

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 Mon, Nov 6 2023 at 3:34 PM

Table of Contents

General	4
Exterior Grounds	5
Exterior Walls	11
Roofing	16
Electrical	27
Garage	33
Structure	37
Heating	43
Cooling	46
Plumbing	51
Bathrooms	57
General Interior	71
Bedrooms	73
Kitchen	77
Laundry	83
Pool/Spa	87

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: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

House Number: 2012
Condition: Satisfactory



Property Type: Single Family
Stories: One
Approximate Age: Approximate Year Built 1987
Age Based On: Collier County Property Appraiser Report
Furnished: Yes
Occupied: Yes
Weather: Drizzle
Temperature: Cool
Utilities On During Inspection: Electric Service, Water Service
Ground Condition: Wet
People Present: Client, Owner

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, Within 6' of house
Condition: Satisfactory



(Exterior Grounds continued)



Vegetation:

Generally Maintained
Condition: Satisfactory

Retaining Walls:

Not Present

Driveways & Walkways :

Pavers
Condition: Satisfactory



(Exterior Grounds continued)



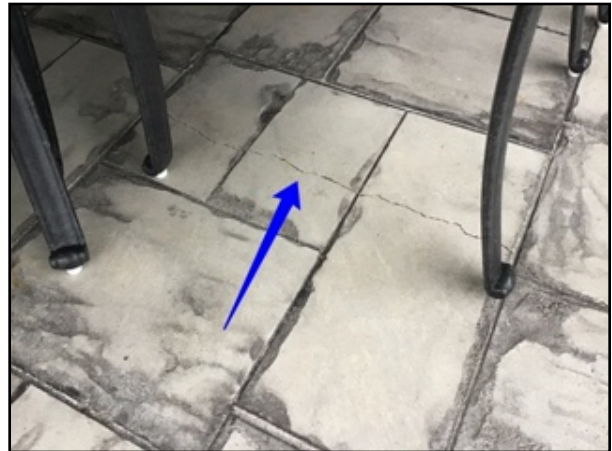
Comment 1:

The majority of the driveway and sidewalks were in acceptable condition. There was one small area on the driveway that was beginning to settle and a small crack was noted in the concrete by the non automobile door. It is recommended to monitor the settling and repair if needed and seal the crack in the concrete. This should help prevent water from penetrating and eroding the soil below.

(Exterior Grounds continued)

Patios:

Stamped Concrete
Condition: Requires Maintenance



(Exterior Grounds continued)



Comment 2:

Day of inspection it was noted that there were several areas that have cracks. 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. It is recommended to contact a licensed masonry contractor to further evaluate and to make repairs as needed.

Patio Location:

Rear of House

Condition: Satisfactory



Well Head Location :

Front, Right, Sanitary Cap, Well Head More Than 1ft Above Grade

Condition: Satisfactory



(Exterior Grounds continued)



Comment 3:

A well was located at the foot of the driveway on the right hand side. The primary function of the well is for the irrigation system. There were no concerns in regards to the irrigation system at this time.

Fence Material :

Not Present



Comment 4:

There was evidence of vermin intrusion. It is recommended to contact a pest management company to discuss a course of action and to fill the hole to avoid possible erosion from under the foundation slab.



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 :	Concrete Block
	Condition: Satisfactory
Exterior Covering:	Stucco, Holes in Wall Covering
	Condition: Requires Maintenance



Comment 5:

It is recommended to seal all protrusions. These areas can allow water/moisture, heat, insect and or vermin intrusion.

Windows:	Some Windows are Missing Screens
	Condition: Repair or Replace

(Exterior Walls continued)



(Exterior Walls continued)



Comment 6:

The majority of the windows were an older style non insulated/energy efficient window. Some windows opened/closed/locked with difficulty. It is recommended to contact a licensed contractor to replace with windows that conform with todays standards.

Entry Doors:

Locks Operating as Intended, Door Hinges Secured,
Door Latches Operating as Intended, Door Thresholds
in Acceptable Condition, Weather Stripping Acceptable
Condition: Satisfactory

(Exterior Walls continued)



(Exterior Walls continued)



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:

Walked Roof

Roof Type:

Hip

Roof Covering:

Clay Barrel Tile



(Roofing continued)



(Roofing continued)



Vent Stacks:

Plastic

Condition: Satisfactory

Approximate Roof Age:

8 years

Ventilation Present:

Roof Vents, Soffit Vents

Condition: Satisfactory

Drip Edge :

Noted

Condition: Satisfactory

Defects Observed:

Damaged Tile, Debris Collecting in Valleys , Cracking in the Mortar

Condition: Repair or Replace



(Roofing continued)



(Roofing continued)



Comment 7:

Day of inspection it was noted that the majority of the roof covering was in acceptable condition. There were a few areas that require repairing and removal of debris. It is recommended to contact a licensed roofing contractor to make repairs as needed.

Gutters :

Filled with Debris

Condition: Requires Maintenance



(Roofing continued)



Comment 8:

Day of inspection it was noted that the gutters are collecting debris and pooling water was observed. Would recommend periodical cleaning to ensure they are collecting and dispensing water to the downspouts and the downspout extensions.

Downspouts:

Missing

Condition: Repair or Replace



(Roofing continued)



Comment 9:

A downspout was missing. This can allow excessive water to drain on the roof. It is recommended to have the water diverted to the gutter system below by the use of a downspout. It is recommended to contact a licensed contractor to repair.

