

PROPERTY INSPECTION REPORT



**Twin Palms
Inspections**

**Bill Gillum HI-8802
Twin Palms Inspections**

**4427 Wayside Dr
Inspection Prepared For: Robert & Delores Almond
Agent: Michael Saadeh - Le Reve Realty**

**Date of Inspection: 3/25/2022
Age of House: 2002 Size: 6155
Weather: Sunny, 80 degrees**

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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.

Grounds		
Page 7 Item: 18	Lanai	• Gas side burner did not operate, Recommend repair.
Attic		
Page 12 Item: 8	Exhaust Vent	• loose connections • collapsed/crushed vent pipe
Bathroom 1		
Page 31 Item: 13	Showers	• Shower head needs cleaning.
Bathroom 2		
Page 35 Item: 18	Toilets	• Toilet continues to run after flushing; have contractor evaluate and repair.
Bathroom 3		
Page 38 Item: 12	Showers	• Shower head leaks.
Pool		
Page 68 Item: 2	Decks	• There were signs of deterioration observed.

Inspection Details

1. Attendance

In Attendance: Selling Agent present • Seller present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Paver driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.
- IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.



2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

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

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

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

4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

5. Patio and Porch Deck

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.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional, at time of inspection.

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

10. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 80

11. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

12. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears Functional.

13. 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.

14. Patio Enclosure

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.

15. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

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

Observations:

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

16. Fence Condition

Good	Fair	Poor	N/A	None
			X	

17. Sprinklers

Good	Fair	Poor	N/A	None
X				

Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

18. Lanai

Good	Fair	Poor	N/A	None
X				

Observations:

- Lanai appears to be in good condition
- Gas/propane grill was tested and operated as intended
- Gas side burner did not operate, Recommend repair.

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:

- Components appeared in satisfactory condition at time of inspection.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Stucco veneer noted.

Observations:

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

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:

- The exterior stucco appears to be in good condition.

Roof

1. View

Good	Fair	Poor	N/A	None
X				



2. Roof Condition

Good	Fair	Poor	N/A	None
X				

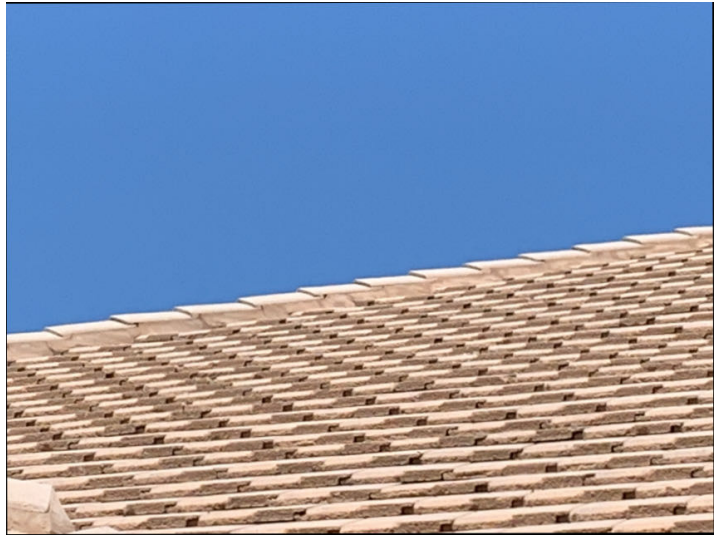
Materials: Inspected from ground level with binoculars. See Roofing Notes above, in blue. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection

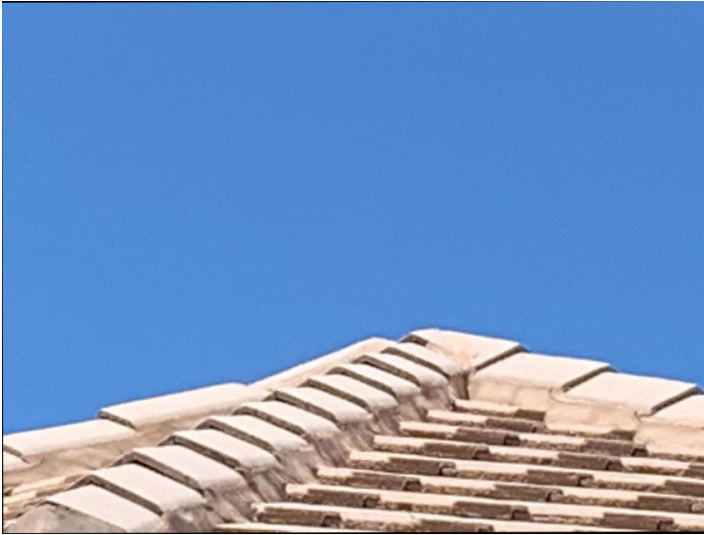
Materials: Clay/Concrete tiles noted.

