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

Table Of Contents

Report Summary	3
Inspection Details	4
Grounds	5-7
Exterior Areas	8
Roof	9-11
Attic	12-13
Foundation	14
Kitchen	15-19
Interior Areas	20-22
Bedroom 1	23-24
Bedroom 2	25
Bedroom 3	26-27
Bedroom 4	28-29
Bathroom 1	30-33
Bathroom 2	34-36
Bathroom 3	37-39
Bathroom 4	40-42
Laundry	43-44
Heat/AC 1	45-46
Heat/AC 2	47-48
Heat/AC 3	49-50
Heat/AC 4	51-52
Water Heater 1	53-54

Dining Room

Generator

Glossary

88

89

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 connectionscollapsed/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 deteriation observed.

Inspection Details

1. Attendance	
	In Attendance: Selling Agent present • Seller present
2. Home Type	
	Home Type: Single Family Home
3. Occupancy	

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	Х			

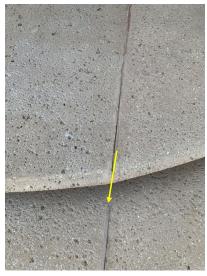
Materials: Paver driveway noted.

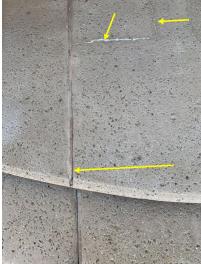
Observations:

- 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
Χ				

Observations:

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

3. Vegetation Observations

_	Good	Fair	Poor	N/A	None
ĺ	Χ				

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
Observations: Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
6. Stairs & Handrail
Observations: X
7. Grounds Electrical
Observations: X No major system safety or function concerns noted at time of inspection.
8. GFCI
Good Fair Poor N/A None X
9. Plumbing
X Materials: Copper piping noted.
10. Water Pressure
X Poor N/A None Observations: • 80
11. Pressure Regulator
Good Fair Poor N/A None X
12. Exterior Faucet Condition
X Observations: Appears Functional.
13. Balcony
Observations: Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
14. Patio Enclosure
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	IN/A	None
l 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
I					
ı				X	

17. Sprinklers

Good	Fair	Poor	N/A	None
Χ				

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
Х				

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
	110015

Good	Fair	Poor	N/A	None	Observations:
					Observations.
Х					 Appeared in functional and in satisfactory condition, at time of inspection.
, ,					, 11

2. Window Condition

Good	Fall	FUUI	11//	INOHE	. Obcorvations:
					Observations:
Х					• Components appeared in satisfactory condition at time of inspection.

3. Siding Condition

	_				
Good	Fair	Poor	N/A	None	Materials: Stucco veneer noted.
1 X 1					Observations:
					• No major system safety or function concerns noted at time of inspection.
					• No major system safety or function concerns noted at time of inspection.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
Χ				

5. Exterior Paint

Good	Fair	Poor	N/A	None
Х				

6. Stucco

Good	Fall	FUUI	IN/A	None	Observations:
					Observations.
Х					• The exterior stucco appears to be in good condition.

Roof

1. View

Good	Fair	Poor	N/A	None
X				
		ı		



2. Roof Condition

Good	Fair	Poor	N/A	None	ı Ma
					ivia
Χ					abc

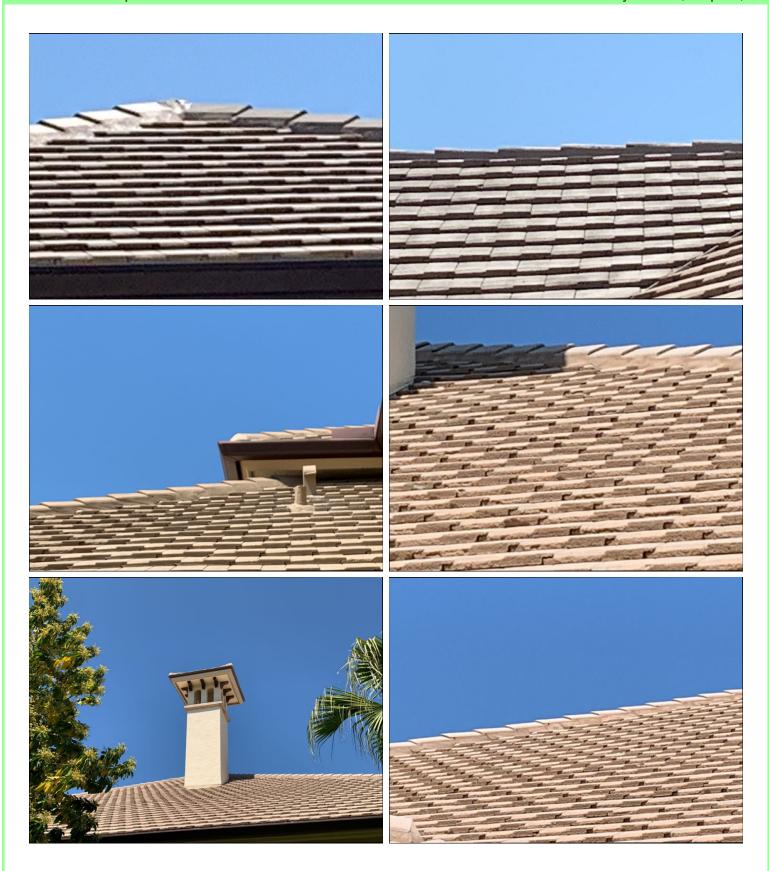
Materials: Inspected from ground level with binoculars. See Roofing Notes above, in blue. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection Materials: Clay/Concrete tiles noted.

Observations:

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















3. Flashing

Good	Fair	Poor	N/A	None	Observations:
Χ					• Flashings appear to be in good condition.

4. Sky Lights

Good	Fair	Poor	N/A	None
			Х	

5. Gutter

Good	Fair	Poor	N/A	None	Observations:
Х					• No major system safety or function concerns noted at time of inspection.
					The major by droit datery of furiodion content to the dat time of inepocitoris

Attic

1. Access

Good	Fair	Poor	N/A	None
Х				

Observations:

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

2. Structure

Good	Fair	Poor	N/A	None
Х				

Observations:

• Trusses appear to be in good condition.