Downspout Extensions:

Not Long Enough

Condition: Requires Repair



(Roofing continued)



Comment 10:

Day of inspection it was noticed that the downspout extensions in some areas were not long enough. This can lead to additional water draining near the foundation system and components. Would recommend contacting a licensed contractor and repairing or replacing as needed.

Sky Lights:

Yes

Condition: Satisfactory



(Roofing continued)

Flashings:

Tar/Caulk

Condition: Requires Repair



(Roofing continued)



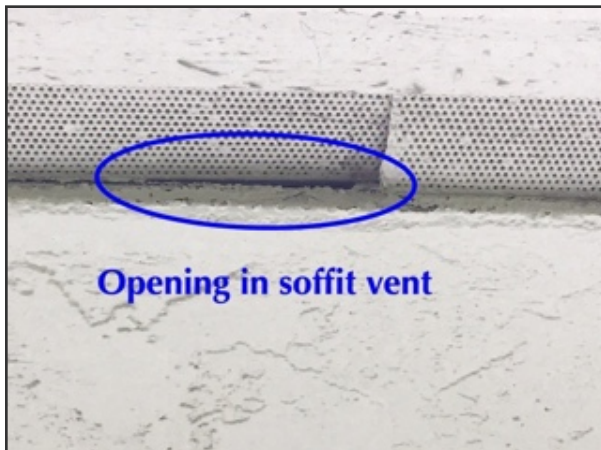
Comment 11:

Day of inspection it was noted that there were concerns in regards to the flashing around the roof protrusions. If left unattended this can cause water penetration into the attic and create additional concerns. Would recommend contacting a qualified contractor to repair areas as needed.

Soffit and Fascia:

Wood, Stucco

Condition: Requires Further Evaluation and Maintenance



(Roofing continued)



Comment 12:

There were openings in areas of the soffits and water was leaking out of one area. This area was near the pool. It was also noted that the gutter in that area was filled with debris and this may be the cause. It is recommended to contact a licensed contractor to further evaluate and make repairs as needed.

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: Ground Rod



Service Voltage & Amps: 240 volts, 200 amps



Meter Caulking Intact : Noted
 Condition: Satisfactory
 Service Panel Location: Garage

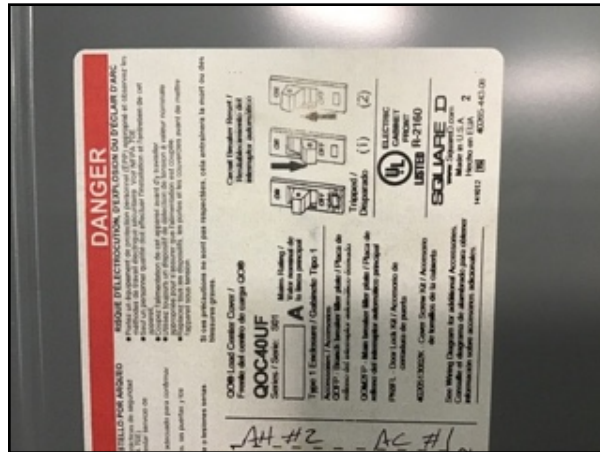
Unspecified Address

(Electrical continued)

Service Panel Manufacturer:

Square D

Condition: Satisfactory



Main Disconnect Location:

Meter Box



(Electrical continued)

Main Disconnect Rating:

200 amp

Condition: Satisfactory



Space for Additional Breakers:

Yes

Condition: Satisfactory

Main Panel/Sub Panel Condition :

Rust Present

Condition: Further Evaluation Required



(Electrical continued)



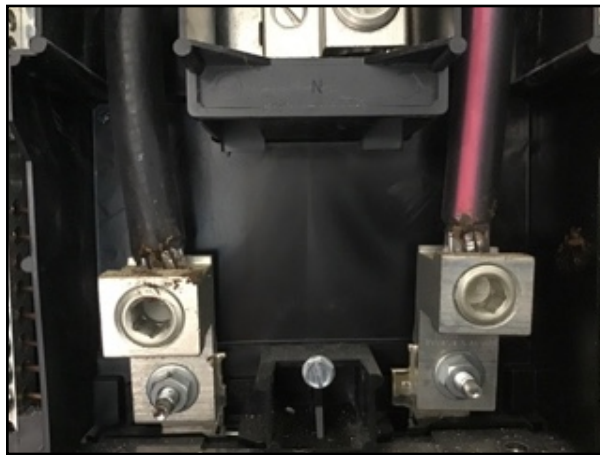
Comment 13:

Day of inspection it was noted that there was rust on the service panel. The moisture/dampness may deteriorate the metal components inside the panel and cause micro - arcing, premature breakdown of the breakers and breaker failure. Would recommend contacting a licensed electrician to discuss a remedy and to repair or replace as needed.

