

Beacon Home Inspection Services

Your Property Inspection Report



123 Any Street, Wellington, FL 33414
Inspection prepared for: Henry Homebuyer
Real Estate Agent: Maria Furtado - Keyes Realty- Wellington

Date of Inspection: 6/4/2012 Time: 10:00 AM
Age of Home: 2004 Size: 3,175 sf
Weather: 82 Degrees Clear & Dry
Home Inspection
Wind Mitigation
Roof Certification
Pool Inspection
WDO Inspection

Inspector: William Scott
Home Inspector HI3928, Mold Assessor MRSA 1586
5704 Dewberry Way, West Palm Beach, FL 33415
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<http://www.west-palm-beach-home-inspection-service.com>



We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Summary of Items of Concern

Thank you for choosing Beacon Home Inspection Services for your home inspection needs. At Beacon Home Inspection Services you and your families safety are our number one priorities. On this page you will find, in **RED**, a brief summary of any items of concern that we found during the inspection process, These items are not only critical concerns but are things that we want to highlight and make our clients aware of. They may be critical in nature as they may relate to Safety and Function or items to make your home more energy efficient and a better place to live. Examples would be bare electrical wires, or active drain leaks. They may also be information that you may need to make an informed decision on the purchase of your new home. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report and do not rely solely on pictures or comment that are posted in red! For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, that doesn't mean that there were no **CRITICAL** system or safety concerns with this property at the time of inspection. Again, be sure to read the entire report thoroughly.

SMOKE DETECTORS/CARBON MONOXIDE DETECTORS:

Death from CO2 poisoning has become increasingly more prevalent as more and more CO2 hazards have been introduced into the modern American home. As with all homes that have an attached garage, gas appliances or are a multifamily housing unit I highly recommend upgrading your old smoke detectors or installing smoke/CO2 detectors. It is a cheap way to give you and your family invaluable protection. Whether it be smoke detectors or carbon monoxide detectors both should be checked approximately every six months and the batteries should be replaced annually whether they need it or not.

Mold In The Home:

With the rapid increase in foreclosures, mold has become a big problem for banks that are trying to sell these homes and a health concern for the consumers who want to buy them. Your home inspection includes a "**visual and sensory**" mold inspection. If we find any major concerns or evidence of mold that exists, we will immediately inform you and discuss further testing options. Minor issues will be contained within this report with steps to improve the conditions that may exist. The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection/Sampling to identify the types of mold (or any other airborne allergens) present. For more information on mold and the effects it may have on you and your families health visit

<http://www.cdc.gov/mold/faqs.htm>

Exterior Areas		
Page 13 Item: 7	Electrical, Exterior	<ul style="list-style-type: none"> • GFCI's:, Outlet cover is broken and not waterproof. Replace. • GFCI trip test failed on balcony outlet. Recommend replacing it. • TELEPHONE SYSTEM: , Your telephone system is not properly grounded.

Page 18 Item: 8	Plumbing, Exterior	<ul style="list-style-type: none"> • Main water shut off valve for the interior plumbing. Should you ever have an uncontained leak you would need to shut the water off here. • POOL FILTER:; Unable to determine the the condition of the pool filter. The Bullet type filter was unable to be opened with reasonable force. Have this checked and repaired by a licensed pool company. • Water appears clear at the time of inspection. Chemical balance of your water is very important to the overall health of a pool. Not only for human bathers but for the health of the pool equipment and surfaces as well. Even if you hire an outside company to maintain your pool I would recommend purchasing a test kit so you can personally monitor the quality of your pool company. • POOL GATE(S):; Adjust gate(s) for self closure. • IRRIGATION:; Replace seals in the main irrigation valve.
Garage, Basement & Attic		
Page 20 Item: 1	Garage	<ul style="list-style-type: none"> • Personal items in garage block complete inspection of all floor, wall and ceiling areas.
Page 23 Item: 2	Attic	<ul style="list-style-type: none"> • Attic partially traversed due to the size and accessability of the attic. • HATCH:; Maintenance Tip: Keep attic hatch sealed/caulked to minimize warm moist air escaping to attic during the winter and cool air in the summer, which could promote conditions conducive to mold growth. It should also be insulated to increase energy efficiency.
Electric, Heat, Water Heater		
Page 30 Item: 2	HVAC Unit	<ul style="list-style-type: none"> • LOWSIDE INSULATION:. Low side line coming out of the condenser unit needs to be re-insulated. • HVAC COILS:; HVAC Coils need to be cleaned. Organic growth noted under the evaporator coils. Make sure to have the technician clean these areas in both air handlers at the time of service. This could become an irritant such as itchy eyes, runny noses or even a health hazard such as strep, staff infection or even Legionnaires Disease.
Page 32 Item: 3	Water Heater	<ul style="list-style-type: none"> • WATER TEMPERATURE TEST:; It is recommended that your water temperature not exceed 120 degrees as this can be a scalding hazard to infants and the elderly. (See Photo)
Interior Features		
Page 37 Item: 1	Kitchen	<ul style="list-style-type: none"> • I highly recommend replacing your water filter before using the water or ice from the refrigerator. Change this filter every 6 months, keep one on hand and change immediately after any boil water alerts in your area.
Page 39 Item: 2	Master Bath	<ul style="list-style-type: none"> • DRAINS:; Sink drain plug needs repair or replacement. • SHOWER:; Shower - floor junction needs caulk / grout.
Page 42 Item: 5	Jack & Jill Bath	<ul style="list-style-type: none"> • CAULK & GROUT:; Tub/shower area needs caulk / grout.
Page 45 Item: 8	Interior Electric	<ul style="list-style-type: none"> • SMOKE DETECTORS/CARBON MONOXIDE DETECTORS:; As with all homes that have an attached garage, gas appliances or are a multifamily housing unit I highly recommend upgrading your old smoke detectors or installing smoke/CO2 detectors. Whether it be smoke detectors or carbon monoxide detectors both should be checked approximately every six months and the batteries should be replaced annually whether they need it or not.

Page 48 Item: 11	Doors	<ul style="list-style-type: none">• SLIDING SREEN DOOR(S), Downstairs, Needs adjustment or the rollers replaced for proper operation.
Page 48 Item: 12	Windows	<ul style="list-style-type: none">• WELLS - EGRESS:, No major system safety or function concerns with the window egress noted at time of inspection. It, very important for you and your family to establish a plan of escape through ALL windows in the home incase fire blocks a normal escape route.• SCREENS:, Some window screens damaged.• CAULKING AND SEALANT:, Maintenance Tip: Caulk around windows where settlement and temperature changes have caused cracks.

Exterior Areas

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

1. Roof

Materials: Inspected from ground level with binoculars. See Roofing Notes above, in blue. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection, Some areas of roof are obscured from view., Concrete or clay barrel tiles noted.

Observations:

- Some shingles cracked or damaged. (See photos) Although these tiles are damaged it hasn't compromised the integrity of the underlayment. Unlike asphalt shingles, concrete or clay tiles are not meant keep water out but to protect the water barrier underneath. I recommend having these tiles replaced to ensure the future serviceability of the roofing system.
- No major system safety or function concerns noted with the roofing system at time of inspection.



Some shingles cracked or damaged. (See photos)
Although these tiles are damaged it hasn't compromised the integrity of the underlayment. Unlike asphalt shingles, concrete or clay tiles are not meant keep water out but to protect the water barrier underneath. I recommend having these tiles replaced to ensure the future serviceability of the roofing system.

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

2. Siding

Information: SIDING: Concrete Block Stucco (CBS). FOUNDATION: Slab on grade.

Observations:

- SIDING: Minor hairline cracking in siding. This is not uncommon in stucco homes. Caulk and repaint.
- FOUNDATION: Minor settlement cracks found in the garage.

