

Inspection Xpress

Property Inspection Report



1 Great Inspection Blvd., Anyplace, FL 33333
Inspection prepared for: John and Joan Jones
Date of Inspection: 10/1/2015 Time: 10am
Age of Home: 2014 Size: 3,229 SF
Weather: Hot!
Inspection performed by: Chet Peterman HI-8110

Inspector: Andy Mazo
License # HI2325
2005 Vista Parkway Suite 22, West Palm Beach, FL 33411
Phone: 561-742-7222
Email: Andy@InspectionXpress
www.InspectionXpress.com

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 4 Item: 6	Doors	• The plate at the interior area of the door is scratched and needs to be replaced for appearance purposes.
Page 5 Item: 12	Patio Doors	• The sliding patio door was functional during the inspection. 2. There is an area at the living room slider where the weather strip is collapsed due to door closure which is causing abrasions on the doors. Adjustments may resolve this.
Page 6 Item: 14	Wall Condition	• Construction cleanup not completed.
Page 6 Item: 16	Window Condition	• One or more windows throughout this home did not open/close/lock/latch properly, recommend repairs for enhanced security/safety to occupants.
Bedrooms		
Page 7 Item: 12	Window Condition	• One or more windows did not open/close/lock/latch properly, recommend repairs for enhanced security/safety to occupants.
Page 7 Item: 13	Ceiling Condition	• The drywall is patched in areas. The reason for the patches was due to mold remediation. It can be difficult to match ceiling finished but these areas could have been done better in terms of blending.
Bathroom		
Page 9 Item: 9	Floor Condition	• There are areas of fallen caulking in the master bath.
Laundry		
Page 16 Item: 4	Dryer Vent	• Could not fully inspect the dryer vent, it is obscured by cabinetry. The area behind the dryer needs a good lint cleaning. This collection may be due to a loose dryer vent fitting / clamp. Further evaluation recommended.
Page 18 Item: 14	Doors	• Some door stop(s) missing / ineffective; recommend installation to avoid unnecessary wall or door damage.
Heat/AC		
Page 20 Item: 10	Filters	• Poor type of filter installed.
Garage		
Page 22 Item: 2	Walls	• There is some peeling paint at the upper area of the garage near the garage door.
Page 23 Item: 4	Floor Condition	• Common cracks noted.
Roof		
Page 26 Item: 1	Roof Condition	• Ridge cap: deteriorated sealant areas. • Some tiles are damaged / cracked and loose. • Recommend roofing contractor to evaluate.
Page 29 Item: 7	Gutter	• Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation. Poor placement.

Attic		
Page 29 Item: 2	Structure	<ul style="list-style-type: none">• There was limited access to visually inspect the attic area due to insulation but what could be seen appears to be in good condition.
Exterior Areas		
Page 33 Item: 6	Stucco	<ul style="list-style-type: none">• We recommend having a qualified exterior finish contractor evaluate and correct the issue.
Grounds		
Page 34 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none">• There are multiple areas around this home where the pavers are dis-colored, cracked or chipped. Further evaluation is recommended.
Page 34 Item: 2	Grading	<ul style="list-style-type: none">• There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage. 2. The area around the A/C condenser and the zero lot line are holding water which is adding to the mosquito issues around the home.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home • Ranch Style

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
			X	

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Door Bell

Good	Fair	Poor	N/A	None
			X	

6. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Double door entryway.
- The plate at the interior area of the door is scratched and needs to be replaced for appearance purposes.



7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

8. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

9. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

10. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

12. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- The sliding patio door was functional during the inspection. 2. There is an area at the living room slider where the weather strip is collapsed due to door closure which is causing abrasions on the doors. Adjustments may resolve this.



13. Screen Doors

Good	Fair	Poor	N/A	None

14. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- Construction cleanup not completed.



15. Fireplace

Good	Fair	Poor	N/A	None
				X

16. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Aluminum framed single hung window noted.

