin intrusion.



Figure 8-1



Figure 8-2

Roofing

This is a visual only inspection of the roof covering, flashings, skylights, chimneys and roof penetrations. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. There are components that are not visible or accessible including the underlayment, decking, flashings, fastening, shingle quality, manufacture installation recommendations, etc.

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Inspection Method:

At Eaves



Comment 9:

The builder did not permit access to walking on the roof. The roof was inspected from the eaves. There did not appear to be any concerns at this time however this is a limited inspection of the roof and recommend a further evaluation once access has been granted.

Roof Type:

Gable, Hip

(Roofing continued)

Roof Covering:

Architectural Shingle



(Roofing continued)



Vent Stacks:

Plastic

Condition: Satisfactory

Approximate Roof Age:

Less Than 1 Year

Ventilation Present:

Soffit Vents

Condition: Further Evaluation Required



Comment 10:

Day of inspection it was noted that there was soffit venting and no ridge or roof venting. Soffit venting and ridge or roof venting is a one of the best sources of ventilation for the attic. Considering that a radiant barrier roof sheathing has been installed proper attic ventilation is required. It helps outside air pass through and out of the attic removing heat and moisture. Would recommend contacting a qualified contractor to further evaluate that a proper amount of ventilation is supplied based off of the square footage of the attic space.

Drip Edge :

Noted

Condition: Satisfactory

Gutters :

Aluminum

Condition: Satisfactory

(Roofing continued)

Downspouts:

Missing

Condition: Requires Repair



Comment 11:

The front entryway porch roof gutter system does not have downspouts. This is allowing excessive water to drain near the exterior walls and onto the shingles below which can cause premature failure/wear in those shingles and or water intrusion to the interior.

Downspout Extensions:

Long Enough

Condition: Satisfactory

Sky Lights:

Not Present

Flashings:

Metal, Tar/Caulk

Soffit and Fascia:

Aluminum

Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Underground



Service Entrance:

Not Visible

Service Panel Ground:

Unknown Not Visable

Service Voltage & Amps :

240 volts, 200 amps



(Electrical continued)

Service Panel Location:

Garage



Service Panel Manufacturer:

Square D

Condition: Satisfactory



(Electrical continued)

Main Disconnect Location:

Meter Box



Main Disconnect Rating:

200 amp

Condition: Satisfactory



Space for Additional Breakers:

Yes

Condition: Satisfactory

Main Panel/Sub Panel Condition :

Noted

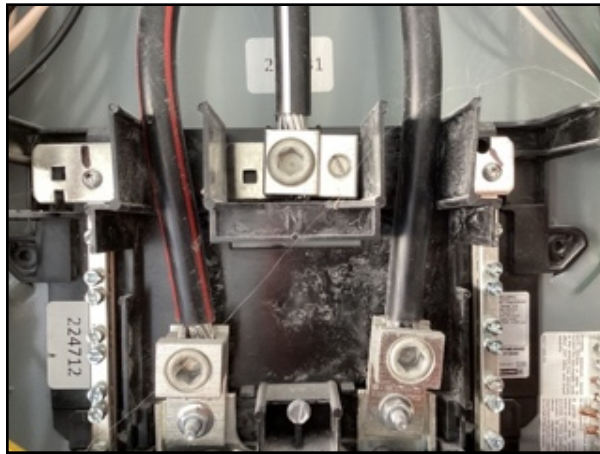
Condition: Satisfactory

(Electrical continued)

Service Line Material:

Aluminum

Condition: Satisfactory



Type of Protection :

Circuit Breakers

Condition: Satisfactory

GFCI/AFCI Breakers:

Yes

Condition: Satisfactory

Double Tapped Breakers :

Not Present

Aluminum Branched Wiring

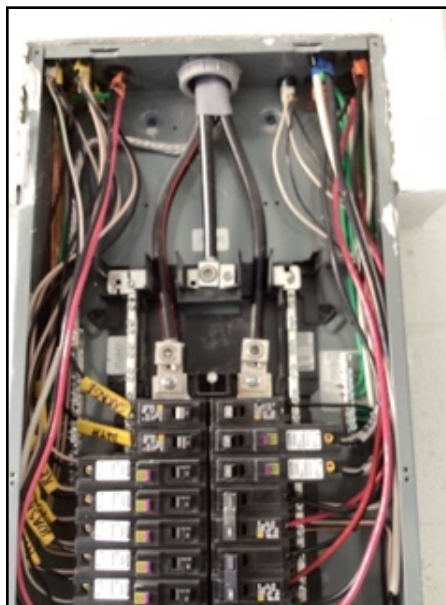
Not Present

Present:

Type of Branch Circuit Wiring:

Non-Metallic Shielded Copper

Condition: Satisfactory



(Electrical continued)

Smoke Detectors:	Noted Condition: Satisfactory
Carbon Monoxide Detectors:	Not Properly Located Condition: Requires Repair



Comment 12:

Day of inspection it was noted that carbon monoxide detectors were not properly installed. Carbon Monoxide Detectors should be placed on every floor of a house, within 10 feet of a sleeping room. The Environmental Protection Agency (EPA) recommends placing them approximately 5' from the ground.



Comment 13:

Some of the electrical outlet covers have stucco splatter, or other residue. This is not a proper representation of a brand new final product. Removal of these residues is recommended on all outlet covers.



Figure 13-1

Garage

Garage Type: Attached
Garage Size: 2 Car
Non-Automobile Doors: Not Present
Automobile Doors: One, Air Gaps Noted
Condition: Requires Repair



Comment 14:

Air gaps were visible at the bottom of the garage door. This can allow water/moisture, warm air or vermin intrusion. It is recommended to contact the builder to make repairs.

Style of Automobile Doors: Overhead
Condition: Satisfactory

(Garage continued)

Spring Condition :

Noted

Condition: Satisfactory



Lift Cable Condition :

Noted

Condition: Satisfactory



(Garage continued)

Door Release Rope:

Noted

Condition: Satisfactory



Photo Electric Device :

Light Beam

Condition: Satisfactory



(Garage continued)

Door Opener:

Chain Drive

Condition: Satisfactory



of Electric Openers:

One

Condition: Satisfactory

Operated Electric Openers:

Operated and Functioned Properly

Condition: Satisfactory

Operated Door and Applied
Resistance:

Door Stopped and Reversed

Condition: Satisfactory

Floor:

Concrete

Floor Condition :

Small Cracks

Condition: Further Evaluation Required



(Garage continued)



Comment 15:

Cracks are developing on the garage floor. Cracks can develop from settlement in the soil below due to erosion, natural occurring slab settling, shrinking in the concrete which is typically from the evaporation of the water in the concrete during the curing process or expansion in the concrete due to the exposure to the extreme heat and fluctuations in the temperature.