3. Gutters & Grading

Information: No gutters or downspouts. Installation recommended, at least over entranceways and walks, to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks. Drip edges noted

Observations:

- GRADING: , No deficiencies or safety concerns noted at the time of inspection
- No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be a slip hazard during rainy season.



No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be a slip hazard during rainy season.



GRADING: , No deficiencies or safety concerns noted at the time of inspection

4. Drives & Walks

Information: Paver Driveway noted, Concrete sidewalk.

Observations:

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



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

5. Vegetation

Observations:

- Trees within 6 feet foundation. Monitor for potential root damage.
- Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.
- Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.



Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.

6. Patios, Porches & Landings

Materials: PATIO: • BALCONY: • PORCH:

Observations:

- FRONT PORCH: No major safety or function concerns noted at the time of inspection.
- REAR PORCH: , No major safety or function concerns noted at the time of inspection.
- POOL DECK: No major safety or function concerns noted at the time of inspection.
- BALCONY: , No major safety or function concerns noted at the time of inspection.



Pool Deck: No major safety or function concerns noted at the time of inspection.



REAR PORCH: , No major safety or function concerns noted at the time of inspection.



POOL DECK: No major safety or function concerns noted at the time of inspection.



BALCONY:, No major safety or function concerns noted at the time of inspection.

7. Electrical, Exterior

Observations:

- **EXTERIOR MAIN ELECTRICAL PANEL:**, Your exterior main electrical panel was checked for proper grounding, rust and corrosion.
- Proper ground for your exterior electrical panel is noted.
- **SWITCHES:**, No major system safety or function concerns with the exterior switches noted at time of inspection.
- **WIRES:**, No major system safety or function concerns with any visible exterior wires noted at time of inspection.
- **SERVICE ENTRANCE:**
Underground service entrance noted.
- **EXTERIOR LIGHT FIXTURES:**, No major system safety or function concerns with the exterior light fixtures noted at time of inspection.
- **GFCI's:**, No major system safety or function concerns with the exterior GFCI's noted at time of inspection.
- **CEILING FAN(s):**, No major system safety or function concerns with the exterior ceiling fans noted at time of inspection.
- **GFCI's:**, **Outlet cover is broken and not waterproof. Replace.**
- **GFCI trip test failed on balcony outlet. Recommend replacing it.**
- **TELEPHONE SYSTEM:** , **Your telephone system is not properly grounded.**



EXTERIOR LIGHT FIXTURES:, No major system safety or function concerns with the exterior light fixtures noted at time of inspection.



Dual 150 amp service entrances were noted.



Missing cover blank on exterior service panel. Recommend replacing this to prevent electrical hazard.



GFCI's, Outlet cover is broken and not waterproof. Replace.



EXTERIOR MAIN ELECTRICAL PANEL:, Your exterior main electrical panel was checked for proper grounding, rust and corrosion.



Proper ground for your exterior electrical panel is noted.



CEILING FAN(s):, No major system safety or function concerns with the exterior ceiling fans noted at time of inspection.



GFCI's:, No major system safety or function concerns with the exterior GFCI's noted at time of inspection.



GFCI trip test failed on balcony outlet. Recommend replacing it.



TELEPHONE SYSTEM: , Your telephone system is not properly grounded.

8. Plumbing, Exterior

Observations:

- SPIGOT(S):. No major safety or functional concerns with your spigots were noted at the time of inspection.
- PLUMBING CLEANOUTS: No major safety or functional concerns with your plumbing clean outs noted, all covers were in place at the time of inspection.
- 60 to 70 PSI (good pressure)
- IRRIGATION: Irrigation inspections are not included in a home inspection and a wet check should be performed by a licensed irrigation company to check the irrigation heads, timer, pump (if applicable) and timed zones for proper operation and watering schedule.
- IRRIGATION: Your irrigation valve/pump operated properly when activated by the timer/switch.
- POOL TIMER: Timer operated the pool pump/motor by the on/off switch at the time of inspection. The timing functions were not checked due to time constraints.
- MARCITE: No safety or functional concerns noted with the marcite at the time of inspection.
- STRAINER BASKETS: Had minor debris in them at the time of inspection. Monitor and clean regularly.
- BACKPRESSURE GAUGE: 10 PSI at the time of inspection. Anything over 20 PSI, it's time to clean the filter.
- POOL PUMP: No safety or functional concerns noted with the pool pump/motor at the time of inspection.
- **Main water shut off valve for the interior plumbing. Should you ever have an uncontained leak you would need to shut the water off here.**
- **POOL FILTER: Unable to determine the the condition of the pool filter. The Bullet type filter was unable to be opened with reasonable force. Have this checked and repaired by a licensed pool company.**
- **Water appears clear at the time of inspection. Chemical balance of your water is very important to the overall health of a pool. Not only for human bathers but for the health of the pool equipment and surfaces as well. Even if you hire an outside company to maintain your pool I would recommend purchasing a test kit so you can personally monitor the quality of your pool company.**
- **POOL GATE(S): Adjust gate(s) for self closure.**
- **IRRIGATION: Replace seals in the main irrigation valve.**



Main water shut off valve for the interior plumbing. IRRIGATION: Replace seals in the main irrigation valve.
Should you ever have an uncontained leak you would need to shut the water off here.



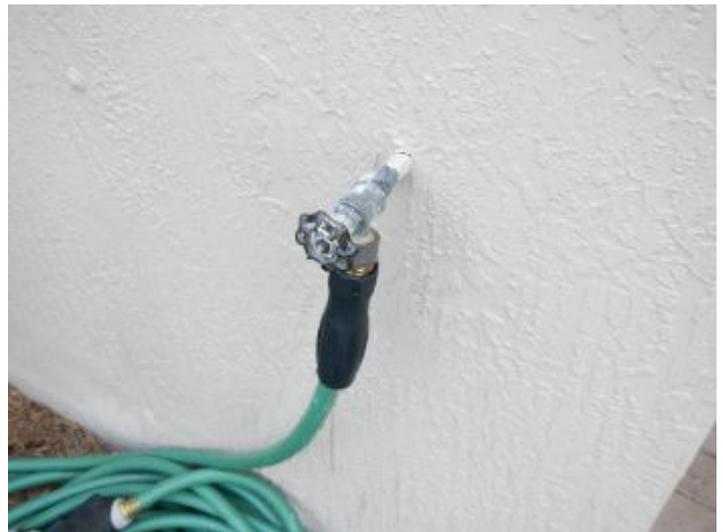
IRRIGATION:, Your irrigation valve/pump operated properly when activated by the timer/switch.



60 to 70 PSI (good pressure)



PLUMBING CLEANOUTS: No major safety or functional concerns with your plumbing clean outs noted, all covers were in place at the time of inspection.



SPIGOT(s): No major safety or functional concerns with your spigots were noted at the time of inspection.



Water appears clear at the time of inspection. Chemical balance of your water is very important to the overall health of a pool. Not only for human bathers but for the health of the pool equipment and surfaces as well. Even if you hire an outside company to maintain your pool I would recommend purchasing a test kit so you can personally monitor the quality of your pool company.



STRAINER BASKETS:, Had minor debris in them at the time of inspection. Monitor and clean regularly.



