

# *Richard Bardou Home Services*

Confidential - Property Inspection Report - Confidential



1234 Main St., Orlando , FL 32806  
Inspection prepared for: John Q. Public  
Date of Inspection: 10/4/2012 Time: 4:00 PM  
Age of Home: 1992 Size: 2546 sq ft  
Weather: cloudy

Inspector: Richard D Bardou  
License # HI 5142  
2048 Sunset Lane, Clermont Florida, FL 34711  
Phone: 352-988-5964  
Email: rbardou@cfl.rr.com  
BardouHome.com

**NOTICE TO THIRD PARTIES:** This report is the property of Richard Bardou Home Services and the client(s) listed above and is not transferable to any third party or subsequent buyer. Our Inspection and this Report have been performed with a written contract agreement which limits its Scope and Usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but to retain the services of a qualified Home Inspector of their choice to provide them with an Inspection and Report.

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. 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!

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, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

| <i>Roofing</i>  |                   |   |
|-----------------|-------------------|---|
| Page 11 Item: 5 | Roof Penetrations | • Flashing boot damaged at one location. See Photos |

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.**

# Inspection and Site Details

## 1. Inspection Time

Start: 4:00 PM

End : 5:30 PM

## 2. Attending Inspection

Client present

Client present

Buyer Agent present

Selling Agent present

## 3. Residence Type/Style

Detached

Single Family Home

## 4. Garage

Attached 2-Car Garage

## 5. Age of Home or Year Built

Built in: 1992

## 6. Square Footage

Approx 2546 sq ft

## 7. Lot Size

Approximately: 9,700 sq ft / 0.22 acres

## 8. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing, North

## 9. Bedroom # Designation - Location -- for the purposes of this report

#1 Main level - Master Bedroom

#2 Main level -

#3 Main level -

#4 Main Level

## 10. Bathroom # Designation - Location - Type -- for the purposes of this report

#1 Master Bath - Main level

#3 - Main level -

#2 Jack-n-Jill Main level - Full

## 11. Occupancy

Occupied - Furnished

## 12. Weather Conditions

Partly cloudy

## Conventions and Terms Used in this Report

### USE OF PHOTOS:

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas that you normally would not see. Not all problem areas or conditions will be supported by photos.

### TEXT COLOR SIGNIFICANCE:

**Green text:** Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area are listed here as well.

**Blue text:** Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or of recommendations, routine maintenance, tips, and other relevant resource information.

**Red text:** Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated on the Report Summary page(s).

### COMMENT KEY or DEFINITIONS:

"INSPECTED": I visually inspected the item, system, or component and if no other comment is made, then it appeared to be functioning as intended--allowing for normal wear and tear.

"NOT INSPECTED": I did not inspect this item, system, or component and make no representation of whether or not it was functioning as intended and will state the reason for not inspecting.

"NOT PRESENT": This item, system, or component is not in this home or building.

"REPAIR AS NEEDED": I recommend that the item, system, or component be repaired or replaced and suggest a second opinion or further inspection by a qualified contractor or individual.

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due to its presence or absence.

"DEFERRED COST": Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.

"MAINTENANCE": Recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership. May also include additional reference information with weblinks to sites with expanded information on your specific installed systems/components and important consumer product information.

# Exterior

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.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

## 1. Driveway

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Concrete

Observations:

- Driveway in good shape for age and wear. Minor settlement cracks.



common cracks

## 2. Carport Floor

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 3. Walkways

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
| X       |             |            |               |

Materials: Concrete

Observations:

- Appeared functional and satisfactory, at time of inspection.

### 4. Stoop, Steps

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
|         |             | X          |               |

Materials: None

### 5. Porch, Patio, Flatwork

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
| X       |             |            |               |

Description:

- Front Porch: tile
- Rear patio: Pool Deck

Observations:

- Slight cracking of tile at front Entry.



Cracked Tiles At Entry Way



Tiled Entry way

### 6. Exterior Doors

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
| X       |             |            |               |

Description: Wood • Vinyl covered

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.



