

# *Inspection Xpress*

## Property Inspection Report



55 55th Sreet, Some Place, FL 33333  
Inspection prepared for: Alejandro and Alejandra Perez  
Date of Inspection: 10/14/2015 Time: 2PM  
Age of Home: 2006 Size: 6,994 SF  
Weather: Hot!  
Inspection performed by: Chet Peterman HI-8110

Inspector: Andy Mazo  
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**InspectionXpress Home Inspection Report**

## 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 6 Item: 16	Window Condition	• One or more windows did not open/close/lock/latch properly, recommend repairs for enhanced security/safety to occupants. A spring kit is needed at the dining room window for proper operation.
Bathroom		
Page 10 Item: 13	Showers	• Missing grout noted at the tile near the drain in the master bath. Recommend maintenance of grout and caulking to prevent water seepage.
Page 11 Item: 17	Sinks	• Slow drain at sink. Recommend clearing. Some of the stoppers need to be adjusted for proper operation.
Page 11 Item: 18	Toilets	• Tank base in the 1/2 bath is cracked/broken. This does not affect operation of the fixture.
Kitchen		
Page 13 Item: 6	Microwave	• Inoperable at the time of inspection,
Heat/AC		
Page 18 Item: 6	Refrigerant Lines	• Missing insulation at A/C unit.
Garage		
Page 24 Item: 5	Rafters & Ceiling	• Garage drywall ceiling has minor cracking from drywall tape shrinkage and only needs to be monitored.
Page 25 Item: 14	Garage Door's Reverse Status	• The 1 car door requires a great deal of resistance to trigger the auto-reverse mechanism. We recommend adjusting the opener for proper reverse tension.
Roof		
Page 28 Item: 1	Roof Condition	• Some shingles / tiles damaged and/or loose. • Recommend roofing contractor to evaluate.
Page 32 Item: 7	Gutter	• One of the gutters needs to be inserted into the carry extension.
Attic		
Page 32 Item: 2	Structure	• Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.
Exterior Areas		
Page 37 Item: 2	Window Condition	• Some window screens damaged. 2. Some of the window areas need to be cleaned due to moisture based growth.
Page 38 Item: 4	Eaves & Facia	• There are areas where the facia needs to be painted due to peeling or missing paint. Some of the areas appear to be stained from previous rains etc. There are also other areas that appear to have been repaired which most likely dates back to the builder.
Grounds		

Page 39 Item: 1	Driveway and Walkway Condition	• Potential Trip Hazard(s) at sidewalk; monitor / repair as necessary. 2. There is a low area of pavers at the front entry.
Page 40 Item: 3	Vegetation Observations	• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects. 2. The sod at the front yard needs to be replaced.
Page 40 Item: 4	Gate Condition	• Gate is sagging - hinges appear to be corroded. 2. Some of the fence hardware is missing for appearance.
Pool		
Page 43 Item: 4	Filter	• Recommend pool contractor to evaluate. There is an accumulation of water at the filter on the pad possibly meaning there is a slight leak.
Page 44 Item: 6	Pool Heater Condition	• There is a pool heater that needs to be evaluated by a qualified tech during the pool service.
Page 45 Item: 13	Timer	• The salt system is not operating properly as stated and needs further evaluation / repair.
Page 46 Item: 16	Electrical	• There are wires loose / pulled at the conduit connection. This is a potential shock hazard.

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

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				

Observations:

- The closet is in serviceable condition.

**5. Door Bell**

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

**6. Doors**

Good	Fair	Poor	N/A	None
X				

Observations:

- Double door entryway.

**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 hinged patio door was functional during the inspection.

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

14. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

15. Fireplace

Good	Fair	Poor	N/A	None
			X	

Materials: Living Room

Observations:

- Have a gas fireplace professional service/evaluate fireplace before operating.





16. 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. A spring kit is needed at the dining room window for proper operation.



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				

Observations:

- Double door entryway.

### 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.

### 13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 14. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The hinged patio door was functional during the inspection.



### 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				

Observations:  
• Granite tops noted.

### 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:  
• GFCI tested and functioned properly.

### 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.

### 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			

Observations:

- Missing grout noted at the tile near the drain in the master bath.
- Recommend maintenance of grout and caulking to prevent water seepage.



14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Whirlpool tub observed and stated to be in working condition.