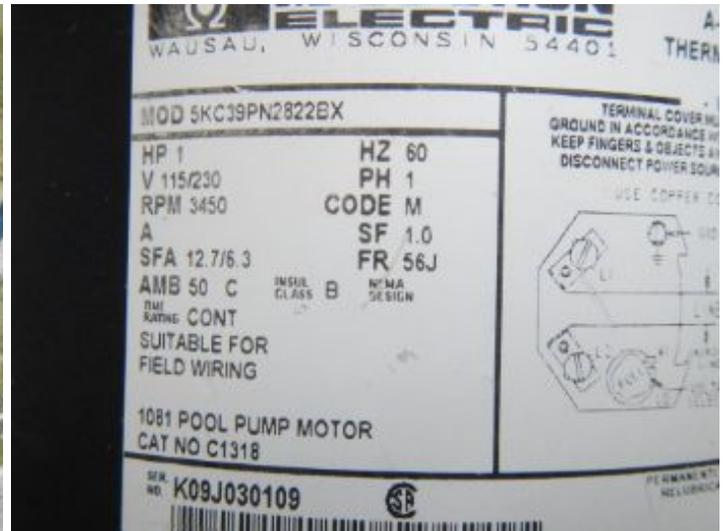
BACKPRESSURE GAUGE:, 10 PSI at the time of inspection. Anything over 20 PSI, it's time to clean the filter.



Automatic chlorine feeder was operating at the time of inspection.



Pool pump is properly grounded.



Model & serial # of your pool pump.



POOL TIMER:; Timer operated the pool pump/motor by the on/off switch at the time of inspection. The timing functions were not checked due to time constraints.



POOL FILTER:; Unable to determine the the condition of the pool filter. The Bullet type filter was unable to be opened with reasonable force. Have this checked and repaired by a licensed pool company.



POOL GATE(S); Adjust gate(s) for self closure.

Garage, Basement & Attic

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Observations:

- GARAGE DOOR(s):, No major system safety or function concerns with the garage door noted at time of inspection.
- GARAGE DOOR(s):, Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.
- GARAGE DOOR OPENER:., No major system safety or function concerns with the garage door opener noted at time of inspection.
- SAFETY DEVICES:., No major system safety or function concerns with the garage safety devices noted at time of inspection.
- GARAGE CEILING:., Noted as being fire rated.
- GARAGE WALLS:., No major system safety or function concerns with the garage walls noted at time of inspection.
- GARAGE FLOOR:., Minor crack(s) on garage floor. This is often a common occurrence, but should be monitored for expansion.
- GFCI:., Is serviceable at the time of inspection.
- **Personal items in garage block complete inspection of all floor, wall and ceiling areas.**



GARAGE DOOR(s):, No major system safety or function concerns with the garage door noted at time of inspection.



GARAGE DOOR(s):, No major system safety or function concerns with the garage door noted at time of inspection.



SAFETY DEVICES:, No major system safety or function concerns with the garage safety devices noted at time of inspection.



Personal items in garage block complete inspection of all floor, wall and ceiling areas.



GARAGE DOOR OPENER:, No major system safety or function concerns with the garage door opener noted at time of inspection.



GFCI:, Is serviceable at the time of inspection.

2. Attic

Observations:

- HVAC DUCTS:, No major system safety or function concerns with visible HVAC ducts noted at time of inspection. Minor hole noted in one of the HVAC ducts. Tape it up.
- STRUCTURAL:, No major system safety or function concerns, no visual evidence of any structural concerns in the areas that were inspected.
- ROOF PENETRATIONS:, No major system safety or function concerns, no visual evidence of any leaks past or present in the areas that were inspected.
- CEILING PENETRATIONS:, No major system safety or function concerns. All penetrations that were able to be inspected appear to be well sealed.
- EXHAUSTS:, No major system safety or function concerns with exhaust vents noted at time of inspection.
- RODENT/INSECT ACTIVITY:, None noted in the areas that were inspected at the time of inspection.
- VENTS:, No major system safety or function concerns with attic venting noted at time of inspection., Soffit vents noted.
- INSULATION:, Cellulose Insulation noted., Insulation averages about 8-10 inches in depth
- **Attic partially traversed due to the size and accessibility of the attic.**
- **HATCH:, Maintenance Tip: Keep attic hatch sealed/caulked to minimize warm moist air escaping to attic during the winter and cool air in the summer, which could promote conditions conducive to mold growth. It should also be insulated to increase energy efficiency.**



VENTS:, No major system safety or function concerns with attic venting noted at time of inspection., Soffit vents noted.



INSULATION:, Cellulose Insulation noted., Insulation averages about 8-10 inches in depth



HATCH:, Maintenance Tip: Keep attic hatch sealed/caulked to minimize warm moist air escaping to attic during the winter and cool air in the summer, which could promote conditions conducive to mold growth. It should also be insulated to increase energy efficiency.

Electric, Heat, Water Heater

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

1. Electrical Panel

Materials: Square D, Two 150 amp service entrances noted., Panel box located in garage, Main Disconnect in panel box, Branch circuit wiring type: copper sheathed, No aluminum wiring present., AFCI's are present.
Observations:

- Your electrical panel has a demarcation of breakers and where those breakers are located. When working on the electrical inside the home it should be performed by a licensed electrician and the demarcation should not be relied upon as fact. Lack of power to the component that is being worked on should always be confirmed with an electrical meter.
- Proper grounding noted.
- Your electrical panel was checked for proper grounding, loose connections, overheating and double tapped breakers. None were found at the time of inspection.
- AFCI's are present and functional at the time of inspection.



Your electrical panel has a demarcation of breakers and where those breakers are located. When working on the electrical inside the home it should be performed by a licensed electrician and the demarcation should not be relied upon as fact.

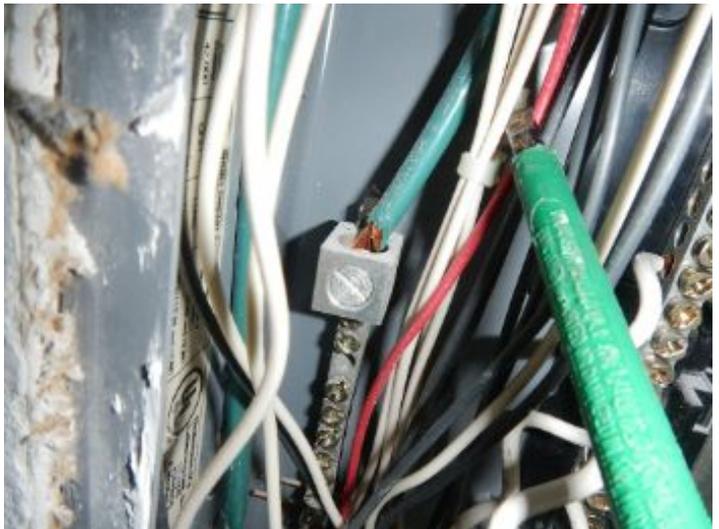
Lack of power to the component that is being worked on should always be confirmed with an electrical meter.



AFCI's are present and functional at the time of inspection.



Your electrical panel was checked for proper grounding, loose connections, overheating and double tapped breakers. None were found at the time of inspection.



Proper grounding noted.



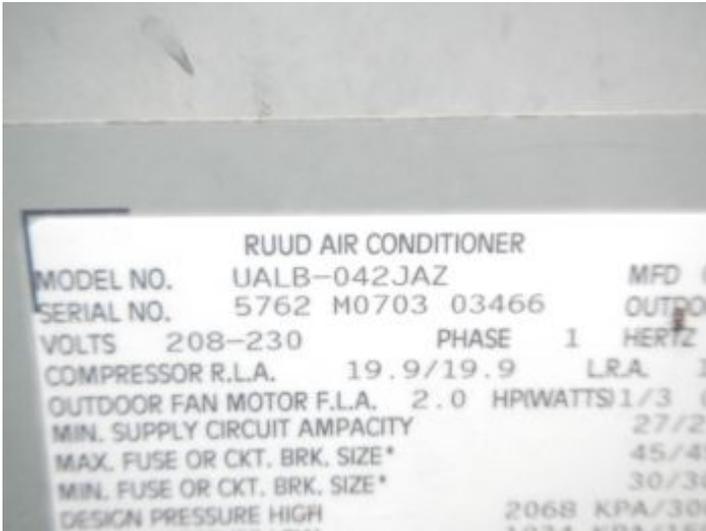
Your electrical panel was checked for proper grounding, loose connections, overheating and double tapped breakers. None were found at the time of inspection.