Front Entryway

### 7. Exterior Cladding

| Inspect | Not Inspect | Not Presnt | Repair Replac |
|---------|-------------|------------|---------------|
| X       |             |            |               |

**Description:**

• Stucco -- Portland cement exterior plaster

**Observations:**

• No deficiencies noted.

### 8. Eaves, Soffits, Fascia and Trim

| Inspect | Not Inspect | Not Presnt | Repair Replac |
|---------|-------------|------------|---------------|
| X       |             |            |               |

**Description:** Metal • Wood

**Observations:**

• No deficiencies noted.

### 9. Window/Door Frames and Trim

| Inspect | Not Inspect | Not Presnt | Repair Replac |
|---------|-------------|------------|---------------|
| X       |             |            |               |

**Observations:**

• Components appeared in satisfactory condition at time of inspection.



No Concerns



### 10. Exterior Caulking

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
| X       |             |            |               |

**Comments:**

- The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.
- TIP: One of the better exterior caulk brands is: OSI Pro-Series QUAD Window, Siding, Gutter & Roof Sealant. Can be found at home building centers.

**Observations:**

- No deficiencies noted on visible areas.

### 11. Deck, Balcony

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
|         |             | X          |               |

**Materials:**

- None

### 12. Railings

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
|         |             | X          |               |

### 13. Grading and Surface Drainage

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
| X       |             |            |               |

**Description:**

- Ground generally graded away from house

**Observations:**

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- The exterior drainage is generally away from foundation.

### 14. Vegetation Affecting Structure

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
| X       |             |            |               |

**Observations:**

- No Concerns

### 15. Window Wells

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
|         |             | X          |               |

**Materials:** N/A

### 16. Retaining Walls

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
|         |             | X          |               |

**Materials:** N/A

### 17. Limitations of Exterior Inspection

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
- A representative sample of exterior components were inspected rather than every occurrence of components.

# Roofing

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. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

## 1. Roof Style and Pitch

Front Gabled

## 2. Method of Roof Inspection

Walked on Roof Surface

## 3. Roof Covering

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: Fiberglass-based asphalt shingles

Observations:

- These shingles appear to be in the first third of their life cycle.



Repaired area at chimney (cricket installed)



repaired area at chimney

### 4. Flashings

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Metal

Observations:

- Visible areas appeared functional, at time of inspection



No Concerns

### 5. Roof Penetrations

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: PVC Piping for plumbing vent stack(s) • ABS piping for plumbing vent stack(s) • Metal attic power ventilator fan

Observations:

- Flashing boot damaged at one location. See Photos



Damaged flashing boot

### 6. Chimney(s)

| Inspect                  | Not Inspect                         | Not Presnt               | Repair Replac            |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### 7. Roof Drainage System

| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: Galvanized/Aluminum

Observations:

- The roof drainage system appeared in serviceable condition, at time of inspection.



No Concerns with gutters



Extend diverter on east side of home

### 8. Skylight(s)

| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Description: None

## 9. *Limitations of Roofing Inspection*

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.
- It is advised to inquire and obtain roof documentation & history of permits from the previous owner. Ask the seller about the age & history of the roof.

# Structure

In accordance with the NACHI Standards of Practice pertaining to Structural components, this report describes the foundation, floor, wall ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear evidence of deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. It is impossible for a home inspection to provide any guarantee that the foundation, overall structure or structural elements of a building are Sound. **RICHARD BARDOU HOME SERVICES** suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

## 1. Foundation Type

Slab on Grade

## 2. Foundation Walls

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
| X       |             |            |               |

Description: **Poured Concrete**

Observations:

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

## 3. Foundation Floor

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
| X       |             |            |               |

Description: **Concrete slab**

## 4. Under Floor Crawlspace(s)

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
|         |             | X          |               |

## 5. Columns and Beams

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
|         |             | X          |               |

## 6. Floor Structure

|         |             |            |               |
|---------|-------------|------------|---------------|
| Inspect | Not Inspect | Not Presnt | Repair Replac |
|         |             | X          |               |

### 7. Wall Structure

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: Masonry

### 8. Ceiling and Roof Structure

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: Engineered wood roof truss framing

Observations:

- Limited view of ceiling framing due to insulation.
- No deficiencies observed at the visible portions of the roof structure.



