



Inspection Report

John Doe

Property Address:
1927 Older Neighborhood Road
Jacksonville FL



Inspector: Dan Fryer
FL Lic # HI1796
904-657-5577
FryerBD.com

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Date:	Time: 02:00:00 PM	Report ID: 12345
Property: 1927 Older Neighborhood Road Jacksonville FL	Customer: John Doe	Real Estate Professional:

Overview

Fryer Building Diagnostics strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the National Association of Certified Home Inspectors (InterNACHI) and approved by the State of Florida. As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice (www.NACHI.org/SOP). When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive nor quantitative.

This report contains observations of those systems and components that, in our professional judgement, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the client's contingency period and / or prior to closing**, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. **The statements made in this report reflect the conditions as existing at the time of inspection only**, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection, including, but not limited to, roof leaks, or water infiltration into windows, doors, crawl spaces or basements. This report is only supplemental to the Seller's Disclosure and Pest (WDO) Inspection Report. Maintaining a termite bond is recommended. Refer to the InterNACHI Standards of Practice (www.NACHI.org/SOP), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is not intended to be considered as a guarantee or warranty, expressed or implied, regarding the conditions of the subject property, including the items and systems inspected, and it should not be relied on as such. This inspection report should be used alongside the seller's disclosure, pest inspection (WDO) report, and quotes and advice from the qualified tradespeople recommended in this report to gain a better understanding of the condition of the dwelling or building. Some risk is always associated with purchasing real property and unexpected repairs should be anticipated, as this is a natural part of real estate ownership. Where applicable, **a home warranty is highly recommended**, as it will reduce the property owner's exposure to future repair costs on major items and components of the home.

Comment Key - Definitions

Typographical use of **red text** will be made in this report for the purpose of emphasizing deficiencies that require action to repair, replace or further evaluate by a licensed specialist in order to ensure continued functionality, or disclosures that the inspector considers to be of particular importance.

The following headings may be used in the narrative text of this report:

MAJOR DEFICIENCY - Inspection item that either represents a safety hazard, would entail substantial cost to repair or affects the habitability of the property.

INSPECTION LIMITATION - Area or system to which access or visibility was limited by physical constraints at time of inspection, or system is beyond the scope of this Inspection.

POTENTIAL INSURANCE QUALIFYING DEFICIENCY - Inspection item that may adversely affect the insurability of the property. **This disclosure is provided as a courtesy, and the absence of this disclosure does NOT guarantee**

insurability of the property. It is strongly recommended that the prospective buyer consult with a qualified property insurance professional during the contingency period, and prior to purchase / closing of the property.

The following definitions of comment descriptions will be used in this inspection report.

Inspected (IN): Visually observed the item, component or unit, and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear. Access / visibility may be restricted due to physical constraints. Such conditions will be disclosed within the narrative of the report.

Not Inspected (NI): This system, component, or unit was not inspected, and no representations regarding functionality, serviceability, or operation are made. Every effort at stating the reason for not inspecting will be made in this report if possible.

Not Present (NP): This item, system, or component is not present in the property and will be excluded from the report.

Pre-Inspection Agreement

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, between the CLIENT (hereinafter "Client") and Fryer Building Diagnostics, Inc. (hereinafter "Inspector") agree as follows pertaining to the inspection of the Property Address as listed above.

The terms below govern this Agreement.