Observations:

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







3. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Flashings appear to be in good condition.

4. Sky Lights

Good	Fair	Poor	N/A	None
			X	

5. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

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

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Pull Down Ladder located in:
- Garage ceiling
- Sauna room

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Trusses appear 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. Dryer Vent

Good	Fair	Poor	N/A	None
X				

6. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

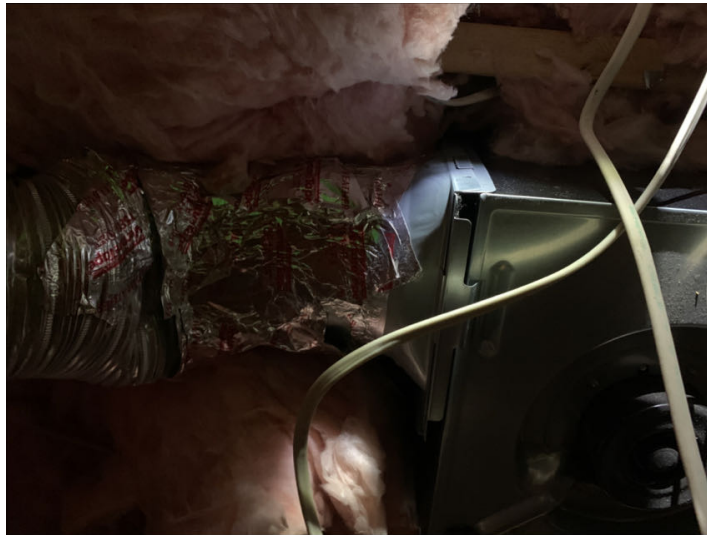
- most not accessible due to insulation

8. Exhaust Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional
- loose connections
- collapsed/crushed vent pipe



9. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 8-10 inches in depth

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- **PVC** plumbing vents

11. Chimney

Good	Fair	Poor	N/A	None
X				

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Anchor Bolts

Good	Fair	Poor	N/A	None

4. Crawlspace

Good	Fair	Poor	N/A	None

5. Pier Footings

Good	Fair	Poor	N/A	None

Kitchen

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

1. View

Good	Fair	Poor	N/A	None
X				



2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

4. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations:

- operated

5. Doors

Good	Fair	Poor	N/A	None
			X	

6. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

7. 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. If concerned, client should seek further review by qualified technician prior to closing.

8. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

9. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.

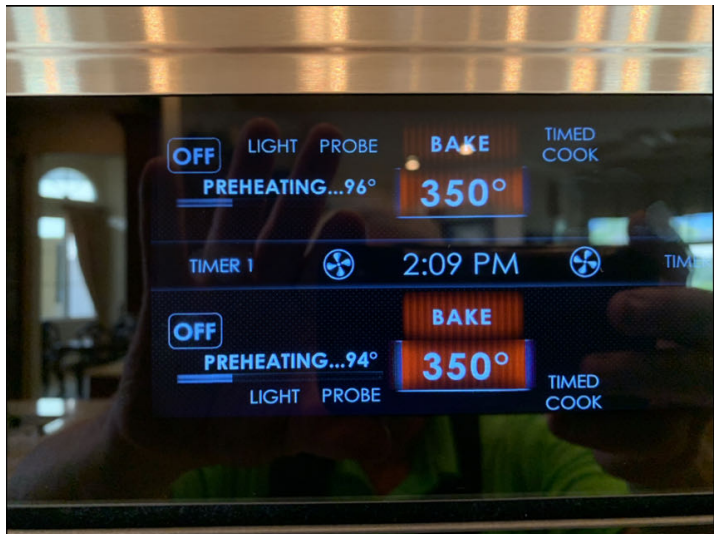


10. Oven & Range

Good	Fair	Poor	N/A	None
X				

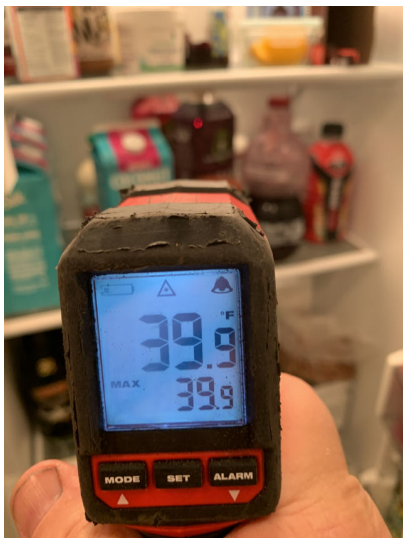
Observations:

- Oven(s): Electric
- All heating elements operated when tested.