3. Ventilation

	Good	Fair	Poor	N/A	None	. (
I						I١
ı	Χ					•

Observations:

• Under eave soffit inlet vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
Χ				

Observations:

• Vent screens noted as functional.

5. Dryer Vent

Good	Fair	Poor	N/A	None
Х				

6. Duct Work

Good	Fair	Poor	N/A	None
Χ				

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
	Χ			

Observations:

- functional
- loose connections
- collapsed/crushed vent pipe



9. Insulation Condition

Good	Fair	Poor	N/A	None
Χ				

Materials: Unfinished fiberglass batts noted. Depth: Insulation averages about 8-10 inches in depth

10. Plumbing

Good	Fair	Poor	N/A	None	Observations:
X					• PVC plumbing vents

11. Chimney

Good	Fair	Poor	N/A	None
Х				

Foundation

1 oundation
1. Slab Foundation
Observations: X Concrete slab not visible due to floor coverings.
2. Foundation Perimeter
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

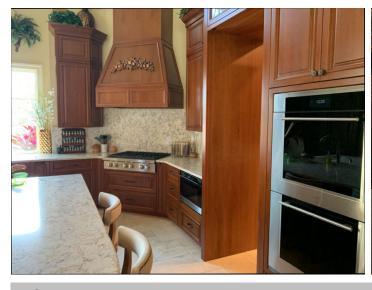
Good	Fair	Poor	N/A	None

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
Χ				





2. Cabinets

Good	Fair	Poor	N/A	None	Observations:
Х					 No deficiencies observed.

3. Counters

	G000	Fair	Poor	N/A	None	Observations:
ı				ı	l	
ı	V		l	l	l	 Solid Surface tops noted.
ı	^		l	l	l	1 Solid Surface tops rioted.
ı						

4. Dishwasher

Good	Fair	Poor	N/A	None	Observations:
	X				operated

5. Doors

Good	Fair	Poor	N/A	None
			Х	

6. Garbage Disposal

	Good	Fair	Poor	N/A	None	Observations:
ı						Observations.
	Χ					• Operated - appeared functional at time of inspection.

7. Microwave

_	Good	Fair	Poor	N/A	None
ſ					
l	Х		l	l	

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	Matariala, Estarian Vantad
					Materials: Exterior Vented
X			l		

9. Cook top condition

Good	Fair	Poor	N/A	None	
					۱۷
Χ		l	l	l	•
, ,					ı

Observations:

• Gas cook top noted.



10. Oven & Range

Good	Fair	Poor	N/A	None
Χ				

Observations:

Oven(s): Electric

• All heating elements operated when tested.





11. Refrigerator

Good	Fair	Poor	N/A	None
Х				







12. Sinks

Good	Fair	Poor	N/A	None
Х				





13. Drinking Fountain

Good	Fair	Poor	N/A	None	Observations:
X			l		 The drinking fountain was operated and was functional.
			I		9

14. Spray Wand

Good	Fair	Poor	N/A	None	Observations:
X					 The spray wand was operated and was functional.

15. Hot Water Dispenser

	Good	Faii	P001	IN/A	None	Observations:
ı						Cuservations.
	Χ					• The hot water dispenser "Instant Hot" did operate when tested.

16. Soap Dispenser

	Good	Fair	Poor	N/A	None	Observations:
ı						Observations.
	Χ					• The soap dispenser was functional.

17. Window Condition

Good	Fair	Poor	N/A	None	Matariala Minut franca al casa na cuturin da cue a tad
					Materials: Vinyl framed casement window noted.
V					1
\wedge	l	ı	I		

18. Floor Condition

Good	Fair	Poor	N/A	None	. Mataulala, Oananala tila la mata al
					Materials: Ceramic tile is noted.
ΙX					

19. Plumbing

Good	Fair	Poor	N/A	None	Observations:
X					• some not accessible

\sim	D - (*)	n
20.	Patio	Doors

Good	Fair	Poor	N/A	None
			X	

21. Screen Doors

Good	Fair	Poor	N/A	None
			ΙX	
			l ^	

22. Electrical

Good	Fair	Poor	N/A	None
Х				

Observations:

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

23. GFCI

Good	Fair	Poor	N/A	None
Х				

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
Х				







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

Twin Palms Inspections	4427 Wayside Dr, Naples, F
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
Х				



2. Locations

Locations: Master#1

3. Cabinets

	Good	Fair	Poor	N/A	None	Observations:
	X					 No deficiencies observed.
-					l	

4. Ceiling Fans

	Good	Observations:	
V Operated normally when tested at time of			
The contract of the contract o	Х	 Operated normally when tested, at time of inspect 	on.

5. Closets

	Good	Fair	Poor	N/A	None	Observations:
ſ						
	Χ					• The closet is in the master bathroom and is in good condition.

6. Doors

Good	Fair	Poor	N/A	None	Observations:
X					 Double door entryway.

7. Electrical Good Fair Poor

Good	Fair	Poor	N/A	None	Observations:
Χ					Bedroom circuits are NOT protected by an arc fault circuit interrupter type
	<u> </u>	<u> </u>	ļ		breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.
					preventing an electrical life.

8. Floor Condition

Good	Fair	Poor	N/A	None	. Flancia a Tomasa Osmania dila ismada d
X					Flooring Types: Ceramic tile is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None	Observations:
Χ					The smoke detectors operated during the inspection.

10. Window Condition

Good	Fair	Poor	N/A	None	Matariala Via diferenza di sassanti di di di di di di di
					Materials: Vinyl framed casement window noted.
Χ					,
		l	l		

Bedroom 2

1. View

Good	Fair	Poor	N/A	None
X				

2. Locations

Locations: Hallway

3. Cabinets

Good	Fair	Poor	N/A	None
			Х	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
Χ				

Observations:

• Operated normally when tested, at time of inspection.