Service Line Material:

Aluminum

Condition: Satisfactory



Type of Protection :

Circuit Breakers

Condition: Satisfactory



(Electrical continued)

GFCI/AFCI Breakers:

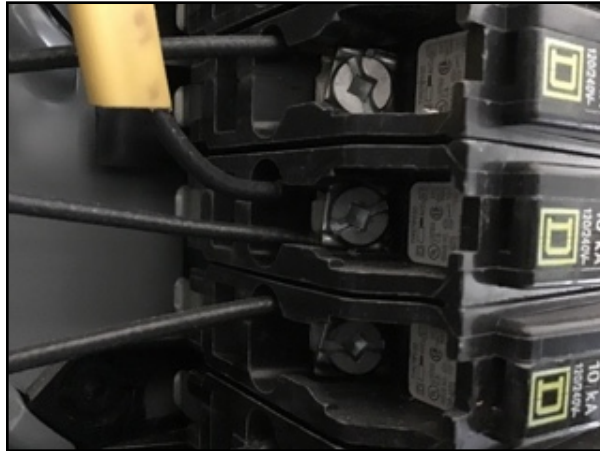
Yes

Condition: Satisfactory

Double Tapped Breakers :

Yes

Condition: Satisfactory



Aluminum Branched Wiring
Present:

No

Condition: Satisfactory

Type of Branch Circuit Wiring:

Non-Metallic Shielded Copper

Condition: Satisfactory



Smoke Detectors:

On Each Floor

Condition: Satisfactory

(Electrical continued)



Comment 14:

Smoke Detectors have a lifespan of approximately 8 - 10 years. Since we do not know when they were installed, would recommend replacing all smoke detectors with new units. Then replacing with new units every 8-10 years.

Garage

Garage Type:

Attached

Condition: Satisfactory

Garage Size:

2 Car

Non-Automobile Doors:

One

Condition: Satisfactory



Automobile Doors:

One

Condition: Satisfactory



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

Door Opener:

Belt 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

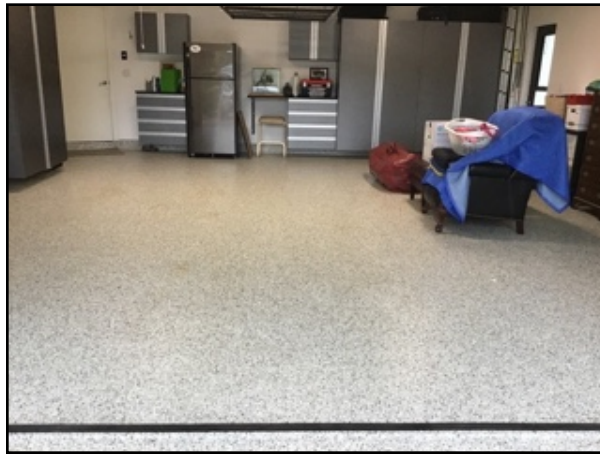
Condition: Satisfactory

(Garage continued)

Floor:

Concrete

Condition: Satisfactory



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:

Pull Down Stairs



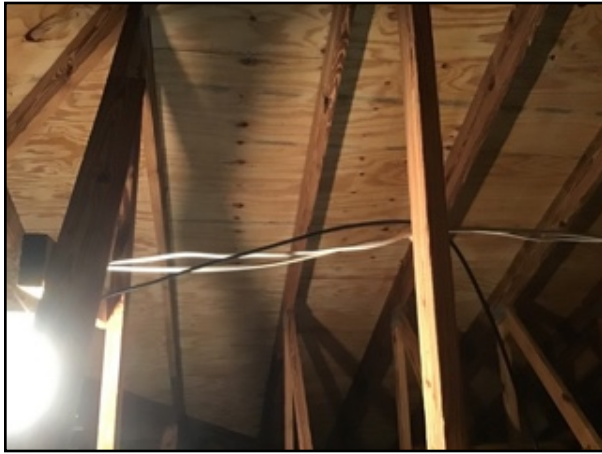
How Observed:

Walked Through End to End

(Attic continued)

Roof Framing Type:

Wood Trusses, 24" On Center
Condition: Satisfactory



Roof Deck Material:

Plywood
Condition: Satisfactory

Condensation on Roof Nails:

Not Present

Black Circles Around The Nails :

Not Present

Delaminated Sheathing:

Not Present

Attic Floor Framing:

Some Flooring

Condition: Satisfactory

(Attic continued)

Moisture Penetration:



Noted
Condition: Further Evaluation Required



(Attic continued)



(Attic continued)



Comment 15:

Day of inspection it was noted that there were signs of moisture in the attic. Several metal connectors/gussets on the trusses and vents were rusting. There was a wet area on the sheetrock and insulation. The probable cause may be from wind driven rain that entered the roof vents. Multiple wood trusses were tested with a moisture meter and indicated that there were high levels of moisture. It was also noted that main air handler was leaking cold air in to the attic. In addition, there may have been evidence of microbial growth. While we will report any substance that appears to be microbial growth, the only true way to confirm is to have a licensed specialist inspect and test the substance. It is recommended to contact a licensed contractor to further evaluate and make repairs as needed.

Ventilation :

Insulation:

Soffit Vents, Roof Vents

Fiberglass Batts, Floor

Condition: Satisfactory



(Attic continued)

Bathroom Vent Ductwork :

Noted but Does Not Extend to Outside
Condition: Repair or Replace



Comment 16:

One of the bathroom vents did not vent to the outside. This can allow additional moisture into the attic area. It would be recommended to repair.

