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**Report:** 0223410 **Address:** 12732 Hackberry Lane

**Confidential Inspection Report**  
**12732 Hackberry Lane**  
**Fort Myers, FL 33908**



**Prepared for: Mr & Mrs John & Kathleen Greene**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

## Report Table of Contents

STRUCTURE - EXTERIOR - GARAGE	12
POOL/SPA & EQUIPMENT	23
SPRINKLER SYSTEM	29
ROOF & ATTIC	31
ELECTRICAL SYSTEMS	43
PLUMBING SYSTEM	45
BATHROOMS	49
COOLING/HEATING SYSTEMS	53
INTERIOR ROOMS	61

July 14, 2014

Mr & Mrs John Greene  
1200 Camelot Lane  
Rangersville, NC 05324RE: 12732 Hackberry Lane  
Fort Myers, FL 33908

Dear Mr &amp; Mrs Greene:

At your request, a visual inspection of the above referenced property was conducted on July 14, 2014 . 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, reflecting the visual conditions of the property at the time of the inspection only. Please take time to review limitations contained within the inspection confirmation. 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 which items may need to be addressed per the contractual requirements of the sale of the property.

#### STRUCTURE - EXTERIOR - GARAGE

##### Exterior Plumbing:

##### *Water Supply:*

City. Minor water usage is occurring when all plumbing fixtures are closed, as evidenced by movement of the flow indicator on the water meter.

##### *Plumbing Fixtures:*

The potential for moisture intrusion to occur is present around the front hose bib. Seal opening.

##### Exterior Electrical:

##### *General Comments:*

The potential for water intrusion exists where the bases of wall mounted lights are not sealed. Bad bulbs are suspected where some lights failed to operate. Includes landscape lighting.

##### *Grounding:*

Conduit through which the ground wire passes (located below the electric meter) is rusted near the ground.

##### *Electrical Fixtures:*

Surface routed wires are noted at the garage spot lights. Outlets at the front entry and to the left of the front entry failed to respond to GFI testing.

*Low Voltage Lighting:*

Inoperative and in need of repair or replacement.

*Other Electrical:*

GFI outlet serving the front fountain failed to reset. Fountain is operating too long and making the plant bed very wet. Surface routed wiring is noted at the front wall timers and terminal protectors are not installed at the timers. Inquire with seller to determine what the timers serve.

Exterior Doors Type And Condition:

*Main Rear Entry:*

Rot is noted in the breakfast nook doors and jambs.

Windows (exterior):

*Overall Condition:*

Some of the window screens are not installed. Some of the lower blocks are cracked at the glass block window.

*Sill Type and Condition:*

Masonry. Good overall. The right front bedroom window sill is cracked.

Lanai:

*Sink:*

Faucet is worn and in fair condition. Faucet failed to extend and outlets failed to respond to GFI testing.

*Mini Refrigerator:*

Fair condition. Appliance was shut off on arrival. Ice maker failed to produce ice.

*Gas Grill:*

Fair condition. Grill failed to ignite and one control failed to operate.

*Electrical Outlets:*

Ground fault protection is not provided as was required when the structure was built.

Garage Interior:

GARAGE DOOR LIFT:

Fair condition. Garage door lifts responded properly to use of control buttons. Electric door lifts are equipped an auto reverse feature, but one sensor is missing at the single door. Door failed close unless the button is depressed until closed.

*Central Vacuum System:*

System was unplugged on arrival. The main collection cannister responded once plugged in. Individual suction ports were not tested. One of the vacuum lines is disconnected over the garage.

*Electrical Outlets:*

GFI protection is provided. Some of the outlets failed to respond to GFI testing.

*Fixtures:*

One light cover is not installed. Surface routed wiring is noted at the left front corner.

**POOL/SPA & EQUIPMENT**

Pool Surface:

*Condition:*

Fair overall condition with surface wear, cracks and deterioration. A licensed pool contractor should be called to provide further evaluation and cost for repairs/resurfacing.

Pool Decking:*Type & Condition:*

Scored concrete/Keystone. Good. Rope lighting is detached and failed to operate.

Pumping Equipment:*Pump/Motor and Condition:*

Fair overall. The pool equipment cement pad has settled. Equipment is not level. Three 2.0 hp pumps are provided in fair overall condition. A bond wire is not secured to two of the pump, electrical wire is not secured to the rear pump and the rock fall pump failed to operate. In addition, a loss of prime occurs when the swim jet pump is activated. A licensed pool contractor should be called for further evaluation.

*Leakage:*

Leakage is noted at the pump and filter.

*Hair and Lint Filter:*

Air bubbles were seen passing through the hair and lint filter on the pumps and exiting the pool supply jets. This is an indication of a minor leak somewhere along the suction side of the pumping system, which is likely occurring relatively close to the pump, at a valve, chlorinator fitting or at the O-ring under the hair and lint filter cover, but could also originate underground at a small pipe break.

Visible Plumbing Line:*Condition:*

Good. A valve handle is broken and cannot be operated.

Heaters:*Type & Condition:*

Good visual, but heater failed to respond to use of controls.

Electric Controls:*Subpanels:*

A timer has been removed from the enclosure. Timer box has been taped closed, has exposed splices inside and a hole in the enclosure.

Spa:*Operation:*

Spa water is dirty/cloudy. Equipment not performing as intended.

**SPRINKLER SYSTEM**Electric Controls:*Timers:*

Good. Outlet serving the timer is without a weatherproof cover.

Sprinkler Heads:*Overall Condition:*

A few heads are in need of adjustment, repair or replacement to insure proper operation and coverage.

**ROOF & ATTIC**Roof:*Overall Condition:*

While roof tile are generally in good condition a few cracked/damaged tile are noted. In addition, parging is detached at some of the ridge and hip tile leaving tile loose in place and subject to wind uplift. Evidence of prior repairs are noted in a few locations. Inquire with seller to determine history. As noted at overhangs and the attic there are areas of wood rot and evidence of roof edge leakage. This roof is at a point in its life where leakage,

repairs and replacement should be anticipated. A licensed roofing contractor should be called for further evaluation and to provide costs for repairs/replacement. In addition, the small flat roof should also be evaluated.

