

# **HORIZON INSPECTION SERVICE, INC.**

February 1, 2007

Ms. Molly Homeowner  
PO Box 1234  
Somewhere, FL 12659

RE: 123 Bird Lane  
Sanibel, FL 33957

Dear Ms. Homeowner:

At your request, a visual inspection of the above referenced property was conducted on February 1, 2007. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement. The inspection is made with the express agreement that by accepting the report and paying the inspection fee, the client agrees to the conditions, limitations and terms of the inspection confirmation.

## **REPORT SUMMARY**

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has had average maintenance over the years. However in the opinion of the inspector the items listed below are not in proper working condition and are in need of repair or replacement. Review your sales contract with your attorney or real estate agent to determine if the listed items are applicable to your contract.

### **STRUCTURE - EXTERIOR - GARAGE**

#### **STRUCTURE/EXTERIOR SURFACES:**

##### **Rot:**

Wood rot is noted within siding below the rear screened porch and bottom edge of siding at the left gable.

#### **EXTERIOR PLUMBING:**

##### **PLUMBING FIXTURES:**

Exterior shower is in fair overall condition. Leakage is noted a shutoff valves when the valves are opened.

#### **EXTERIOR ELECTRICAL:**

##### **GENERAL COMMENTS:**

Testing of all exterior outlets indicates no GFI protection as was required when the structure was constructed.

##### **SERVICE ENTRANCE CABLES:**

Overhead. Trees are contacting the service drop cables.

# **HORIZON INSPECTION SERVICE, INC.**

## **ELECTRICAL FIXTURES:**

Bad bulbs are suspected where some lights failed to operate. Missing or damaged bulbs prevent testing of some lights.

## **EXTERIOR DOORS TYPE AND CONDITION:**

### **Main Rear Entry:**

Sliding glass. Good. Wood rot is noted at the lower right corner of the sliding glass door opening.

## **WINDOWS (Exterior):**

### **Overall Condition:**

Some of the screens are missing or damaged.

## **PORCHES:**

### **General Condition:**

**REAR SCREENED PORCH:** Wood rot is noted within the rear edge of the plywood subflooring near center (as viewed from below). A few damaged screen panels are noted and some minor rot is noted in lower horizontal trim at the left forward screen panel. Railing is loose near the right rear corner and some rot is noted down low.

## **OTHER EXTERIOR FEATURES:**

### **OPEN DECKS:**

**REAR:** Handrail is detached and loose at the left rear corner.

### **SHUTTERS:**

Manually operated roll down shutters failed to operate. Hardware for hurricane panels are in place. Panels are stored in the laundry room and appear in fair overall condition.

## **ROOF - ATTIC**

### **ATTIC:**

#### **VENTILATION:**

Soffit vent screens are damaged.

## **PLUMBING**

### **PLUMBING SYSTEM:**

#### **Evidence of past or present leaks:**

Yes. Pinhole leakage and resulting corrosion were noted at some areas of the expose water supply lines below the house. A licensed plumber should be called to make further evaluation and recommendations for repair or replacement of water supply lines within the house. Pinholes not currently leaking could begin leaking at anytime. Pinhole leakage is a progressive condition which is believed due to the corrosive effects of oxygen in water which undergoes reverse osmosis treatment, the case for the municipal water supply in this area. Undetected areas of pinhole leakage may also be present where water supply lines are concealed.

#### **Evidence of past or present leakage:**

Active leakage is noted at the main drain line under the house.

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## BATHROOMS

### MASTER BATH:

#### Outlets:

Testing indicates GFI protection is not provided. GFI protection should have been installed during original construction given the age of the structure.

### HALL BATH:

#### Outlets:

Testing indicates GFI protection is not provided. GFI protection should have been installed during original construction given the age of the structure.

### GROUND FLOOR BATH:

#### Sink Drainage:

Sink stopper is inoperative.

#### Outlets:

Testing indicates GFI protection is not provided. GFI protection should have been installed during original construction given the age of the structure.

## COOLING/HEATING SYSTEMS

### MAIN COOLING/HEATING SYSTEM:

#### Overall Operation:

Air conditioning system is operational and did cool the unit during the inspection, but did not produce the optimum air temperature drop of 15-20 degrees (10 degrees). Call an air conditioning serviceman for a refrigerant level check and recharge in an effort to improve efficiency. A search for any source of refrigerant leakage should be performed as part of this service work.