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			

Observations:

• Slow drain at sink. Recommend clearing. Some of the stoppers need to be adjusted for proper operation.



18. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:

• Tank base in the 1/2 bath is cracked/broken. This does not affect operation of the fixture.



19. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed fixed window noted. • Insulated glass noted.

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				

Observations:  
 • No deficiencies observed.



2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Granite tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated.

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.
- **Inoperable at the time of inspection,**

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.



8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: gas burners

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: Exterior Vented



16. Window Condition

Good	Fair	Poor	N/A	None
				X

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

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.

Laundry

**1. Locations**

**2. Cabinets**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies observed.



**3. Counters**

Good	Fair	Poor	N/A	None
X				

**4. Dryer Vent**

Good	Fair	Poor	N/A	None
X				



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.  
 Observations:  
 • Some areas not accessible due to stored personal items.

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				

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 hall closet • The furnace is located in the attic  
 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:  
 • Missing insulation at A/C unit.

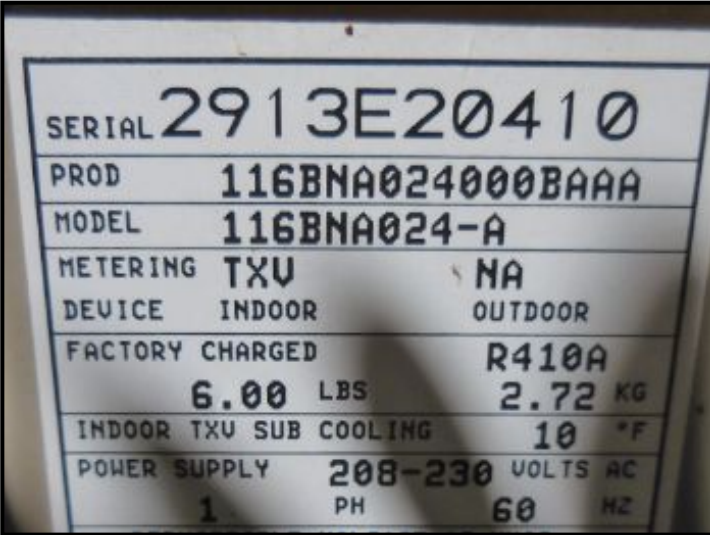


7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric  
 Location: The compressor is located on the exterior north. • The compressor is located on the exterior south.  
 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 average acceptable differential temperature of 16 - 18 degrees F between the four systems.  
 • 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				

10. Filters

Good	Fair	Poor	N/A	None
X				

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 rising 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.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- 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. Combusion

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:

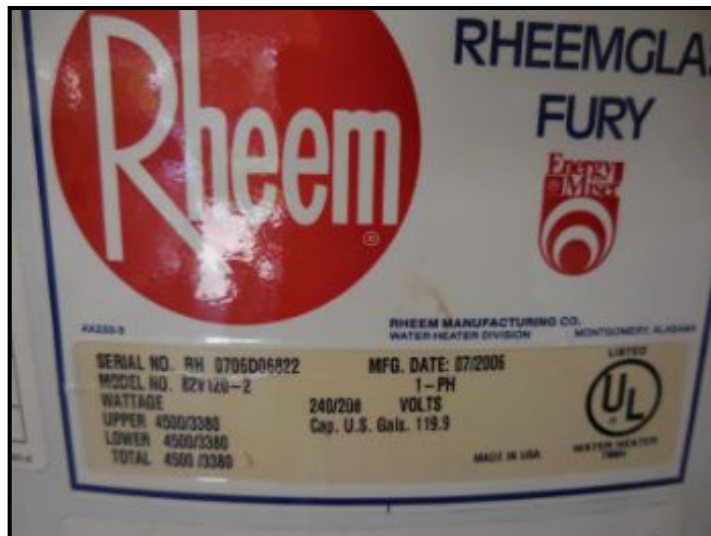
- Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 119 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: Roofing is the same as main structure.

Materials: Concrete tiles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

### 2. Walls

Good	Fair	Poor	N/A	None
X				

### 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				

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:

- Garage drywall ceiling has minor cracking from drywall tape shrinkage and only needs to be monitored.



6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

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:

- The 1 car door requires a great deal of resistance to trigger the auto-reverse mechanism. We recommend adjusting the opener for proper reverse tension.

15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.