1. **CODE OF ETHICS / STANDARDS OF PRACTICE:** All inspections will be conducted under the Standards of Practice ("SOP") in accordance with the International Association of Certified Home Inspectors ("InterNACHI") and the SOP of the State of Florida. A copy of the InterNACHI SOP can be found at <https://www.nachi.org/sop.htm> and a copy of the State of Florida SOP can be found at [https://www.flrules.org/gateway/RuleNo.asp?title=Home Inspectors&ID=61- 30.801](https://www.flrules.org/gateway/RuleNo.asp?title=Home%20Inspectors&ID=61-30.801).
2. **INCLUSIONS:** Inspector will perform a limited, non-invasive, visual inspection of the home/building and provide Client with a written report within five (5) business days of completion of the inspection, identifying the defects that Inspector (1) observed and (2) deemed material. Home Inspections shall include the observation of and reporting on the systems and components of a residential building including, but not limited to electrical system, plumbing system, water heater, heating system, cooling system, structural components, foundation, roof, masonry structure, interior components (including ceilings, walls, floors, windows, doors, insulation, and attic ventilation), and exterior components (including gutters, grading, drainage, and siding). The report is only supplementary to the seller's disclosure.
3. **EXCLUSIONS:** The home inspector is not required to move furniture, personal goods or equipment that may impede access or limit visibility. When identical components are numerous, such as electrical outlets and windows, a representative sample will be inspected, which may allow some detectable deficiencies to go unreported. The Inspector is not required to evaluate or inspect the following: intercoms, security systems, fences, timers, backflow preventers, water conditioning equipment, solar energy systems, cosmetic items, swimming pools, hot tubs, whirlpools, Jacuzzi's (and ancillary components), wells, cesspools/sewer pipes, the presence/absence of rodents or insects, security systems, telephone systems, music and computer systems, home theater systems, central vacuum systems, water softeners, radiant heat systems, internal component heat exchangers, timer controlled systems, fire and smoke detectors, sprinkler systems, sheds, or other "out-buildings", air conditioning systems when the outside temperature was 65F or below within the previous 48 hours of the time of inspection, fire and safety equipment, and recreational equipment. The home inspection does not include determinations of potential design flaws; operational capacity; quality or suitability for a particular use; compliance or noncompliance with manufacturer's specifications; and searching or checking of municipal records or property boundaries (land survey). The scope of this inspection specifically excludes code compliance verification. A home inspection is not a code inspection, and the inspector will not determine compliance or non-compliance to past or present governmental codes, rules or regulations of any kind. Soil conditions, geological stability, and engineering analysis are beyond the scope and purpose of this inspection and are not included in the inspection. Latent, hidden and concealed defects and deficiencies are excluded from the inspection and report. The inspection and report do not address and are not intended to address the presence or danger from any potential harmful substances and environmental hazards including but not limited to radon gas, carbon monoxide, lead, lead paint, asbestos, sound proofing, buried or above ground fuel storage tanks, urea formaldehyde, various molds and spores, water quality, toxic or flammable chemicals or gases, and

water and airborne hazards. The inspector is not required to climb on the roof, enter crawl spaces or attics where the ceiling height is less than 4 feet, lacks flooring, or otherwise is inaccessible, and does not perform invasive procedures: equipment, items and systems will not be dismantled. Areas above ceilings are inaccessible, including dropped ceilings. The inspector performs the inspection by means of a visual inspection of building systems and components; testing systems and fixtures through normal "everyday" operation of them; and by using non-invasive testing devices and tools.