Heating

Location: Attic
 Condition: Satisfactory

Heating System Type: Forced Hot Air
 Condition: Satisfactory

Energy Source : Electric
 Condition: Satisfactory

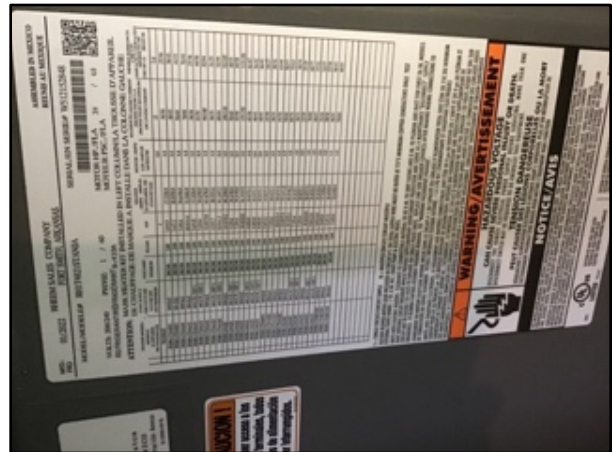
Approximate Age: Less Than 1 year, Approximately 8 Years
 Condition: Satisfactory



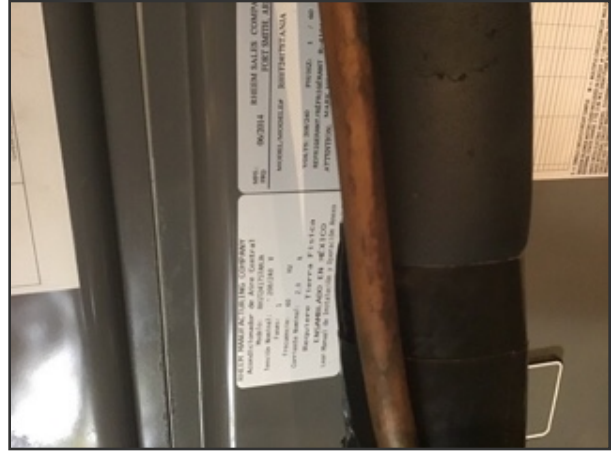
Comment 17:

Day of inspection it was noted that there were two air handlers. Both units were tested and operated as intended.

Brand Name : RUUD
 Condition: Satisfactory



(Heating continued)



Distribution :

Ductwork



Comment 18:

Cold air was leaking out of the air handler. This can cause moisture in the attic. There was condensation and a microbial substance on the duct work. It is recommend to contact a licensed HVAC Company to perform a duct leakage test and making all repairs as needed to include removing the microbial substance.



Figure 18-1



Figure 18-2

(Heating continued)



Figure 18-3

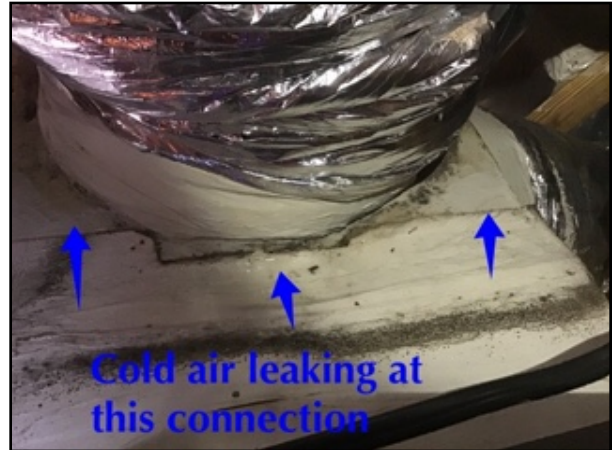


Figure 18-4



Comment 19:

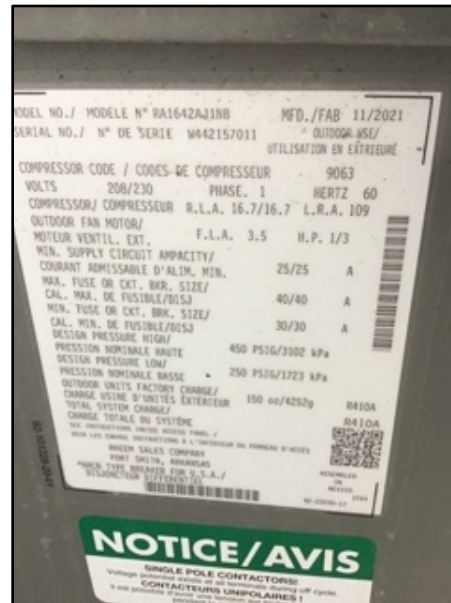
It is recommended to have the HVAC system serviced and filters replaced by a licensed HVAC company based on the manufactures suggestions. This can help increase the life expectancy and efficiency of the system and system components.

Cooling

Brand Name :

RUUD

Condition: Satisfactory



Status:

In Use During Inspection

Conditioned Air:

Condition: Satisfactory

Appeared Cool

Approximate Age of System :

Condition: Satisfactory

1 year, Approximately 8 Years

Condition: Satisfactory

(Cooling continued)



Comment 20:

Day of inspection it was noted that there were two AC units. Both were tested and operated as intended.

Energy Source:

Electric

Condition: Satisfactory

A/C Pad:

Concrete, Not Level

Condition: Requires Adjustments



Comment 21:

Day of inspection it was noted that the AC pad was not level. This was the secondary unit located by the pool equipment. When the unit is not level this can prohibit the proper distribution of the fluids and lubricants causing damage to the compressor. It is recommended to contact a licensed HVAC contractor to make repairs.