### 16. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent screens noted as functional.

### 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

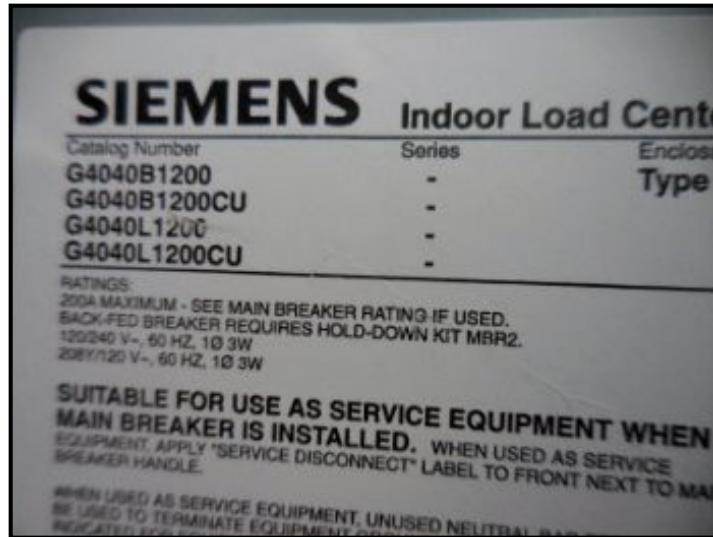
## Electrical

### 1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Panel box located in garage.  
 Observations:  
 • No major system safety or function concerns noted at time of inspection at main panel box.





2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 150 amp



3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 0

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				

Materials: Copper armor sheathed cable noted.  
 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. • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Concrete tiles noted. • Rolled roofing noted.

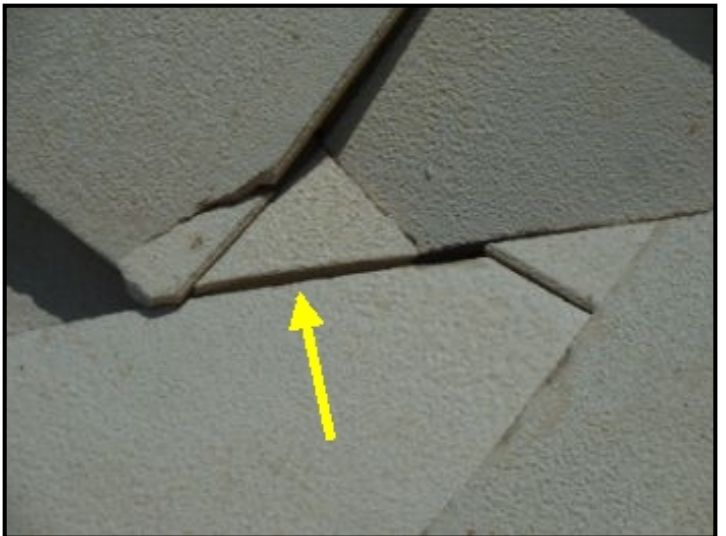
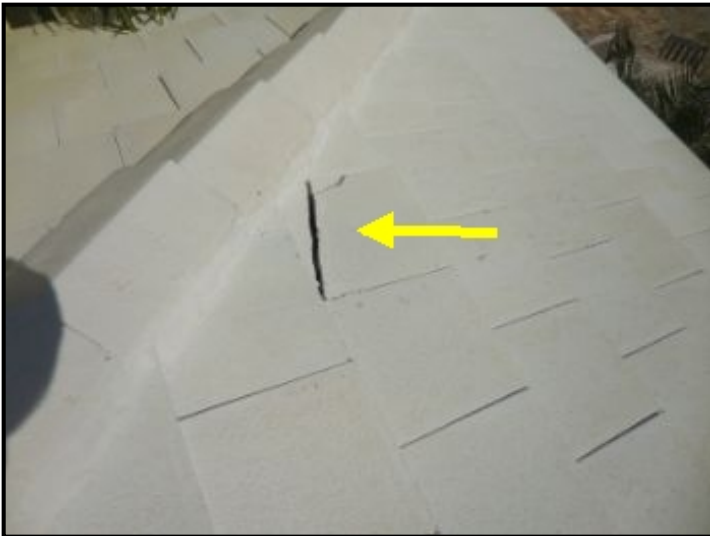
Observations:

- Some shingles / tiles damaged and/or loose.
- Recommend roofing contractor to evaluate.