4. **ADDITIONAL SERVICES:** Unless otherwise indicated in writing, Inspector will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, Inspector will not test for the presence of wood destroying insects. Unless otherwise indicated in writing, Inspector will not test for mold. Unless otherwise indicated in writing, Inspector will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. Inspector is not responsible for failure to discover latent defects or for problems which occur or become evident after the inspection time. The moisture content of all walls, floors, ceilings, siding and the like will not be tested.
5. **NON_DISCLOSURE:** The inspection and Inspection Report are the confidential property of the Client. Fryer Building Diagnostics, Inc. will not disclose to a third party the contents of a home inspection report or any observations, or opinions that pertain to a home inspection report without the prior consent of the Client or the Client's Representative. If the Client or Client's Representative provides the report to a third party who then sues the Client and/or Fryer Building Diagnostics, Inc., the Client releases Fryer Building Diagnostics, Inc. from any liability and agrees to pay Fryer Building Diagnostics, Inc.'s costs and legal fees in defending any action naming Fryer Building Diagnostics, Inc.. Fryer Building Diagnostics, Inc. is not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release Fryer Building Diagnostics, Inc. (including employees and business entities) from any liability whatsoever. The inspection and report are in no way a guarantee or warranty, expressed or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Inspector disclaims all warranties, express or implied, to the fullest extent allowed by law. The Inspection Report is not to be considered a substitute for a seller's Property Condition Disclosure Statement.
6. **LIABILITY:** Fryer Building Diagnostics, Inc. assumes no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquid damages in an amount not greater than the fee the Client paid to Fryer Building Diagnostics, Inc. The Client waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. The Client acknowledges that the liquid damages are not a penalty, but that Fryer Building Diagnostics, Inc. intends it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between both parties; and (iii) enable us to perform the inspection for the agreed-upon fee.
7. **NOTICE AND WAIVER CLAUSE:** Any claim arising out of or related to any act or omission of the Inspector in connection with the inspection of the property shall be made in writing and reported to the Inspector within thirty (30) business days the time of inspection and to allow the Inspector a reasonable opportunity to re-inspect the issue giving rise to the claim before any repairs are undertaken. Client agrees that a failure to comply with the terms of this paragraph shall constitute a waiver of such claim.
8. **LITIGATION:** If the Client believes to have a claim against Fryer Building Diagnostics, Inc., the Client agrees to provide Fryer Building Diagnostics, Inc. with the following: (1) written notification of the claim within seven days of discovery in sufficient detail and with sufficient supporting documents that Fryer Building Diagnostics, Inc. can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases Fryer Building Diagnostics, Inc. from liability. The Client agrees that the exclusive venue for any litigation arising out of this Agreement shall be in the county where Fryer Building Diagnostics, Inc. specifies as its principal place of business. If the Client fails to prove any claim against Fryer Building Diagnostics, Inc., the Client agrees to pay all Fryer Building Diagnostics, Inc.'s legal costs, expenses and attorney's fees incurred in defending that claim. In any action against Fryer Building Diagnostics, Inc., the Client waives trial by jury. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents the entire agreement between the Client and Fryer Building Diagnostics, Inc.; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by Fryer Building Diagnostics, Inc. shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by the Client and by one of our Fryer Building Diagnostics, Inc.'s authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. The Client will have no cause of action against Fryer Building Diagnostics, Inc. after one year from the date of the inspection.
9. **DISPUTE RESOLUTION; BINDING ARBITRATION:** Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be

submitted for final and binding arbitration under the Rules and procedures of the American Arbitration Association. CLIENT agrees to pay all required filing fees. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any court of competent jurisdiction.

10. PAYMENT: Full payment for services due upon completion of onsite inspection and testing activities. Final inspection reports will be withheld until payment is made. Payments can be made by credit card, cash or check payable to Fryer Building Diagnostics, Inc.
11. RE-INSPECTION: If Client requests a re-inspection, the re-inspection is subject to the terms of this Agreement. Note: Re-inspect fee due at time of re- inspect appointment.
12. ASSIGNMENT: Client may not assign this Agreement.
13. REPRESENTATION: If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.
14. RIGHT OF REVIEW: The Client understands that they have the right to have an attorney of their choice review this agreement before they sign it. They understand that if they do not agree with any of the terms, limitations or exclusions of this agreement they do not have to sign it. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against Fryer Building Diagnostics, Inc.
15. DOCUMENT: If Client would like a large print version of this Agreement before signing it, Client may request one by emailing Inspector.
16. TELEPHONE COMMUNICATIONS: Client consents to receive inbound telephone communications from Inspector.
17. NON-WAIVER CLAUSE: The failure by one party to require performance of any provision shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Contract constitute a waiver of any subsequent breach or default or a waiver of the provision itself.
18. CONFIDENTIALITY/DISCLOSURE: The Inspection Report is the confidential property of the Client. If the Client desires to have his/her real estate agent, attorney, and/or any other persons receive a copy of the report, please provide names and contact information below.

A signed / executed copy of this agreement can be provided to client by emailing request to info@FryerBD.com.

General Notes

ORIENTATION: For the sake of this inspection, the front, right, and left of the dwelling / building will be considered as standing in the front yard, viewing the dwelling / building from the street. In the case of condominiums, the location of the main entry door will be considered as the front.

PHOTOGRAPHS: Photographs included in this report are representative in nature only and are intended to provide a secondary method of describing the discovered deficiency. The report is qualitative, not quantitative. As such, **photos are not intended to itemize multiple discrepancies related to a single system, component, or group of similar components.** Should repairs be requested based on this report, it is the responsibility of the qualified repair entity to evaluate the entire system, component, or group of similar components in order to determine repair protocol(s) necessary to restore operation / functionality of the relative system(s).