(Cooling continued)



Figure 21-1



Figure 21-2

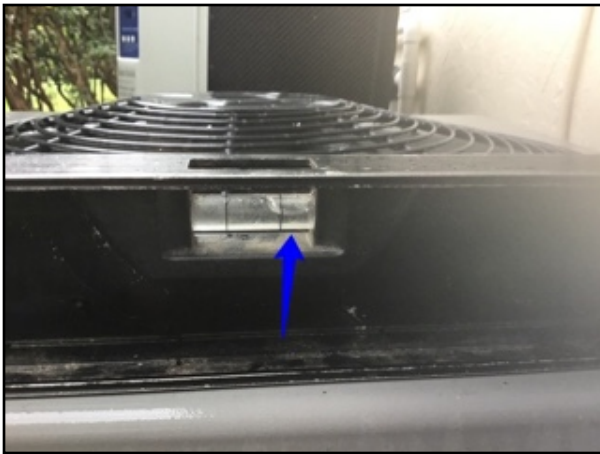


Figure 21-3

(Cooling continued)

Electrical Disconnect :

Noted and in Poor Condition
Condition: Further Evaluation Required



Comment 22:

Day of inspection it was noted that there was rust on the electrical disconnect. The moisture/dampness may deteriorate the metal components inside the panel and cause micro - arcing, premature breakdown of the breakers and breaker failure. Would recommend contacting a licensed electrician to discuss a remedy and to repair or replace as needed.



Comment 23:

The disconnect on the main AC unit was over rated. The unit called for a maximum of 40 amps. The breaker was 60 amps. This can be a safety concern and should be repaired by a licensed electrician.

(Cooling continued)

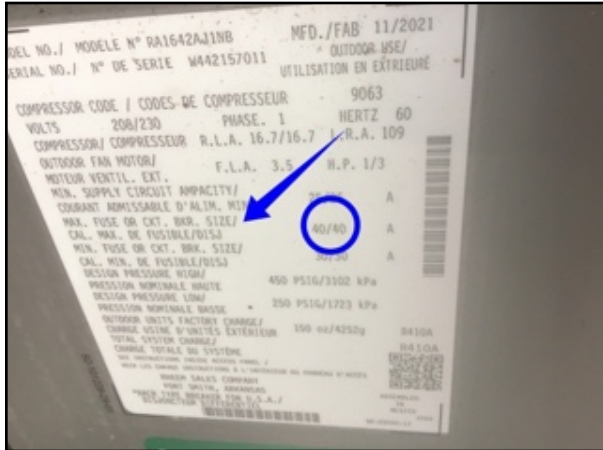


Figure 23-1



Figure 23-2

Plumbing

Water Service Type:

Public

Location of Main Water Shutoff:

Damaged and Corrosion was Noted

Condition: Recommend Replacing



Supply Pipe/Main Entry Pipe:

Copper

Condition: Satisfactory

Interior Supply Pipes :

Copper

Condition: Satisfactory

Sewer System:

Public



Comment 24:

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.

Waste Pipe Material:

PVC

Condition: Satisfactory



Comment 25:

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 26:

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:

No

Test:

Condition: Satisfactory

Vent Pipes Observed:

On Roof

Condition: Satisfactory

Water Heater

Location of System:

1st Floor, Accessible for Maintenance

Condition: Satisfactory

(Water Heater continued)

Manufacturer:

Rheem



Type of System :

Storage Tank

Energy Source:

Electric

Electric Disconnect Noted:

Yes

Condition: Satisfactory



Approximate Age:

7 Years Old

Capacity:

65 gal

(Water Heater continued)

Expansion Tank:

Noted
Condition: Satisfactory



Temp & Pressure Relief Valve:

Noted
Condition: Satisfactory



Safety Extension :

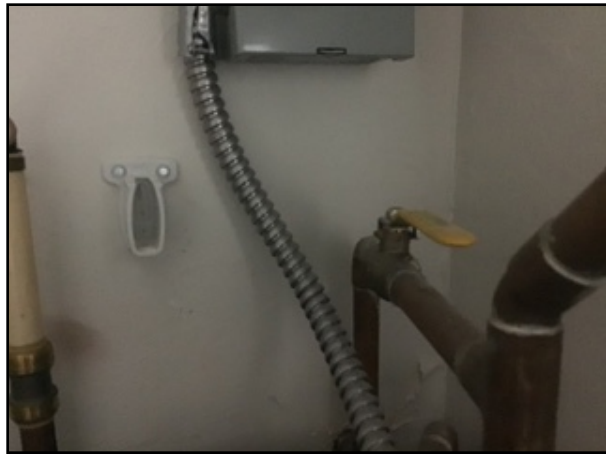
Noted, Facing Down & within 8" of the Floor
Condition: Satisfactory

(Water Heater continued)

Water Supply/Shut Off Valve:

Noted

Condition: Satisfactory



Water Heater Drain :

Discharges to Floor

Condition: Satisfactory

Quick Pan :

Yes

Condition: Satisfactory



Rust or Corrosion :

Not Present

Signs of Water Leaks:

Not Present

Testing of Hot water :

Noted

Condition: Satisfactory

(Water Heater continued)



Comment 27:

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



Comment 28:

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

Water Softener



Comment 29:

Day of inspection it was noted that there was water conditioning equipment present. It is not a "Standard of Practice" to observe and report on such systems. However, it is recommended to contact a licensed or qualified contractor for proper inspection and or servicing of the system.