Observations:

- One or more windows throughout this home did not open/close/lock/latch properly, recommend repairs for enhanced security/safety to occupants.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

7. Fireplace

Good	Fair	Poor	N/A	None
				X

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

9. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

10. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed single hung window noted. • Insulated glass noted.

Observations:

- One or more windows did not open/close/lock/latch properly, recommend repairs for enhanced security/safety to occupants.

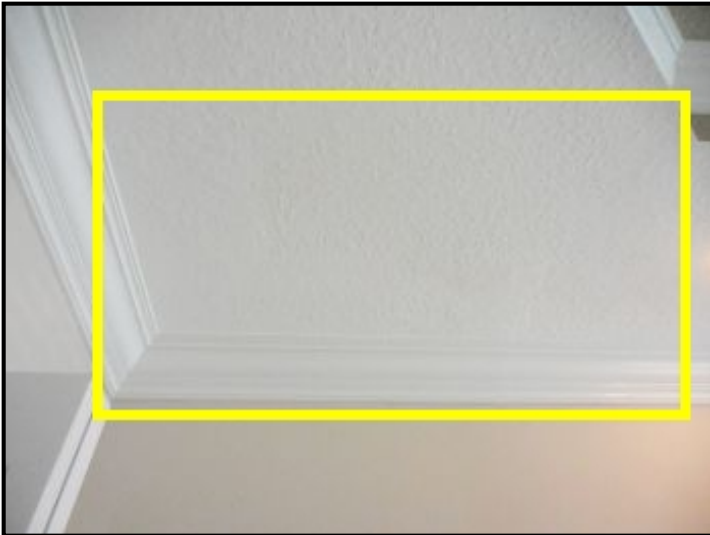
13. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- The drywall is patched in areas. The reason for the patches was due to mold remediation. It can be difficult to match ceiling finished but these areas could have been done better in terms of blending.



14. Patio Doors

Good	Fair	Poor	N/A	None
				X

15. Screen Doors

Good	Fair	Poor	N/A	None
				X

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
			X	

Observations:

- Reset for the GFCI is in in the master bath.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:

- There are areas of fallen caulking in the master bath.



10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				



13. Showers

Good	Fair	Poor	N/A	None
X				

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Ceramic tile noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

16. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The shower enclosure was functional at the time of the inspection.

17. Sinks

Good	Fair	Poor	N/A	None
X				

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

19. Window Condition

Good	Fair	Poor	N/A	None
X				

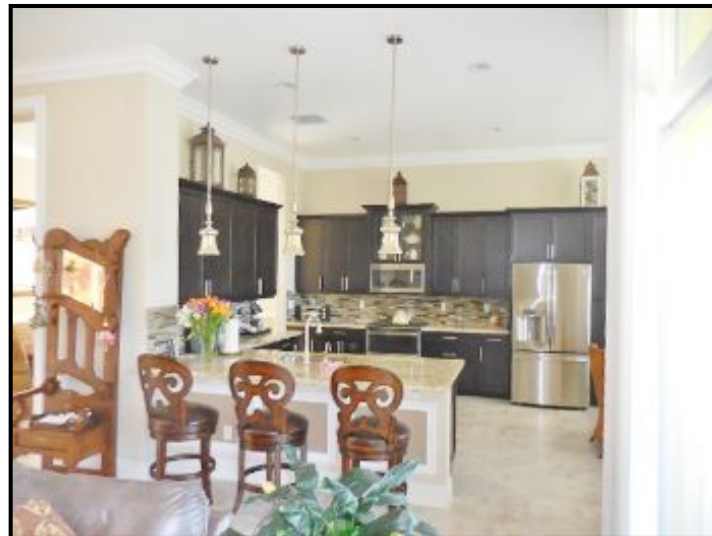
Materials: Glass blocks noted in window openings.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				



2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Dishwasher operating upon arrival of inspector. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.



4. Doors

Good	Fair	Poor	N/A	None
				X

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.



6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.



7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Electric cook top noted.