THERMAL IMAGING: An infrared imaging radiometer (commonly called a thermal camera) may be used for specific areas of concern, and should not be construed as an exhaustive and complete thermographic scan of the dwelling / building. Additional services are available at additional costs and would be supplemented by an additional agreement / addendum. Temperature readings displayed on thermograms in this report are included as a courtesy and should not be wholly relied upon, as a home inspection is qualitative, not quantitative. These values can vary, depending on surface emissivity, atmospheric interference, and other variables. If a full thermal scan of the home is desired, please contact our office to schedule this service.

LIMITATIONS OF SCOPE: The scope of this inspection / report specifically excludes code compliance verification. Should client have any concerns regarding code compliance of any system / installation / upgrade currently present in the dwelling / building, consultation with an appropriately licensed specialist during the contingency period, and prior to purchase / closing is recommended.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partially accessible. No representations are made regarding conditions that may be present in these areas but were concealed or inaccessible for inspection. Provided with access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

NOTICE TO THIRD PARTIES: This report is the property of Fryer Building Diagnostics and is Copyrighted as of 2019. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is non-transferrable, in whole or in part, to any and all third-parties. Copying and pasting discrepancies to prepare the repair request is permitted. **The information in this report shall not be relied upon by any person or entity other than the client named herein.** This report is governed by an Inspection agreement that contains the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

AGE: The dwelling / building inspected is aged. It is important for the client to recognize that dwellings / buildings of this age typically require higher degrees of regular maintenance than newer dwellings / buildings, particularly with regards to the foundation structure, roof structure, roof covering, electrical system, and plumbing supply and waste system. It is possible that some previously upgraded / repaired systems / structures currently present in the dwelling / building may have been compliant with the codes / standards applicable at the time the upgrades were performed, but are not in compliance with current code(s) / standard(s). It is important to understand that standards / codes change over time, and may be different now than those that were in effect during the previous life and repair history of the dwelling / building.

OCCUPANCY: The dwelling / building was occupied / furnished at time of inspection. Furniture, personal goods, equipment restricted views / access to some areas / surfaces / systems / windows / installations. **Inaccessible areas are specifically disclaimed from the scope of the Inspection / Report** in accordance with Section 3 of the Pre-Inspection Agreement (see above).

In Attendance:

Client, Client's agent

Type of building:

Single Family

Ground/Soil surface condition:

Dry, Wet

Sky condition:

Overcast, Rain

Wind speed:

Gusts

Relative humidity:

50% to 60%

Air temperature:

Greater than 85F (approximately 29C)
Air temperature : 87F

Approximate age of dwelling / building:

Greater than 75 Years: It is important for the client to recognize that dwellings of this age typically require higher degrees of regular maintenance than newer dwellings.
Year Built : 1927

Occupancy:

Occupied - Access to some items such as electrical outlets/receptacles, windows, wall/ floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Moisture meter:

Protimeter Surveymaster BLD536510180028

Infrared imaging radiometer:

Flir E5 1.2L, serial number 63965316, part number 63905-0501, lens 45 degree, software version 2.11.0

1. Roofing

Styles & Materials

Roof Covering: 3-Tab Shingles
Viewed roof covering from: Walked roof

		IN	NI	NP
1.0	ROOF COVERINGS	•		
1.1	FLASHINGS	•		
1.2	VENTS, CHIMNEYS, AND OTHER ROOF PENETRATIONS	•		
1.3	ROOF DRAINAGE SYSTEMS	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

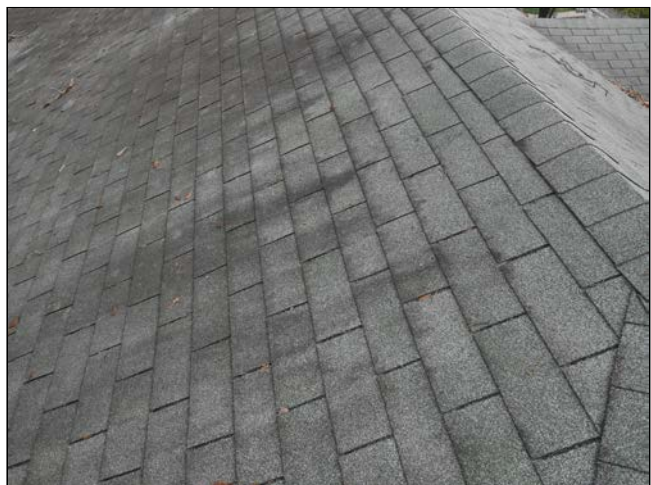
1.0 (1) Tree(s) overhanging and / or contacting roof covering.