Interior Door:

Did Not Self Close

Condition: Repair or Replace



Comment 16:

Day of inspection it was noted that the entry way door leading into living space did not self close. Although this is not a building code, doors that separate the living space and the garage should be self closing.



Comment 17:

Air gaps were visible around the perimeter of the garage door. This can allow heat and moisture to enter the conditioned living space.

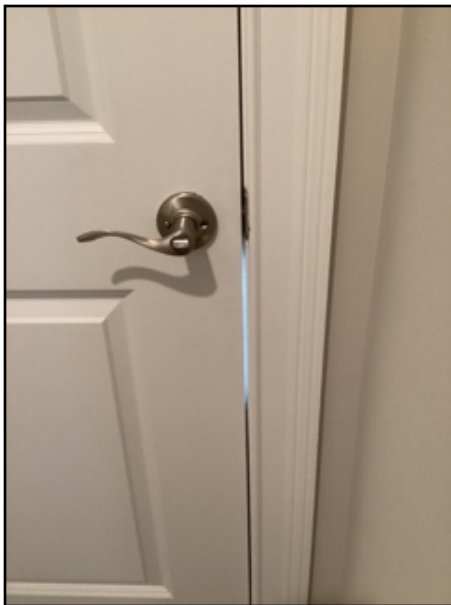


Figure 17-1

(Garage continued)

Interior Door Material :

Fire Rated

Condition: Satisfactory



Interior Doors Operated :

Easily

Condition: Satisfactory

Garage Windows :

Not Present

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Styles:	Slab on Grade
General Area of Dampness:	Not Present
Signs of Water Penetration:	Not Present
Water Stains Observed On :	Not Present
Floor Drainage:	Not Present
Sump Pump:	Not Present

Attic

Attic Entry:

Garage



How Observed:

Limited Viewing
Condition: Further Evaluation Required

(Attic continued)

**Comment 18:**

The builder did not grant full access to the attic. The attic was observed from the scuttle. The inspector was unable to evaluate 100 % of the attic area and components which may include but not limited to the roof framing, roof decking material, moisture, ventilation, soffit vents, insulation, bathroom & HVAC duct work ect.... Areas that were accessible appeared to be in acceptable condition. It is recommended to further evaluate areas that were not accessible.

Roof Framing Type:

Wood Trusses, 24" On Center



Roof Deck Material:

Oriented Strand Board

Condition: Requires Repair



(Attic continued)



Comment 19:

A majority of the roof sheathing had radiant barrier. There were several sections of the sheathing that did not have a radiant barrier. A radiant barrier will help reduce attic temperatures however the areas that are missing the radiant barrier can negate the effects and increase the attic temperature. Please refer to the manufactures installation instructions of LP Tech Shield: <https://lpcorp.com/resources/product-literature/installation-instructions/lp-techshield-installation-instructions>.

Soffit Vents :

Yes

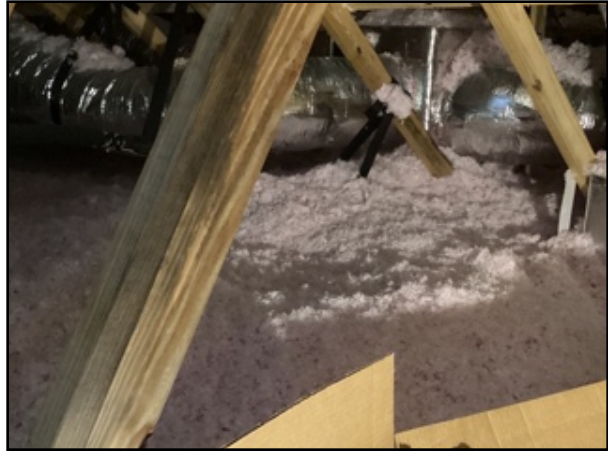
Condition: Satisfactory



(Attic continued)

Insulation:

Loose Fill
Condition: Satisfactory



Heating

Location:

Interior Closet

Condition: Satisfactory



Heating System Type:

Forced Hot Air

Condition: Satisfactory

Energy Source :

Electric

Condition: Satisfactory

Approximate Age:

Less than 1 Year

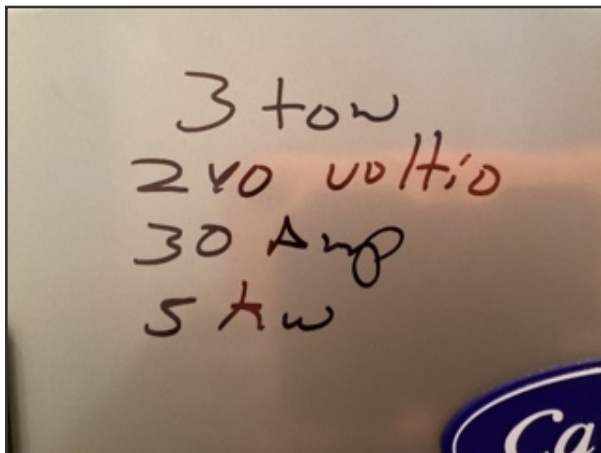
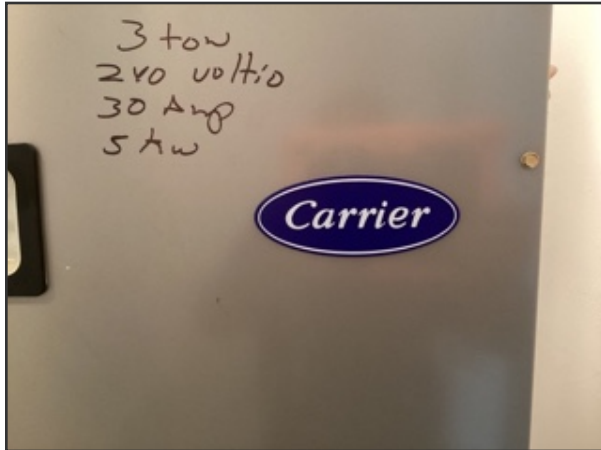
Condition: Satisfactory