### 9. Limitations of Structure Inspection

- A representative sample of the visible structural components was inspected.

# Attic and Insulation

In accordance with the Standards of Practice pertaining to Attic and Insulation, this report describes the method used to inspect any accessible attics and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at condition surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present. The following websites are an excellent resource of information on home insulation,

<http://www.insulation.owenscorning.com/homeowners/> and

<http://www.certainteed.com/products/insulation.>

## 1. Attic Access

| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: Pull Down Ladder located in: Garage • Scuttle Hole located in: Master Closet



Master Closet

## 2. Method of Attic Inspection

Viewed and walked in the Attic

## 3. Insulation in Unfinished Spaces

| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Insulation level in the attic is typical for homes this age
- Insulation that is settled does not perform to the R-Value that it once did.

## 4. Attic Ventilation

| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: Roof Top • Under eave soffit inlet vents

Observations:

- No deficiencies noted.



### 5. Vent Piping Through Attic

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: PVC plumbing vents

Observations:  
• No deficiencies noted.

### 6. Garage/Carport Attic

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### 7. Limitations of Attic and Insulation Inspection

- Any estimates of insulation R values or depths are rough average values.

# Interior

In accordance with the NACHI Standards of Practice pertaining to interiors, inspectors are required to inspect walls, ceilings and floors, steps stairways and railings, installed countertops and a representative number of installed cabinets, as well as a representative number of doors and windows. Garage door(s) and automatic garage door openers are inspected for proper function and the operation of installed safety features. If the home is occupied, the possessions of the owner conceal some areas/items. These areas will be exempt from the inspection. A reasonable attempt will be made by the inspector to access these areas if any hint of a problem is found or expected.

## 1. Door Bell

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**  
• Operated normally when tested.

## 2. Walls and Ceilings

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Materials:** Drywall  
**Observations:**  
• General condition of walls and ceilings appeared satisfactory.



Bedroom #4



Bedroom #3



Bedroom #2



Master Bedroom

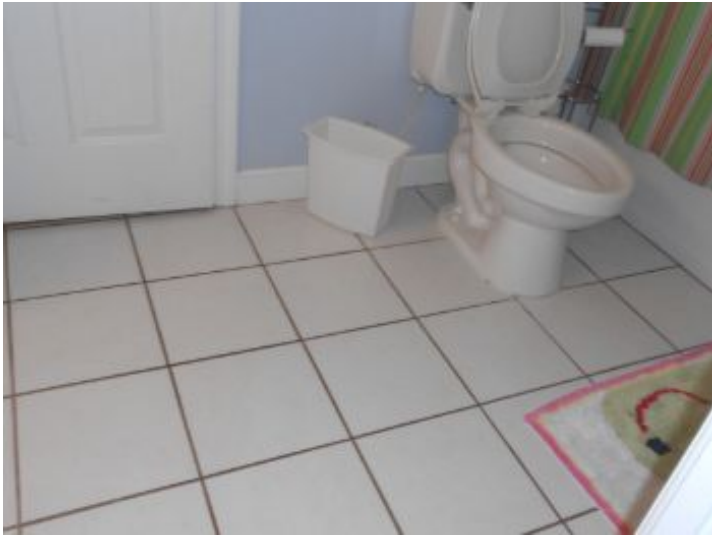
### 3. Floor Surfaces

| Inspect | Not Inspect | Not Presnt | Repair Replac |
|---------|-------------|------------|---------------|
| X       |             |            |               |

Materials: Hardwood type • Ceramic tile • Carpet

**Observations:**

- No deficiencies noted - with normal wear and age.