#### Condensate Stains:

Condensate drain line is not properly secured where installed below the house and some insulation is missing at the condensate drain line near the evaporator.

## KITCHEN - APPLIANCES - LAUNDRY

### KITCHEN SINK:

#### Faucet/Sprays:

Sink faucet is very loose in place.

### DISHWASHER:

#### CONDITION:

A proper air gap IS NOT installed in the dishwasher drain line. An air gap is required in the drain hose running from the dishwasher to the main drain under the sink. Air gaps assist in positive drainage and act to prevent clogging, as well as serving to prevent back siphoning in the event the sink becomes clogged. This line, located under the sink, is usually made of rubber or copper. The easiest way to create an air gap is to raise the drain hose at some point along its route so it passes 6 inches ABOVE the elevation at which it empties into the main drain. Wire or some other means of support can easily be installed to insure the hose stays in place. A licensed plumber can make this repair in a few minutes.

# HORIZON INSPECTION SERVICE, INC.

INTERIOR

LAUNDRY ROOM:

Fixtures:

One fluorescent light failed to operate and an open junction box is noted above the other light fixture.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items may also be noted in the following report which should receive eventual attention. Please take time to review the entire report so that you will be more familiar with the items which were inspected.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

*Horizon Inspection Service, Inc.*

Ronald L Dehler  
Chief Inspector

attachment

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# STRUCTURE - EXTERIOR - GARAGE

**CONFIDENTIAL- FOR CLIENT USE ONLY**

**CONDITION DEFINITIONS:**

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

All directional references to left, right, front or rear assume the reader is facing the front entry of the structure being referenced. The following opinion is based on an inspection of the visible portions of the structure. Masonry walls commonly develop minor settlement or shrinkage cracks over time and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. This report is not intended as a termite or pest clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any pest related conditions. Detecting damage which may be present beneath visible, accessible or exposed surfaces is beyond the scope of a visual inspection. Where damage is indicated, repairs should include viewing of underlying and surrounding areas to determine if additional damage is present. Where wood rot/insect damage is noted repairs should consist or replacement of the affected wood. Patching or the use of wood filler is generally not considered an acceptable repair.

**STRUCTURE/EXTERIOR SURFACES:**

**GENERAL**

**COMMENTS:**

Exterior surfaces are in good overall condition and appear well maintained. Trees or shrubs in contact with exterior walls, roof surfaces or screen enclosures should be trimmed back and periodically maintained to prevent damage and premature wear of materials.



**Approximate Year of Construction:**

1975.

**FOUNDATIONS:**

Wood Pilings. Pilings are placed in several rows and connected by wooden main beams. Main beams are notched and bolted in place.

**FLOOR STRUCTURE:**

Floor joists are 2x10 spaced at 16 inch centers. Subflooring is plywood.

**SIGNS OF SETTLEMENT:**

None noted.

**OPEN AREA UNDER STRUCTURE:**

Good.

**PRIMARY SIDING MATERIAL:**

Wood.

**Cracks:**

No significant cracks noted.

**Rot:**

Wood rot is noted within siding below the rear screened porch and bottom edge of siding at the left gable.



**Wood Destroying Organisms:**

See attached Wood Destroying Organism Report for wood rot and/or insect damage.

**Other Comments:**

This type of siding is susceptible to rainwater leakage and resulting rot to underlying products. As part of general maintenance all gaps and seams should be sealed on a regular basis to help prevent water penetration. It is impossible to determine where leakage may be occurring at or within exterior walls covered with wood, vinyl or aluminum siding. Sometimes rainwater leakage occurs at window and door openings, but without leaving telltale signs such as stains or efflorescence which give clues to its presence. In such cases, the existence or probability of leakage can not be detected without intrusive testing. This is beyond the scope of a visual inspection. Homeowners would be prudent to caulk the exterior perimeter of openings, and to monitor the status of walls and floors at the interior of openings for formation of stains which would indicate a moisture intrusion.

**EXTERIOR PLUMBING:**

**WATER SUPPLY:**

City.

**Supply Pressure  
in PSI:** 60.

**PLUMBING  
FIXTURES:**

Exterior hose bibs are in good overall condition. Exterior shower is in fair overall condition. Leakage is noted a shutoff valves when the valves are opened.



**EXTERIOR ELECTRICAL:**

**GENERAL  
COMMENTS:**

Testing of all exterior outlets indicates no GFI protection as was required when the structure was constructed.