Brand Name :

Carrier

Condition: Satisfactory

(Heating continued)



(Heating continued)

Emergency Shut Off Switch :

Attached to Unit

Condition: Satisfactory



Thermostat Was Turned on, the
System :

Fired and Gave Heat

Condition: Satisfactory

Distribution :

Ductwork

Condition: Satisfactory



(Heating continued)



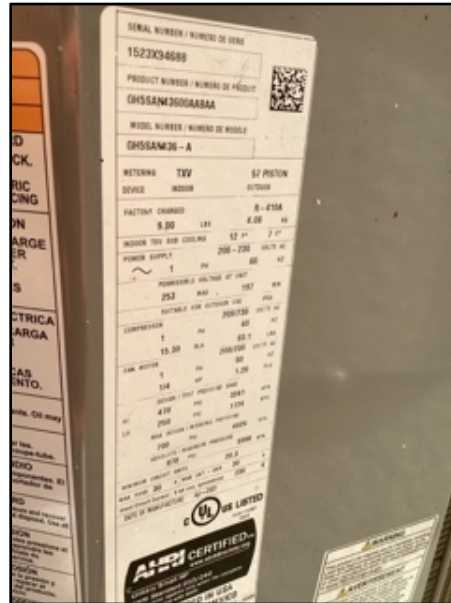
Comment 20:

Day of inspection it was noted that the filter requires replacement. It is also recommended to have the HVAC system serviced and filters replaced by a licensed HVAC company based on the manufactures suggestions. This can help increase the life expectancy and efficiency of the system and system components.



Figure 20-1

Condition: Satisfactory



Condition: Satisfactory

(Cooling continued)

A/C Pad:

Concrete
Condition: Requires Repair



Comment 21:

Day of inspection it was noted that the AC unit was not level. When the unit is not level this can prohibit the proper distribution of the fluids and lubricants causing damage to the compressor. This can also lead to unbalanced loads for any motors or fans, possibly causing the premature wear of bearings in the compressor motor.

Electrical Disconnect :

Noted and in Good Condition
Condition: Satisfactory



Plumbing

Water Service Type:

Public

Location of Main Water Shutoff:

Exterior



Location of Main Water Meter:

Exterior

Condition: Satisfactory



(Plumbing continued)

Supply Pipe/Main Entry Pipe:

Copper

Condition: Satisfactory



Interior Supply Pipes :

PEX

Condition: Satisfactory

Sewer System:

Public



Comment 22:

Water was ran through all faucets and showers and the toilet was flushed for undetermined amount of time. This test determined that there was no back up or concerns in waste water exiting the house. It is recommended to have the exterior septic system and system components inspected by a licensed septic company prior to closing.

Waste Pipe Material:

PVC

Condition: Satisfactory



Comment 23:

It should be noted that the majority of the waste pipe material is not visible to inspect. It is typical that the waste pipe is below the concrete slab and cannot be visually inspected. Waste pipe material that was visible was PVC and in acceptable condition.

(Plumbing continued)

Main Waste Line Clean Outs:

Noted

Condition: Satisfactory



Functional Flow Test :

Acceptable Decrease in Flow

Condition: Satisfactory



Comment 24:

Day of inspection it was noted that water was ran from multiple faucets, showers/tubs for an undetermined amount of time. This test determined that there was not a concern in the water pressure.

Any Leaks During Functional Flow Test: Not Present

Test:

Vent Pipes Observed:

On Roof

Condition: Satisfactory

Water Heater

(Water Heater continued)

Location of System:

Garage

Condition: Satisfactory



Manufacturer:

AO Smith



Type of System :

Storage Tank

Condition: Satisfactory

Energy Source:

Electric

Size of Gauge Wiring:

Should be 10 Gauge

Condition: Satisfactory

(Water Heater continued)

Size of Breaker:

Should be 30 amp

Condition: Satisfactory

Approximate Age:

Less Than 1 Year

Capacity:

50 gal

Temp & Pressure Relief Valve:

Noted

Condition: Satisfactory



Safety Extension :

Noted, Facing Down & within 8" of the Floor

Condition: Satisfactory

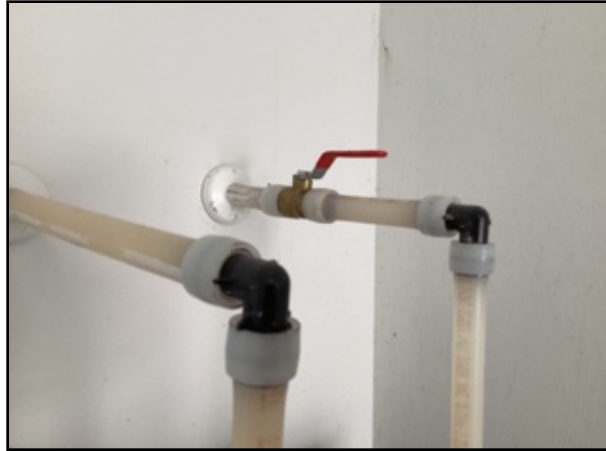


(Water Heater continued)

Water Supply/Shut Off Valve:

Noted

Condition: Satisfactory



Water Heater Drain :

Discharges to Floor

Condition: Satisfactory

Rust or Corrosion :

Not Present

Signs of Water Leaks:

Not Present

Testing of Hot water :

Noted

Condition: Satisfactory



Comment 25:

Day of inspection it was noted that multiple faucets were tested for hot water and hot water was received at all locations.



Comment 26:

It is recommended to have the water heater drained/flushed/serviced by a licensed plumber annually. This can help increase the life expectancy and efficiency of the system and system components.

Water Softener

(Water Softener continued)



Comment 27:

It is not a "Standard of Practice" to observe and report on such systems. However, it was noted that there was not a water softener or conditioning system present.

Bathrooms



Comment 28:

Bathrooms are missing towel holders and toilet paper holders.

Bathroom 1

Bath Tub:

Built in , Staining on Tub
Condition: Requires Repair



(Bathroom 1 continued)



Comment 29:

There was some stains on the tubs surface, the shower diverter was broken which did not allow water to divert to the shower head and it was not properly sealed to the wall which can allow water to get behind the tile and cause additional concerns.