#### *Overhangs Condition*

Fair overall. Rot is noted at the left and right sides of the front entry. Water is seeping into the sides of the stucco over wood raised arch entry. Some wood rot is noted from within the attic. Other areas of overhang rot include, but are not limited to: Above the left front windows and right fixed window, above the glass block window, right rear corner and rear overhangs. Roof edge leakage is suspected in a few areas, as evidenced by stains at the inner face of fascia. A licensed roofing contractor should be called for further evaluation and to provide repair vs replacement costs.

#### *Gutters/ Downspouts:*

Fair overall condition. Some gutter joints have or are leaking. Use gutter caulk to seal. Loose nails are noted along with some dented sections of gutter. Stains indicate leakage is occurring between the front gutters and the overhang.

#### *Chimney:*

Two are provided in good overall condition with some rot noted in wood trim.

#### Attic:

##### *Conditions Noted:*

Evidence (droppings, traps and insulation trails) of rodents was noted. A few exposed electrical junctions are noted. One piece of the central vacuum system pipe is disconnected over the garage. Switch cover is damaged at the garage attic light. The dryer vent duct is partially detached.

##### *Evidence of Leaks:*

Stains and rot are noted at some overhangs and at the raised front entry. Dry stains are present just above the garage attic access.

##### *Roof Support:*

Some truss members have been cut to accommodate the installation of the air conditioning equipment. Occasionally truss web members in the attic are cut or altered to accommodate installation of air conditioning equipment. Any modification of roof trusses is generally not permitted without the approval of an engineer as trusses are an engineered part of the house which can not be modified without altering support characteristics. The local building department should be contacted to permit and approve any and all truss modifications.

##### *Insulation:*

Some insulation has been disturbed.

## **ELECTRICAL SYSTEMS**

### Outlets:

#### *HALF BATH:*

GFI protection is not provided as was required at the time of original construction.

#### *Left Guest Bedroom Bath:*

GFI protection is not provided as was required at the time of original construction.

#### *Center Guest Bedroom Bath:*

GFI protection is not provided as was required at the time of original construction.

### Closets:

#### *Den Bath:*

Dry ceiling stains are noted. Inquire with seller to determine history.

**BATHROOMS**Master Bath:Bidet:

Stopper is not installed and the spray head failed to produce water.

Tub/Shower Fixtures:

Variable control for adjusting tub jets failed to operate and an access was not located to service the whirlpool tub motor.

Pool Bath:Tub/Shower Fixtures:

The single shower control is loose.

Center Guest Bedroom Bath:Tub/Shower Fixtures:

The shower diverter failed to fully engage and the pop up stopper is inoperative.

Right Guest Bedroom Bath:Tub/Shower Fixtures:

Stopper is not installed. Positioning of hot and cold water supply is reversed at the faucet. Shaft of water flow cartridge on which the handle is mounted needs 180 degree rotation to remedy this SAFETY ISSUE. While repair is generally simple and quick, it often takes a plumbers knowledge to disassemble the faucet so adjustments can be made.

**COOLING/HEATING SYSTEMS**General Comments:

Most filters are in poor condition and in need of replacement. The plastic outer covering has deteriorated on some flexible ducts in the attic area. This is believed due to UV exposure and is typical for this type of duct, but is generally a progressive condition that eventually requires replacement.

First Cooling/Heating System:AIR TEMP DROP:

Less than 12 degrees F. Cooling not acceptable.

OVERALL OPERATION:

Fair. System is operational and did cool during the inspection, but did not produce the acceptable cooling drop of 15-20 degrees. Call an air conditioning service contractor for a refrigerant level check. A test for any source of refrigerant leakage should be performed as part of this service work.

EVAPORATOR CONDITION:

Fair. Unit is older and has a limited anticipated remaining service life. Most evaporators of this type have an expected service life of 10-15 years. Any evaporator nearing 10 years has an increase likelihood of the need for repairs in the future. Evaporator unit is a horizontally mounted unit installed within the attic area, and is appropriately sized to its exterior condenser unit. Evaporator unit in the attic area has a problem which will require further evaluation, along with repair and/or replacement by a licensed air conditioning contractor. The evaporator cabinet, which contains a collection pan for all condensation which forms within the unit, is leaking condensate water into the emergency overflow pan, which is located below the unit. The source of the leak should be found and repaired. The likelihood for repair is higher when no significant rust is found at the bottom surface of the evaporator cabinet. Excessive rusting generally requires the unit be replaced, a major expense. The emergency overflow pan is provided to keep ceilings from being ruined in the event of just such a leak as you have, and not meant to serve continuous duty.

**AIR LEAKAGE:**

Minor hot infiltration is occurring at the evaporator in the following area(s): Where refrigerant and/or condensate lines enter the unit. A licensed air conditioning contractor should be called to seal areas of leakage as leakage can affect operation and service life.

**CONDENSATION:**

Active condensation was noted at the following area(s): At the exterior surfaces of the evaporator.

**Second Cooling/Heating System:****AIR TEMP DROP:**

12-14 degrees F. Considered marginal operation. A tune up is suggested to help improve operation.

**AIR LEAKAGE:**

Minor hot infiltration is occurring at the evaporator in the following area(s): Where refrigerant and/or condensate lines enter the unit. A licensed air conditioning contractor should be called to seal areas of leakage as leakage can affect operation and service life.

**Third Cooling/Heating System:****AIR TEMP DROP:**

Less than 12 degrees F. Cooling not acceptable.

**OVERALL OPERATION:**

Fair. System is operational and did cool during the inspection, but did not produce the acceptable cooling drop of 15-20 degrees. Call an air conditioning service contractor for a refrigerant level check. A test for any source of refrigerant leakage should be performed as part of this service work.

**AIR LEAKAGE:**

Major cold air leakage is occurring at the evaporator in the following area(s): At service cover panel seams. A licensed air conditioning contractor should be called to seal areas of leakage as leakage can affect operation and service life. Where refrigerant and/or condensate lines enter the unit.

**Fireplace:****TYPE:**

Gas. Family room. Masonry. Good condition.

Living room. Prefabricated. Good condition.