8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
 • Oven(s): Electric



9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
X				

13. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

16. Window Condition

Good	Fair	Poor	N/A	None
				X

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Patio Doors

Good	Fair	Poor	N/A	None
			X	

21. Screen Doors

Good	Fair	Poor	N/A	None
			X	

22. Electrical

Good	Fair	Poor	N/A	None
X				

23. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI tested and functioned properly.

24. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.
 Observations:
 • Some areas not accessible due to stored personal items.

Laundry

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • Most not accessible due to stored personal items.

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

• Could not fully inspect the dryer vent, it is obscured by cabinetry. The area behind the dryer needs a good lint cleaning. This collection may be due to a loose dryer vent fitting / clamp. Further evaluation recommended.



5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
			X	

7. Exhaust Fan

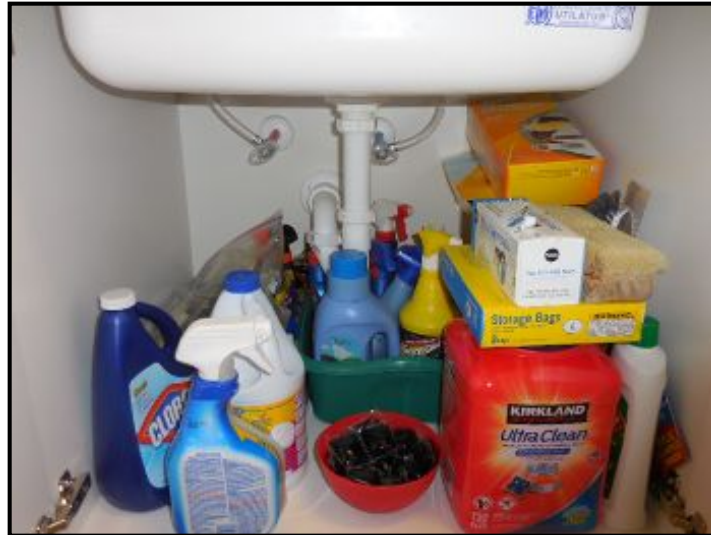
Good	Fair	Poor	N/A	None
				X

8. Gas Valves

Good	Fair	Poor	N/A	None
				X

9. Wash Basin

Good	Fair	Poor	N/A	None
X				



10. Floor Condition

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • Some not accessible.



12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Some door stop(s) missing / ineffective; recommend installation to avoid unnecessary wall or door damage.



15. Window Condition

Good	Fair	Poor	N/A	None
				X

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the laundry room
 Materials: The home has a split system.

2. Heater Base

Good	Fair	Poor	N/A	None
			X	

3. Enclosure

Good	Fair	Poor	N/A	None
			X	

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Gas Valves

Good	Fair	Poor	N/A	None
				X

6. Refrigerant Lines

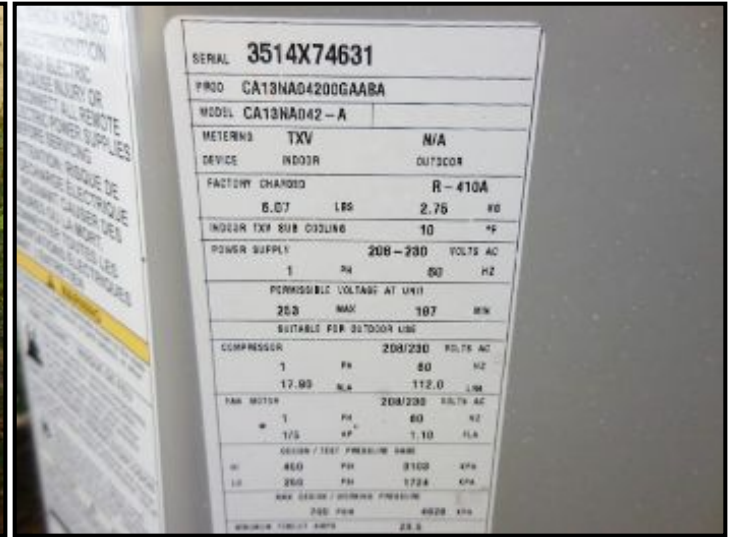
Good	Fair	Poor	N/A	None
X				

Observations:
 • No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric
 Location: The compressor is located on the exterior east.
 Observations:
 • Appeared functional at the time of inspection.
 • The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 13 - 17 degrees F.
 • Annual HVAC service contract is recommended.