**SERVICE  
ENTRANCE  
CABLES:**

Overhead. Trees are contacting the service drop cables. Call the local power company to have trees trimmed away.



**SUBPANELS/  
DISCONNECTS:**

Locations - A/C Equipment.

Condition - Some subpanels are rusted and in fair condition.

**GROUNDING:** Good.

**ELECTRICAL  
FIXTURES:**

Bad bulbs are suspected where some lights failed to operate. Missing or damaged bulbs prevent testing of some lights.



**EXTERIOR DOORS TYPE AND CONDITION:**

**Main Entry:** Single. Wood. Good.

**Main Rear Entry:** Single. Wood. Good. Sliding glass. Good. Wood rot is noted at the lower right corner of the sliding glass door opening.



**Other Exterior  
Doors:**

GROUND FLOOR: Two wood doors are provided in good overall condition.

**WINDOWS (Exterior):**

**Type:** Vertical Sliders. Awning.

**Overall Condition:** Good. Some of the screens are missing or damaged.

**Sill Type and Condition:** Windows are flush with exterior surfaces and without sills.

**GRADE/FOLIAGE:**

Grade is fair. Foliage is good.

**DRIVEWAY/WALKWAYS:**

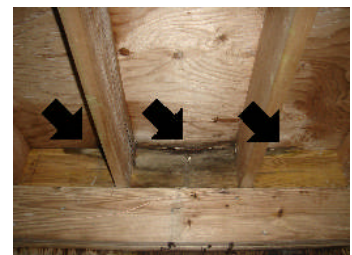
**Driveway Type and Condition:** Gravel. Good overall condition.

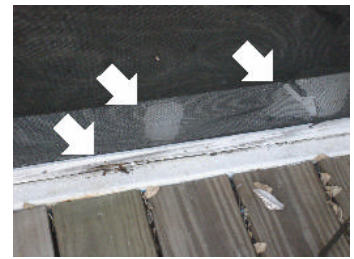
**Walkway Type and Condition:** Stepping stones. Good.

**PORCHES/BALCONIES:**

**General Condition:** FRONT PORCH: Good overall condition.

REAR SCREENED PORCH: Good overall condition. Wood rot is noted within the rear edge of the plywood subflooring near center (as viewed from below). A few damaged screen panels are noted and some minor rot is noted in lower horizontal trim at the left forward screen panel. Railing is loose near the right rear corner and some rot is noted down low.





**OTHER EXTERIOR FEATURES:**

**FRONT ENTRY:** Good overall condition.

**OPEN DECKS:** REAR: Good overall condition. Handrail is detached and loose at the left rear corner.



**STAIRS/  
LANDINGS:** LEFT: Fair overall condition with some evidence of age.

FRONT: Good overall condition.

**SHUTTERS:** Manually operated roll down shutters failed to operate. Hardware for hurricane panels are in place. Panels are stored in the laundry room and appear in fair overall condition.

**TRIM ELEMENTS:** Good overall condition.

# ROOF - ATTIC

## CONFIDENTIAL - FOR CLIENT USE ONLY

### CONDITION DEFINITIONS:

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked-on where conditions permit without danger to roof damage, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks.

## ROOF:

- Main Roof Type:** Gable.
- Roof Covering:** Heavy Duty Fiberglass Shingles.
- Estimated Age:** 3-5 years.
- Anticipated Remaining Service Life:** 12-15 years.

### Overall Condition:

Good. Shingles appear to be recent replacements which have normal weathering commensurate with their estimated age. A small depression is noted at the left slope over the screened porch. Condition appears cosmetic and may simply be due to warped plywood decking. The area was walked upon with no adverse affect. Asphalt of Fiberglass roofing shingles generally have service lives of 10-12 years and 12-15 years respectively in this area of the country. Heavy duty shingles will often last 15-18 years before replacement is needed. Early signs of aging include brittleness, minor curling and a loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching increasingly becomes necessary, due to an increased likelihood of leakage in the last few years of roof life.





**ROOF VALLEYS:** Good overall.

**ROOF FLASHINGS:** Good condition.

**OVERHANGS TYPE:** Wood/Wood.

**OVERHANG CONDITION:** Good overall.

**GUTTERS/ DOWNSPOUTS:** Metal. Good overall condition. Installation of splashblocks is suggested to reduce soil migration.