Pilot lights were not lit at the of inspection. Operation of fireplaces was not confirmed. Seller states fireplaces are manually light then operated by the manual control on the gas logs.

**INTERIOR ROOMS****Family Room:****Ceiling Fans:**

One light failed to operate.

**Breakfast Nook:****Doors:**

At the left doors, the bottom lock failed to operate and the deadbolt is difficult to operate.

**Kitchen:****Closets:**

Dry stains are noted in the pantry closet. Inquire with seller to determine history.



Microwave:

*CONDITION:*

Poor. Appliance failed to operate.

Master Bedroom:

*Trim:*

The A/C vent cover is loose in the left closet.

Center Guest Bedroom:

*Walls:*

Very light vertical wall stains are noted. Inquire with seller to determine history.

*Ceilings:*

Dry ring stains are noted over the right wall. Inquire with seller to determine history.

*Windows:*

The right window failed to operate.

Left Guest Bedroom:

*Ceilings:*

Dry stains are noted over the windows. Inquire with seller to determine history.

*Windows:*

The right window failed to operate.

Hallways:

*Floors:*

Wood flooring is buckled at the left hall.

Den:

*Ceilings:*

Dry stains are noted. Inquire with seller to determine history.

*Electrical Outlets:*

One cover is not installed.

Each of these items will likely require further evaluation and repair by licensed trades people. 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*

RONALD L DEHLER  
*Chief Inspector*

FL Licensed Home Inspector HI-204  
Master Professional Inspector (FABI) 0226  
ICC Certified Bldg Inspector Reg#1762  
FL Licensed Radon Technician R1679  
FL Licensed Mold Assessor MRSA90  
Professional Candidate (ASHI) 212267  
Professional Member (NACHI) 11092204  
Certified Thermographer Level 1

*attachment*

## INSPECTION CONFIRMATION

Date: September 16, 2014

Client Name: Mr & Mrs John & Kathleen Greene

Inspection Address: 12732 Hackberry Lane

This inspection, along with any subsequent re-inspections of the property conditions, is performed in accordance with the STANDARDS OF PRACTICE of the state of FLORIDA, FABI and ASHI. Copies of which can be obtained upon request. These guidelines are intended to provide the client with a better understanding of the property conditions, as observed at the time of inspection. It is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the professional opinions of the inspector, based upon his visual impressions of the conditions that exist at the time of the inspection only. The intent of the inspection is to expand the clients general knowledge of the property and to limit or reduce the costs which may be incurred by the client due to items which may be in need of repair or replacement. The inspection and report are not intended to be technically exhaustive, or imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation is performed. All components and conditions which by nature of their location are concealed, camouflaged or difficult to inspect are excluded from this report.

Systems and conditions which are not within the scope of this inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, mold and other environmental hazards, pest infestations, playground equipment, efficiency measurements of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured, water wells (water quality and quantity), zoning ordinances, intercoms, security systems, heat sensors, cosmetics or building code conformity. Any general comments about these systems and conditions is informational only and do not represent and inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected service life of components are general estimates based on information about similar components and occasional wide variations can occur between such estimates and actual experience.

Horizon Inspection Service, Inc., certifies that their inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the Better Business Bureau in accordance with its arbitration rules then pertaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees no to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

The Client requests the visual inspection of the readily accessible areas of the property. This inspection is limited to visual observation existing at the time of the inspection. The Client agrees and understands that the maximum liability incurred by **The Inspector/The Company** for errors and omissions in the inspection shall be limited to the greater amount of the fee paid for the inspection or \$500. (If this is a joint purchase, signee represents actual authority to sign for both parties).

**\$0.00 Inspection fee and confirmation must be received before the report will be released.**

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

I have read and agree to the terms of this confirmation

Emailed to:

From: **Horizon Inspection Service, Inc.**

**Fax or email back to: 239-573-4860 or [Joan@HorizonInspection.com](mailto:Joan@HorizonInspection.com)**

Please peruse, sign and return via fax prior to inspection. Reports will NOT be released until Confirmation is returned and payment is received. This inspection is made with the express agreement that by accepting the report and paying the inspection fee, the client understands and agrees to the conditions, limitations and terms of the Confirmation.

*Horizon Inspection Service, Inc.*

1616-102 W. Cape Coral Pkwy #134 Cape Coral, FL 33914

(239)573-4858 Office / (239)573-4860 FAX [www.HorizonInspection.com](http://www.HorizonInspection.com)

## STRUCTURE - EXTERIOR - GARAGE

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### CONDITION DEFINITIONS:

**GOOD:** Satisfactory with normal wear and tear

**FAIR:** Satisfactory but declining in usefulness

**POOR:** Unsatisfactory and 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 upon an inspection of the visible portions of the structure. Masonry walls commonly develop minor settlement or expansion 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 of replacement of the affected wood. Patching or the use of wood filler is generally not considered an acceptable repair.

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### Structure/Exterior Surfaces:

*General Comments:*

Landscaping appears neglected, but exterior surfaces are in good overall condition and appear well maintained. Tree 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. Viewing of some exterior surfaces is limited due to mature landscaping.







*Approximate Year Of Construction:* 1989.

*Foundation:* Continuous Footers.

*Floor Structure:* Floor is a concrete slab.

*Signs Of Settlement:* None noted.

*Primary Siding Materials:* Masonry.

*Cracks:* No significant cracks are noted.

*Secondary Siding Materials:* Stucco over wood framing.

*Cracks:* No significant cracks are noted.

*Rot:* None noted.

## Exterior Plumbing:

*Water Supply:*

City. Water usage is occurring when all plumbing fixtures are closed, as evidenced by movement of the flow indicator on the water meter.



*Supply Pressure In PSI:* 60.

*Main Water Shut Off Valve Location/Condition:* Left side of structure. Good condition.

*Plumbing Fixtures:*

Exterior hose bibs are in good overall condition. The potential for moisture intrusion to occur is present around the front hose bib. Seal opening.



**Exterior Electrical:**

*General Comments:*

The potential for water intrusion exists where the bases of wall mounted lights are not sealed. Bad bulbs are suspected where some lights failed to operate. Includes landscape lighting. GFI protection is provided at some exterior locations.