2. HVAC Unit

Information: Manufacture:, Ruud, TYPE OF HVAC SYSTEM:, Split system with electric heating strips, REFRIGERANT:, R-22, Location of Air Handler:, in a utility closet., Main shutoff: Breaker/Switch for the Air Handler:, Located on or near the Air handler unit., Location of Condenser Unit:, Exterior grounds, Main Electrical shutoff for the condensate unit: , Located next to the condenser unit.

Observations:

- Model & serial number of your air handler.
- Model & serial number of your condenser unit.
- CONDENSER UNIT:, No major system safety or function concerns with your condenser unit noted at time of inspection.
- AIR HANDLER:, No major system safety or function concerns with your air handler noted at time of inspection.
- Cooling:
- Temperature differential test was performed to determine the efficiency of your HVAC system. (See photos) Temperature around the air return is taken and compared to the temperatures coming out of your air-conditioning registers. There should be an 18 to 22 degree split between the two. Anything lower than 18 degrees you should consider having your HVAC system serviced by a licensed HVAC contractor. Service would include but is not limited to cleaning of the air handler and condenser coils, checking the Freon levels, changing the filter and cleaning at your condensate drain line.
- 2nd part of your HVAC energy efficiency test. The optimum split between the two temperatures is 18 to 22 degrees. If the difference in temperature is not within this range consider having your HVAC system serviced to increase energy efficiency.
- Heating: , Your heat was tested and temperatures were noted to have reached (see photo) we typically like to see temperature above 85 degrees.
- CONDENSATE LINE:, Your HVAC system is equipped with a float switch which detects water backing up from the condensate line. If water does backup from the condensate line into the drain pan this switch will deactivate the entire HVAC system as not to allow water to overflow into the residence.
- HVAC THERMOSTAT: , Programmable thermostat is noted. , You can find operational instructions on how to program this thermostat by entering the model # on the internet.
- HVAC FILTER:, The photo depicts the size of your A/C filter.
- **LOWSIDE INSULATION:.** Low side line coming out of the condenser unit needs to be re-insulated.
- **HVAC COILS:;** HVAC Coils need to be cleaned. Organic growth noted under the evaporator coils. Make sure to have the technician clean these areas in both air handlers at the time of service. This could become an irritant such as itchy eyes, runny noses or even a health hazard such as strep, staff infection or even Legionnaires Disease.



Model & serial number of your condenser unit.



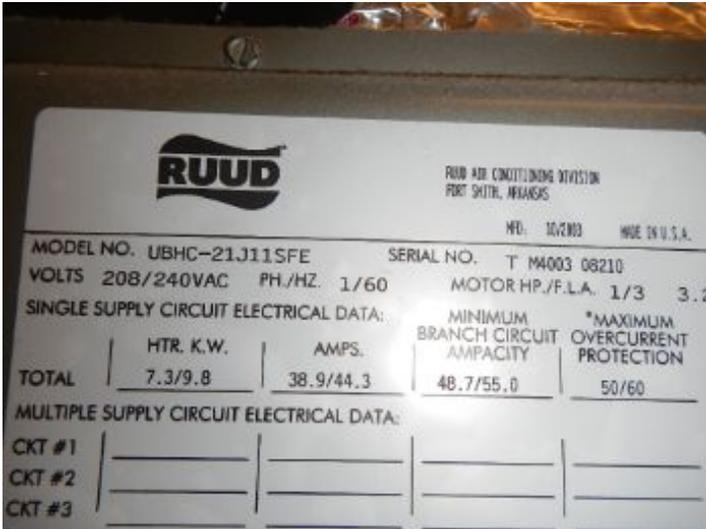
Model & serial number of your condenser unit.



LOWSIDE INSULATION: Low side line coming out of the condenser unit needs to be re-insulated.



CONDENSATE LINE: Your HVAC system is equipped with a float switch which detects water backing up from the condensate line. If water does backup from the condensate line into the drain pan this switch will deactivate the entire HVAC system as not to allow water to overflow into the residence.



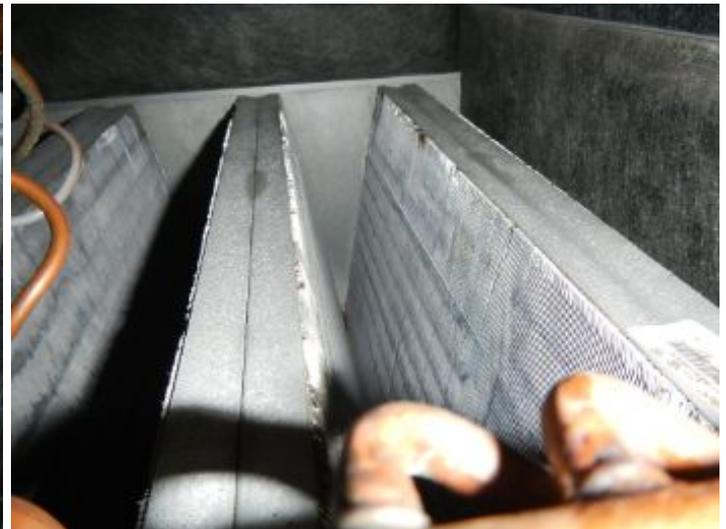
Model & serial number of your air handler.



HVAC FILTER:, The photo depicts the size of your A/C filter.



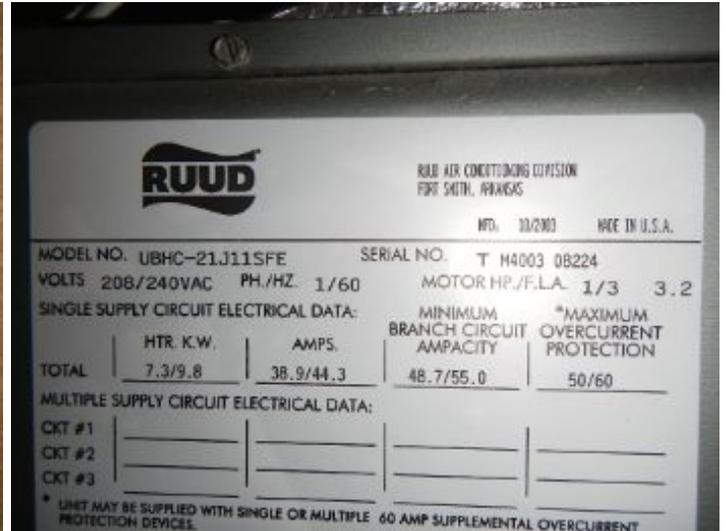
No excess signs of corrosion on your HVAC coils. This is what we look at to determine if there may be Chinese Drywall present in the home. Although this method cannot completely rule out the presence of Chinese Drywall it's a good indication that this home doesn't have enough to warrant any extra testing measures.



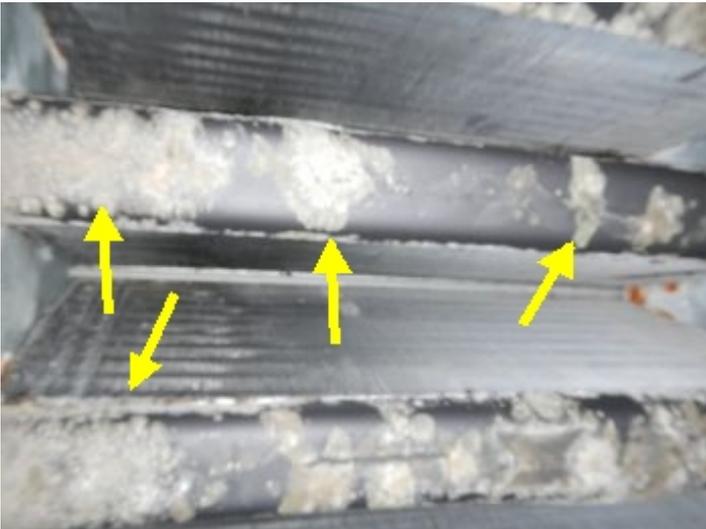
HVAC COILS:, HVAC Coils need to be cleaned. Organic growth noted under the evaporator coils. Make sure to have the technician clean these areas in both air handlers at the time of service. This could become an irritant such as itchy eyes, runny noses or even a health hazard such as strep, staff infection or even Legionnaires Disease.