**ATTIC:**

**Accessible for inspection?** Yes.

**Evidence of Leaks:** None noted.

**ROOF SUPPORT:** 2x4 trusses with 2x6 rafters @ 24 inch centers.

**Type of Sheathing:** Plywood.

**INSULATION TYPE (Estimated R-Value):** 3.5 inch Fiberglass batts: R-11.

**VENTILATION:**

A combination of soffit and ridge vents. Soffit vent screens are damaged.



**RECENT WEATHER:**

Weather has been dry for an extended period of time. Use of moisture meters is highly affected.

# ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Ceiling fans are checked for general operation only. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## SYSTEM COMPONENTS:

### DISCONNECT

**LOCATION:** Exterior.

### MAIN SWITCH

**RATING:** 200 amps.

### INCOMING MAIN CABLES:

2/0 Copper. Main entrance cables are adequately sized for the installed service.

### BRANCH PANEL LOCATIONS:

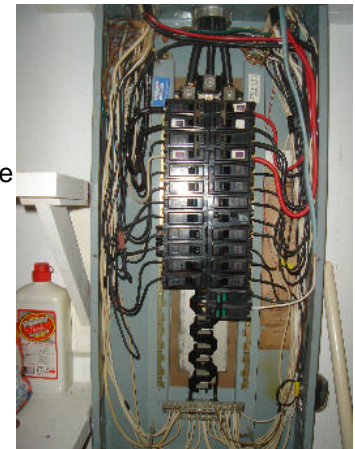
Laundry Room.

### OVERLOAD PROTECTION:

Circuit breakers.

### WORKMANSHIP:

Good overall. Multistranded aluminum branch wiring is installed without antioxidant paste. Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste, applied to the exposed ends of wiring and provided to prevent the formation of non-conductive aluminum oxide. While no signs of overheating or problems are evident at this point in time, you should request your electrician apply some to the above mentioned wires the next time he is called out for other work.



### BREAKER SIZE vs USE:

Good.

**WIRING SIZE vs  
USE:**

Good.

**PREDOMINANT  
WIRING:**

Copper.

**GFI SAFETY  
PROTECTION:**

GFI outlets are provided is some locations. Ground fault protection is not provided at some locations as indicated in the report. Ground Fault Protection (GFI) provides accidental shock protection in potentially hazardous areas where grounding could occur easily. Their presence serves to insure the continued safety of occupants. As a precaution consider installing GFI protection at areas as indicated within the report.

**SMOKE ALARMS:**

Good.

# PLUMBING

It is not within the scope of this inspection to determine the degree of salinity, quality or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage within water supply lines is limited to areas where pipes are accessible and visible. Operation of time clocks is not verified. Individual shut off valves serving sinks and toilets are not operated. Hot water can scald. Be Careful!! It is beyond the scope of a visual inspection to determine the total extent of damage to underlying or surrounding materials where tile damage or moisture intrusion is present. Pressure relief valves serving water heaters are not tested as most will leak once operated. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection.

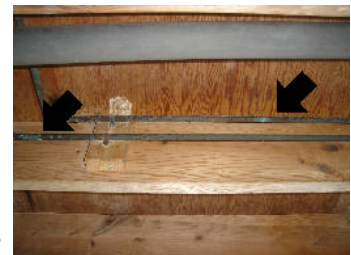
**PLUMBING SYSTEM:**

**INTERIOR**

**SUPPLY LINES:** Copper.

**Evidence of past or present leaks:**

Yes. Pinhole leakage and resulting corrosion were noted at some areas of the expose water supply lines below the house. A licensed plumber should be called to make further evaluation and recommendations for repair or replacement of water supply lines within the house. Pinholes not currently leaking could begin leaking at anytime. Pinhole leakage is a progressive condition which is believed due to the corrosive effects of oxygen in water which undergoes reverse osmosis treatment, the case for the municipal water supply in this area. Undetected areas of pinhole leakage may also be present where water supply lines are concealed.



**WASTE PROVISIONS:**

Sewer.

**Interior Waste Lines Predominant Type:**

PVC.

**Drainage:**

Good overall.

**Evidence of past or present leakage:**

Active leakage is noted at the main drain line under the house.



**VENTING SYSTEM:**

Appears adequate.

**WATER HEATER:**

**LOCATION:**

Laundry room.

**Type:**

Electric.

**Size:**

40 Gallons.

**Year of**

**Manufacture:**

2003.

**Equipment  
Condition:**

Good. Water heater is a more recent replacement. Water heaters generally have service lives of 10-15 years.