5. Closets

Good	Fair	Poor	N/A	None	
Х					

Observations:

• The closet is in serviceable condition.

6. Doors

Good	Fair	Poor	N/A	None
Х				

Observations:

Double door entryway.

7. Electrical

Good	Fair	Poor	N/A	None
Х				

Observations:

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

8. Floor Condition

Good	Fair	Poor	N/A	None
Х				

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
Χ				



2. Locations

Locations: Hall#2

3. Cabinets

Good	Fair	Poor	N/A	None
			\ \	
			X	

4. Ceiling Fans

X		Good	raii	P001	IN/A	None
	I	Χ				

Observations:

Operated normally when tested, at time of inspection.

5. Closets

Good	Fair	Poor	N/A	None
Х				

Observations:

• The closet is in serviceable condition.

6. Doors

Good	Fair	Poor	N/A	None	Observations:
X					 Double door

door entryway.

7. Electrical

Good	Fair	Poor	N/A	None
V				
Ι Λ				

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	Observations:
					Observations.
Χ					• The smoke detectors operated during the inspection.
					·

10. Window Condition

Good	Fair	Poor	N/A	None
			ΙXΙ	

Bedroom 4

4	٠,		
1	١,	ΙО	۱۸
	v	ie	٧v

Good	Fair	Poor	N/A	None
			ΙX	
			٠.	

2. Locations

Locations: Hall#2

3. Cabinets

Good	Fair	Poor	N/A	None
			Χ	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
Х				

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
Х				

7. Electrical

Good	Fair	Poor	N/A	None
Х				

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	IN/A	None
Х				

Flooring Types: Carpet is noted.

10. Smoke Detectors

Good	Fair	Poor	N/A	None
X			l	

Observations:

• The smoke detectors operated during the inspection.

11. Wall Condition

Good	Fair	Poor	N/A	None
Х				

12	Window	Conditio	n
14.	VVIIIGOV	Coriditio	ш

Good	Fair	Poor	N/A	None	Material After Manager Landson and Control of the C
					iviateriais: vinyi framed casement window noted.
Χ					Materials: Vinyl framed casement window noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
Х				

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
ΙX				
/ \				



2. Locations

Locations: Master Bathroom

3. Cabinets

Good	Fair	Poor	N/A	None	Observations:
\ <u></u>					
X					 No deficiencies observed.

4. Counters

	Good	Faii	P001	IN/A	None	_ı Observations:
ı						ODSEIVALIONS.
	X					Solid Surface tops noted.

5. Doors

0000	ı un	1 001	14//1	TTOTIC	()hearvatione:
					Observations.
Χ					 No major system safety or function concerns noted at time of inspection.

Electrical

Good	Fair	Poor	N/A	None	Observations:
Х					Obstivations.
X					No major system safety or function concerns noted at time of inspection.

7. GFCI

Good	Fair	Poor	N/A	None	Observations:
X		l	l		 GFCI in place and operational
, ,					

8. Exhaust Fan

	Good	Fair	Poor	N/A	None	\sim
						lΥ
	Χ				l	• ˈ
ı					l	ı

Observations:

The bath fan was operated and no issues were found.

9. Floor Condition

Good	Fair	Poor	N/A	None
Х				

Materials: Ceramic tile is noted.

10. Heating

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
I					
ı	Х				

Observations:

• Drain appears to be in good condition

13. Showers

Good	Fair	Poor	N/A	None
Х				

Observations:

- functional
- Shower head needs cleaning.



14. Shower Walls

Obs	None	N/A	Poor	Fair	Good	
Ons						
• Ce					X	

Observations:

• Ceramic tile noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
Х				

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
			Χ	

17. Sinks

Good	Fair	Poor	N/A	None
Х				

Observations:

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





18. Toilets

Good	Fair	Poor	N/A	None
Х				

Observations:

• Observed as functional and in good visual condition.



19. Bidet

Good	Fair	Poor	N/A	None	_
Х					l

Observations:
• Bidet was operated and functioned as intended

20. Window Condition

Good	Fair	Poor	N/A	None
ΙXΙ				
			l .	

7 Materials: Vinyl framed casement window noted.

Bathroom 2

1. View

Good	Fair	Poor	N/A	None
Χ				



2. Locations

Locations: Hallway Bathroom

3. Cabinets

Good	Fair	Poor	N/A	None	Observations:
X					 No deficiencies observed.

4. Counters

Good	Fair	Poor	N/A	None	Observations:
					Observations.
X					 Solid Surface tops noted.

5. Doors

Good	raii	FUUI	IN/A	None	Observations:
					Observations.
Χ					• No major system safety or function concerns noted at time of inspection.

6. Electrical

0000	ı uıı	1 001	14//1	140110	. ()bcarvations:
					Observations:
X					No major system safety or function concerns noted at time of inspection.

7. GFCI

Good	Fair	Poor	N/A	None	Observations:
Χ					 GFCI in place and operational

8. Exhaust Fan

	Good	Faii	P001	IN/A	None	observations:
П						Observations.
	Χ					• The bath fan was operated and no issues were found.

9. Floor Condition
X Poor N/A None Materials: Ceramic tile is noted.
10. Heating
Observations: X
11. Mirrors
Good Fair Poor N/A None X
12. Plumbing
Observations: X Drain appears to be in good condition
13. Showers
X Poor N/A None Observations: • functional
14. Shower Walls
X Poor N/A None Observations: Ceramic tile noted.
15. Bath Tubs
Good Fair Poor N/A None X
16. Enclosure
Observations: The shower enclosure was functional at the time of the inspection.
17. Sinks
Good Fair Poor N/A None
18. Toilets
Good Fair Poor N/A None Observations:

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





19. Window Condition

Good	Fair	Poor	N/A	None
			Х	

Bathroom 3

1. View

Good	Fair	Poor	N/A	None
X				



2. Locations

Locations: Master Bathroom

3. Cabinets

Good	Fair	Poor	N/A	None	Observations:
\					No deficiencies observed.
_ A			l		• No deliciencies observed.