HVAC THERMOSTAT: , Programmable thermostat is noted. , You can find operational instructions on how to program this thermostat by entering the model # on the internet.



Model & serial number of your air handler.



HVAC COILS:, HVAC Coils need to be cleaned. Organic growth noted under the evaporator coils. Make sure to have the technician clean these areas in both air handlers at the time of service. This could become an irritant such as itchy eyes, runny noses or even a health hazard such as strep, staff infection or even Legionnaires Disease.



This organic growth is in the upstairs air handler but both units should be cleaned properly.



UPSTAIRS: Temperature differential test was performed to determine the efficiency of your HVAC system. (See photos) Temperature around the air return is taken and compared to the temperatures coming out of your air-conditioning registers. There should be an 18 to 22 degree split between the two. Anything lower than 18 degrees you should consider having your HVAC system serviced by a licensed HVAC contractor. Service would include but is not limited to cleaning of the air handler and condenser coils, checking the Freon levels, changing the filter and cleaning at your condensate drain line.

UPSTAIRS: 2nd part of your HVAC energy efficiency test. The optimum split between the two temperatures is 18 to 22 degrees. If the difference in temperature is not within this range consider having your HVAC system serviced to increase energy efficiency.



DOWNSTAIRS: Temperature differential test was performed to determine the efficiency of your HVAC system. (See photos) Temperature around the air return is taken and compared to the temperatures coming out of your air-conditioning registers. There should be an 18 to 22 degree split between the two. Anything lower than 18 degrees you should consider having your HVAC system serviced by a licensed HVAC contractor. Service would include but is not limited to cleaning of the air handler and condenser coils, checking the Freon levels, changing the filter and cleaning at your condensate drain line.



DOWNSTAIRS: 2nd part of your HVAC energy efficiency test. The optimum split between the two temperatures is 18 to 22 degrees. If the difference in temperature is not within this range consider having your HVAC system serviced to increase energy efficiency.



UPSTAIRS: Heating: , Your heat was tested and temperatures were noted to have reached (see photo) we typically like to see temperature above 85 degrees.



DOWNSTAIRS: Heating: , Your heat was tested and temperatures were noted to have reached (see photo) we typically like to see temperature above 85 degrees.

3. Water Heater

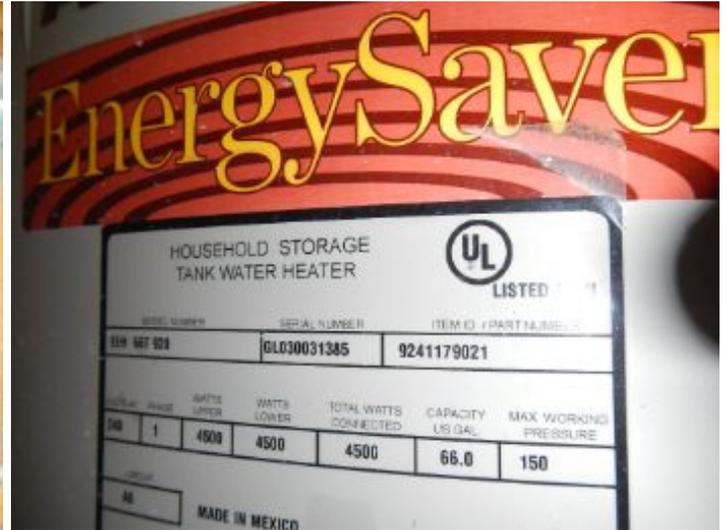
Information: MANUFACTURER:, A.O. Smith, LOCATION:, Garage, 70 +/- gallons, Water shut off: Located on top of the water heater., Copper supply lines, with copper waste lines., FP&L "Energy Saver" equipment is installed this may prevent the water heater from operating at times.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Model and serial # of your water heater.
- TEMPORARY PRESSURE RELIEF VALVE: The temporary pressure relief valve is a safety device designed to relieve pressure from the water heater should the thermostats fail. You should not store anything on or around the temporary pressure relief valve as it may affect operations.
- Temporary pressure relief valve was tested and operated properly at the time of inspection.
- Water Source: Public
- **WATER TEMPERATURE TEST:, It is recommended that your water temperature not exceed 120 degrees as this can be a scalding hazard to infants and the elderly. (See Photo)**



Temporary pressure relief valve was tested and operated properly at the time of inspection.



Model and serial # of your water heater.



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



WATER TEMPERATURE TEST:, It is recommended that your water temperature not exceed 120 degrees as this can be a scalding hazard to infants and the elderly. (See Photo)

Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you:
<http://www.cpsc.gov>.

1. Kitchen

Observations:

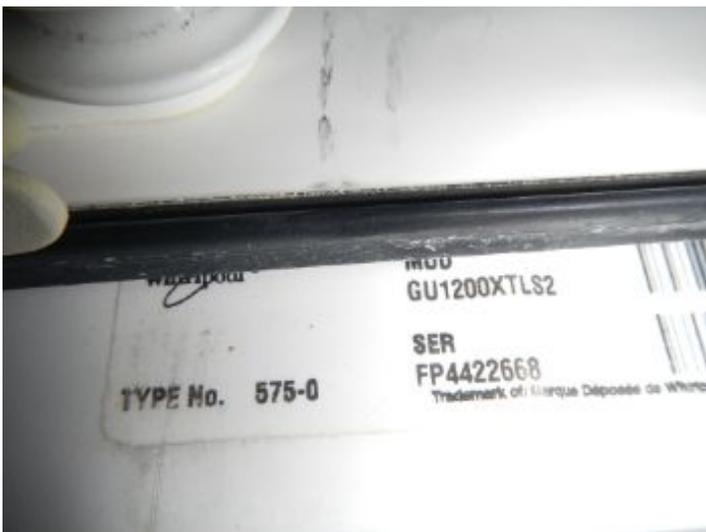
- Model and Serial number of your refrigerator.
- Model and Serial number of your double oven.
- Model and Serial number of your cooktop.
- Model and Serial number of your microwave.
- Model and Serial number of your dishwasher.
- Model and Serial number of your garbage disposal.
- Refrigerator:, No major safety system or functional concerns for your refrigerator noted at time of inspection.
- The temperature of your fresh food section was tested and it appears to be cooling properly at the time of inspection.
- The temperature in your freezer section of your refrigerator was tested and appears to be cooling properly at the time of inspection.
- Cooktop:, No major safety system or functional concerns for your cooktop noted at time of inspection.
- Burners were check for proper heating and seating. No safety or functional deficiencies noted at the time of inspection.
- Double Oven:
- The operation of the bake element was checked and it was determined to be functioning properly at the time of inspection.
- The operation of the broil element was checked at it was determined to be functioning properly at the time of inspection.
- Microwave:, No major safety system or functional concerns for your microwave noted at time of inspection.
- Dishwasher:, No major safety system or functional concerns for your dishwasher noted at time of inspection.
- Garbage Disposal:, No major safety system or functional concerns for your garbage disposal noted at time of inspection.
- GFICs:, No major safety system or functional concerns for your kitchen GFCI's noted at time of inspection.
- SINK(S):, No major safety system or functional concerns for your kitchen sink(s) noted at time of inspection.
- DRAINS:, No major safety system or functional concerns for your kitchen drains noted at time of inspection.
- Maintenance Tip: It is recommended that you monitor your drain lines under the kitchen and bathroom sinks annually and tighten by hand or with a wrench where applicable as necessary. I check and tighten all drain lines that do not need a wrench during each inspection.
- SUPPLY:, No major safety system or functional concerns for your kitchen water supply noted at time of inspection.
- SURFACES:, No major safety system or functional concerns for your kitchen countertops or surfaces noted at time of inspection.
- Cabinetry:, No major safety system or functional concerns for your kitchen cabinetry noted at time of inspection.
- **I highly recommend replacing your water filter before using the water or ice from the refrigerator. Change this filter every 6 months, keep one on hand and change immediately after any boil water alerts in your area.**



Model and Serial number of your garbage disposal.