Figure 29-1

Bathrooms

Bathroom 1

Bath Tub:

Built in

Condition: Further Evaluation Required



Comment 30:

Day of inspection it was noted that the bath tub drained slowly. This can be from a lack of air in the waste pipes. It is recommended to contact a licensed plumber to further evaluate and make repairs as needed.

Tub Surround:

Dry Wall, Cracked/ Damaged Caulking

Condition: Requires Maintenance

(Bathroom 1 continued)



Shower:

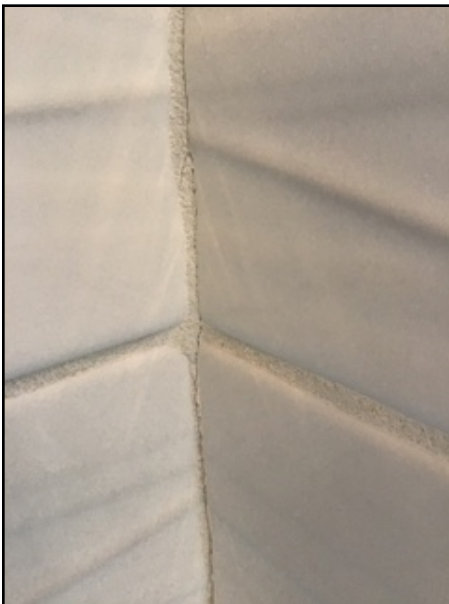
Stall
Condition: Satisfactory



(Bathroom 1 continued)

Shower Walls:

Tile, Cracked/Damaged Caulking/Grout
Condition: Requires Maintenance



(Bathroom 1 continued)

Hot Water Verified At Shower:

Yes

Condition: Requires Repair



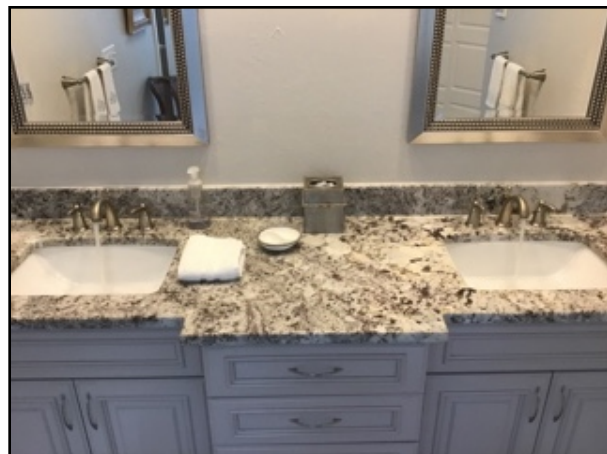
Comment 31:

The shower fixture was not fastened properly to the wall. It is recommended to contact a licensed contractor to repair.

Sink(s):

Double Vanity

Condition: Satisfactory



Hot Water Verified At Sink :

Yes

Condition: Satisfactory

(Bathroom 1 continued)

Toilet:

Standard Tank, Flushed and Functioned Properly
Condition: Satisfactory



Floor:

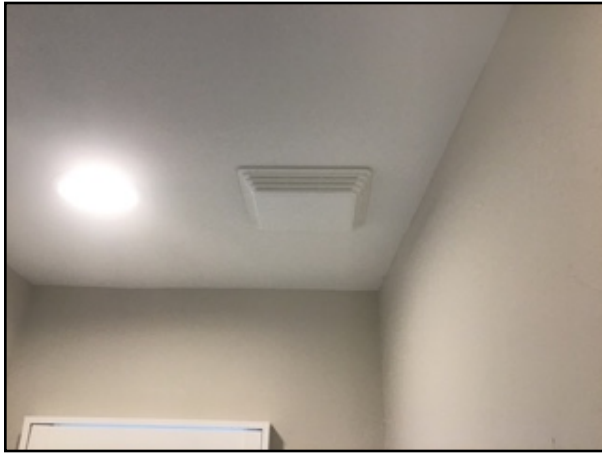
Tile
Condition: Satisfactory



(Bathroom 1 continued)

Ventilation Type:

Ventilator, Window
Condition: Satisfactory



Outlets:

Three or more
Condition: Satisfactory

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

(Bathrooms continued)

Bathroom 2

Bath Tub:

Built in

Condition: Further Evaluation Required



Comment 32:

Day of inspection it was noted that the bath tub drained slowly. This can be from a lack of air in the waste pipes. It is recommended to contact a licensed plumber to further evaluate and make repairs as needed.

Tub Surround:

Tile

Condition: Satisfactory

Shower:

Stall

Condition: Satisfactory



(Bathroom 2 continued)

Shower Walls:



Missing/Damaged Caulking/ Grout
Condition: Requires Maintenance



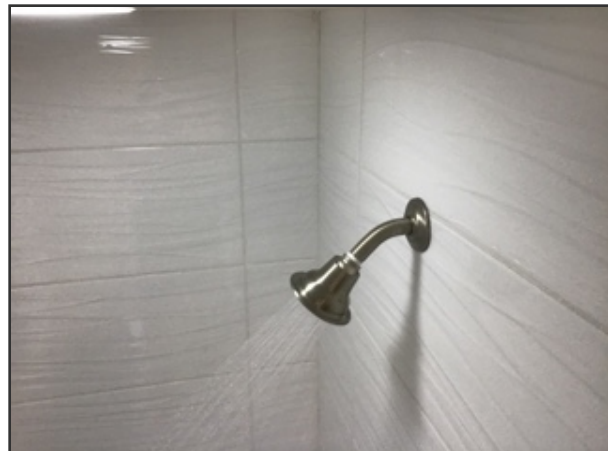
(Bathroom 2 continued)