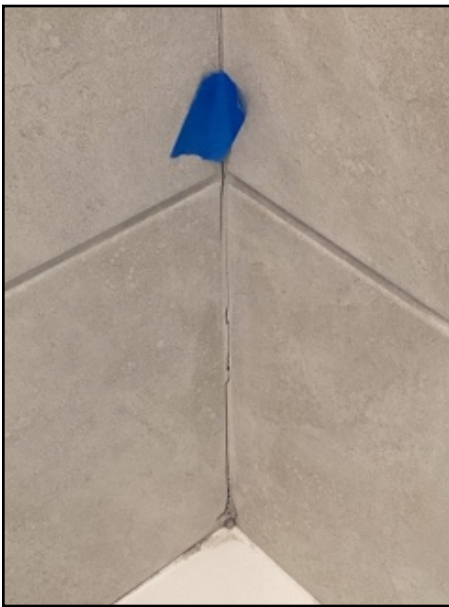
Shower:

Shower Walls:

In Tub

Tile

Condition: Requires Repair



(Bathroom 1 continued)



Comment 30:

There were areas of missing/damaged grout or caulking. This can allow water/moisture to get behind the tile and create additional concerns. Would recommend contacting a licensed contractor to repair.

Hot Water Verified At Shower:

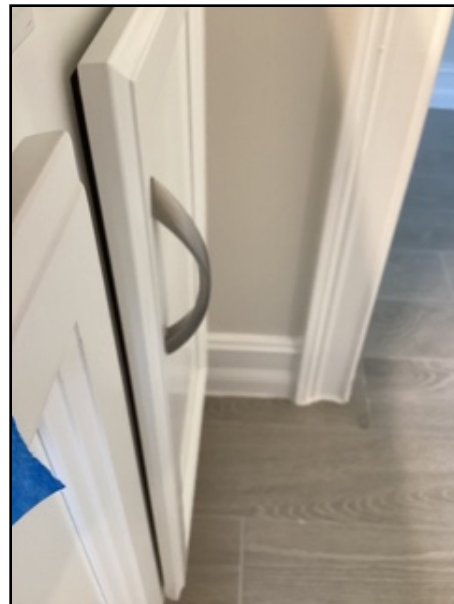
Yes

Condition: Satisfactory

(Bathroom 1 continued)

Sink(s):

Single Vanity
Condition: Requires Repair



(Bathroom 1 continued)



Comment 31:

There were a few concerns in regards to the sink/vanity to include: warped doors that do not close properly, caulking, glue or other residue in several areas, small imperfections on the vanity and the holes under the vanity to accommodate the supply and waste lines were not cut accurately. This is not a proper representation of a brand new final product.

Hot Water Verified At Sink :

Yes

Toilet:

Condition: Satisfactory

Standard Tank, Flushed and Functioned Properly

Condition: Satisfactory



(Bathroom 1 continued)

Floor:

Tile

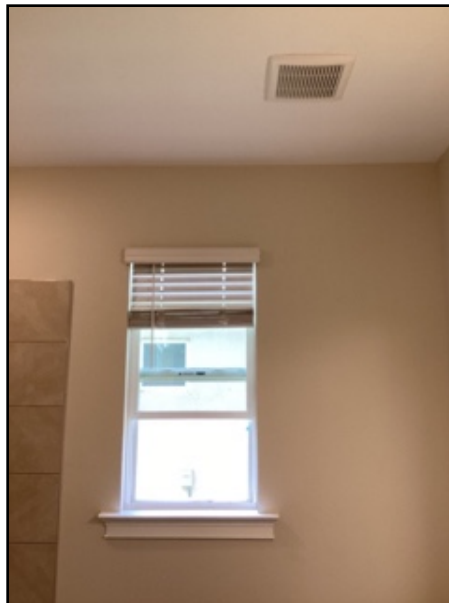
Condition: Satisfactory



Ventilation Type:

Ventilator, Window

Condition: Satisfactory



(Bathroom 1 continued)

Outlets:

One

Condition: Loose Outlet Requires Repair



GFCI Protection:

Yes and working

Condition: Satisfactory

Leaks Noticed:

Not Present

Functional Flow Test:

Acceptable Drop in Pressure

Condition: Satisfactory

Signs of Excessive Moisture :

Not Present



Comment 32:

Some minor imperfections in the paint and caulk was missing on the baseboard in closet were noted. Repairs are recommended.

(Bathroom 1 continued)



Figure 32-1



Figure 32-2



Figure 32-3

Bathroom 2

Bath Tub:

Not Present

(Bathroom 2 continued)

Shower:

Stall

Condition: Satisfactory



Shower Walls:

Tile

Condition: Requires Repair



(Bathroom 2 continued)



Comment 33:

There were areas of missing/damaged grout or caulking. This can allow water/moisture to get behind the tile and create additional concerns.

Hot Water Verified At Shower:

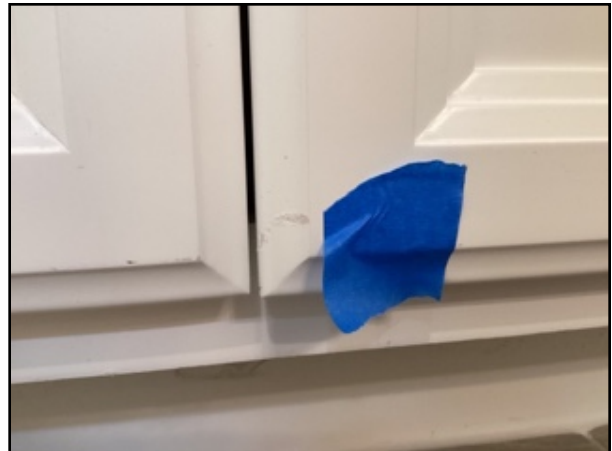
Yes

Condition: Satisfactory

Sink(s):

Single Vanity

Condition: Requires Repair



(Bathroom 2 continued)



(Bathroom 2 continued)



Comment 34:

There are imperfections on the sink/vanity such as some light scuffs/scratches/imperfections, paint overspray and splatter and drawers that are not sliding as intended.