SUPPLY:, No major safety system or functional concerns for your kitchen water supply noted at time of inspection.



Model and Serial number of your dishwasher.



Model and Serial number of your double oven.



Model and Serial number of your microwave.



Microwave:, No major safety system or functional concerns for your microwave noted at time of inspection.



Model and Serial number of your refrigerator.



The temperature of your fresh food section was tested and it appears to be cooling properly at the time of inspection.



The temperature in your freezer section of your refrigerator was tested and appears to be cooling properly at the time of inspection.



I highly recommend replacing your water filter before using the water or ice from the refrigerator. Change this filter every 6 months, keep one on hand and change immediately after any boil water alerts in your area.



The operation of the bake element was checked and it was determined to be functioning properly at the time of inspection.



The operation of the broil element was checked at it was determined to be functioning properly at the time of inspection.



The operation of the bake element was checked and it was determined to be functioning properly at the time of inspection.



The operation of the broil element was checked at it was determined to be functioning properly at the time of inspection.



Burners were check for proper heating and seating. No safety or functional deficiencies noted at the time of inspection.



Cabinetry:, No major safety system or functional concerns for your kitchen cabinetry noted at time of inspection.

2. Master Bath

Observations:

- SINK(S):, No major safety system or functional concerns for your master bathroom sink(s) noted at time of inspection.
- GFCI's:, No major safety system or functional concerns for your master bathroom GFCI's noted at time of inspection.
- CABINERY:, No major safety system or functional concerns for your master bathroom cabinetry noted at time of inspection.
- TOILET:, No major safety system or functional concerns for your master bathroom toilet noted at time of inspection.
- CAULK & GROUT:, Maintenance Tip: Keep caulked/grouted areas maintained, including sink backsplash, shower surround, floor tub/shower junction and around windows in shower area. Also be sure to use exhaust fan when showering or bathing.
- SUPPLY:, No major safety system or functional concerns for your master bathroom water supply noted at time of inspection.
- FIXTURES:, No major safety system or functional concerns for your master bathroom fixtures (T.P. holder, Towel bars etc...) noted at time of inspection.
- LIGHTING:, No major safety system or functional concerns for your master bathroom lighting noted at time of inspection.
- TUB:, No major safety system or functional concerns for your master bathroom tub noted at time of inspection.
- VENTILATION FAN:, No major safety system or functional concerns for your master bathroom ventilation fan noted at time of inspection.
- **DRAINS:, Sink drain plug needs repair or replacement.**
- **SHOWER:, Shower - floor junction needs caulk / grout.**



CABINERY:, No major safety system or functional concerns for your master bathroom cabinetry noted at time of inspection.



SINK(S):, No major safety system or functional concerns for your master bathroom sink(s) noted at time of inspection.



DRAINS:, Sink drain plug needs repair or replacement.



SUPPLY:, No major safety system or functional concerns for your master bathroom water supply noted at time of inspection.

3. Guest Bath

Observations:

- **SINK(S):**, No major safety system or functional concerns for your guest bathroom sink(s) noted at time of inspection.
- **GFCI's:**, No major safety system or functional concerns for your guest bathroom GFCI's noted at time of inspection.
- **CABINERY:**, No major safety system or functional concerns for your guest bathroom cabinetry noted at time of inspection.
- **TUB:**, No major safety system or functional concerns for your guest bathroom tub noted at time of inspection.
- **SHOWER:**, No major safety system or functional concerns for your guest bathroom shower noted at time of inspection.
- **CAULK & GROUT:**, Maintenance Tip: Keep caulked/grouted areas maintained, including sink backsplash, shower surround, floor tub/shower junction and around windows in shower area. Also be sure to use exhaust fan when showering or bathing.
- **LIGHTING:**, No major safety system or functional concerns for your guest bathroom lighting noted at time of inspection.
- **VENTILATION FAN:**, No major safety system or functional concerns for your guest bathroom ventilation fan noted at time of inspection.
- **FIXTURES:**, No major safety system or functional concerns for your guest bathroom fixtures (T.P. holder, Towel bars etc...) noted at time of inspection.
- **TOILET:**, No major safety system or functional concerns for your guest bathroom toilet noted at time of inspection.
- **DRAINS:**, No major safety system or functional concerns for your guest bathroom drains noted at time of inspection.
- **SUPPLY:**, No major safety system or functional concerns for your guest bathroom water supply noted at time of inspection.



CABINETRY:, No major safety system or functional concerns for your guest bathroom cabinetry noted at time of inspection.

4. Bath # 3

Observations:

- **SINK(S):**, No major safety system or functional concerns for your 3rd bathroom sink(s) noted at time of inspection.
- **GFCI's:**, No major safety system or functional concerns for your 3rd bathroom GFCI's noted at time of inspection.
- **CABINETRY:**, No major safety system or functional concerns for your 3rd bathroom cabinetry noted at time of inspection.
- **TUB:**, No major safety system or functional concerns for your 3rd bathroom tub noted at time of inspection.
- **SHOWER:**, No major safety system or functional concerns for your 3rd bathroom shower noted at time of inspection.
- **TOILET:**, No major safety system or functional concerns for your 3rd bathroom toilet noted at time of inspection.
- **CAULK & GROUT:**, Maintenance Tip: Keep caulked/grouted areas maintained, including sink backsplash, shower surround, floor tub/shower junction and around windows in shower area. Also be sure to use exhaust fan when showering or bathing.
- **SUPPLY:**, No major safety system or functional concerns for your 3rd bathroom water supply noted at time of inspection.
- **DRAINS:**, No major safety system or functional concerns for your 3rd bathroom drains noted at time of inspection.
- **FIXTURES:**, No major safety system or functional concerns for your 3rd bathroom fixtures (T.P. holder, Towel bars etc...) noted at time of inspection.
- **VENTILATION FAN:**, No major safety system or functional concerns for your 3rd bathroom ventilation fan noted at time of inspection.
- **LIGHTING:**, No major safety system or functional concerns for your 3rd bathroom lighting noted at time of inspection.



SHOWER:, No major safety system or functional concerns for your 3rd bathroom shower noted at time of inspection.



Replace tub stopper.