Hot Water Verified At Shower:

Yes

Condition: Satisfactory



(Bathroom 2 continued)

Sink(s):

Single Vanity
Condition: Satisfactory



Hot Water Verified At Sink :

Yes
Condition: Satisfactory

Toilet:

Standard Tank, Flushed and Functioned Properly, Not Properly Fastened or Loose at the Floor Connection
Condition: Requires Repair



(Bathroom 2 continued)

Floor:

Tile

Condition: Further Evaluation Required



Comment 33:

The floor appeared to be out of level. This was located in front of the toilet. This should be further evaluated by a licensed contractor and repaired.

(Bathroom 2 continued)

Ventilation Type:

Ventilator, Window
Condition: Satisfactory



Outlets:

One
Condition: Satisfactory

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

Half Bathroom

(Half Bathroom continued)

Sink(s):

Single Vanity, Drain Stop not Operating
Condition: Requires Maintenance



Hot Water Received At Sink:

Yes

Condition: Satisfactory

Toilet:

Standard Tank, Flushed and Functioned Properly

Condition: Satisfactory

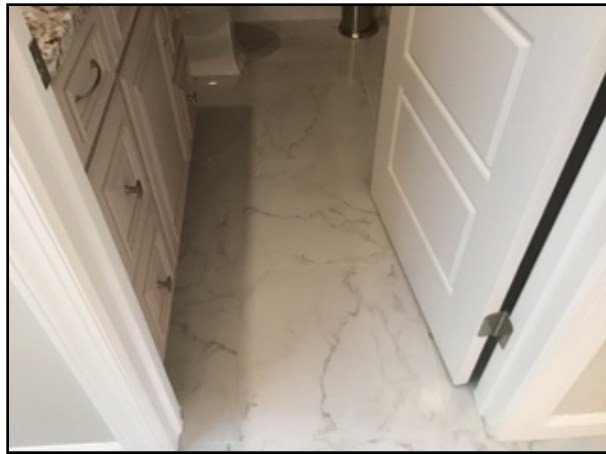


(Half Bathroom continued)

Floor:

Tile

Condition: Satisfactory



Grout:

Intact

Condition: Satisfactory

Caulking :

Intact

Condition: Satisfactory

Ventilation Type:

Ventilator

Condition: Satisfactory



Outlets:

One

Condition: Satisfactory

GFCI Protection:

Yes and working

Condition: Satisfactory

Leaks Noticed:

Not Present

Functional Flow Test:

Acceptable Drop in Pressure

Condition: Satisfactory

General Interior

Walls, Floors, Ceilings:

Drywall, Tile, Drywall

Condition: Satisfactory



(General Interior continued)



Electrical:

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector, Three Pronged
Condition: Satisfactory

Bedrooms

Flooring :

Carpet

Condition: Satisfactory



(Bedrooms continued)

Ceiling & Wall Covering :

Drywall

Condition: Satisfactory



(Bedrooms continued)

Doors:

Operating as Intended
Condition: Satisfactory



Electric:

Random Outlets Tested
Condition: Satisfactory



Comment 34:

The main lock mechanism did not operate, however there was a secondary lock on the door. This was located in the master bedroom.

(Bedrooms continued)



Figure 34-1

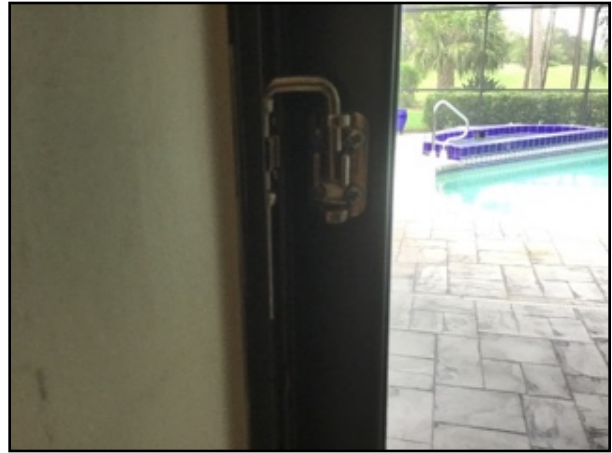


Figure 34-2

Kitchen

Sink:

Double, Stainless, No Leaks
Condition: Satisfactory



Faucet Produces Hot Water:

Yes

Condition: Satisfactory

Water Flow Test:

Acceptable Drop in Pressure

Condition: Satisfactory

Countertops:

Firmly Attached to Cabinets

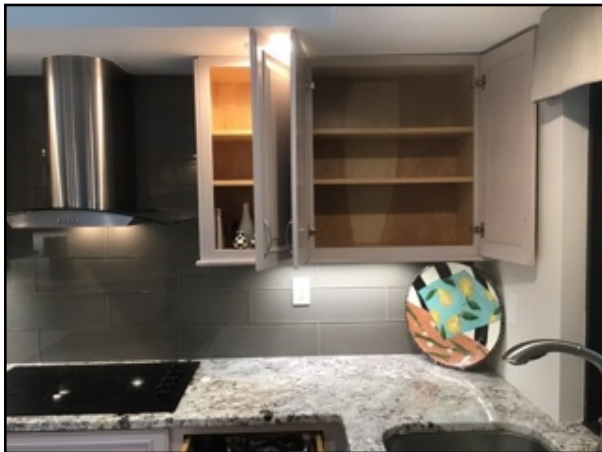
Condition: Satisfactory



(Kitchen continued)