- Potential for damage to roof structure, as well as premature aging of roof exterior coverings due to acidic byproducts created during organic decomposition exists when trees are allowed to overhang roof.
- Recommend maintaining all trees so they do not breach the vertical plane of the roof perimeter.



1.0 (2) Roof covering system exhibits signs of aging.

- Some surface texture material loss throughout roof exterior.
- Staining / discoloration at left side due to overhanging trees(s).
- Mechanical damage to shingles at localized areas. Recommend repair as appropriate.
- Should client have concerns regarding the remaining useful life of noted system(s), consultation with a licensed specialist is recommended.





1.1 Rust / oxidation at flashings / vents.

- Continued oxidation may result in rust-through and subsequent leakage.
- Recommend repair and / or corrosion treatment as appropriate.



The roof of the property was inspected and reported using only the criteria listed in this section. While your inspection professional makes every effort to discover any and all problem areas of concern, some issues can manifest themselves after the date of the inspection. Roof coverings and skylights can appear to be leak-proof at the time of inspection, but fail during subsequent periods of severe weather. Wind-driven rain, wind-borne debris and other severe weather conditions can cause flashings, shingles, and other materials to fail after your inspection has been performed. Please be aware that your inspection professional has your best interest in mind. It is important to understand that roof systems require regular, periodic maintenance and evaluation during their lifespan. Any repair items or discrepancies mentioned in this report should be considered during the contingency period, before purchase / closing of the property. It is further recommended that appropriately licensed and qualified specialists be used in further evaluations or repairs of the roof system as relates to the comments in this inspection report.

2. Exterior

Styles & Materials

Siding Material:

Aluminum Siding

Exterior Entry Doors:

Wood

Metal

Glass

Appurtenance:

Porch

Patio

		IN	NI	NP
2.0	WALL CLADDING FLASHING AND TRIM	•		
2.1	DOORS (Exterior)	•		
2.2	WINDOWS	•		
2.3	DECKS, BALCONIES, STOOPS, STEPS AND APPLICABLE RAILINGS	•		
2.4	VEGETATION, GRADING, DRAINAGE, AND DRIVEWAYS	•		
2.5	EAVES, SOFFITS AND FASCIAS	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

2.0 (1) Elevation photo(s). Provided for documentary purposes only.





2.0 (2) Exterior window trim material damaged at some areas.

- Recommend repair as appropriate.



2.0 (3) Mechanical fasteners / holes driven through exterior siding / fascia.

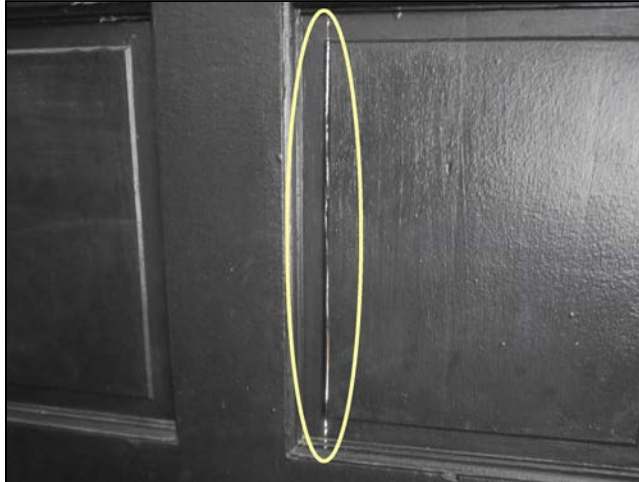
- Potential moisture intrusion point(s).
- Recommend repair as appropriate.
- Multiple locations noted. This report is qualitative, not quantitative. Photo(s) representative of noted deficiency.

**2.1 (1)** Mechanical fasteners missing at strike at front entry door.

- Recommend repair as appropriate.