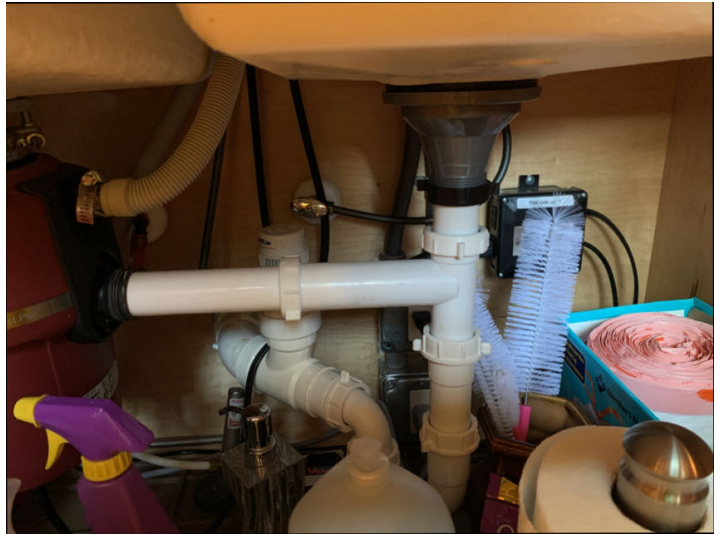
11. Refrigerator

Good	Fair	Poor	N/A	None
X				



12. Sinks

Good	Fair	Poor	N/A	None
X				



13. Drinking Fountain

Good	Fair	Poor	N/A	None
X				

Observations:

- The drinking fountain was operated and was functional.

14. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

15. Hot Water Dispenser

Good	Fair	Poor	N/A	None
X				

Observations:

- The hot water dispenser "Instant Hot" did operate when tested.

16. Soap Dispenser

Good	Fair	Poor	N/A	None
X				

Observations:

- The soap dispenser was functional.

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted.

18. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

19. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- some not accessible

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				

Observations:

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

23. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** in place and operational

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. View

Good	Fair	Poor	N/A	None
X				



2. Bar

Good	Fair	Poor	N/A	None

3. Cabinets

Good	Fair	Poor	N/A	None

4. Ceiling Fans

Good	Fair	Poor	N/A	None

5. Closets

Good	Fair	Poor	N/A	None

6. Door Bell

Good	Fair	Poor	N/A	None

7. Doors

Good	Fair	Poor	N/A	None

8. Electrical

Good	Fair	Poor	N/A	None

9. Smoke Detectors

Good	Fair	Poor	N/A	None

10. Stairs & Handrail

Good	Fair	Poor	N/A	None

11. Window Condition

Good	Fair	Poor	N/A	None

12. Ceiling Condition

Good	Fair	Poor	N/A	None

13. Patio Doors

Good	Fair	Poor	N/A	None

14. Screen Doors

Good	Fair	Poor	N/A	None

15. Wall Condition

Good	Fair	Poor	N/A	None

16. Fireplace

Good	Fair	Poor	N/A	None

Bedroom 1

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. View

Good	Fair	Poor	N/A	None
X				



2. Locations

Locations: Master#1

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in the master bathroom and is in good condition.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Double door entryway.

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Ceramic tile is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
• The smoke detectors operated during the inspection.

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted.

Bedroom 2

1. View

Good	Fair	Poor	N/A	None
X				

2. Locations

Locations: Hallway

3. Cabinets

Good	Fair	Poor	N/A	None
			X	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

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. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted. • Vinyl framed fixed window noted.

Bedroom 3

1. View

Good	Fair	Poor	N/A	None
X				



2. Locations

Locations: Hall#2

3. Cabinets

Good	Fair	Poor	N/A	None
			X	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

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. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

10. Window Condition

Good	Fair	Poor	N/A	None
			X	

Bedroom 4

1. View

Good	Fair	Poor	N/A	None
			X	

2. Locations

Locations: Hall#2

3. Cabinets

Good	Fair	Poor	N/A	None
			X	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.

8. Fireplace

Good	Fair	Poor	N/A	None
			X	

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Bathroom 1

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. View

Good	Fair	Poor	N/A	None
X				



2. Locations

Locations: Master Bathroom

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

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				

Observations:

- Mirrors are in good condition

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Drain appears to be in good condition

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional
- Shower head needs cleaning.