5. Jack & Jill Bath

Observations:

- SINK(S):, No major safety system or functional concerns for your Jack & Jill bathroom sink(s) noted at time of inspection.
- GFCI's:, No major safety system or functional concerns for your Jack & Jill bathroom GFCI's noted at time of inspection.
- CABINETRY:, No major safety system or functional concerns for your Jack & Jill bathroom cabinetry noted at time of inspection.
- TUB:, No major safety system or functional concerns for your Jack & Jill bathroom tub noted at time of inspection.
- TOILET:, No major safety system or functional concerns for your Jack & Jill bathroom toilet noted at time of inspection.
- SUPPLY:, No major safety system or functional concerns for your Jack & Jill bathroom water supply noted at time of inspection.
- DRAINS:, No major safety system or functional concerns for your Jack & Jill bathroom drains noted at time of inspection.
- FIXTURES:, No major safety system or functional concerns for your Jack & Jill bathroom fixtures (T.P. holder, Towel bars etc...) noted at time of inspection.
- VENTILATION FAN:, No major safety system or functional concerns for your Jack & Jill bathroom ventilation fan noted at time of inspection.
- LIGHTING:, No major safety system or functional concerns for your Jack & Jill bathroom lighting noted at time of inspection.
- CAULK & GROUT:, Maintenance Tip: Keep caulked/grouted areas maintained, including sink backsplash, shower surround, floor tub/shower junction and around windows in shower area. Also be sure to use exhaust fan when showering or bathing.
- **CAULK & GROUT:, Tub/shower area needs caulk / grout.**



CAULK & GROUT:, Maintenance Tip: Keep caulked/grouted areas maintained, including sink backsplash, shower surround, floor tub/shower junction and around windows in shower area. Also be sure to use exhaust fan when showering or bathing.



TUB:, No major safety system or functional concerns for your Jack & Jill bathroom tub noted at time of inspection.



CAULK & GROUT:, Tub/shower area needs caulk / grout.

6. Laundry

Observations:

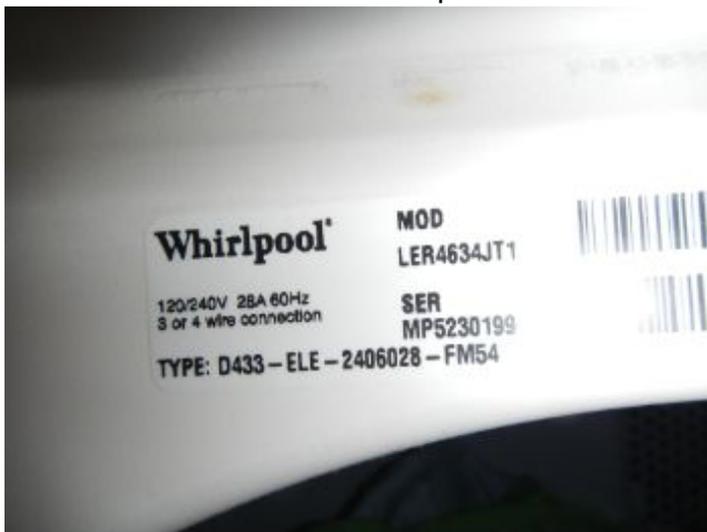
- Model & serial number of your washer was unavailable.
- Model & serial number of your dryer.
- **WASHER:**, No major safety system or functional concerns for your washer noted at time of inspection.
- **DRYER:**, No major safety system or functional concerns for your dryer noted at time of inspection.
- Temperature of the dryer was checked and appears to be serviceable at the time of inspection.
- **SUPPLY:**, No major safety system or functional concerns for your laundry room water supply noted at time of inspection.
- **DRAINS:**, No major safety system or functional concerns for your laundry room drain(s) noted at time of inspection.
- **CABINETRY:**, No major safety system or functional concerns for your laundry room cabinetry noted at time of inspection.



SUPPLY:, No major safety system or functional concerns for your laundry room water supply noted at time of inspection.



WASHER:, No major safety system or functional concerns for your washer noted at time of inspection.



Model & serial number of your dryer.



Temperature of the dryer was checked and appears to be serviceable at the time of inspection.

7. Closets

Observations:

- **MASTER BEDROOM:**, No majors safety or function concerns at the time of inspection aside from the light not working.
- **2ND BEDROOM:**, No majors safety or function concerns at the time of inspection.
- **3RD BEDROOM:**, No majors safety or function concerns at the time of inspection.
- **KITCHEN PANTRY:**, No majors safety or function concerns at the time of inspection.
- **HVAC:**, No majors safety or function concerns at the time of inspection.
- **HALLWAY LINEN:**, No majors safety or function concerns at the time of inspection.



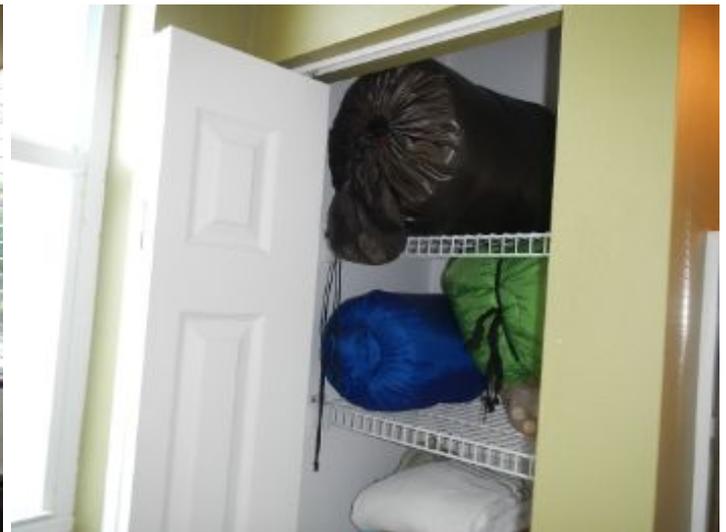
HVAC: No majors safety or function concerns at the time of inspection. The downstairs closet needs to be adjusted.



HALLWAY LINEN: No majors safety or function concerns at the time of inspection.



KITCHEN PANTRY: No majors safety or function concerns at the time of inspection.



HALLWAY LINEN: No majors safety or function concerns at the time of inspection.

8. Interior Electric

Observations:

- **LIGHTING FIXTURES:** No major system safety or function concerns with the lighting fixtures noted at time of inspection. This does not include replacement of bulbs.
- **LIGHT SWITCHES:** No major system safety or function concerns with the light switches noted at time of inspection.
- **ELECTRICAL OUTLETS:** No major system safety or function concerns noted with the electrical outlets at time of inspection.
- **WIRING:** No major system safety or function concerns with "VISIBLE" wiring noted at time of inspection.
- **CEILING FANS:** No major system safety or function concerns with ceiling fans noted at time of inspection.
- **SMOKE DETECTORS/CARBON MONOXIDE DETECTORS:** As with all homes that have an attached garage, gas appliances or are a multifamily housing unit I highly recommend upgrading your old smoke detectors or installing smoke/CO2 detectors. Whether it be smoke detectors or carbon monoxide detectors both should be checked approximately every six months and the batteries should be replaced annually whether they need it or not.



SMOKE DETECTORS/CARBON MONOXIDE DETECTORS: As with all homes that have an attached garage, gas appliances or are a multifamily housing unit I highly recommend upgrading your old smoke detectors or installing smoke/CO2 detectors. Whether it be smoke detectors or carbon monoxide detectors both should be checked approximately every six months and the batteries should be replaced annually whether they need it or not.



CEILING FANS: No major system safety or function concerns with ceiling fans noted at time of inspection.



CEILING FANS: No major system safety or function concerns with ceiling fans noted at time of inspection.



Light switch loose in the third bedroom. I repaired it temporarily.

9. Interior Plumbing

Observations:

- Supply: Copper supply lines are noted.



Supply:, Copper supply lines are noted.