- 2.1 (2) Visible crack / separation at front entry door.
- Recommend seal / waterproof as appropriate.



- 2.2 Damaged glazed panel at window.
- Recommend repair / replace as appropriate.



Front

2.3 (1) Riser height variation exceeds 3/8 inch between the smallest riser and the greatest riser.

- Trip hazard.
- Recommend reconfigure / repair in accordance with current building practices and safety standards.

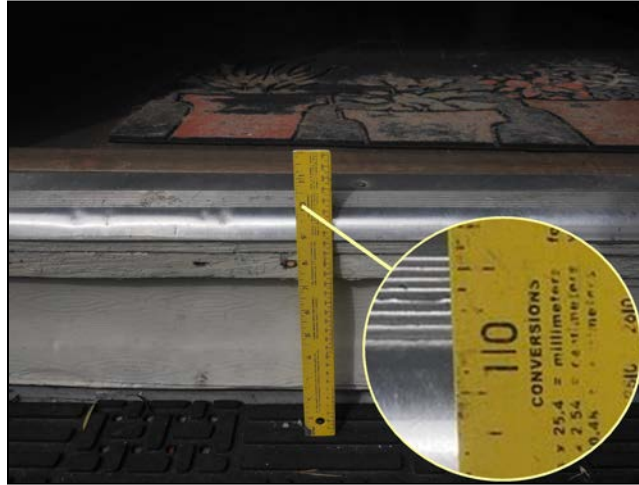
**2.3 (2)** Baluster spacing exceeds 4 inches.

- Fall hazard, especially for children and pets.
- Recommend reconfigure / repair in accordance with current building practices and safety standards.



2.3 (3) Riser height exceeds 7 3/4" at step(s).

- Trip hazard.
- Recommend reconfigure in accordance with current building practices and safety standards.



The exterior components of the property were inspected and reported on using only the criteria listed in this section. While your inspector makes every effort to discover all areas of concern, some issues can manifest themselves after the date and time of the inspection. Wind-driven rain and other severe weather conditions can cause flashings and seals around doors and window openings to fail after the date of the inspection. Please be aware that the inspector has your best interest in mind. Any repair items or discrepancies mentioned in this report should be considered during the contingency period, before purchase / closing of the property. It is further recommended that appropriately licensed and qualified specialists be used in further evaluations or repairs of the above system as relates to the comments in this inspection report.

4. Interior

Styles & Materials

Ceiling Materials:

Plaster
Wood

Wall Material:

Plaster
Wood

Interior Doors:

Wood

Cabinetry:

Wood

Countertop:

Tile

Floor Covering(s):

Tile
Hardwood T&G
Engineered hardwood

Window Types:

Single-hung
Single pane

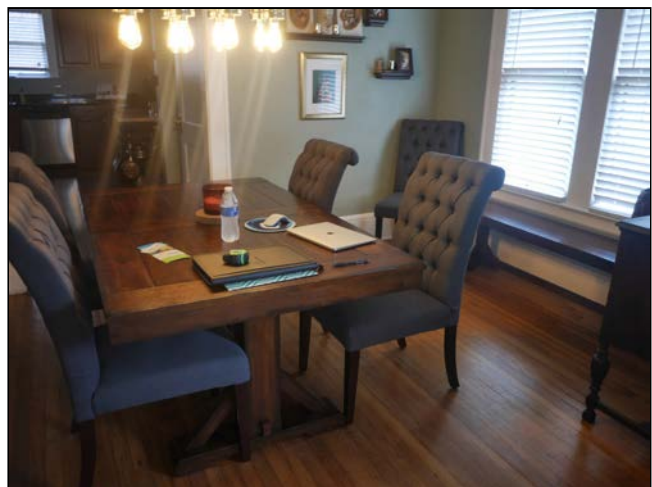
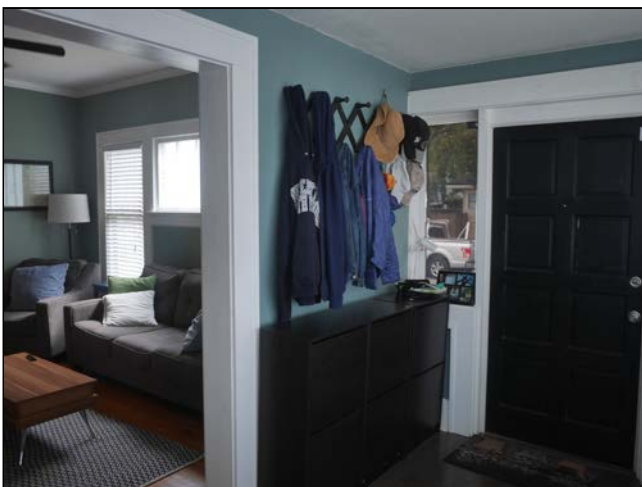
		IN	NI	NP
4.0	CEILINGS	•		
4.1	WALLS	•		
4.2	FLOORS	•		
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•		
4.4	COUNTERS AND CABINETS	•		
4.5	DOORS	•		
4.6	WINDOWS	•		
		IN	NI	NP