*Service Entrance Cables:* Underground.

*Subpanels/Disconnects:* Locations: Air conditioning and pool equipment.  
Condition: Subpanels are in good overall condition.



*Grounding:*

Conduit through which the ground wire passes (located below the electric meter) is rusted near the ground.



*Electrical Fixtures:*

Good overall condition. Surface routed wires are noted at the garage spot lights. Outlets at the front entry and to the left of the front entry failed to respond to GFI testing.



*Low Voltage Lighting:*

Inoperative and in need of repair or replacement.

*Other Electrical:*

GFI outlet serving the front fountain failed to reset. Fountain is operating too long and making the plant bed very wet. Surface routed wiring is noted at the front wall timers and terminal protectors are not installed at the timers. Inquire with seller to determine what the timers serve.



**Exterior Doors Type And Condition:**

*Main Entry:*

Double. Metal faced and window. Good condition.

*Main Rear Entry:*

Single. Double. Metal faced and window. Fair overall condition. Some rust is noted. Rot is noted in the breakfast nook doors and jambs.



**Windows (exterior):**

*Type:*

Awning. Vertical Slider. Fixed Glass. Glass Block.

*Overall Condition:*

Good. Some of the window screens are not installed. Some of the lower blocks are cracked at the glass block window.

*Sill Type and Condition:* Masonry. Good overall. The right front bedroom window sill is cracked.



**Grade/Foliage:**

*Condition:* Grade is fair. Foliage is good.

**Driveway/Walkways:**

*Driveway Type and Condition:* Brick Pavers. Good overall condition.

*Walkway Type and Condition:* Brick Pavers. Good overall condition.

**Lanai:**

*GENERAL CONDITIONS:* Good overall.

*Sink:* Good condition. Faucet is worn and in fair condition. Faucet failed to extend and outlets failed to respond to GFI testing.

*Mini Refrigerator:* Fair condition. Appliance was shut off on arrival. Ice maker failed to produce ice.

*Gas Grill:* Fair condition. Grill failed to ignite and one control failed to operate.

*Electrical Outlets:* Ground fault protection is not provided as was required when the structure was built.

**Other Exterior Features:**

*FRONT ENTRY:*

Good overall condition.

*SHUTTERS:*

Hardware for the installation of hurricane protection is installed. Panels are stored on site and appear in good condition.



*OTHER:*

LP Gas Tank: Buried. Gas indicates the tank is 10% full.



**Garage Interior:**

*OVERHEAD DOOR*

Metal. One single width and one double width door are provided. Good overall

*TYPE/CONDITION:* condition.

*GARAGE DOOR LIFT:* Fair condition. Garage door lifts responded properly to use of control buttons. Electric door lifts are equipped an auto reverse feature, but one sensor is missing at the single door. Door failed close unless the button is depressed until closed.

*INTERIOR ELEMENTS:* Good overall condition. Viewing is limited due stored items.

*Central Vacuum System:* System was unplugged on arrival. The main collection cannister responded once plugged in. Individual suction ports were not tested. One of the vacuum lines is disconnected over the garage.



*Electrical Outlets:* GFI protection is provided. Some of the outlets failed to respond to GFI testing.

*Fixtures:*

One light cover is not installed. Surface routed wiring is noted at the left front corner.



## POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time or the use of specially designed leak detection equipment. A leak detection contractor should be called if you desire this service. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

### Pool Surface:

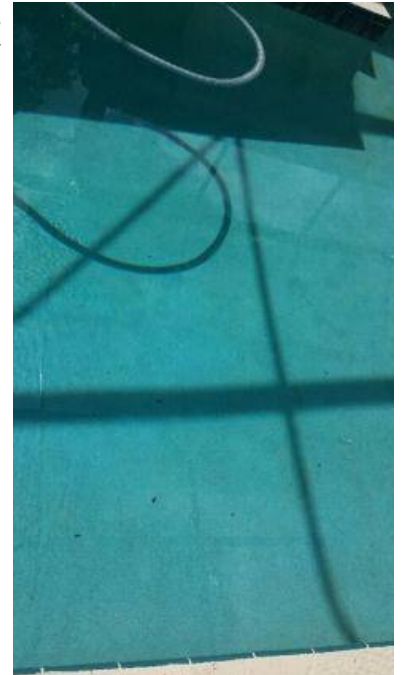
*Type:*

Aggregate surface (Diamond-Brite, Sunstone, Krystal Krete, Pebble Tec, etc.).



*Condition:*

Fair overall condition with surface wear, cracks and deterioration. A licensed pool contractor should be called to provide further evaluation and cost for repairs/resurfacing.



**Skimmer & Basket:**

*Condition:* Good.

**Hand Railings:**

*Condition:* Good.

**Pool Light:**

Pool and spa lights are operational.

**Pool Decking:**

*Type & Condition:* Scored concrete/Keystone. Good. Rope lighting is detached and failed to operate.



*Child Protection Fencing:* None provided.

**Pool Enclosure Or Fencing:**

*Type and Condition:* Screen Enclosure. Good overall.



## Pumping Equipment:

*Pump/Motor and Condition:*

Fair overall. The pool equipment cement pad has settled. Equipment is not level. Three 2.0 hp pumps are provided in fair overall condition. A bond wire is not secured to two of the pump, electrical wire is not secured to the rear pump and the rock fall pump failed to operate. In addition, a loss of prime occurs when the swim jet pump is activated. A licensed pool contractor should be called for further evaluation.



*Leakage:*

Leakage is noted at the pump and filter.





*Hair and Lint Filter:*

Air bubbles were seen passing through the hair and lint filter on the pumps and exiting the pool supply jets. This is an indication of a minor leak somewhere along the suction side of the pumping system, which is likely occurring relatively close to the pump, at a valve, chlorinator fitting or at the O-ring under the hair and lint filter cover, but could also originate underground at a small pipe break.



*Filter Type:* Cartridge.

*Pressure in PSI:* 30.

*Chlorinator Type:* Inline.

### Visible Plumbing Line:

*Condition:*

Good. A valve handle is broken and cannot be operated.



### Heaters:

*Type & Condition:*

Good visual, but heater failed to respond to use of controls.