2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.



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:

- One of the gutters needs to be inserted into the carry extension.



Attic

### 1. Access

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Bedroom Closet.
- Garage ceiling.

### 2. Structure

Good	Fair	Poor	N/A	None
	X			

#### Observations:

- Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.





**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.



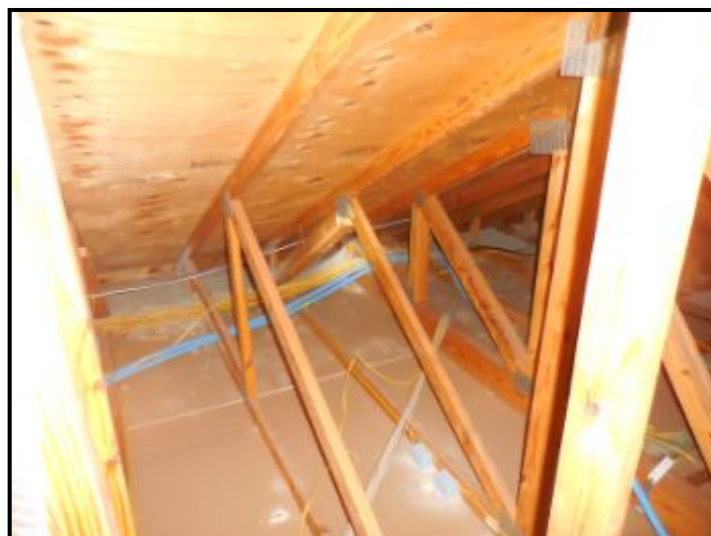


### 6. Electrical

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Most areas not accessible due to insulation.



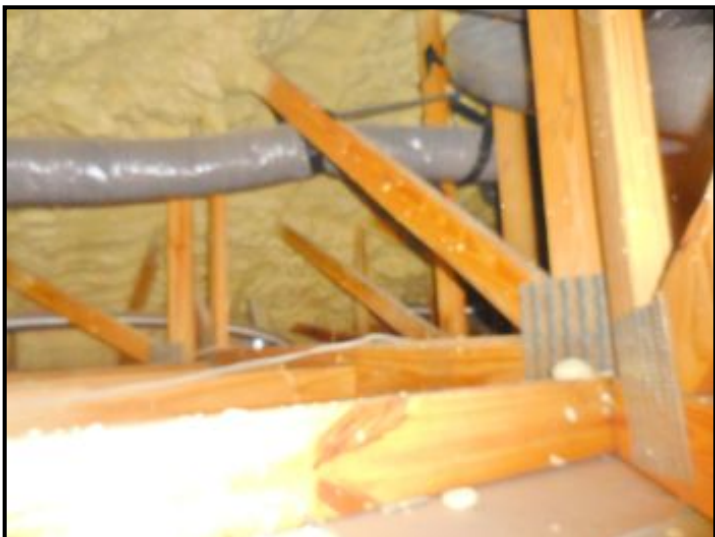
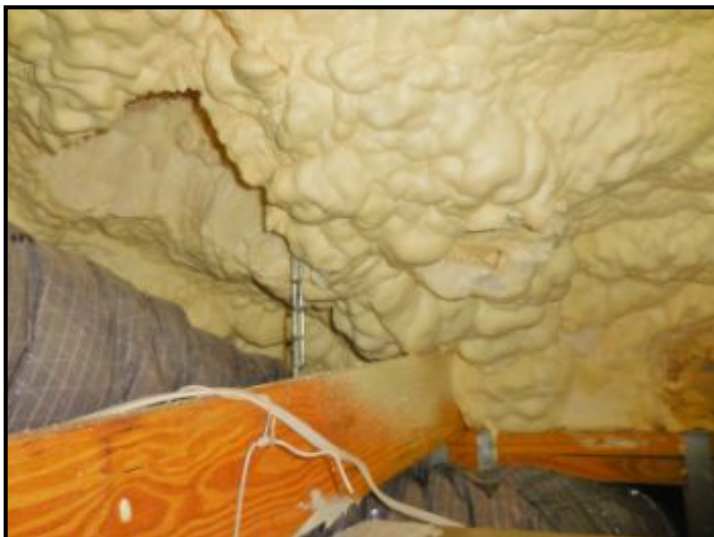
### 7. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	

### 8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Fiberglass batts with kraft paper facing 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				

Observations:  
• Functional.