**Electrical  
Provisions:**

Good.

**Pressure Relief  
Valve:**

Good condition.

**Overflow Pan:**

Good condition.

# BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. Periodic caulking and grouting of tub/shower areas in an ongoing maintenance task which should not be neglected. Areas which should be periodically examined are vertical corners, horizontal grout lines at walls near floor areas, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas specifically noted in this report. Siliconized acrylic latex caulk is the product of choice, as it has long life and easy clean-up.

## **BATHROOMS:**

### **GENERAL**

#### **COMMENTS:**

Due to design sinks are without the benefit of overflow drains. Sinks should not be left unattended while filling as water damage will occur.

## **MASTER BATH:**

### **Sinks:**

Good overall condition.

### **Water Supply:**

Good.

### **Drainage:**

Good overall.

### **Toilet:**

Good condition.

### **Tub/Shower Fixtures:**

Good overall.

### **Showerheads:**

Good.

### **Tub/Shower Walls:**

Good overall condition.

## **INTERIOR ELEMENTS:**

Good overall.

### **Outlets:**

Testing indicates GFI protection is not provided. GFI protection should have been installed during original construction given the age of the structure.

### **Ventilation:**

Good.

**Heater:** Operational.

**HALL BATH:**

**Sinks:** Good overall condition.

**Water Supply:** Good.

**Drainage:** Good overall.

**Toilet:** Good condition.

**Tub/Shower  
Fixtures:** Good overall.

**Showerheads:** Good.

**Tub/Shower  
Walls:** Good overall condition. Acrylic or Fiberglass unit. The shower door conflicts with the toilet. Handle with care.

**INTERIOR  
ELEMENTS:** Good overall.

**Outlets:** Testing indicates GFI protection is not provided. GFI protection should have been installed during original construction given the age of the structure.

**Ventilation:** Good.

**Heater:** Operational.

**GROUND FLOOR BATH:**

**Sinks:** Good overall condition.

**Water Supply:** Good.

**Drainage:** Good overall. Sink stopper is inoperative.

**Toilet:** Good condition.

**Tub/Shower  
Fixtures:** Good overall.

**Showerheads:** Good.

**Tub/Shower  
Walls:** Good overall condition. Acrylic or Fiberglass unit.

**INTERIOR  
ELEMENTS:** Good overall.

**Outlets:** Testing indicates GFI protection is not provided. GFI protection should have been installed during original construction given the age of the structure.

**Ventilation:** A window is provided.

# COOLING/HEATING SYSTEMS

## CONFIDENTIAL-FOR CLIENT USE ONLY

### CONDITION DEFINITIONS:

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory and in need of immediate repair

The best preventive maintenance for air conditioners and heaters is regular cleaning/changing of air filters, at least every 60 days along with periodic professional maintenance of units. Evaporator coils are not inspected unless exposed at the time of inspection. Coils need periodic cleaning to stay efficient. Operation of time clock motors are not verified. It is beyond the scope of this inspection to determine air quality/volume or adequacy of cooling/heating systems. Condition of the interior surfaces of ducts is not determined. Call a licensed air conditioning contractor or air quality control contractor if these services are desired. This inspection includes checking normal operation of cooling/heating system by normal use of controls provided. The inspection of the system is not technically exhaustive. For a technically exhaustive inspection and licensed HVAC contractor should be called.

## MAIN COOLING/HEATING SYSTEM:

**Air Temp Drop:** Less than 12 degrees F- Cooling not adequate.

**Overall Operation:** Air conditioning system is operational and did cool the unit during the inspection, but did not produce the optimum air temperature drop of 15-20 degrees (10 degrees). Call an air conditioning serviceman for a refrigerant level check and recharge in an effort to improve efficiency. A search for any source of refrigerant leakage should be performed as part of this service work.

**System Type:** Electric Split System.

**System Size:** 2.5 tons.

**Condenser:** Goodman Manufacturing brand. Manufacture Date-1997.



**Condition:** Unit has heavy rust at the bottom and is in fair condition. Unit has a limited anticipated life remaining. Condenser cabinets of this type typically have a service life of 10-15 years. As a condenser cabinet nears 10 years of age, it has an increased likelihood of breakdown in the future. Air conditioner sizing is proper when 1 ton of air conditioning is provided for each 500-600 square feet of living area. Allowances should be made for ceiling insulation in excess of R-19.