Bathroom #2



Bedroom #2

4. Windows

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Operated windows appeared functional, at time of inspection



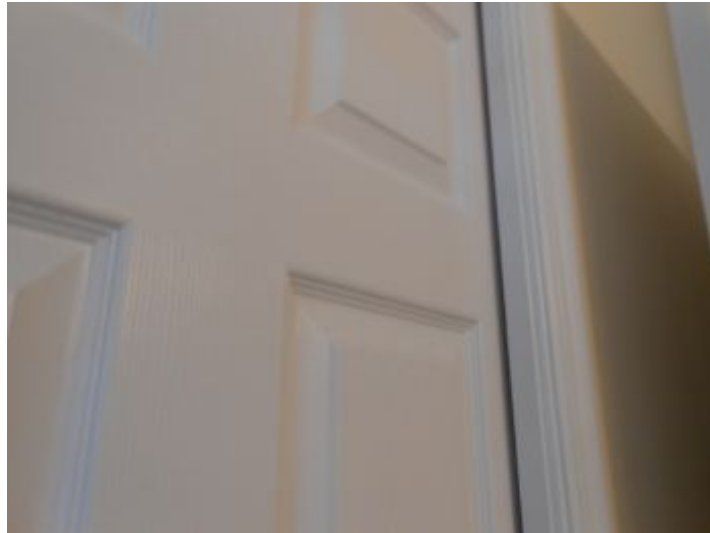
5. Interior Doors

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: Wood • Raised panel - colonial

Observations:

- Appeared functional, at time of inspection.



### 6. Closets

| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**

- Appeared functional, no deficiencies noted at time of inspection.

### 7. Stairways and Railings

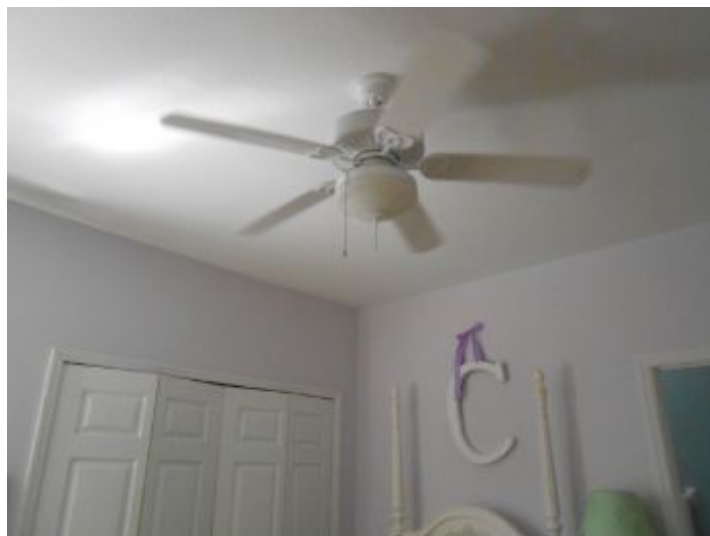
| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 8. Ceiling Fans

| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**

- Operated normally when tested, at time of inspection.



operated when tested

### 9. Cabinets and Vanities

| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Materials:** Solid Wood

**Observations:**

- Damaged Corner cabinet in kitchen



corner cabinet is difficult to operate

### 10. Countertops

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Solid Surface

Observations:

- No discrepancies noted.

### 11. Garage Door(s)

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: One 16' upgraded steel door

Observations:

- No deficiencies observed.



### 12. Garage Door Opener(s)

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Appeared functional using normal controls, at time of inspection.



### 13. Garage Door Safety Features

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Safety Reverse: Present

Safety Sensor: Present

Observations:

- Safety sensors operated normally, reversing the door when tested..



Safety Sensors

### 14. Garage Floor and Sill Plates

|                          |                                     |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Inspect                  | Not Inspect                         | Not Presnt               | Repair Replac            |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Sill plates behind finished surfaces could not be viewed.

### 15. Garage Firedoor

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

### 16. Garage Firewall and Ceiling

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Appeared satisfactory, at time of inspection.

## 17. *Limitations of Interiors Inspection*

- There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Recommend thorough review of interior areas during final walk-through inspection prior to closing.



# Heating and Air Conditioning

In accordance with the NACHI Standards of Practice pertaining to Heating and Air Conditioning (**HVAC**) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). Inspectors are required to open *readily openable* access panels and *visually* inspect the installed heating equipment and associated vent systems, flues and chimneys as well the central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and cooling system using the thermostat and/or other normal controls.

**Richard Bardou Home Services** highly recommends that a standard, seasonal or yearly Service and Maintenance contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire homes heating, air condition and filtering system as well as maintaining it at peak efficiency, Thereby increasing service life.