4. Doors

	Good	Fair	Poor	N/A	None	Observations:
ı						
	Χ					• No major system safety or function concerns noted at time of inspection.

5. Electrical

Good	Faii	P001	IN/A	ivone	Observations
					Observations:
Χ					• No major system safety or function concerns noted at time of inspection.

6. GFCI

Good	Fair	Poor	N/A	None	Observations:
Х					GFCI in place and operational

7. Exhaust Fan

	Good	Fair	Poor	N/A	None	Observations:
ſ						
1	Χ					 The bath fan was operated and no issues were found.

8. Floor Condition

Good	Fair	Poor	N/A	None	Matariala, Osnarala tila la resta d
					Materials: Ceramic tile is noted.
ΙX					

9. Heating

Good	Fair	Poor	N/A	None
Х				

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				
^		l .		l I

11. Plumbing

Good	Fair	Poor	N/A	None
Χ				

Observations:

• Observed as functional and in good visual condition.

12. Showers

Good	Fair	Poor	N/A	None
	Х			
	, ,			l

Observations:

- functional
- Shower head leaks.



13. Shower Walls

Good	Fair	Poor	N/A	None	Observations:
\ \					
X			l		 Ceramic tile noted.

14. Bath Tubs

Good	Fair	Poor	N/A	None
			Х	

15. Enclosure

Good	Fair	Poor	N/A	None
			Х	

16. Sinks

Good	Fair	Poor	N/A	None
Х				



17. Toilets

Good	Fair	Poor	N/A	None	Observations:
X		l	l		 Observed as functional and in good visual condition.
			l .		· · · · · · · · · · · · · · · · · · ·

18. Window Condition

Good	Fair	Poor	N/A	None	Natoriale. Alcoeincon france of five decire decreased
					Materials: Aluminum framed fixed window noted.
X					
_ ^			l	l	

Bathroom 4

1. View

Good	Fair	Poor	N/A	None
Χ				



2. Locations

Locations: Guest bathroom

3. Cabinets

Good	Fair	Poor	N/A	None	Observations:
Χ					No deficiencies observed.
		l .			

4. Ceiling Condition

Good	Fair	Poor	N/A	None
Х				

5. Counters

	Good	Fair	Poor	N/A	None	Observations:
ı						Observations.
ı	Χ					 Solid Surface tops noted.
ı			ı	I		·

6. Doors

Good	Fair	Poor	N/A	None	Observations:
					Observations.
Χ					 No major system safety or function concerns noted at time of inspection.

7. Electrical

1		 	T	Observations:
	Χ			 No major system safety or function concerns noted at time of inspection.
			I	

8. GFCI

Good	Fair	Poor	N/A	None	Observations:
					Observations.
Χ					GFCI in place and operational

17. Enclosure

Χ

9. Exhaust Fan
Good Fair Poor N/A None Observations:
The bath fan was operated and no issues were found.
10. Floor Condition
Good Fair Poor N/A None Materials: Ceramic tile is noted.
X
44 Heating
11. Heating Good Fair Poor N/A None Observations.
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
13. Plumbing
13. Plumbing Good Fair Poor N/A None Observations:
•
X Observations: • Observed as functional and in good visual condition.
Observations: X Observed as functional and in good visual condition. 14. Showers
Observations: X Observed as functional and in good visual condition. 14. Showers
Observations: X Observations:
Observations: X Observed as functional and in good visual condition. 14. Showers Good Fair Poor N/A None Observations: X Observations: Observations: of functional
Observations: X Observed as functional and in good visual condition. 14. Showers Good Fair Poor N/A None Observations: X Observations: Observations: Observations: Observations: Observations: Observations:
Observations: X Observed as functional and in good visual condition. 14. Showers Good Fair Poor N/A None Observations: X Observations: Observations: of functional
Observations: X Observed as functional and in good visual condition. 14. Showers Good Fair Poor N/A None Observations: X Observations: Observations: Observations: Observations: Observations: Observations:
Observations: X Observations: Observations: Observations: Observations: Observations: The state of the

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

18. Sinks

Good	Fair	Poor	N/A	None
^				





19. Toilets

Good	Fair	Poor	N/A	None	Observations:
					Observations.
Χ					• Observed as functional and in good visual condition.

20. Window Condition

Good	Fair	Poor	N/A	None	Natoriale. Alcoeincon france of five decire decreased
					Materials: Aluminum framed fixed window noted.
X					
_ ^			l	l	

Laundry
1. View
Good Fair Poor N/A None X
2. Locations
Locations: Hall#2
3. Cabinets
X Poor N/A None Observations: No deficiencies observed.
4. Counters
Observations: X Solid Surface tops noted.
5. Dryer Vent
Observations: X
6. Electrical
Observations: X
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	Motoriolo, Coromio tilo io notod
					Materials: Ceramic tile is noted.
X					

12. Plumbing

Good	Fair	Poor	N/A	None	Observations:
Х					• Some not accessible.

13. Doors

	Good	Fair	Poor	N/A	None	Observations:
ſ						
١	Χ					 No major system safety or function concerns noted at time of inspection.
L					oxdot	

14. Washer

Good	Fair	Poor	N/A	None	Observations:
Х					Washer was tested and operated as intended

15. Dryer

Good	raii	P001	IN/A	None	Observations:
					Observations.
Х					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
Х				

2. Heater Base

X	Good	Fair	Poor	N/A	None
	Χ				

Observations:

The heater base appears to be functional.

3. Enclosure

Good	raii	P001	IN/A	None	. 1
Χ					`

Observations:

Manufactured-2018

4. Refrigerant Lines

Good	Fair	Poor	N/A	None	_
					1
X			l	l	l

Observations:

No defects found.