**Air Handler:** Carrier brand. Manufacture Date- 1985.



**Condition:** Unit is heavily rusted and in fair overall condition. Unit has a limited anticipated remaining service life. Most evaporators of this type have a service life of 10-15 years. Any evaporator nearing 10 years of age has an increased likelihood of breakdown in the future. Evaporator cabinet is horizontally mounted unit installed within the attic and is appropriately sized in relation to its exterior condenser unit. Blower fan pulls proper amperage and no operational problems were noted at the time of the inspection.

**Air Leakage:** No significant areas noted.

**Condensate Stains:** No significant staining was seen. Condensate drain line is not properly secured where installed below the house.



**Heating System:** Electric heat strips. Good overall condition.

**Ductwork:** Fiberglass Ductboard. Good overall condition.

**Air Flow:** Good.

**Intake Filter:** Disposable. Poor- Filter needs replacement. Filter is not positioned properly. Dirt laden air is being drawn into the system.

**Controls:** Good. Thermostat properly activated the system in the heating and cooling modes.

# KITCHEN - APPLIANCES - LAUNDRY

No opinion is offered as to the adequacy of dishwasher/clotheswasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. This inspection is not a warranty or guarantee as to the continued operation or service of any appliance. **INTERCOMS, ENTERTAINMENT AND SECURITY SYSTEMS ARE NOT TESTED OR INSPECTED.** Have the seller demonstrate the operation of such systems or provided owners manuals.

## KITCHEN SINK:

**CONDITION:** Good overall.

**Faucet/Sprays:** Good. Sink faucet is very loose in place.

**Soap Dispenser:** Good.

**Water Supply:** Good.

**Drainage:** Good.

## RANGE/COOK TOP AND OVEN:

**TYPE/  
CONDITION:** Electric. Good overall.



## VENTILATION:

**TYPE AND  
CONDITION:** None provided.

**REFRIGERATOR:**

**CONDITION:** Fair with signs of age and use.



**ICE MAKER:**

Operational.

**DISHWASHER:**

**CONDITION:** Good. Most dishwashers have expected service lives of 8-12 years. A proper air gap IS NOT installed in the dishwasher drain line. An air gap is required in the drain hose running from the dishwasher to the main drain under the sink. Air gaps assist in positive drainage and act to prevent clogging, as well as serving to prevent back siphoning in the event the sink becomes clogged. This line, located under the sink, is usually made of rubber or copper. The easiest way to create an air gap is to raise the drain hose at some point along its route so it passes 6 inches ABOVE the elevation at which it empties into the main drain. Wire or some other means of support can easily be installed to insure the hose stays in place. A licensed plumber can make this repair in a few minutes.



**GARBAGE DISPOSAL:**

**CONDITION:** Fair condition with rust noted at the interior.

**WASHER:**

**CONDITION:** Good.



**WASHER  
HOOKUPS:**

Good condition.

**DRYER:**

**CONDITION:** Electric. Good. Dryer is vented.



# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. Floor tile are not sounded, but are inspected for visually evident damage or deterioration only. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. Furniture and stored items are not moved during the course of the inspection. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## INTERIOR ROOMS:

### GENERAL

#### COMMENTS:

Furniture, decorator or stored items restrict viewing at some wall and floor areas within the house, including some closet areas. Mystery switches whose function was not determined are noted in some locations. In most cases these switches operate hidden outlets, unused electrical hookups for lights or have been abandoned.

## FRONT ENTRY:

### General

#### Condition:

Good overall.

## LIVING ROOM:

### General

#### Condition:

Good overall.

## DINING ROOM:

### General

#### Condition:

Good overall.

## KITCHEN:

### General

#### Condition:

Good overall.

#### Electrical Outlets:

Testing indicates no GFI protection provided. GFI protection was not required when the structure was constructed, but you should consider the upgrade in the future.

**MASTER BEDROOM:**

**General Condition:** Good overall.

**FRONT GUEST BEDROOM:**

**General Condition:** Good overall.

**LAUNDRY ROOM:**

**General Condition:** Good overall.

**Laundry Sink:** Good overall condition.

**Windows:** Window crank needs lubrication to ease operation.

**Electrical Outlets:** Testing indicates no GFI protection provided. GFI protection was not required when the structure was constructed, but you should consider the upgrade in the future.

**Fixtures:** One fluorescent light failed to operate and an open junction box is noted above the other light fixture.



**HALLWAYS:**

**General Condition:** Good overall.