## Electric Controls:

### *Subpanels:*

A timer has been removed from the enclosure. Timer box has been taped closed, has exposed splices inside and a hole in the enclosure.



## Spa:

### *Surface:*

Spa surface is same as pool noted above.

### *Operation:*

Spa water is dirty/cloudy. Equipment not performing as intended.



## SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems. Inspection of the sprinkler system is general operation only. Individual sprinkler heads and specific operation are not checked. If you would like a technically exhaustive inspection a licensed irrigation contractor should be called. Inspection of the sprinkler system is not a warrantee or guarantee of the future condition or operation of the system.

### Water Source:

Well.

### Pump & Motor:

*Type of Pump:* Submersible.

*Pump & Motor Condition:* Good.

### Distribution Valves:

*Type:* Electric.

*Number of Zones:* 10.

*Condition:* Good.

### Visible Supply Lines:

*Type:* PVC.

*Leaks:* No leakage noted at the time of inspection.

## Electric Controls:

*Timers:*

Good. Outlet serving the timer is without a weatherproof cover.



## Sprinkler Heads:

*Overall Condition:*

A few heads are in need of adjustment, repair or replacement to insure proper operation and coverage.

## ROOF & ATTIC

### 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

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty or guarantee of the roof system of how long it will remain watertight in the future. Age of roof surface is estimated and based upon the visual condition. Inquire with seller to determine actual age. Roof surfaces are walked on where conditions permit without danger of roof damage, unless otherwise noted below. For an accurate cost on what the 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 or issues.

### Roof:

*GENERAL COMMENTS:* Roof was not mounted due to rain, lightning, condition, height and/or safety reasons. Surfaces were viewed from a ladder place at the edge of the roof and from the ground with the aid of binoculars.

*Main Roof Type:* Hip and Gable.

*Roof Covering Materials:* Barrel Tile.

*Estimated age:* 25 years.

*Anticipated Remaining Service Life:* 5 years with repairs and maintenance.

*Overall Condition:* While roof tile are generally in good condition a few cracked/damaged tile are noted. In addition, parging is detached at some of the ridge and hip tile leaving tile loose in place and subject to wind uplift. Evidence of prior repairs are noted in at a few locations. Inquire with seller to determine history. As noted at overhangs and attic there are areas of wood rot and evidence of roof edge leakage. This roof is at a point in its life where leakage, repairs and replacement should be anticipated. A licensed roofing contractor should be called for further evaluation and to provide costs for repairs/replacement. In addition, the small flat roof should also be evaluated.











*Roof Valleys:* Fair overall condition.

*Roof Flashings:* Fair overall condition.

*Secondary Roof Type:* Flat.

*Secondary Roof Covering Materials:* Not determined heavy rains and lighting prevent viewing of this surface.

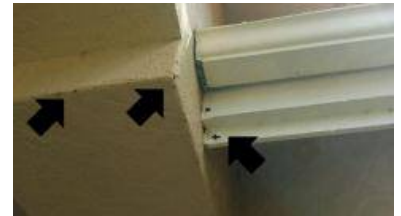
*Secondary Roof Condition:* Not determined.

*Overhang Type:* Wood/Wood.

*Overhangs Condition* Fair overall. Rot is noted at the left and right sides of the front entry. Water is seeping into the sides of the stucco over wood raised arch entry. Some wood rot is noted from within the attic. Other areas of overhang rot include, but are not limited to: Above the left front windows and right fixed window, above the glass block window, right rear corner and rear overhangs. Roof edge leakage is suspected in a few areas, as evidenced by stains at the inner face



of fascia. A licensed roofing contractor should be called for further evaluation and to provide repair vs replacement costs.









*Gutters/ Downspouts:*

Fair overall condition. Some gutter joints have or are leaking. Use gutter caulk to seal. Loose nails are noted along with some dented sections of gutter. Stains indicate leakage is occurring between the front gutters and the overhang.





**Chimney:**

Two are provided in good overall condition with some rot noted in wood trim.



**Attic:**

*Accessible for inspection?*

Yes. Viewing is limited in some areas. Time spent in the attic was limited by high heat load typical with summer.



*Conditions Noted:*

Evidence (droppings, traps and insulation trails) of rodents was noted. A few exposed electrical junctions are noted. One piece of the central vacuum system pipe is disconnected over the garage. Switch cover is damaged at the garage attic light. The dryer vent duct is partially detached.



*Evidence of Leaks:*

Stains and rot are noted at some overhangs and at the raised front entry. Dry stains are present just above the garage attic access.



*Roof Support:*

Some truss members have been cut to accommodate the installation of the air conditioning equipment. Occasionally truss web members in the attic are cut or altered to accommodate installation of air conditioning equipment. Any modification of roof trusses is generally not permitted without the approval of an engineer as trusses are an engineered part of the house which can not be modified without altering support characteristics. The local building department should be contacted to permit and approve any and all truss modifications.

*Type of Sheathing:*

Plywood.

*Insulation Type (estimated R-Value):*

12 inches of blown Fiberglass: R-30. Some insulation has been disturbed.



*Ventilation:*

A combination of soffit and ridge vents.

*Recent Weather:*

Some recent rainfall has occurred and rain occurred at the time of inspection.

## ELECTRICAL SYSTEMS

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire structure should be turned off prior to beginning any repair efforts, not matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clocks is not verified. Inoperative light fixtures often lack bulbs or inoperative bulbs. Light bulbs are not changed during the inspection due to time constraints. Ceiling fans are checked for general operation only. Smoke alarms should be tested regularly.

### System Components:

*MAIN SWITCH RATING:* (2) 200 amps.

*DISCONNECT LOCATION:* Exterior.

*INCOMING MAIN CABLES:* 4/0 aluminum. Main entrance cables are adequately sized for installed service. Antioxidant paste has been applied.

*BRANCH PANEL LOCATIONS:* Garage and master bedroom.



*OVERLOAD PROTECTION:* Circuit Breakers.

*WORKMANSHIP:* Good overall.

*BREAKER SIZE vs USE:* Good.

*WIRING SIZE vs USE:* Good.

*PREDOMINANT WIRING:* Copper.