5. AC Compress Condition

Good	Fair	Poor	N/A	None
Χ				

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

7. Registers

Good	Fair	Poor	N/A	None
Х				

8. Filters

Good	Fair	Poor	N/A	None
Х				

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
Χ				

Heat/AC 2

1. Heater Condition

Good	Fair	Poor	N/A	None	Matariala. Elastria farras dibatair
					Materials: Electric forced hot air
X					

2. Heater Base

Good	Fair	Poor	N/A	None	Observations:
Χ					• The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None	Observations:
X					Manufactured-2015

4. Refrigerant Lines

Good	Fair	Poor	N/A	None	Observations:
X					 No defects found.
1				l	

5. AC Compress Condition

Good	Fair	Poor	N/A	None	Compressor Type: electric
					Compressor Type, electric
Χ					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	Observations:
Χ					 The return air supply system appears to be functional.

7. Registers

Good	Fair	Poor	N/A	None
Χ				

8. Filters

Good	Fair	Poor	N/A	None
Х				

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	Materials. The formers is breated in the efficiency
					Materials: The furnace is located in the attic
X					Materials: Electric forced hot air



2. Heater Base

Good	Fair	Poor	N/A	None	Observations:
					Observations.
Χ					• The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None	Observations:
X					l • Manufactured-2019
'`		l .		l	

4. Refrigerant Lines

Good	raii	Poor	IN/A	none	ւ Observations:
X					 No defects found.

5. AC Compress Condition

Good	Faii	P001	IN/A	None	Compressor Type: electric
X					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
\ <u>\</u>	,			
X		l	l	

Observations:

The return air supply system appears to be functional.

7. Registers

Good	Fair	Poor	N/A	None
Х				

8. Filters

Good	Fair	Poor	N/A	None
X				
^		l .		

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	
					Materia
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
ſ					
١	Χ			l	
- 1	, ,				

Observations:

• No defects found.

5. AC Compress Condition

Good	Fair	Poor	N/A	None
Х				
		ı	I	I

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

Observations:

• The return air supply system appears to be functional.

_	Registers
	RAMICTAR
	T/C/USICIS

Good	Fair	Poor	N/A	None
Х				

8. Filters

Good	Fair	Poor	N/A	None
				l I
				l I

9. Thermostats

Good	Fair	Poor	N/A	None
X				

Water Heater 1

1. Base

Good	raii	P001	IN/A	None
Χ				

Observations:

• The water heater base is functional.



2. Heater Enclosure

Good	Fair	Poor	N/A	None
Х				

Observations:

• The water heater enclosure is functional.

3. Water Heater Condition

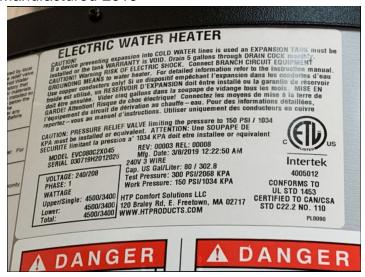
Good	Fair	Poor	N/A	None
Χ				

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
_				
^				

5	Model	Num	her

Good	Fair	Poor	N/A	None
X				

6. TPRV

Good	Fair	Poor	N/A	None
Χ				

Observations:

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

7. Number Of Gallons

	Good	Fair	Poor	N/A	None	. 1
I	Χ					'

Observations:
• 80 gallons

8. Plumbing

Good	Fair	Poor	N/A	None
Х				

Materials: copper

9. Overflow Condition

_ G	ood	Fair	Poor	N/A	None
	Χ				

ך Materials: copper

Water Heater 2

1. Base

Good	Fair	Poor	N/A	None	Obs
Χ					• The

Observations:

• The water heater base is functional.







2. Heater Enclosure

Good	Fair	Poor	N/A	None
X			l	

Observations:

• The water heater enclosure is functional.

3. Water Heater Condition

Good	Fair	Poor	N/A	None
Х				

Heater Type: gas Observations:

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

4. Serial number

Good	Fair	Poor	N/A	None
Χ				

			_
5	Model	l num	her

Good	Fair	Poor	N/A	None
Х				

6. TPRV

Good	Fair	Poor	N/A	None
			ΙX	
			l ^	

7. Number Of Gallons

Good	Fair	Poor	N/A	None
Χ				

Observations:

• Tankless demand unit present.

8. Plumbing

Good	Fair	Poor	N/A	None
Х				

Materials: copper Observations:

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

9. Overflow Condition

Good	Fair	Poor	N/A	None
			Х	

Garage

1. View

Good	Fair	Poor	N/A	None
\ \				
X			l	





2. Roof Condition

Good	Fair	Poor	N/A	None
Х				

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
Χ				
X				

Observations:

• Appeared satisfactory, at time of inspection.

4. Anchor Bolts

Good	Fair	Poor	N/A	None
V				1 1
^				1 1

5. Floor Condition

Good	Fair	Poor	N/A	None
X				
ı /\	1	I	ı	ı

Materials: Epoxy coated concrete floors noted.

6. Rafters & Ceiling

	Good	Fair	Poor	N/A	None
ĺ	<				
-1	\sim				l

Observations:

• Engineered wood roof truss framing noted.

7. Electrical

Good	Fair	Poor	N/A	None
Χ				

8. GFCI Good Fair Poor N/A None 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
X Description: Observations: Appeared satisfactory and functional, at time of inspection.
12. Garage Door Condition
Materials: 5 - 10' Newer 10' door • Vertical door noted. Observations: • No deficiencies observed.
13. Garage Door Parts
Observations: X • The garage door appeared functional during the inspection.
14. Garage Opener Status
X Belt drive opener noted.
15. Garage Door's Reverse Status
X Observations: Solution Observations: Garage vehicle door auto-reverse is operable.
16. Ventilation
16. Ventilation Good Fair Poor N/A None Characteristics A Under eave soffit inlet vents noted.
Good Fair Poor N/A None Observations:
X Doservations: Observations: Under eave soffit inlet vents noted.

4	_	\sim		
1	Ω	(,)	hii	nets
-	() -	`,		10:10

_				
Good	Fair	Poor	N/A	None
			Х	

-	10	Col	ınters
	I 9.	COL	มาแยเธ

Good	Fair	Poor	N/A	None
			Х	

20. Wash Basin

Good	Fair	Poor	N/A	None
			Х	

Electrical

1. Electrical Panel

	Good	Fair	Poor	N/A	None
I	Χ				

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 Obcorvat	MANC:
X Observation Obse	

3. Breakers in off position

Good	Fair	Poor	N/A	None	Observations:
Х					• ()

4. Cable Feeds

Good	Fair	Poor	IN/A	None	Observations:
Х					• There is an underground service lateral noted.