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
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

16. Enclosure

Good	Fair	Poor	N/A	None
			X	

17. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- Shutoff valves in place and in good condition



18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.



19. Bidet

Good	Fair	Poor	N/A	None
X				

Observations:
• Bidet was operated and functioned as intended

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted.

Bathroom 2

1. View

Good	Fair	Poor	N/A	None
X				



2. Locations

Locations: Hallway Bathroom

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

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				

Observations:

- Drain appears to be in good condition

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

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:

- Toilet continues to run after flushing; have contractor evaluate and repair.



19. Window Condition

Good	Fair	Poor	N/A	None
			X	

Bathroom 3

1. View

Good	Fair	Poor	N/A	None
X				



2. Locations

Locations: Master Bathroom

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

9. 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.

10. Mirrors

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

12. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional
- Shower head leaks.



13. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.

14. Bath Tubs

Good	Fair	Poor	N/A	None
			X	

15. Enclosure

Good	Fair	Poor	N/A	None
			X	

16. Sinks

Good	Fair	Poor	N/A	None
X				



17. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:
• Observed as functional and in good visual condition.

18. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed fixed window noted.

Bathroom 4

1. View

Good	Fair	Poor	N/A	None
X				



2. Locations

Locations: Guest bathroom

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

5. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

9. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

11. 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.

12. Mirrors

Good	Fair	Poor	N/A	None
X				

13. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
			X	

17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.

18. Sinks

Good	Fair	Poor	N/A	None
X				



19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:
• Observed as functional and in good visual condition.

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed fixed window noted.

Laundry

1. View

Good	Fair	Poor	N/A	None
			X	

2. Locations

Locations: Hall#2

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

5. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Could not fully inspect the dryer vent, it is obscured by cabinetry.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. GFCI

Good	Fair	Poor	N/A	None
			X	

8. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

9. Wash Basin

Good	Fair	Poor	N/A	None
			X	

10. Window Condition

Good	Fair	Poor	N/A	None
			X	

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Some not accessible.

13. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

14. Washer

Good	Fair	Poor	N/A	None
X				

Observations:

- Washer was tested and operated as intended

15. Dryer

Good	Fair	Poor	N/A	None
X				

Observations:

- Dryer was tested and operated as intended

Heat/AC 1

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				

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Manufactured-2018

4. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

5. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor is located on the exterior grounds.

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 18 degrees F.
- Manufactured-2018



6. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

7. Registers

Good	Fair	Poor	N/A	None
X				

8. 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 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.

9. Thermostats

Good	Fair	Poor	N/A	None
X				

Heat/AC 2

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Electric forced hot air

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Manufactured-2015

4. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

5. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor is located on the exterior grounds.

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 17 degrees F.
- Manufactured-2015



6. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

7. Registers

Good	Fair	Poor	N/A	None
X				

8. 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.

9. Thermostats

Good	Fair	Poor	N/A	None
X				

Heat/AC 3

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the attic
 Materials: Electric forced hot air



2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • Manufactured-2019

4. Refrigerant Lines

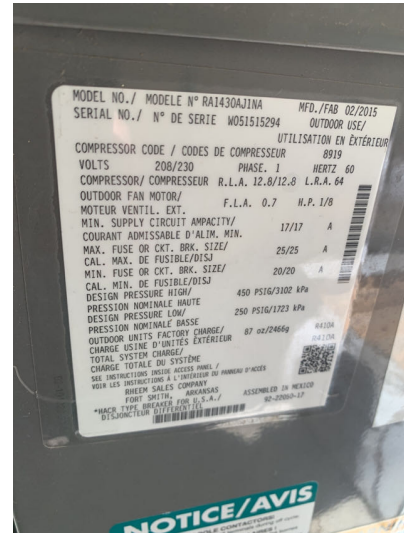
Good	Fair	Poor	N/A	None
X				

Observations:
 • No defects found.

5. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric
 Location: The compressor is located on the exterior grounds.
 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 20 degrees F.
 • Manufactured-2019



6. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

7. Registers

Good	Fair	Poor	N/A	None
X				

8. 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.