*GFI SAFETY PROTECTION:* GFI protection is provided at some locations. Ground Fault Protection (GFI)

provides accidental shock protection in potentially hazardous areas where grounding could easily occur. Their presence serves to insure the continued safety of occupants. As a precaution you should consider installing GFI protection at areas as indicated within this report.

*SMOKE ALARMS:* Good.

**Outlets:**

*MASTER BATH:* GFI protection is provided.

*POOL BATH:* GFI protection is provided.

*HALF BATH:* GFI protection is not provided as was required at the time of original construction.

*Left Guest Bedroom Bath:* GFI protection is not provided as was required at the time of original construction.

*Center Guest Bedroom Bath:* GFI protection is not provided as was required at the time of original construction.

*Right Guest Bedroom Bath:* GFI protection is provided.

*Den Bath:* GFI protection is provided.

**Closets:**

*Den Bath:* Dry ceiling stains are noted. Inquire with seller to determine history.



## PLUMBING SYSTEM

It is not within the scope of this inspection to determine the degree of salinity, quality or volume of any well water or operational effectiveness of any water treatment equipment. Contact a local well contractor and/or health department for these services. Determination of pinhole leakage within water supply lines is limited to areas where water lines are accessible and visible. Operation of time clocks is not verified. Individual shut off valves serving sinks and toilets are not operated. Hot water temperature is not specifically checked. 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 evident. Water heater pressure relief valves are not operated as most will leak once activated. All underground piping related to water supply, waste or sprinkler use are excluded from this inspection.

### Plumbing System:

*GENERAL COMMENTS:* Viewing of water supply and drain lines is limited as most are concealed.

*INTERIOR SUPPLY LINES:* Copper.

*PAST OR PRESENT LEAKS:* None noted.

*WASTE PROVISIONS:* Sewer.

*INTERIOR WASTE LINES:* PVC.

*DRAINAGE:* Good overall.

*PAST OR PRESENT LEAKS:* None noted.

*VENTING SYSTEM:* Appears adequate.

### Water Heater #1:

*LOCATION:* Garage.

*TYPE:* Electric.

*SIZE:* 50 gallons.

*YEAR OF MANUFACTURE:* 2007.

**CONDITION:**

Fair. Most water heaters have expected service lives of 10-15 years. Water heaters served by well water or ones which are installed at exterior locations may not last as long.



**ELECTRICAL PROVISIONS:** Good.

**PRESSURE RELIEF VALVE:** Good condition.

**OVERFLOW PAN:** Good condition.

**Water Heater #2:**

**LOCATION:** Attic.

**TYPE:** Electric.

**SIZE:** 30 gallons.

**YEAR OF MANUFACTURE:** 2009.

**CONDITION:**

Good. Most water heaters have expected service lives of 10-15 years. Water heaters served by well water or ones which are installed at exterior locations may not last as long.



**ELECTRICAL PROVISIONS:** Good.

**PRESSURE RELIEF VALVE:** Good condition.

**OVERFLOW PAN:** Good condition.

**Water Heater #3:**

**LOCATION:** Attic.

**TYPE:** Electric.

**SIZE:** 30 gallons.

**YEAR OF MANUFACTURE:** 2009.

*CONDITION:*

Good. Most water heaters have expected service lives of 10-15 years. Water heaters served by well water or ones which are installed at exterior locations may not last as long.



*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 evidence except when the shower is actually in use. Determining whether shower pans, tubs/shower surrounds are water tight is beyond the scope of this inspection. Any visual evidence of leakage will be noted in the report. It is very important to maintain all grouting/caulking in bath areas. Very minor imperfections can allow water to seep into a wall or floor area and cause damage. Periodic caulking and grouting of bath areas is an ongoing maintenance task that should not be neglected. Areas which should be periodically examined are vertical corners, horizontal grout lines at walls, near floor areas, underside of shower curbs, tub lip, tub spouts, faucet trim plates and any other areas specifically noted in this report. Siliconized acrylic latex caulk is generally the product of choice, as it has long life and easy clean up.

### Master Bath:

<i>Sinks:</i>	Good condition.
<i>Water Supply:</i>	Good.
<i>Drainage:</i>	Good.
<i>Toilet:</i>	Good condition.
<i>Bidet:</i>	Good condition. Stopper is not installed and the spray head failed to produce water.
<i>Tub/Shower Fixtures:</i>	Good overall. Variable control for adjusting tub jets failed to operate and an access was not located to service the whirlpool tub motor.
<i>Shower Heads:</i>	Good.
<i>Tub/Shower Walls:</i>	Good condition.
<i>INTERIOR ELEMENTS:</i>	Good overall.
<i>Ventilation:</i>	Good.

### Pool Bath:

<i>Sinks:</i>	Good condition.
<i>Water Supply:</i>	Good.
<i>Drainage:</i>	Good.
<i>Toilet:</i>	Good condition.
<i>Tub/Shower Fixtures:</i>	Good overall. The single shower control is loose.

*Shower Heads:* Good.

*Tub/Shower Walls:* Good condition.

*INTERIOR ELEMENTS:* Good overall.

*Ventilation:* Good.

### **Half Bath:**

*Sinks:* Good condition.

*Water Supply:* Good.

*Drainage:* Good.

*Toilet:* Good condition.

*INTERIOR ELEMENTS:* Good overall.

*Ventilation:* Good.

### **Left Guest Bedroom Bath:**

*Sinks:* Good condition.

*Water Supply:* Good.

*Drainage:* Good.

*Toilet:* Good condition.

*Tub/Shower Fixtures:* Good overall.

*Shower Heads:* Good.

*Tub/Shower Walls:* Good condition.

*INTERIOR ELEMENTS:* Good overall.

*Ventilation:* Good.