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			

Observations:

- Some window screens damaged. 2. Some of the window areas need to be cleaned due to moisture based growth.





### 3. Siding Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Stucco noted.

### 4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

• There are areas where the facia needs to be painted due to peeling or missing paint. Some of the areas appear to be stained from previous rains etc. There are also other areas that appear to have been repaired which most likely dates back to the builder.







5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- Suggest caulking around doors and windows as necessary.

6. Stucco

Good	Fair	Poor	N/A	None
X				

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Block / Brick sidewalk noted.

Observations:

- Potential Trip Hazard(s) at sidewalk; monitor / repair as necessary. 2. There is a low area of pavers at the front entry.



2. Grading

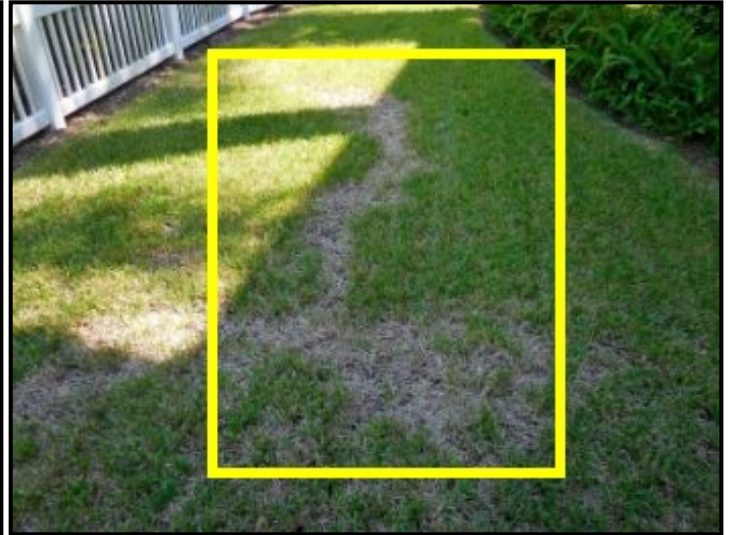
Good	Fair	Poor	N/A	None
X				

### 3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects. 2. The sod at the front yard needs to be replaced.



### 4. Gate Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Plastic

Observations:

- Fences and gates are NOT INCLUDED as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.
- Gate is sagging - hinges appear to be corroded. 2. Some of the fence hardware is missing for appearance.



### 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				

Materials: East side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



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				

Location: East side of house.



12. Balcony

Good	Fair	Poor	N/A	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

13. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

14. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure.

15. Fence Condition

Good	Fair	Poor	N/A	None
			X	

16. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:

• The inspector could not locate the zone valve box. Consult with the seller for its location.

Pool

### 1. Air Booster Pump

Good	Fair	Poor	N/A	None
			X	

### 2. Deck Condition

Good	Fair	Poor	N/A	None
X				

Materials: n/a see grounds page for material type.

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



### 3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
		X		

Materials: See grounds page.

Observations:

- Gate did not self latch.

### 4. Filter

Good	Fair	Poor	N/A	None
X				

Observations:

- Recommend pool contractor to evaluate. There is an accumulation of water at the filter on the pad possibly meaning there is a slight leak.



5. Skimmer and Basket

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Functional.



6. Pool Heater Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Gas.  
 Observations:

• There is a pool heater that needs to be evaluated by a qualified tech during the pool service.



7. Lights

Good	Fair	Poor	N/A	None
X				

8. Pressure Gauge

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Present on filter housing.





9. Pumps

Good	Fair	Poor	N/A	None
X				

10. Jets

Good	Fair	Poor	N/A	None
			X	

11. Structure Condition

Good	Fair	Poor	N/A	None
X				

12. Tile

Good	Fair	Poor	N/A	None
			X	

13. Timer

Good	Fair	Poor	N/A	None
			X	

Observations:

• The salt system is not operating properly as stated and needs further evaluation / repair.





14. Water Condition

Good	Fair	Poor	N/A	None
X				



15. Water Fill Unit

Good	Fair	Poor	N/A	None
			X	

16. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- There are wires loose / pulled at the conduit connection. This is a potential shock hazard.



17. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI tested and functioned properly.