## 1. Thermostat(s)

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: Digital

Observations:

- No deficiencies noted.
- Thermostats are not checked for calibration or timed functions.



## 2. Heating System

|                          |                                     |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Inspect                  | Not Inspect                         | Not Presnt               | Repair Replac            |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Heat Pump not operated in the Heat Mode due to >65 degree F outside air temperature. See Limitations.

## 3. Energy Source

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

For Cooling: Electric - 220 volt

Observations:

- No deficiencies noted.

### 4. Safety Switch

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**  
 • No deficiencies noted.

### 5. Combustion Air

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 6. Venting, Flue(s), and Chimney(s)

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 7. Cooling System

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Description:** Lennox brand  
**Age and Capacity:** 8 years



Air Handler

### 8. Fuse/Circuit Breaker Protection

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### 9. Condensate Drain

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**  
 • No deficiencies noted in the condensate collection and removal system.

### 10. Heating & Cooling Distribution

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Description:** Flex ducting in attic - ceiling registers  
**Observations:**  
 • No deficiencies noted.

### 11. Filter(s)

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**

- No deficiencies noted.
- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



20 X 24 X 1

### 12. Other Components

|                          |                                     |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Inspect                  | Not Inspect                         | Not Presnt               | Repair Replac            |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: Lennox air cleaner

### 13. Solid Fuel Heating

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 14. Gas Fireplace(s)

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 15. Limitations of Heating and Air Conditioning Inspection

- The heat pump was not operated in the heating mode. To test in the Heat Mode, the outside air temperature must be below <65 degrees Fahrenheit. Turning on a heat pump to the heating mode at an outside temperature higher than 65 degrees may result in excessive refrigerant pressure and can damage heat pump components which are not designed or intended to be subjected to this pressure.
- This inspection does not involve igniting or extinguishing fires nor the determination of draft.

# Electrical

In accordance with NACHI Standards of Practice pertaining to Electrical Systems, This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over current protection devices ( fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in the Electrical Section should construed as current and a potential personal safety or fire hazard.

**Repairs should be a priority, and should be made by a qualified, licensed electrician.**

## 1. Service Drop

|                                     |                          |                          |                          |  |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| Inspect                             | Not<br>Inspect           | Not<br>Presnt            | Repair<br>Replac         | <b>Description:</b> Underground service lateral • Meter Location: • East<br><b>Observations:</b><br>• No deficiencies noted. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |

## 2. Service Entrance Wires

|                                     |                          |                          |                          |  |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| Inspect                             | Not<br>Inspect           | Not<br>Presnt            | Repair<br>Replac         | <b>Description:</b> Aluminum<br><b>Observations:</b><br>• No deficiencies noted. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |

## 3. Electrical Service Rating

200 amps

## 4. Main Service Panel(s)

|                                     |                          |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| Inspect                             | Not<br>Inspect           | Not<br>Presnt            | Repair<br>Replac         | <b>Observations:</b><br>• The wiring within the panel appeared satisfactory and functional. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |   |



No Concerns

### 5. Main Disconnect

| Inspect | Not Inspect | Not Presnt | Repair Replac |
|---------|-------------|------------|---------------|
| X       |             |            |               |

### 6. Service Grounding

| Inspect | Not Inspect | Not Presnt | Repair Replac |
|---------|-------------|------------|---------------|
| X       |             |            |               |

Description: Aluminum (Bare)

Observations:

- No discrepancies noted.

### 7. Overcurrent Protection

| Inspect | Not Inspect | Not Presnt | Repair Replac |
|---------|-------------|------------|---------------|
| X       |             |            |               |