9. Thermostats

Good	Fair	Poor	N/A	None
X				

Heat/AC 4

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Electric forced hot air

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Manufactured-2020

4. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

5. AC Compress Condition

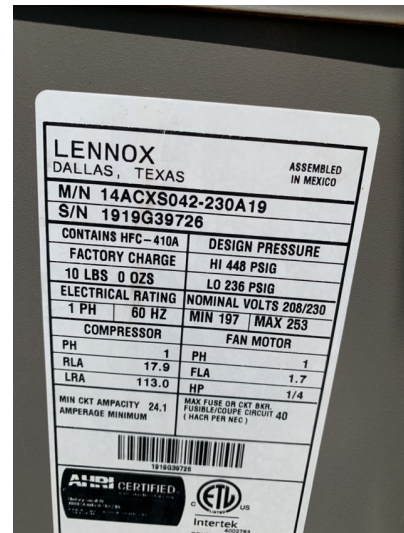
Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor is located on the exterior grounds.

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 18 degrees F.
- Manufactured-2020



6. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

7. Registers

Good	Fair	Poor	N/A	None
X				

8. Filters

Good	Fair	Poor	N/A	None

9. Thermostats

Good	Fair	Poor	N/A	None
X				

Water Heater 1

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater base is functional.



2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater enclosure is functional.

3. 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.
- Manufactured-2019



4. Serial Number

Good	Fair	Poor	N/A	None
X				

5. Model Number

Good	Fair	Poor	N/A	None
X				

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:

- 80 gallons

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

9. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper

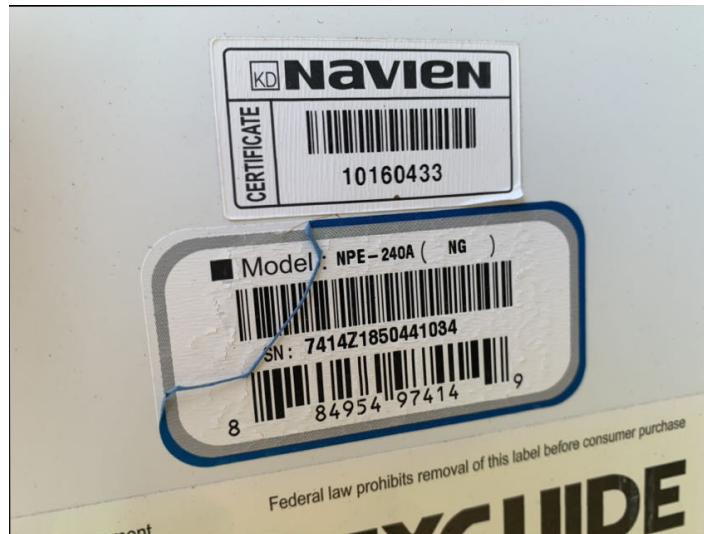
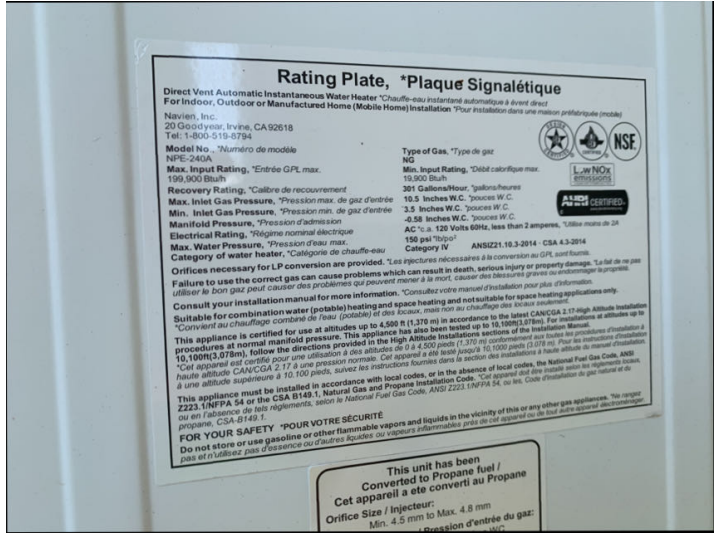
Water Heater 2

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater base is functional.



2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater enclosure is functional.

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas

Observations:

- Tankless water heater appears to be in satisfactory condition -- no concerns.

4. Serial number

Good	Fair	Poor	N/A	None
X				

5. Model number

Good	Fair	Poor	N/A	None
X				

6. TPRV

Good	Fair	Poor	N/A	None
			X	

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- Tankless demand unit present.

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

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

9. Overflow Condition

Good	Fair	Poor	N/A	None
			X	

Garage

1. View

Good	Fair	Poor	N/A	None
X				



2. 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.

3. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.

4. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Epoxy coated concrete floors noted.

6. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Engineered wood roof truss framing noted.

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

9. 240 Volt

Good	Fair	Poor	N/A	None
			X	

10. Exterior Door

Good	Fair	Poor	N/A	None
			X	

11. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory and functional, at time of inspection.

12. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: 5 - 10' Newer 10' door • Vertical door noted.

Observations:

- No deficiencies observed.

13. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

14. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Belt drive opener noted.

15. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Garage vehicle door auto-reverse is operable.

16. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.

17. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

18. Cabinets

Good	Fair	Poor	N/A	None
			X	

19. Counters

Good	Fair	Poor	N/A	None
			X	

20. Wash Basin

Good	Fair	Poor	N/A	None
			X	

Electrical

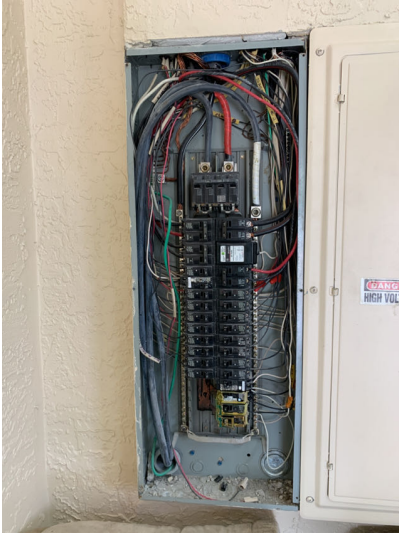
1. Electrical Panel

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:

- 200 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 non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Family Room

1. View

Good	Fair	Poor	N/A	None
X				



2. Bar

Good	Fair	Poor	N/A	None
			X	

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

4. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

5. Closets

Good	Fair	Poor	N/A	None
			X	

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Sliding doors to backyard.

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Ceramic tile is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted.

11. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The sliding patio door was functional during the inspection.

12. Screen Doors

Good	Fair	Poor	N/A	None
			X	

Den

1. View

Good	Fair	Poor	N/A	None
X				



2. Locations

Locations: Hall#2

3. Bar

Good	Fair	Poor	N/A	None
			X	

4. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

5. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

6. Closets

Good	Fair	Poor	N/A	None
			X	

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Double door entryway.

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Ceramic tile is noted.

10. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

11. Window Condition

Good	Fair	Poor	N/A	None
			X	

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	

Living Room

1. View

Good	Fair	Poor	N/A	None
X				



2. Bar

Good	Fair	Poor	N/A	None
			X	

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

4. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

5. Closets

Good	Fair	Poor	N/A	None
			X	

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Sliding doors to backyard.

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. Fireplace

Good	Fair	Poor	N/A	None
			X	

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Ceramic tile is noted.

10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

11. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted. • Vinyl framed fixed window noted.

12. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The sliding patio door was functional during the inspection.

13. Screen Doors

Good	Fair	Poor	N/A	None
			X	

Bedroom 5

1. View

Good	Fair	Poor	N/A	None
			X	

2. Locations

Locations: Hall#2

3. Cabinets

Good	Fair	Poor	N/A	None
			X	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted.

Pool

1. View

Good	Fair	Poor	N/A	None
X				



2. Decks

Good	Fair	Poor	N/A	None
	X			

Materials: Pavers

Observations:

- There were signs of deterioration observed.



3. Fence

Good	Fair	Poor	N/A	None
			X	

4. Heater

Good	Fair	Poor	N/A	None
X				

Materials: Heat pump

Observations:

- Heater operated when tested.

5. Liner

Good	Fair	Poor	N/A	None
X				

Materials: Plaster

6. Pump

Good	Fair	Poor	N/A	None
X				

Materials: Centrifugal pump

7. Filter

Good	Fair	Poor	N/A	None
X				

Materials: Cartridge

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: PVC plumbing pipes

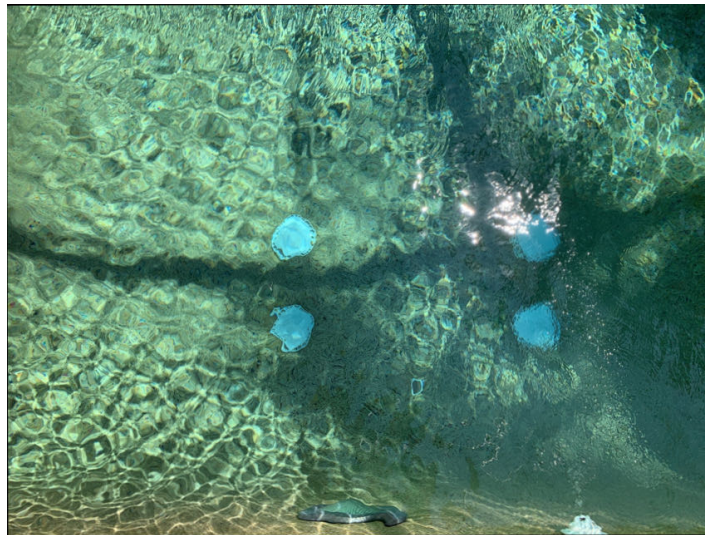
9. Drain

Good	Fair	Poor	N/A	None
X				

Materials: Main drain • Secondary drain

Observations:

• Main drain is VGB compliant

**10. Electrical**

Good	Fair	Poor	N/A	None
X				

11. GFCI

Good	Fair	Poor	N/A	None
			X	

12. Lights

Good	Fair	Poor	N/A	None
X				

13. Strainer

Good	Fair	Poor	N/A	None
X				

Materials: Basket strainer

Observations:

- Strainer system is in place and operating as intended.

14. Thermostat

Good	Fair	Poor	N/A	None
X				

Materials: Digital • Programmable

Observations:

- Thermostat operated when tested.

15. Chemicals

Good	Fair	Poor	N/A	None
X				

Spa

1. View

Good	Fair	Poor	N/A	None
X				



2. Chemicals

Good	Fair	Poor	N/A	None
X				

3. Construction

Good	Fair	Poor	N/A	None
X				

Materials: Concrete • Tile • Plaster

4. Decks

Good	Fair	Poor	N/A	None
X				

Observations:
• Slip resistant surface.

5. Drain

Good	Fair	Poor	N/A	None
X				

Materials: Return drains in bottom
Observations:
• Return drains operating when tested.



6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Filter

Good	Fair	Poor	N/A	None
X				

8. GFCI

Good	Fair	Poor	N/A	None
			X	

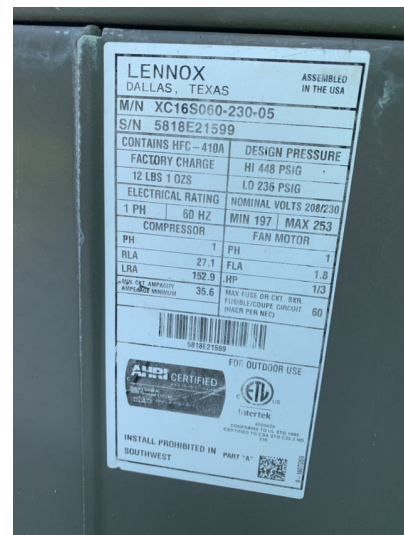
9. Heater

Good	Fair	Poor	N/A	None
X				

Materials: Heat pump

Observations:

- The heater operated when tested.



10. Lights

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: PVC pipes

12. Pump

Good	Fair	Poor	N/A	None
X				

Materials: Centrifugal pump

Observations:

- Pump operated when tested.

13. Strainer

Good	Fair	Poor	N/A	None
X				

Materials: Basket Strainer

Observations:

- Strainer operating when tested.

14. Thermostat

Good	Fair	Poor	N/A	None
X				

Materials: Programmable • Digital

Gas

1. Gas Source

Good	Fair	Poor	N/A	None
X				

- Observations:
- Propane gas noted
 - Both propane tanks were filled to approximately 80 %



80% filled

Bathroom 5

1. View

Good	Fair	Poor	N/A	None
X				



2. Locations

Locations: Guest bathroom

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

5. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

9. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

11. 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.

12. Mirrors

Good	Fair	Poor	N/A	None
X				

13. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
			X	

17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.

18. Sinks

Good	Fair	Poor	N/A	None
X				

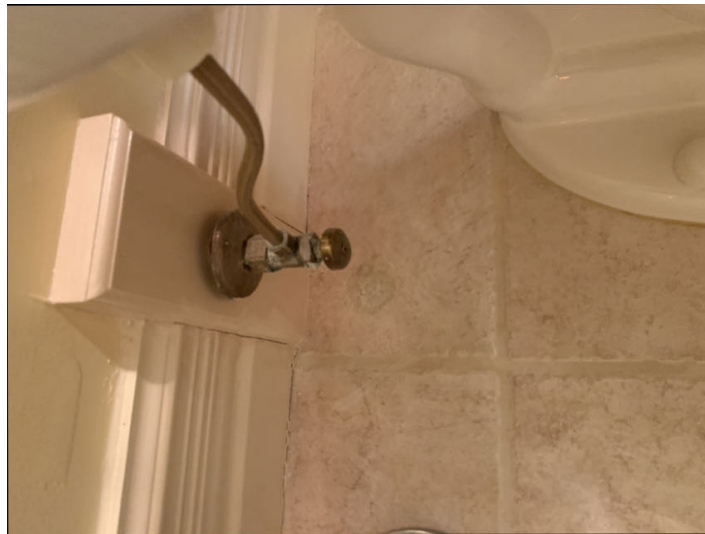


19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.