8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:
 • The return air supply system appears to be functional.



9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None
	X			

Location: Located inside heater cabinet.

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

- **Poor type of filter installed.**



11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.



Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Heater Enclosure

Good	Fair	Poor	N/A	None
			X	

3. Combustion

Good	Fair	Poor	N/A	None
			X	

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

Location: The heater is located in the garage.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 50 gallons



8. Gas Valve

Good	Fair	Poor	N/A	None
				X

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
			X	

11. Strapping

Good	Fair	Poor	N/A	None
			X	

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ladder and walked on the roof.

Materials: Concrete tiles noted.

2. Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is some peeling paint at the upper area of the garage near the garage door.



3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Common cracks noted.



5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI tested and functioned properly

8. 240 Volt

Good	Fair	Poor	N/A	None
			X	

9. Exterior Door

Good	Fair	Poor	N/A	None
				X

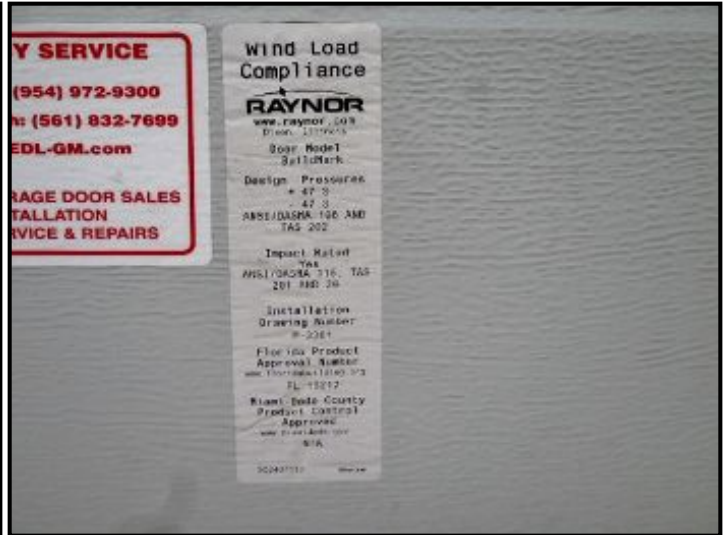
10. Fire Door

Good	Fair	Poor	N/A	None
X				

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.



12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:
 • The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • Chain drive opener noted.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • Eye beam system present and operating.



15. Ventilation

Good	Fair	Poor	N/A	None
X				

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

17. Cabinets

Good	Fair	Poor	N/A	None
				X

18. Counters

Good	Fair	Poor	N/A	None
				X

19. Wash Basin

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
			X	

Location: Located in the garage.

Observations:

- Access to panel box blocked; interior not evaluated due to safety issues.