Type: Breakers

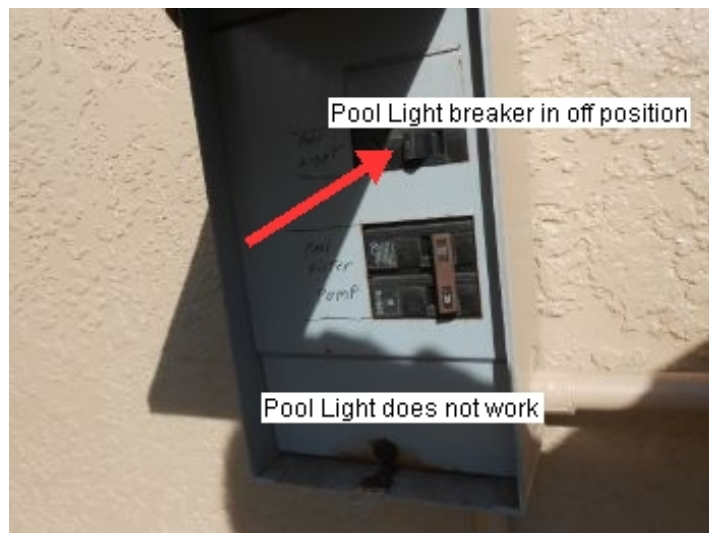
### 8. Sub Panel(s)

| Inspect | Not Inspect | Not Presnt | Repair Replac |
|---------|-------------|------------|---------------|
| X       |             |            |               |

Description: Sub panel for Pool Equipment

Observations:

- Breaker for Pool Light in off position.



Pool Equipment disconnects

### 9. Distribution Wiring

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Description:** Copper

**Observations:**

- Visible wiring appeared functional, at time of inspection.

### 10. Lighting, Fixtures, Switches, Outlets

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Description:** Grounded

**Observations:**

- A representative sampling of outlets, switches and light fixtures were tested. No deficiencies noted.

### 11. GFCI - Ground Fault Circuit Interrupter

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Description:**

- GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

**Locations & Resets:**

- Present at:
- Bathrooms
- Kitchen
- Exterior

**Observations:**

- Test GFCIs monthly to ensure proper operation.



Exterior GFCI Reset in Bathroom #3

### 12. AFCI - Arc Fault Circuit Interrupter

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Description:**

- AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

### 13. Smoke/Heat Detector(s)

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**

- Operated when tested
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

### 14. Carbon Monoxide (CO) Detector(s)

| Inspect                  | Not Inspect              | Not Present                         | Repair Replac            |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 15. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.

# Plumbing

In accordance with the NACHI Standards of Practice pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures conveying waste), the water heating equipment (vent systems, flues, and chimneys of water heaters or boiler equipment), fuel storage and distribution systems for water heater and/or boiler equipment and drainage sumps, sump pumps, and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. **All gas related issues should only be repaired by a licensed plumbing contractor since personal safety is involved.**

## 1. Water Supply Source

Source: Public municipal water supply

## 2. Service Piping Into The House

Materials: Copper

## 3. Main Water Shut Off

|                          |                                     |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Inspect                  | Not Inspect                         | Not Presnt               | Repair Replac            |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**  
 • The main shut off valve for the water supply was not found. Consult the seller regarding the location or existence of a main shut off valve.

## 4. Supply Branch Piping

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Description:** Thermoplastic - CPVC (Chlorinated Polyvinyl Chloride) - yellowish white in color  
**Observations:**  
 • No deficiencies observed at the visible portions of the supply piping.

## 5. Exterior Hose Bibs/Spigots

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**  
 • Operated properly when tested

## 6. Water Flow and Pressure

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**  
 • The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

## 7. Faucets

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**  
 • No deficiencies noted.



### 8. Sinks

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**  
 • No deficiencies observed.

### 9. Traps and Drains

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**  
 • Water was run through the fixtures and drains. Functional drainage was observed.



Bathroom #2



Kitchen

### 10. Waste System

Description: Public sewage disposal system

### 11. Drainage, Wastewater & Vent Piping

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Description:** Visible waste piping in house: • Thermoplastic PVC (Polyvinyl Chloride) - normally white in color  
**Observations:**  
 • Visible piping appeared serviceable at time of inspection.

### 12. Water Heater(s)

Capacity: 50 Gallons

### 13. Water Heater(s) Condition

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**  
 • Tank appears to be in satisfactory condition -- no concerns.  
 • A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



### 14. Water Heater Vent Piping

| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 15. Fuel Supply and Distribution

| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 16. Pump(s)

| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 17. Private Sewage Disposal (Septic) System

| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 18. Other Components

| Inspect                  | Not Inspect                         | Not Presnt               | Repair Replac            |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: Sprinkler System

Observations: Not tested.