5. Breakers

	Good	Fair	Poor	N/A	None	Materials: Copper non-metallic sheathed cable noted.
1	Χ			l		Observations:
ı						ΔII of the circuit breakers appeared serviceable

6. Fuses

Good	Fair	Poor	N/A	None
			Χ	

Family Room

1. View

Good	Fair	Poor	N/A	None
Х				



2. Bar

	Good	Fair	Poor	N/A	None
ſ					
ı				X	l
- 1					

3. Cabinets

ı Ob	None	N/A	Poor	Fair	Good
l Or					
• N					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	Observations:
X			l		Sliding doors to backyard
, ,					,

7. Electrical

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

8. Floor Condition

		 None	. []!	T
			Flooring	Types:
Χ				7 1

Flooring Types: Ceramic tile is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None	Observations:
Χ					• The smoke detectors operated during the inspection.

10. Window Condition

Good	Fair	Poor	N/A	None	Matariala, Minul franca al aggregat colo de consent colo de consenta al
					Materials: vinyi framed casement window noted.
X		l	l		Materials: Vinyl framed casement window noted.

11. Patio Doors

Good	Fair	Poor	N/A	None	Observations:
					Observations.
X					 The sliding patio door was functional during the inspection.
				oxdot	

12. Screen Doors

Good	Fair	Poor	N/A	None
			Х	

Den

1. View

Good	Fair	Poor	N/A	None
X				



2. Locations

Locations: Hall#2

3. Bar

Fair	Poor	N/A	None
		X	
	Fair	Fair Poor	Fair Poor N/A

4. Cabinets

Good	Fair	Poor	N/A	None	Observ
X					• No de

Observations:

No deficiencies observed.

5. Ceiling Fans

Good	Fair	Poor	N/A	None
Χ				

Observations:

• Operated normally when tested, at time of inspection.

6. Closets

Good	Fair	Poor	N/A	None
			Х	

7. Doors

Good	Fair	Poor	N/A	None	Observations:
X					 Double door entryway.

8. Electrical

	Good	Fair	Poor	N/A	None
Γ					
ı	Χ				

Observations:

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

\sim	oor	\sim .			
u	 α	ı or	n	IT I	n
J.	 w	\mathbf{C}	ľ	ш	C) I

Good	Fair	Poor	N/A	None	
Χ					Flooring Types: Ceramic tile is noted.

10. Smoke Detectors

Good	Fair	Poor	N/A	None
			\ \/	
			IXI	

11. Window Condition

Good	Fair	Poor	N/A	None
			X	

12. Patio Doors

Good	Fair	Poor	N/A	None
ΙX				

Observations:

• The hinged patio door was functional during the inspection.

13. Screen Doors

Good	Fair	Poor	N/A	None
			Х	

Living Room

1. View

Good	Fair	Poor	N/A	None
Х				



2. Bar

Good	Fair	Poor	N/A	None
			X	

3. Cabinets

	Good	Fair	Poor	N/A	None	. (
I						١٧
ı	Χ		l	l		•

Observations:
• No deficiencies observed.

4. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

5. Closets

Good	Fair	Poor	N/A	None
			Х	

6. Doors

Good	Fair	Poor	N/A	None	Observations:
Χ					• Sliding doors to backyard.

7. Electrical

			Observations.
X			• Some outlets not accessible due to furniture and or stored personal items.

8. Fireplace

Good	Fair	Poor	N/A	None
			X	

_		_			
a	or	Col	nd	liti	an
9.	ונא	CO	ш	ш	OI.

Good	Fair	Poor	N/A	None	. Ele enimen Tomana (O a manai a 41 a 1 a a a 4 a d
<					Flooring Types: Ceramic tile is noted.
_ A				l	

10. Smoke Detectors

	Good	Fair	Poor	N/A	None	Observations:
						Observations.
- 1	X					• The smoke detectors operated during the inspection.

11. Window Condition

	Good	Fair	Poor	N/A	None	Matariala Via difference di accompatività deventa di a Via difference di five di vita deve
	\ \					iviaterials: Vinyi framed casement window noted. • Vinyi framed fixed window
Į	Х					Materials: Vinyl framed casement window noted. • Vinyl framed fixed window noted.

12. Patio Doors

	Good	Fair	Poor	N/A	None	Observations:
Γ						
	Х					 The sliding patio door was functional during the inspection.
L						3, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,

13. Screen Doors

Good	Fair	Poor	N/A	None
			ΙXΙ	
ı l				I I

Bedroom 5

- 4	١.	/ :	e.		ı.
ш	١.	/ I	$\boldsymbol{\mathcal{L}}$	۱Λ	

Good	Fair	Poor	N/A	None
			ΙX	
			٠.	

2. Locations

Locations: Hall#2

3. Cabinets

Good	Fair	Poor	N/A	None
			Х	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
Х				

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

	None
	r Poor N/A

7. Electrical

Good	Fair	Poor	N/A	None
Х				

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
V				
^			l	

Flooring Types: Carpet is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
Χ				

Observations:

• The smoke detectors operated during the inspection.

10. Window Condition

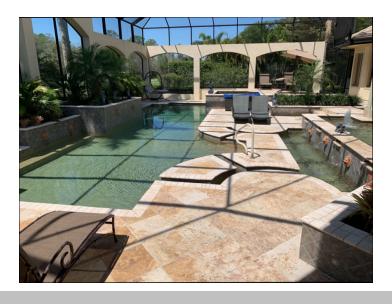
Good	Fair	Poor	N/A	None
Χ				
/\				l

Materials: Vinyl framed casement window noted.

Pool

1. View

Good	Fair	Poor	N/A	None
X				



2. Decks

Good	Fair	Poor	N/A	None	Materials: Pavers
	Χ				Observations:

• There were signs of deteriation observed.