20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed fixed window noted.

Bathroom 6

1. View

Good	Fair	Poor	N/A	None
X				



2. Locations

Locations: Upstairs bathroom

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

5. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

9. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

11. 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.

12. Mirrors

Good	Fair	Poor	N/A	None
X				

13. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
			X	

17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.

18. Sinks

Good	Fair	Poor	N/A	None
X				

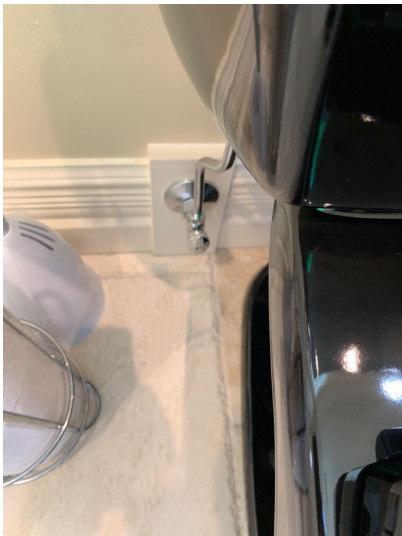


19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.



20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted.

Bathroom 7

1. View

Good	Fair	Poor	N/A	None
X				



2. Locations

Locations: Office bathroom

3. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

5. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

9. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

11. 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.

12. Mirrors

Good	Fair	Poor	N/A	None
X				

13. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
			X	

17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.

18. Sinks

Good	Fair	Poor	N/A	None
X				



19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.



20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed fixed window noted.

Electrical 2

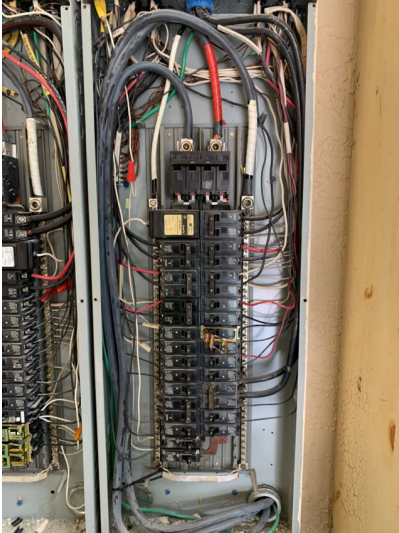
1. Electrical Panel

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:

- 200 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 non-metallic sheathed cable noted.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Electrical 3

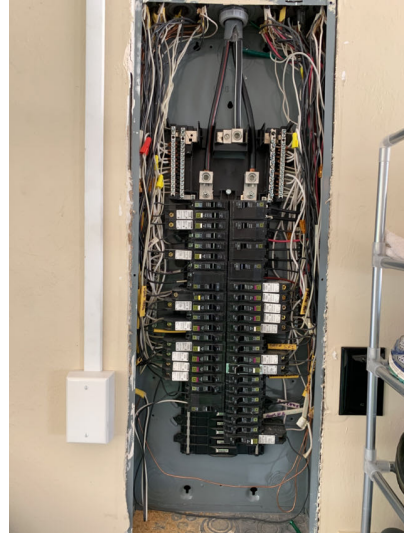
1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Sub Panel Location: • Located in the 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

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 non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Dining Room

1. View

Good	Fair	Poor	N/A	None
X				



2. Bar

Good	Fair	Poor	N/A	None
			X	

3. Cabinets

Good	Fair	Poor	N/A	None
			X	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

5. Closets

Good	Fair	Poor	N/A	None
			X	

6. Doors

Good	Fair	Poor	N/A	None
			X	

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Ceramic tile is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted. • Vinyl framed fixed window noted.

11. Patio Doors

Good	Fair	Poor	N/A	None
			X	

12. Screen Doors

Good	Fair	Poor	N/A	None
			X	

Generator

1. Automatic

Good	Fair	Poor	N/A	None
X				

Observations:

- Automatic transfer switch operated as intended.

Video



2. Manual

Good	Fair	Poor	N/A	None
			X	

3. Crankcase Oil

Good	Fair	Poor	N/A	None
			X	

Observations:

- Crankcase oil could not be checked due to locked housing.

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.