Pool Filter (cartridge style)



Pool Piping



Chlorinator leaks at top when valve is moved

**19. Limitations of Plumbing Inspection**

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

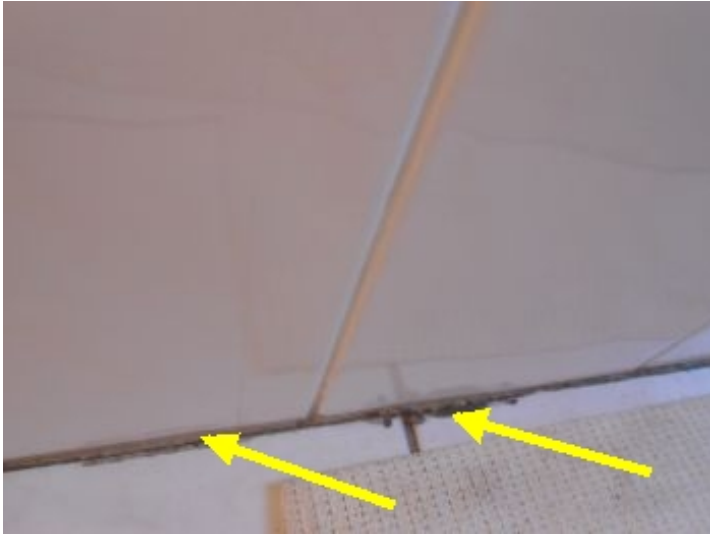
# Bathrooms

## 1. Tub(s)

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**

- Appeared satisfactory and functional, at time of inspection.



Recaulk around whirlpool tub



Whirlpool in Master

## 2. Shower(s)

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**

- No discrepancies noted

## 3. Toilet(s)

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**

- Operated when tested. No deficiencies noted.

## 4. Bidet(s)

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## 5. Exhaust Fan(s)

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**

- Appeared functional, at time of inspection.

## 6. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
- Chose a PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.  
One of the best is : POLYSEAMSEAL Tub and Tile Ultra Sealant caulk.  
For more information, go to: <http://polyseamseal.com/ttultra.shtml>
- I highly recommend that any caulking issues/deficiencies listed in this inspection report, be addressed and corrected by the client (buyer) and not the seller. The reason is: Old caulk must be removed--the surface meticulously cleaned--THEN new the caulk applied. A seller may not always have the best interest in mind for a thorough job--that will may have to be re accomplished.

# Appliances

Inspector observed and operated the basic functions of the following appliances: Permanently installed dishwasher(s), through its normal cycle; range, cooktop and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood. permanently installed Microwave oven, and conveying laundry appliances. Interior refrigerator/freezer are not tested. Inspection of stand alone freezers as well as secondary refrigerators are outside the scop of this inspection. No opinion is offered as to the adequacy of the dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during the inspection. Appliances are not moved and the condition of any walls or flooring hidden by them can not be judged.

## 1. Dishwasher

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: Manufacturer: Whirlpool

Observations:

- Operated through one cycle and appeared to be in working order at time of inspection.

## 2. Garbage Disposal

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Operated - appeared functional at time of inspection.

## 3. Ranges, Ovens, Cooktops

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- All heating elements operated when tested.

## 4. Hood/Exhaust Fan

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Description: Recirculating type

Observations:

- Functioned and operated normally when tested.

## 5. Microwave

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Operated when tested.

## 6. Refrigerator

|                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Appeared functional, at time of inspection.

## 7. Other Components

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Inspect                  | Not Inspect              | Not Presnt                          | Repair Replac            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### 8. Washer

| Inspect                  | Not Inspect                         | Not Presnt               | Repair Replac            |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



### 9. Dryer

| Inspect                  | Not Inspect                         | Not Presnt               | Repair Replac            |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### 10. Dryer Vent

| Inspect                             | Not Inspect              | Not Presnt               | Repair Replac            |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Observations:**

- Appeared functional, at time of inspection.
- Properly vented to exterior.



### 11. Limitations of Appliances Inspection

- Appliances are tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing an electrical repairs -- with a \$50-100 deductible. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.

END OF REPORT