3. Fence

Good	Fair	Poor	N/A	None
			X	

4. Heater

	Good	raii	P001	IN/A	none	Matariala: Haat numa
ı						Materials: Heat pump
	Χ					Observations:
ı						 Heater operated whe

• Heater operated when tested.

5	П	in	ΔI

	Good	Fair	Poor	N/A	None	Matariala, Diaatan
I						Materials: Plaster
ı	X					

6. Pump

Good	Fair	Poor	N/A	None	Matariala Osotrifo and more
\					Materials: Centrifugal pump
X		l	l		

7. Filter

Good	Fair	Poor	N/A	None	. Matariala, Oantriala,
Υ					Materials: Cartridge
_ ^				l .	

8. Plumbing

Good	Fair	Poor	N/A	None	Matariala, DVO alcualizar airea
					Materials: PVC plumbing pipes
X					

9. Drain

Good	Fair	Poor	N/A	None	Materials: Main drain • Secondary drain
X			l		Observations:
' `		l .	ı		l sa · l · · · · · · · · · ·

• Main drain is VGB compliant



10. Electrical

Good	Fair	Poor	N/A	None
Х				

11. GFCI

Good	Fair	Poor	N/A	None
			Х	

12. Lights

Good	Fair	Poor	N/A	None
Χ				

13. Strainer

Good	Fair	Poor	N/A	None	Materials: Basket strainer
\				l .	_
X					Observations:

• Strainer system is in place and operating as intended.

14. Thermostat

Good	Fair	Poor	N/A	None	Materials: Digital • Programable
X				l	Observations:
					. The was enter an exerted of when we to start
					• Thermostat operated when tested.

15. Chemicals

Good	Fair	Poor	N/A	None
\ \				

Spa

1. View

Good	Fair	Poor	N/A	None
\ \				
X			l	



2. Chemicals

Goo	d	Fair	Poor	N/A	None
^	.				

3. Construction

	Good	Fair	Poor	N/A	None	Matariala, Osasanata , Tila , Diastan
Ī	Υ					Materials: Concrete • Tile • Plaster

4. Decks

Good	Fair	Poor	N/A	None	Observations:
					Observations.
X					 Slip resistant surface.

5. Drain

Good	Fair	Poor	N/A	None	Materials: Return drains in bottom
X					Observations:
					Return drains operating when tested



6. Electrical

Good	Fair	Poor	N/A	None
Χ				

7. Filter

Good	Fair	Poor	N/A	None
X				
_ ^				l 1

8. GFCI

Good	Fair	Poor	N/A	None
			X	

9. Heater

Good	Fair	Poor	N/A	None	1 Materials: Heat pump
X					Observations:
				I .	1

• The heater operated when tested.





40	Lig	L 4 –
1()	110	nts

Good	Fair	Poor	N/A	None
Х				

11. Plumbing

Good	Fair	Poor	N/A	None	
					Materia
X					

als: PVC pipes

12. Pump

Good	Fair	Poor	N/A	None
X			l	
/\				

Materials: Centrifigal pump
Observations:
• Pump operated when tested.

13. Strainer

Good	Fair	Poor	N/A	None
Х				

Materials: Basket Strainer Observations: • Strainer operating when tested.

14. Thermostat

Good	Fair	Poor	N/A	None
X				

Materials: Programable • Digital

Gas

1. Gas Source

Good	raii	FUUI	IN/A	None	Obcorvations
					Observations:
Х					 Propane gas noted

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





80% filled

Bathroom 5

1. View

Good Fa	ir Poor	N/A	None
X			



2. Locations

Locations: Guest bathroom

3. Cabinets

Good	Fair	Poor	N/A	None	Observations:
Χ					No deficiencies observed.

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

5. Counters

	Good	Fair	Poor	N/A	None	Observations:
ı						Observations.
ı	Χ					 Solid Surface tops noted.
ı			ı	I		·

6. Doors

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

7. Electrical

1		 	T	Observations:
	Χ			 No major system safety or function concerns noted at time of inspection.
			I	

8. GFCI

Good	Fair	Poor	N/A	None	Observations:
Х			l		 GFCI in place and operational
		l			•

17. Enclosure

Χ

9. Exhaust Fan
X Description: Observations: The bath fan was operated and no issues were found.
10. Floor Condition
X Materials: Ceramic tile is noted.
11. Heating
Observations: X
12. Mirrors
Good Fair Poor N/A None X
13. Plumbing
Observations: Observations: Observed as functional and in good visual condition.
14. Showers
X Poor N/A None Observations: • functional
15. Shower Walls
X Observations: Ceramic tile noted.
16. Bath Tubs
Good Fair Poor N/A None X

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

18. Sinks

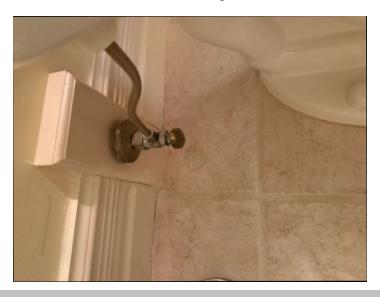
Good	Fair	Poor	N/A	None
Х				





19. Toilets

Good	Fair	Poor	N/A	None	Observations:
X					 Observed as functional and in good visual condition.



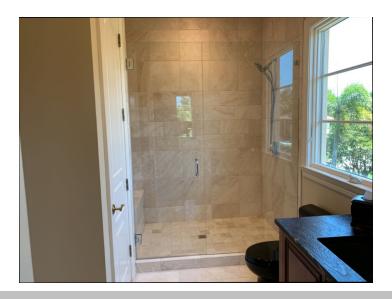
20. Window Condition

Good	Fair	Poor	N/A	None	Matariala Misal franca al fica decidada con atrad
					Materials: Vinyl framed fixed window noted.
X					, , , , , , , , , , , , , , , , , , ,

Bathroom 6

1. View

Good	Fair	Poor	N/A	None
Χ				



2. Locations

Locations: Upstairs bathroom

3. Cabinets

Good	Fair	Poor	N/A	None	Observations:
X					 No deficiencies observed.