### **Center Guest Bedroom Bath:**

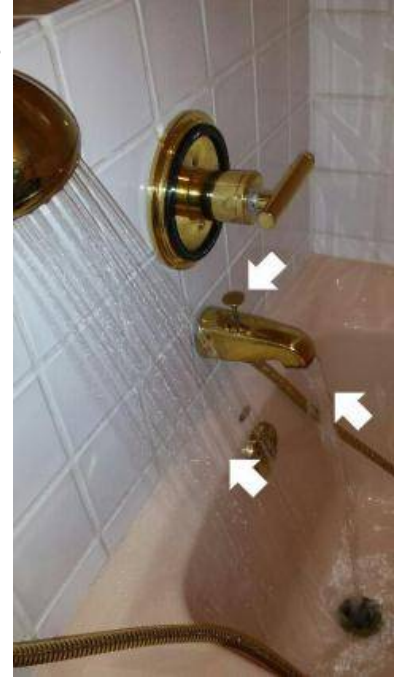
*Sinks:* Good condition.

*Water Supply:* Good.

*Drainage:* Good.

*Toilet:* Good condition.

*Tub/Shower Fixtures:* Good overall. The shower diverter failed to fully engage and the pop up stopper is inoperative.



*Shower Heads:* Good.

*Tub/Shower Walls:* Good condition.

**INTERIOR ELEMENTS:** Good overall.

*Ventilation:* Good.

**Right Guest Bedroom Bath:**

*Sinks:* Good condition.

*Water Supply:* Good.

*Drainage:* Good.

*Toilet:* Good condition.

*Tub/Shower Fixtures:* Good overall. Stopper is not installed. Positioning of hot and cold water supply is reversed at the faucet. Shaft of water flow cartridge on which the handle is mounted needs 180 degree rotation to remedy this SAFETY ISSUE. While repair is generally simple and quick, it often takes a plumbers knowledge to

disassemble the faucet so adjustments can be made.

*Shower Heads:* Good.

*Tub/Shower Walls:* Good condition.

*INTERIOR ELEMENTS:* Good overall.

*Ventilation:* Good.

**Den Bath:**

*Sinks:* Good condition.

*Water Supply:* Good.

*Drainage:* Good.

*Toilet:* Good condition.

*Tub/Shower Fixtures:* Good overall. Steam unit is functional.

*Shower Heads:* Good.

*Tub/Shower Walls:* Good condition.

*INTERIOR ELEMENTS:* Good overall.

*Ventilation:* Good.

## COOLING/HEATING SYSTEMS

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### 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. Evaporator coils are not inspected unless exposed at the time of inspection. Coils need periodic cleaning to stay efficient. Air conditioning units are not opened or disassembled. Operation of time clocks are not verified. Thermostats are not checked for calibration. 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. A licensed air conditioning or air quality control contractor should be called if these services are desired. The inspection includes checking normal operation of cooling/heating systems by use of controls provided. The inspection is not technically exhaustive. A licensed HVAC contractor should be called if a technically exhaustive inspection is desired.

### General Comments:

Most filters are in poor condition and in need of replacement. The plastic outer covering has deteriorated on some flexible ducts in the attic area. This is believed due to UV exposure and is typical for this type of duct, but is generally a progressive condition that eventually requires replacement.



### First Cooling/Heating System:

*AIR TEMP DROP:*

Less than 12 degrees F. Cooling not acceptable.

*OVERALL OPERATION:*

Fair. System is operational and did cool during the inspection, but did not produce the acceptable cooling drop of 15-20 degrees. Call an air conditioning service contractor for a refrigerant level check. A test for any source of



**AIR HANDLER:**

Trane brand. Manufacture Date: 1997.



**CONDITION:**

Fair. Unit is older and has a limited anticipated remaining service life. Most evaporators of this type have an expected service life of 10-15 years. Any evaporator nearing 10 years has an increase likelihood of the need for repairs in the future. Evaporator unit is a horizontally mounted unit installed within the attic area, and is appropriately sized to it exterior condenser unit. Evaporator unit in the attic area has a problem which will require further evaluation, along with repair and/or replacement by a licensed air conditioning contractor. The evaporator cabinet, which contains a collection pan for all condensation which forms within the unit, is leaking condensate water into the emergency overflow pan, which is located below the unit. The source of the leak should be found and repaired. The likelihood for repair is higher when no significant rust is found at the bottom surface of the evaporator cabinet. Excessive rusting generally requires the unit be replaced, a major expense. The emergency overflow pan is provided to keep ceilings from being ruined in the event of just such a leak as you have, and not meant to serve continuous duty.



*AIR LEAKAGE:* Minor hot infiltration is occurring at the evaporator in the following area(s): Where refrigerant and/or condensate lines enter the unit. A licensed air conditioning contractor should be called to seal areas of leakage as leakage can affect operation and service life.

*CONDENSATION:* Active condensation was noted at the following area(s): At the exterior surfaces of the evaporator.

*HEATING SYSTEM:* Electric Heat Strips. Operational.

*AIR FLOW:* Good overall.

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

**Second Cooling/Heating System:**

*AIR TEMP DROP:* 12-14 degrees F. Considered marginal operation. A tune up is suggested to help improve operation.

*OVERALL OPERATION:* Fair.

*SYSTEM TYPE:* Electric Split System.

*SYSTEM SIZE:* 3.0 tons.

*CONDENSER:* Ruud brand. Manufacture Date: 2011.







**AIR LEAKAGE:**

Minor hot infiltration is occurring at the evaporator in the following area(s): Where refrigerant and/or condensate lines enter the unit. A licensed air conditioning contractor should be called to seal areas of leakage as leakage can affect operation and service life.



**CONDENSATION:**

Condensation was not noted on the unit, refrigerant or condensate drain lines at the time of the inspection.

**HEATING SYSTEM:**

Electric Heat Strips. Operational.

**AIR FLOW:**

Good overall.

**CONTROLS:**

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

**Third Cooling/Heating System:**

**AIR TEMP DROP:**

Less than 12 degrees F. Cooling not acceptable.

**OVERALL OPERATION:**

Fair. System is operational and did cool during the inspection, but did not produce the acceptable cooling drop of 15-20 degrees. Call an air conditioning service contractor for a refrigerant level check. A test for any source of refrigerant leakage should be performed as part of this service work.

**SYSTEM TYPE:**

Electric Split System.

**SYSTEM SIZE:**

4.0 tons.

**CONDENSER:**

Trane brand. Manufacture Date: 2005.