Hot Water Verified At Sink :

Yes

Toilet:

Condition: Satisfactory

Standard Tank, Flushed and Functioned Properly

Condition: Satisfactory



(Bathroom 2 continued)

Floor:

Tile

Condition: Satisfactory



Ventilation Type:

Ventilator

Condition: Satisfactory



Outlets:

Three or more

Condition: Satisfactory

GFCI Protection:

Yes and working

Condition: Satisfactory

(Bathroom 2 continued)

Leaks Noticed:

Under sink
Condition: Requires Repair



Comment 35:

The sink was filled with water to check the secondary drain and for leaks at the connection of the counter top and sink. During this test a leak was discovered at the drain stop mechanism. It is also noted that there is some small areas of water damage to the veneer on the bottom cabinet shelf from a prior water leak.

Functional Flow Test:

Acceptable Drop in Pressure
Condition: Satisfactory

Signs of Excessive Moisture :

Not Present



Comment 36:

Paint, caulk and other residues were noted on the window. Minor imperfections in the paint and drywall were noted. The vanity lights are hung crooked and the half wall by the vanity next to the shower is not square. This is not a proper representation of a brand new final product. Repairs are recommended.

(Bathroom 2 continued)



Figure 36-1



Figure 36-2

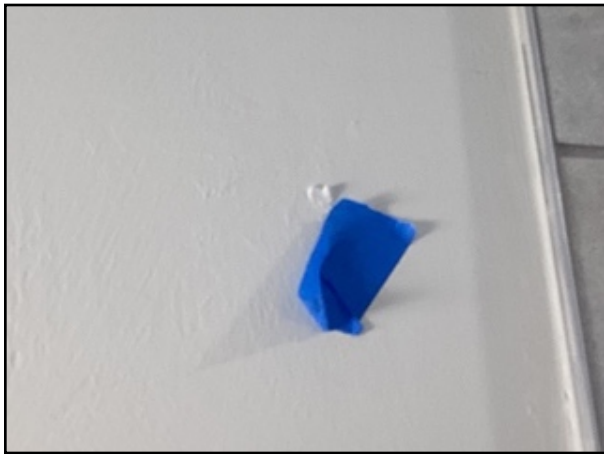


Figure 36-3



Figure 36-4



Figure 36-5



Figure 36-6

(Bathroom 2 continued)



Figure 36-7



Figure 36-8

Half Bathroom

Sink(s):

Pedestal

Condition: Satisfactory



Hot Water Received At Sink:

Yes

Condition: Satisfactory

(Half Bathroom continued)

Toilet:

Standard Tank, Flushed and Functioned Properly
Condition: Satisfactory



Floor:

Tile
Condition: Satisfactory



Ventilation Type:

Ventilator
Condition: Satisfactory

Outlets:

One
Condition: Satisfactory

GFCI Protection:

Yes and working
Condition: Satisfactory

Leaks Noticed:

Not Present

(Half Bathroom continued)

Functional Flow Test:

Acceptable Drop in Pressure
Condition: Satisfactory



Comment 37:

Imperfections were found in the drywall and paint in several areas. Repairs are recommended.



Figure 37-1



Figure 37-2



Figure 37-3



Figure 37-4

(Half Bathroom continued)



Figure 37-5

General Interior

Walls, Floors, Ceilings:

Drywall, Tile, Drywall

Condition: Requires Repair



(General Interior continued)



Comment 38:

There were not many concerns in general living area which includes the living room, dining room and entry hallway. There were some areas of the base board moldings that require painting, some minor imperfections in the drywall/paint.

Window Operation Test:

Noted

Condition: Requires Repair



(General Interior continued)



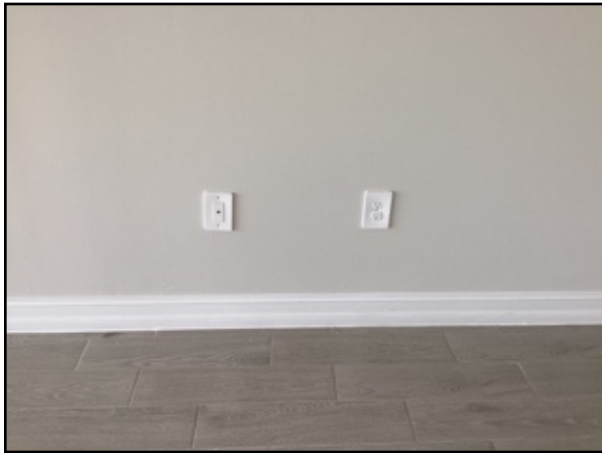
Comment 39:

All windows were tested for operation and functioned as intended. It was noted that there was caulking, glue and dead flies/residue. These windows are located in the dining room.

(General Interior continued)

Electrical:

Inspected a Random Number of Switches and Outlets,
Several Outlets are Installed Crooked
Condition: Requires Repair



Comment 40:

Housekeeping services is recommended in several areas of the house. Small amounts of debris was noted in window sills, in cabinets and drawers, on floors, insects were noted on windows.

Bedrooms

Bedroom #1

Flooring:

Tile

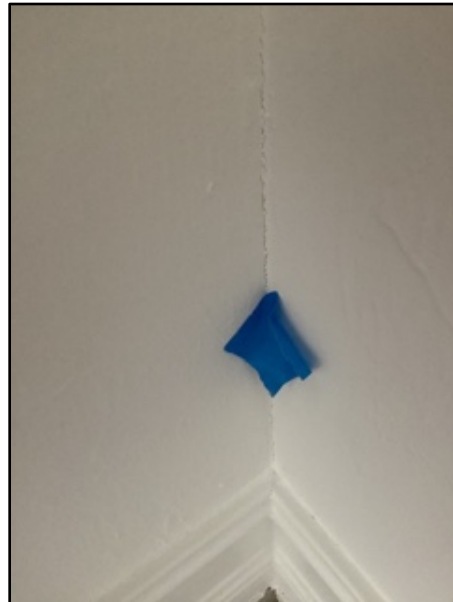
Condition: Satisfactory



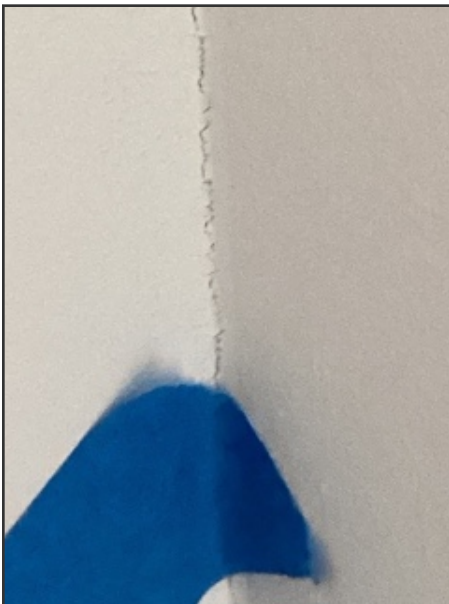
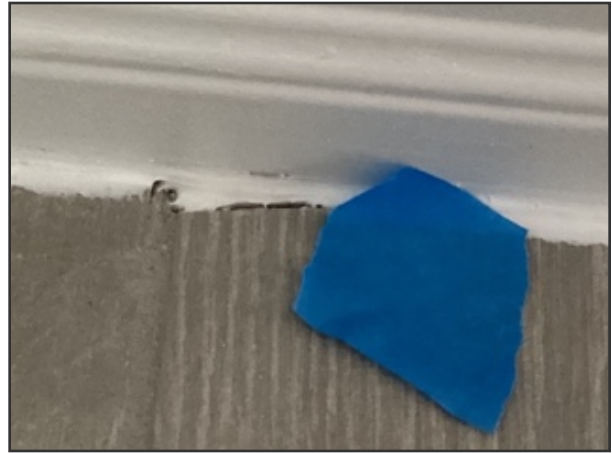
Ceiling & Walls:

Drywall

Condition: Requires Repair



(Bedroom #1 continued)



Comment 41:

The majority of the ceiling and walls were in acceptable condition with the exception of some blemishes/imperfections in the paint, drywall and some missing caulk on the baseboard trim.

(Bedroom #1 continued)

Electrical:

Some Switches and Outlets are Crooked
Condition: Requires Repair



(Bedroom #1 continued)

Windows:

Single Hung

Condition: Requires Repair

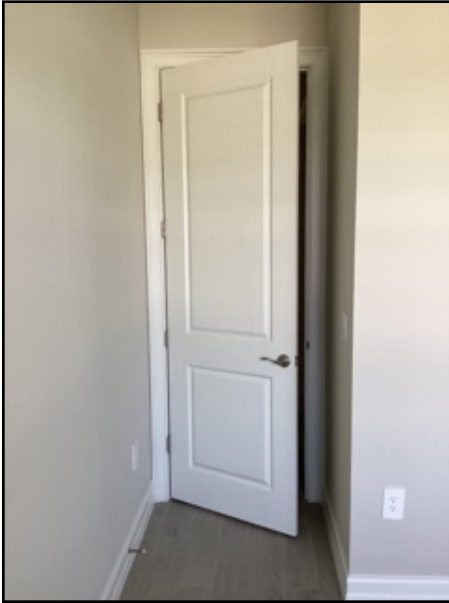


Comment 42:

Debris was found in the window jams, paint, caulk, glue, and other residue is present on several areas of the windows and an imperfection on the windowsill.

(Bedroom #1 continued)

Doors:



Hinged
Condition: Satisfactory



Bedroom #2

Flooring:

Tile
Condition: Satisfactory



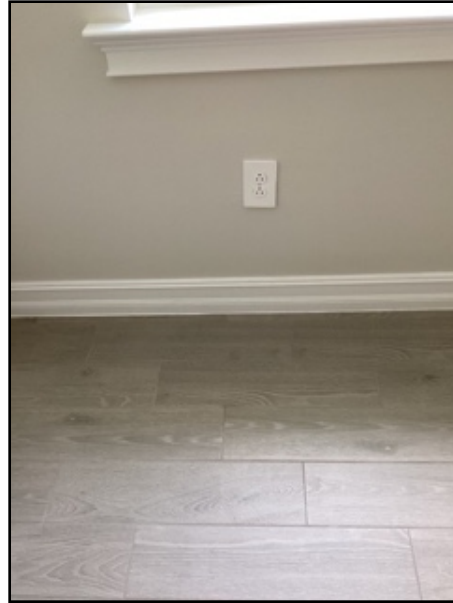
Ceiling & Walls:

Drywall
Condition: Satisfactory

(Bedroom #2 continued)

Electrical:

Some Switches and Outlets are Crooked
Condition: Requires Repair



(Bedroom #2 continued)

Windows:

Single Hung

Condition: Requires Repair



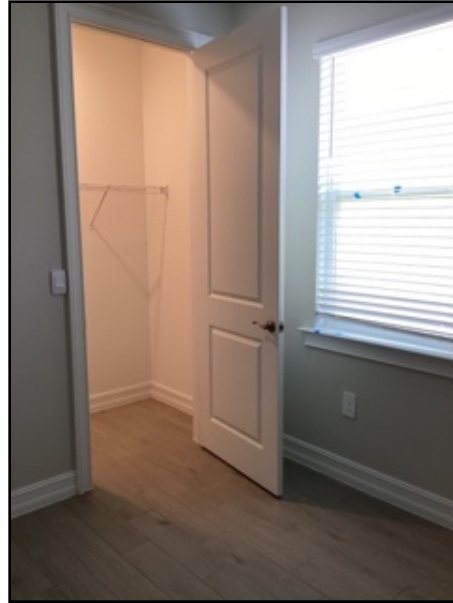
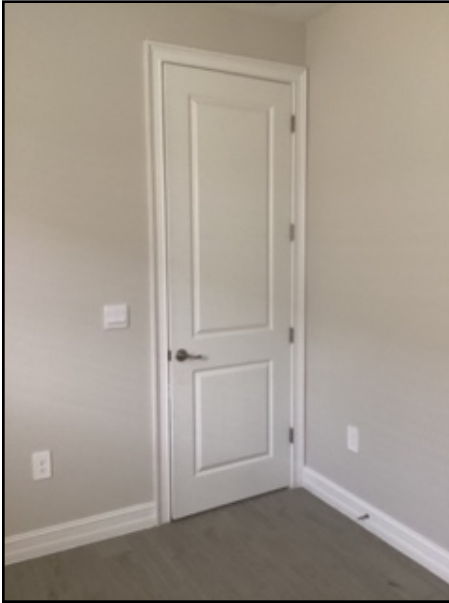
Comment 43:

Caulking and other residue was found in several areas of the window and the window jam has a couple blemishes/imperfections.