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X			X	

3. Breakers in off position

Good	Fair	Poor	N/A	None
			X	

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
				X

Roof

1. Roof Condition

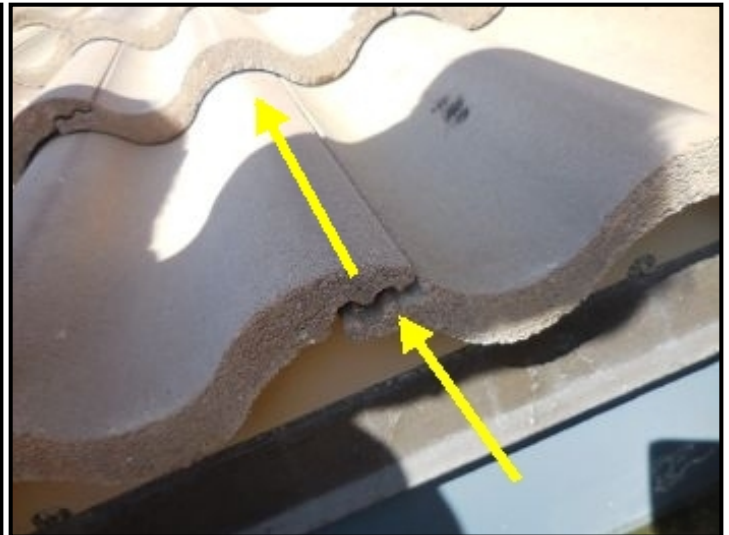
Good	Fair	Poor	N/A	None
	X			

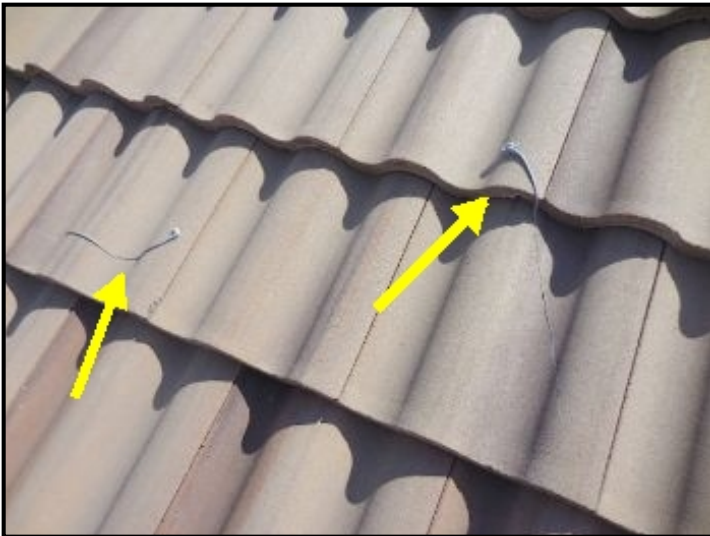
Materials: Inspected from ladder.

Materials: Concrete tiles noted.

Observations:

- Ridge cap: deteriorated sealant areas.
- Some tiles are damaged / cracked and loose.
- Recommend roofing contractor to evaluate.







2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
				X

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:

- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation. Poor placement.



Attic

1. Access

Good	Fair	Poor	N/A	None
X				

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- There was limited access to visually inspect the attic area due to insulation but what could be seen appears to be in good condition.





3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:
• Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:
• See HVAC page.



6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Most areas not accessible due to insulation.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.
Depth: Insulation averages about 8-10 inches in depth



9. Chimney

Good	Fair	Poor	N/A	None
				X

10. Exhaust Vent

Good	Fair	Poor	N/A	None
				X

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.



2. Window Condition

Good	Fair	Poor	N/A	None
X				

3. Siding Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Stucco noted.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

6. Stucco

Good	Fair	Poor	N/A	None
	X			

Observations:

- We recommend having a qualified exterior finish contractor evaluate and correct the issue.



Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Block / Brick sidewalk noted.
 Observations:

- There are multiple areas around this home where the pavers are discolored, cracked or chipped. Further evaluation is recommended.

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage. 2. The area around the A/C condenser and the zero lot line are holding water which is adding to the mosquito issues around the home.



3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

4. Gate Condition

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				



8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI: Ground Fault Circuit interrupter .

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
				X

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted. • PVC piping noted.

11. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears Functional.

12. Balcony

Good	Fair	Poor	N/A	None
				X

13. Patio Enclosure

Good	Fair	Poor	N/A	None
			X	



14. Patio and Porch Condition

Good	Fair	Poor	N/A	None
			X	

15. Fence Condition

Good	Fair	Poor	N/A	None
			X	

16. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:

- The inspector could not access the zone valve box. Consult with the seller for its location.