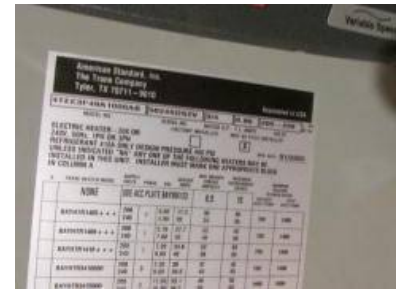


**CONDITION:**

Fair. 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 the need for repairs in the future. Air conditioning sizing is proper when 1 ton of air conditioning is provided for each 500-600 square feet of living space. Other considerations are ceiling height and insulation.

**AIR HANDLER:**

Trane brand. Manufacture Date: 2005.



**CONDITION:**

Fair. Most evaporators of this type have an expected service life of 10-15 years. Any evaporator nearing 10 years has an increase likelihood of the need for repairs in the future. Evaporator unit is a horizontally mounted unit installed within the attic area, and is appropriately sized to it exterior condenser unit. Blower fan pulls proper amperage and no operational problems were noted at the time of the inspection.

**AIR LEAKAGE:**

Major cold air leakage is occurring at the evaporator in the following area(s): At service cover panel seams. A licensed air conditioning contractor should be called to seal areas of leakage as leakage can affect operation and service life. Where refrigerant and/or condensate lines enter the unit.



*CONDENSATION:* Condensation was not noted on the unit, refrigerant or condensate drain lines at the time of the inspection.

*HEATING SYSTEM:* Electric Heat Strips. Operational.

*AIR FLOW:* Good overall.

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

**Fireplace:**

*TYPE:* Gas. Family room. Masonry. Good condition.

Living room. Prefabricated. Good condition.

Pilot lights were not lit at the of inspection. Operation of fireplaces was not confirmed. Seller states fireplaces are manually light then operated by the manual control on the gas logs.

## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of accessible windows and doors, switches and outlets. The condition of walls behind wall coverings, paneling and furnishings can not be judged. Floor tile are not sounded, but are inspected for visually evident damage or deterioration only. As a general rule, cosmetic deficiencies are considered a part of normal wear and tear and are not reported. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the source of odors or like conditions is beyond the scope of this inspection. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service. Determining the condition of insulated glass is not always possible due to temperature, weather and lighting conditions. Check with sellers for further information. Kitchen appliances are tested for basic functionality, but are not evaluated for their performance nor for the variety of their settings or cycles. 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 tested. Leak testing is not performed on gas systems or appliances. Appliances older than ten years may exhibit decreased efficiency. This inspection reports on the inspectors opinion in reference to the visual condition of the appliance and operation only. 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 and/or provide owners manuals.

### Interior Rooms:

*GENERAL COMMENTS:* Furniture, decorator or stored items restrict viewing as 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 are believed to serve hidden outlets, unused electrical hookups for lights or have been abandoned. Operation of some windows was not confirmed due to placement or furniture or homeowner items.

### Front Entry:

*General Conditions:* Good overall.

### Living Room:

*General Conditions:* Good overall.

### Dining Room:

*General Conditions:* Good overall.

## Family Room:

*General Conditions:* Good overall.



*Wet Bar Sink:* Good condition. GFI protection is provided.

*Mini Refrigerator:* Fair condition.

*Ice Machine:* Fair condition.

*Ceiling Fans:* One light failed to operate.

## Breakfast Nook:

*General Conditions:* Good overall.

*Doors:* At the left doors, the bottom lock failed to operate and the deadbolt is difficult to operate.

## Kitchen:

*General Conditions:* Good overall.

*Closets:*

Dry stains are noted in the pantry closet. Inquire with seller to determine history.



*Electrical Outlets:*

GFI protection is provided at outlets near the sink only. Consider upgrading the remaining kitchen outlets in the future.

**Kitchen Sink:**

*CONDITION:*

Good. Two are provided.

*FAUCET/SPRAYS:*

Good condition.

*WATER SUPPLY:*

Good.

*DRAINAGE:*

Good.

*WATER FILTER:*

Water filter equipment is without leakage. Effectiveness of equipment is not determined. Inquire with seller to determine frequency of servicing.

*INSTA-HOT DISPENSER:*

Appliance is operational and appears in good condition/

**Range/Cook Top/Oven:**

*TYPE/CONDITION:*

Electric. Good overall. Two ovens are provided.

**Refrigerator:**

*CONDITION:*

Good.

**Ice Maker:**

*CONDITION:* Good.

**Dishwasher:**

*CONDITION:* Good. Most dishwashers have expected service lives of 8-12 years.

**Garbage Disposal:**

*CONDITION:* Good. Two are provided.

**Microwave:**

*CONDITION:* Poor. Appliance failed to operate.

**Other Appliances:**

Garage Refrigerator Freezer: Good condition.

**Master Bedroom:**

*General Conditions:* Good overall.

*Trim:* The A/C vent cover is loose in the left closet.

**Center Guest Bedroom:**

*General Conditions:* Good overall.

*Walls:* Very light vertical wall stains are noted. Inquire with seller to determine history.





*Ceilings:*

Dry ring stains are noted over the right wall. Inquire with seller to determine history.



*Windows:*

The right window failed to operate.

**Left Guest Bedroom:**

*General Conditions:*

Good overall.

*Ceilings:*

Dry stains are noted over the windows. Inquire with seller to determine history.



*Windows:*

The right window failed to operate.

**Right Guest Bedroom:**

*General Conditions:*

Good overall.

**Laundry Room:**

*General Conditions:*

Good overall.

*Laundry Sink:*

Good condition.

*Electrical Outlets:* GFI protection is not provided, but was not required at the time of original construction. Consider upgrading outlets in the future.

**Washer**

*CONDITION:* Good.

*WASHER HOOKUPS:* Good condition.

**Dryer:**

*CONDITION:* Good. Electric. A dryer vent is provided.

**Hallways:**

*General Conditions:* Good overall.

*Floors:* Wood flooring is buckled a the left hall.

**Office:**

*General Conditions:* Good overall.

**Den:**

*General Conditions:* Good overall.

*Ceilings:* Dry stains are noted. Inquire with seller to determine history.



*Electrical Outlets:* One cover is not installed.

**Study:**

Good overall.

**Sitting Area:**

Good overall.