Cabinet Doors:

Opened and Closed as Intended
Condition: Satisfactory



Cabinets Secured to Wall :

Yes
Condition: Satisfactory
Cabinet Drawers:
Operated as Intended
Condition: Satisfactory

(Kitchen continued)

Disposal:

In Sink Erator
Condition: Satisfactory



Kitchen Floor:

Tile
Condition: Satisfactory



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.

(Appliances continued)

Oven:

Kenmore, When Turned on oven Heats up
Condition: Satisfactory



Cooktop:

All Burners Operated as Intended
Condition: Satisfactory



(Appliances continued)

Cook Top and Light:

Noted
Condition: Satisfactory



Refrigerator & Approximate Age : LG, Felt Cool, Newer
Condition: Satisfactory



(Appliances continued)

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



Microwave: General Electric
Condition: Satisfactory



GFCI Outlets: Operating as Intended
Condition: Satisfactory

Laundry

Laundry Room Location :

Near Kitchen

Washer Manufacture &
Approximate Age:

Condition: Satisfactory

Maytag, Newer

Condition: Satisfactory



Hot and Cold Water Supply:

Yes

Condition: Satisfactory



Drain Pipe And Electric:

Are a Safe Distance Apart

Condition: Satisfactory

(Laundry continued)

Dryer Manufacture & Approximate Age: Maytag
Condition: Satisfactory



Dryer Power: Electric
Condition: Satisfactory
Dryer Venting: To Exterior
Condition: Satisfactory



(Laundry continued)



Dryer Vent Material :

Noted
Condition: Satisfactory



(Laundry continued)

Built In Cabinets:

Yes

Condition: Satisfactory



Laundry Sink:

Yes

Condition: Satisfactory



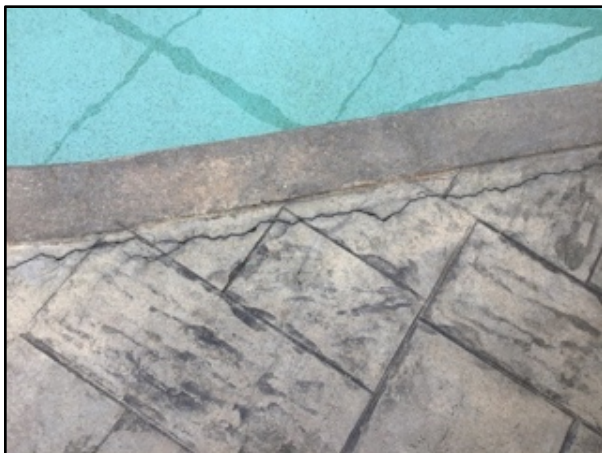
Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

Deck Material:

Stamped Concrete

Condition: Further Evaluation Required



(Pool/Spa continued)

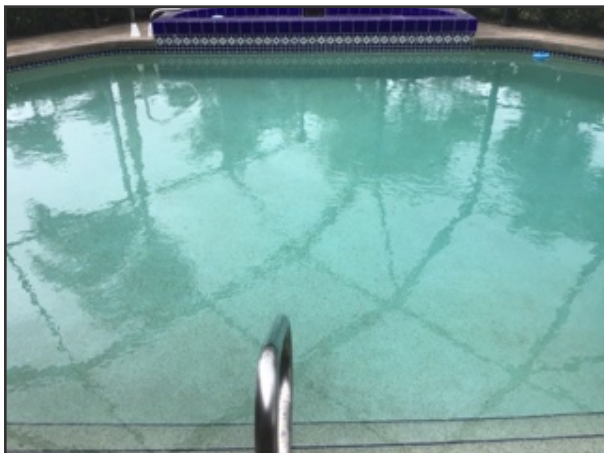


Comment 35:

Day of inspection it was noted that there were several areas that have cracks. 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. It is recommended to contact a licensed masonry contractor to further evaluate and to make repairs as needed.

Interior Finish:

Concrete/Aggregate



(Pool/Spa continued)



Comment 36:

Day of inspection it was noted that there were areas of discoloration/staining in the pools surface. There are several causes for the staining (mottling). They are primarily caused by metals in the water, salt, chlorine, algaecides, metal fixtures to name a few. The only true way to determine the cause is to have the stains and water tested. Knowing the cause can help prevent staining. It is recommended to contact a licensed pool management company to test the water and stains and then implement a treatment plan.

Installed Equipment:

Filter, Skimmer, Pump , Heater



(Pool/Spa continued)



Comment 37:

Day of inspection it was noted the the equipment may have been the original equipment. The pump and filters were functioning as intended. The heater did not operate when tested. It is recommended to contact a licensed pool maintenance company to thoroughly evaluate the equipment and further evaluate the heater.

(Pool/Spa continued)

Type of Barrier:

Screen Enclosure

Condition: Requires Maintenance



Comment 38:

The majority of the screen enclosure was in acceptable condition. There was one screen rail that was loose. It is recommended to repair as needed.