(Bedroom #2 continued)

Doors:

Hinged
Condition: Satisfactory



Bedroom #3

Flooring:

Tile
Condition: Satisfactory



(Bedroom #3 continued)

Ceiling & Walls:

Drywall

Condition: Requires Repair



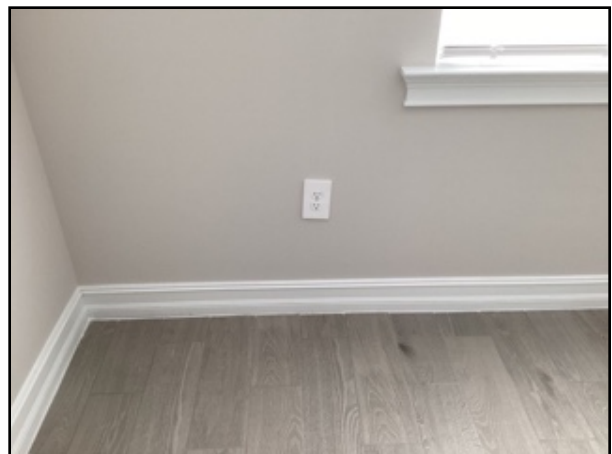
Comment 44:

The majority of the drywall was in acceptable condition with the exception of damaged drywall by the light switch.

Electrical:

Some Switches and Outlets are Crooked

Condition: Requires Repair



(Bedroom #3 continued)



Windows:

Single Hung
Condition: Requires Repair

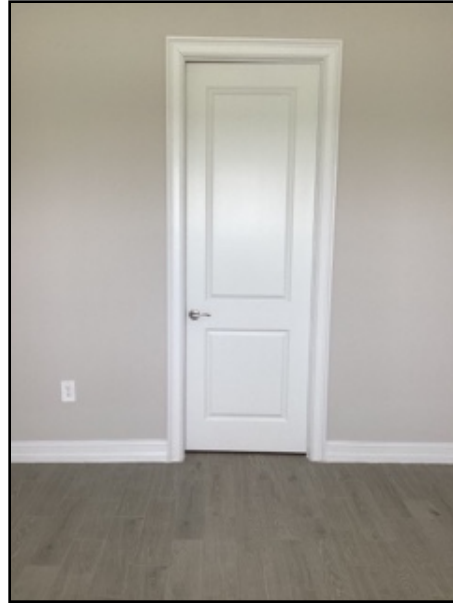


Comment 45:
Caulking and other residue was found in several areas of the window.

(Bedroom #3 continued)

Doors:

Hinged
Condition: Requires Repair



Comment 46:

The doors are operating as intended, however there was a minor blemish/imperfection on one of the doors.

Kitchen

Sink:

Double, Stainless, Leaks Below the Sink
Condition: Requires Repair



Comment 47:

The sink is not properly sealed to the counter top. This is causing water to leak under the sink.

Faucet Produces Hot Water:

Yes

Condition: Satisfactory

Water Flow Test:

Acceptable Drop in Pressure

Condition: Satisfactory

Countertops:

Granite, Firmly Attached to Cabinets

Condition: Satisfactory



Cabinet Material :

Wood, Laminated

(Kitchen continued)

Cabinet Doors:

Opened and Closed as Intended
Condition: Requires Repair



(Kitchen continued)



(Kitchen continued)



Comment 48:

There were several defects/deficiencies in regards to the cabinets to include: some doors and drawers are hung uneven, blemishes/imperfections in several areas, and a missing piece of molding was missing.

Cabinets Secured to Wall :

Yes

Condition: Satisfactory

Cabinet Drawers:

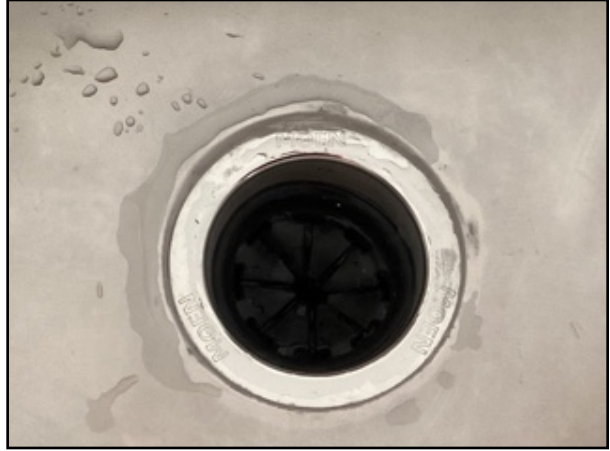
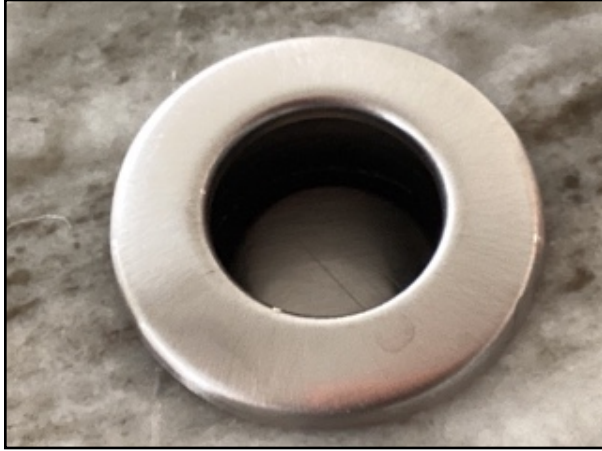
Operated as Intended

Condition: Satisfactory

(Kitchen continued)

Disposal:

In Sink Erator, Not Operating as Intended
Condition: Requires Repair



(Kitchen continued)



Comment 49:

Two small pieces of base molding were missing. Installation is recommended.



Figure 49-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

Whirlpool, When Turned on oven Heats up,
Anti Tip Device Present
Condition: Satisfactory



(Appliances continued)

Range:

Whirlpool, All Burners Operated as Intended
Condition: Satisfactory



Refrigerator & Approximate Age : Whirlpool, Felt Cool, New
Condition: Requires Repair



(Appliances continued)



Comment 50:

The outlet for the refrigerator is connected to several GFCI outlets in the kitchen. It is better for the refrigerator to be wired to its own individual circuit. In addition there was not a water supply to the refrigerator. This prohibited the freezer from making ice and producing water.