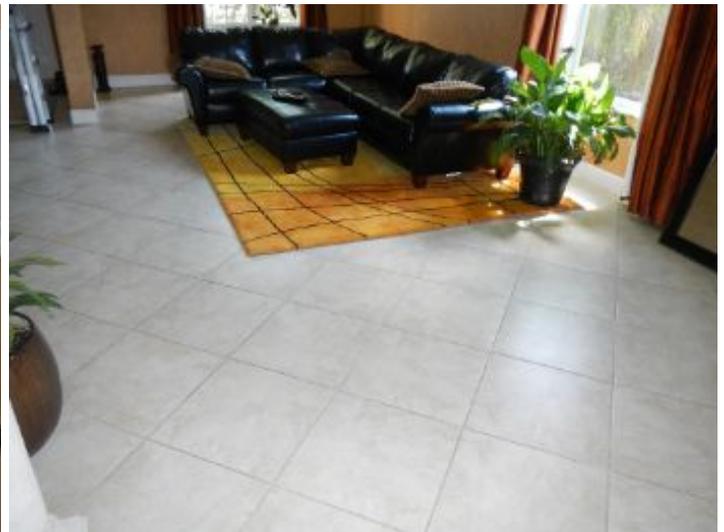
10. Floors, Ceilings & Walls

Observations:

- **CEILINGS:**, No major system safety or function concerns with the ceilings noted at time of inspection.
- **WALLS:**, No major system safety or function concerns with the walls noted at time of inspection.
- **FLOORS:**, Carpet:, No major system safety or function concerns with the carpeting noted at time of inspection.
- **FLOORS:**, Tile:, No major system safety or function concerns with the tile flooring noted at time of inspection.



CEILINGS:, No major system safety or function concerns with the ceilings noted at time of inspection.



FLOORS:, Tile:, No major system safety or function concerns with the tile flooring noted at time of inspection.



Swollen baseboard under the window in the foyer livingroom tested dry at the time of inspection.

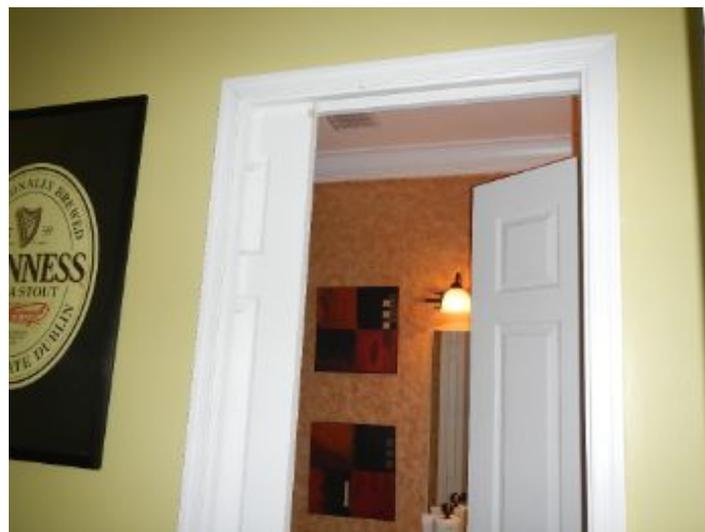


FLOORS:, Carpet:, No major system safety or function concerns with the carpeting noted at time of inspection.

11. Doors

Observations:

- MAIN ENTRY DOOR:, No major safety system or functional concerns with your entry doors noted at time of inspection.
- BEDROOM DOOR(S):, No major safety system or functional concerns with your bedroom doors noted at time of inspection.
- BATHROOM DOOR(s):, No major safety system or functional concerns with your bathroom doors noted at time of inspection.
- CLOSET DOOR(S):, No major safety system or functional concerns with your closet doors noted at time of inspection.
- HVAC UTILITY DOOR(s):. No major safety system or functional concerns with your HVAC closet door(s) noted at time of inspection.
- POCKET DOOR(s):, No major safety system or functional concerns with your pocket door(s) noted at time of inspection.
- **SLIDING SCREEN DOOR(S), Downstairs, Needs adjustment or the rollers replaced for proper operation.**



POCKET DOOR(s):, No major safety system or functional concerns with your pocket door(s) noted at time of inspection.

12. Windows

Observations:

- **GLASS:**, No major system safety or function concerns with window glass noted at time of inspection.
- **OPERATION:**, No major system safety or function concerns with window operation noted at time of inspection.
- **WELLS - EGRESS:**, **No major system safety or function concerns with the window egress noted at time of inspection. It, very important for you and your family to establish a plan of escape through ALL windows in the home incase fire blocks a normal escape route.**
- **SCREENS:**, Some window screens damaged.
- **CAULKING AND SEALANT:**, **Maintenance Tip: Caulk around windows where settlement and temperature changes have caused cracks.**



OPERATION:, No major system safety or function concerns with window operation noted at time of inspection.

SCREENS:, Some window screens damaged.

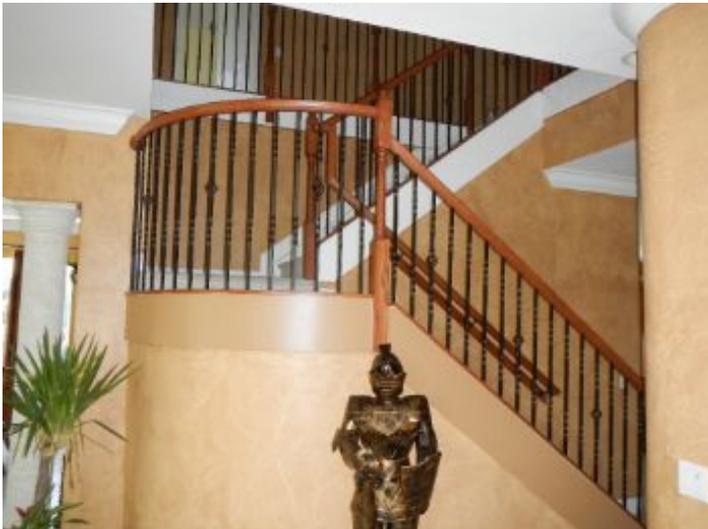


CAULKING AND SEALANT:, Maintenance Tip: Caulk around windows where settlement and temperature changes have caused cracks.

13. Stairways

Observations:

- STAIRWAY:., No major system safety or function concerns noted at time of inspection.
- STAIRS:., No major system safety or function concerns noted at time of inspection.
- LIGHTING:., No major system safety or function concerns noted at time of inspection.
- HANDRIAL(s):., No major system safety or function concerns noted at time of inspection.



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



HANDRIAL(s):., No major system safety or function concerns noted at time of inspection.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

General Notes

1. General Notes

Observations:

Overall and aside from some minor deferred maintenance issues the home appears to be structurally sound and in good shape. Please read this report carefully and consider all recommendations that are made within. At Beacon Home Inspection Services you and your families safety is our top priority. If there is anything contained within this report that you do not understand or need further clarification on, please don't hesitate to call. We are always happy to help. Thank you for choosing Beacon Home Inspection services and good luck with your new home purchase.

Final Walk-Through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing. If you or your representative are not available for such a walk through (or if you would like a professional to accompany you), we ask that you provide us with 3 days notice. Service fee \$95.00

Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

This report is not a guarantee or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

Have you read the complete report? It provides safety and maintenance information as well as common problems and methods for addressing those common problems. It also tells you what I did and didn't do, what I could and couldn't do, and what I would and wouldn't do if personal safety or property damage was involved. If you don't understand something, or if I did not make myself clear, please feel free to contact me (I'm available 7 days a week, including all holidays) Also feel free to visit my web site at <http://www.beaconhomeinspectionsservices.com>

Structures that are occupied and fully or partially furnished at the time of the inspection many times prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection. Along with defects that we might not have noted due to such conditions, since the structure is still being lived in and used, additional deferred maintenance items may be present by the time escrow closes. Recommend careful observation during final walk-through and before close of escrow.



Overall and aside from some minor deferred maintenance issues the home appears to be structurally sound and in good shape. Please read this report carefully and consider all recommendations that are made within. At Beacon Home Inspection Services you and your families safety is our top priority. If there is anything contained within this report that you do not understand or need further clarification on, please don't hesitate to call. We are always happy to help. Thank you for choosing Beacon Home Inspection services and good luck with your new home purchase.

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