4. Ceiling Condition

Good	Fair	Poor	N/A	None
Х				

5. Counters

Good	raii	P001	IN/A	None	Observations:
					Observations.
Χ					 Solid Surface tops noted.

6. Doors

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

7. Electrical

			Observations:
X	l		• No major system safety or function concerns noted at time of inspection.
			The major eyelem earety or ramement conserne meteor at anno et mopestion.

8. GFCI

Good	Fair	Poor	N/A	None	Observations:
Х			l		 GFCI in place and operational
,		ı	I		

Poor

Χ

9. Exhaust Fan
Observations: The bath fan was operated and no issues were found.
10. Floor Condition
X Materials: Ceramic tile is noted.
11. Heating
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
Observations: X Observed as functional and in good visual condition.
14. Showers
X Poor N/A None Observations: • functional
15. Shower Walls
X Observations: Ceramic tile noted.
16. Bath Tubs
Good Fair Poor N/A None X
17. Enclosure

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

18. Sinks

Good	Fair	Poor	N/A	None
Х				



19. Toilets

Good	Fair	Poor	N/A	None	Observations:
					Observations.
Х					• Observed as functional and in good visual condition.



20. Window Condition

Good	Fair	Poor	N/A	None	Matariala Visad franca da cara contrain da contrain
					Materials: Vinyl framed casement window noted.
Х				l	•
, ,					

Bathroom 7

1. View

Good	Fair	Poor	N/A	None
Χ				



2. Locations

Locations: Office bathroom

3. Cabinets

_	Good	Fair	Poor	N/A	None	Observations:
Г						
ı	X					 No deficiencies observed.

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

5. Counters

	Good	Fair	Poor	N/A	None	Observations:
ı						Observations.
ı	Χ					 Solid Surface tops noted.
ı			ı	I		·

6. Doors

	Good	Fair	Poor	N/A	None	Observations:
	x					Observations: • No major system safety or function concerns noted at time of inspection.
Į	^					The major system early or function defice he held at time of inspection.

7. Electrical

Good	Fair	Poor	N/A	None	Observations:
Χ					 No major system safety or function concerns noted at time of inspection.
^					The major system safety of function concerns noted at time of inspection.

8. GFCI

Good	Fair	Poor	N/A	None	Observations:
Х			l		 GFCI in place and operational
		l			•

17. Enclosure

Χ

9. Exhaust Fan Good Fair Poor N/A None Observationer
Observations: The bath fan was operated and no issues were found.
10. Floor Condition
X Pair Poor N/A None Materials: Ceramic tile is noted.
11. Heating
Good Fair Poor N/A None 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
X Poor N/A None
13. Plumbing
13. Plumbing Good Fair Poor N/A None Observations: Observed as functional and in good visual condition.
Observations: Observed as functional and in good visual condition.
Good Fair Poor N/A None Observations:
Observations: X Observed as functional and in good visual condition. 14. Showers
Observations: X Observed as functional and in good visual condition. 14. Showers Good Fair Poor N/A None Observations: Observations:
Observations: X Observations: Observations: Observations: Observations: The start Poor N/A None of the start Poor N/A None o
Observations: X Observations: Observations: Observations: Observations: Observations: Observations: Showers Observations: Observations: Observations: Observations: Observations: Observations: Observations:

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	Observations:
					Observations.
X		l	l		 Observed as functional and in good visual condition.
					3



20. Window Condition

Good	Fair	Poor	N/A	None	Natariala, Aleraire da la disconsidera
					Materials: Aluminum framed fixed window noted.
Y			l		
			l	l	

Electrical 2

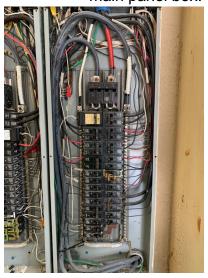
1. Electrical Panel

Good	Fair	Poor	N/A	None
×				
				l

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	Observations:
X		l	l		• 200 amp

3. Breakers in off position

Observations	None	N/A	Poor	Fair	Good
•0		^			

4. Cable Feeds

Good	Fair	Poor	N/A	None	Observations:
Х					• There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None	Matariala, Osmana man matallia alcatha da abla matad
					Materials: Copper non-metallic sheathed cable noted.
Χ					• •
/\		ı	ı	1	

6. Fuses

Good	Fair	Poor	N/A	None
			Х	

Electrical 3

1. Electrical Panel

	Good	Fair	Poor	N/A	None
I	<				
ı	^				

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
				I 🗤
				ΙXΙ
				L ′ `

3. Breakers in off position

Good	Fair	Poor	N/A	None	Observations:
				Х	

4. Cable Feeds

Good	ган	FUUI	IN/A	None	Observations:
					Observations.
Χ					• There is an underground service lateral noted.

5. Breakers

	Good	Fair	Poor	N/A	None	Materials: Copper non-metallic sheathed cable noted.
ı	X		l	l		Observations:
					<u> </u>	All of the circuit breakers appeared serviceable

6. Fuses

Good	Fair	Poor	N/A	None
			Х	

Dining Room

1. View

Good	Fair	Poor	N/A	None
Χ				



2. Bar

Good	Fair	Poor	N/A	None
			Х	

3. Cabinets

Good	Fair	Poor	N/A	None
			Х	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
			Х	

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
Χ				

8. Floor Condition

	Good	Fair	Poor	N/A	None
I					
ı	Х				

Flooring Types: Ceramic tile is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
			ΙX	
			, ,	

10. Window Condition

Good	Fair	Poor	N/A	None	Matariala Minut franca al ac
					ן Materials: Vinyl framed ca
X					noted.

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
			Х	
			_ ^	

Generator

1. Automatic

Good	Fair	Poor	N/A	None
X				

Observations:

Automatic transfer switch operated as intended.





2. Manual

Good	Fair	Poor	N/A	None
			X	
				ı

3. Crancase Oil

Good	Fair	Poor	N/A	None
			Х	

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.