Dishwasher & Approximate Age: Whirlpool, When Turned on Rinse Cycle
Dishwasher Turned on, New
Condition: Satisfactory



Microwave: Whirlpool
Condition: Satisfactory

(Appliances continued)



GFCI Outlets:

Operating as Intended, Some Outlets are
Crooked
Condition: Requires Repair



(Appliances continued)



Amount of GFCI Outlets:

Four or More

Condition: Satisfactory

Laundry

Laundry Room Location :
Washer Manufacture &
Approximate Age:

Near Kitchen
Whirlpool, New
Condition: Satisfactory



Hot and Cold Water Supply:

Yes
Condition: Further Evaluation Required



(Laundry continued)



Comment 51:

When testing the washer machine it was noted that hot water was coming from the cold side and cold water was coming from the hot side. It may be that the valves are crossed. Further evaluation is required and repairs made if necessary.

GFCI Protection:

Yes

Drain Pipe And Electric:

Condition: Satisfactory

Are a Safe Distance Apart

Condition: Satisfactory

Dryer Manufacture & Approximate Age:

Whirlpool, New

Condition: Satisfactory



Dryer Power:

Electric

Condition: Satisfactory

(Laundry continued)

Dryer Venting:

To Exterior

Condition: Requires Repair



Comment 52:

The dryer vent was not connected to the dryer. If left unattended this will allow lint and moisture to vent into the laundry room.

Built In Cabinets:

Not Present

Laundry Sink:

Not Present

Lawn Sprinkler

Water Supply:	Municipal
Motor/Pump:	Not Present
Valves:	Not Present
Timer:	Not Present
Visible Piping:	Not Present
Electrical Connections:	Not Present



Comment 53:

An Irrigation system was present and supplied by the community or HOA. Any information regarding the irrigation system should be referred to the HOA.

Report Summary

This summary page is not the entire 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. 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.

Patios

1) There were areas of improper pitching or slope. If left unattended these areas will not allow water to run off the patio and possible create pooling/standing water. It is recommended to add additional paver sand where needed. Paver sand will help secure the pavers from movement. In addition, the pavers then should be sealed. This will help the water run off of the pavers instead of draining down through the paver joints. If the water continues to drain through the paver joints this will allow additional disturbance of the soil below and cause the pavers to settle, shift, displace or become loose.

Exterior Grounds

2) A damaged utility barrier was located at the front right side of the property. This can be a safety concern and should be repaired.

Exterior Covering

3) There were several areas of the exterior covering that require immediate repair. These concerns include unfinished stucco application, damaged and or missing paint, improperly sealed protrusions.

Entry Doors

4) The main entry door is slightly out of square which causes a larger space between the jam and door on the upper right side. It also causes the door to rub the jamb on the upper left side. In addition some of the hinge pins are not completely set.

5) Weather stripping is missing in several areas of the sliding glass doors. This will allow water/moisture, warm air, insect and or small vermin intrusion.

(Report Summary continued)

Downspouts

6) The front entryway porch roof gutter system does not have downspouts. This is allowing excessive water to drain near the exterior walls and onto the shingles below which can cause premature failure/wear in those shingles and or water intrusion to the interior.

Carbon Monoxide Detectors

7) Day of inspection it was noted that carbon monoxide detectors were not properly installed. Carbon Monoxide Detectors should be placed on every floor of a house, within 10 feet of a sleeping room. The Environmental Protection Agency (EPA) recommends placing them approximately 5' from the ground.

Automobile Doors

8) Air gaps were visible at the bottom of the garage door. This can allow water/moisture, warm air or vermin intrusion. It is recommended to contact the builder to make repairs.

Interior Door

9) Day of inspection it was noted that the entry way door leading into living space did not self close. Although this is not a building code, doors that separate the living space and the garage should be self closing.

10) Air gaps were visible around the perimeter of the garage door. This can allow heat and moisture to enter the conditioned living space.

Roof Deck Material

11) A majority of the roof sheathing had radiant barrier. There were several sections of the sheathing that did not have a radiant barrier. A radiant barrier will help reduce attic temperatures however the areas that are missing the radiant barrier can negate the effects and increase the attic temperature.

Please refer to the manufactures installation instructions of LP Tech Shield:

<https://lpcorp.com/resources/product-literature/installation-instructions/lp-techshield-installation-instructions>.

(Report Summary continued)

A/C Pad

12) Day of inspection it was noted that the AC unit was not level. When the unit is not level this can prohibit the proper distribution of the fluids and lubricants causing damage to the compressor. This can also lead to unbalanced loads for any motors or fans, possibly causing the premature wear of bearings in the compressor motor.

Bath Tub

13) There was some stains on the tubs surface, the shower diverter was broken which did not allow water to divert to the shower head and it was not properly sealed to the wall which can allow water to get behind the tile and cause additional concerns.

Shower Walls

14) There were areas of missing/damaged grout or caulking. This can allow water/moisture to get behind the tile and create additional concerns. Would recommend contacting a licensed contractor to repair.

Sink(s)

15) There were a few concerns in regards to the sink/vanity to include: warped doors that do not close properly, caulking, glue or other residue in several areas, small imperfections on the vanity and the holes under the vanity to accommodate the supply and waste lines were not cut accurately. This is not a proper representation of a brand new final product.

Shower Walls

16) There were areas of missing/damaged grout or caulking. This can allow water/moisture to get behind the tile and create additional concerns.

Sink(s)

17) There are imperfections on the sink/vanity such as some light scuffs/scratches/imperfections, paint overspray and splatter and drawers that are not sliding as intended.

(Report Summary continued)

Leaks Noticed

18) The sink was filled with water to check the secondary drain and for leaks at the connection of the counter top and sink. During this test a leak was discovered at the drain stop mechanism. It is also noted that there is some small areas of water damage to the veneer on the bottom cabinet shelf from a prior water leak.

Bathrooms: Bathroom 2

19) Paint, caulk and other residues were noted on the window. Minor imperfections in the paint and drywall were noted. The vanity lights are hung crooked and the half wall by the vanity next to the shower is not square. This is not a proper representation of a brand new final product. Repairs are recommended.

Sink

20) The sink is not properly sealed to the counter top. This is causing water to leak under the sink.

Refrigerator & Approximate Age

21) The outlet for the refrigerator is connected to several GFCI outlets in the kitchen. It is better for the refrigerator to be wired to its own individual circuit. In addition there was not a water supply to the refrigerator. This prohibited the freezer from making ice and producing water.

Dryer Venting

22) The dryer vent was not connected to the dryer. If left unattended this will allow lint and moisture to vent into the laundry room.