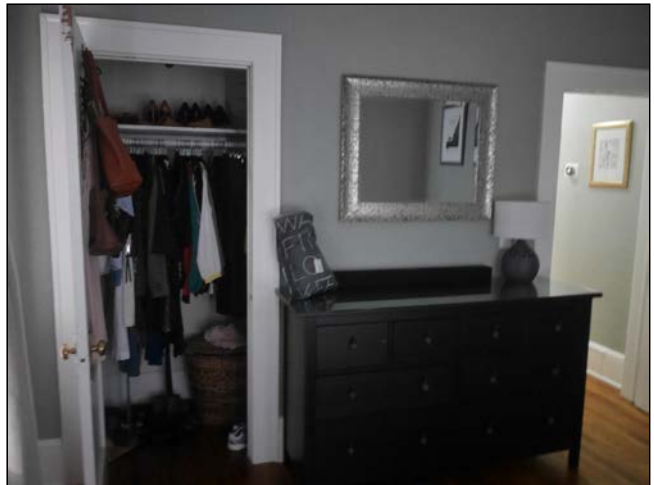
IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

4.0 (1) INSPECTION LIMITATION - The dwelling was furnished / occupied at time of inspection.

- Furniture, personal goods, and/or equipment restricted views / access to some areas / surfaces / systems / windows / installations. Inaccessible areas are specifically disclaimed from the scope of the inspection / report in accordance with Section 3 of the Pre-Inspection Agreement on file.
- Recommend client perform a final walk-through of dwelling after contents have been removed.





4.0 (2) Visible discoloration at ceiling drywall material.

- Note: Unless otherwise noted in this report moisture not detected at or around noted area(s) at time of inspection.



4.5 Lockset latch bolt does not return to neutral position.

- Recommend repair as appropriate.



Left rear

The interior components of the property were inspected and reported on using only the criteria listed in this section. While your inspector makes every effort to discover all areas of concern, some issues can manifest themselves after the date and time of the inspection. No furniture (carpeting, rugs, or any other items that could possibly obstruct or prevent access and viewing ability of your inspector) was moved, displaced, or disturbed. IT IS STRONGLY RECOMMENDED THAT YOU PERFORM A COMPLETE AND THOROUGH WALK-THROUGH OF THE INTERIOR OF THE PROPERTY AFTER ALL FURNISHINGS AND OTHER CONTENTS HAVE BEEN REMOVED. Please be aware that the inspector has your best interest in mind. Any repair items or discrepancies mentioned in this report should be considered during the contingency period, before purchase / closing of the property. It is further recommended that appropriately licensed and qualified specialists be used in further evaluations or repairs of the above system as relates to the comments in this inspection report.

5. Structural Components

Styles & Materials

Foundation:

Masonry block

Floor Structure:

Wood beams
Wood joists

Wall Structure:

Wood

Ceiling Structure:

2X4

Roof Structure:

Stick-built
2 X 8 Rafters
1 x 6 Roof decking

Roof Type:

Gable
Hip

Method used to observe attic:

Traversed (some areas inaccessible)

Method used to observe crawlspace:

Traversed (some areas inaccessible)

		IN	NI	NP
5.0	FOUNDATION AND/OR CRAWLSPACE	•		
5.1	WALLS (Structural)	•		
5.2	COLUMNS OR PIERS	•		
5.3	FLOORS (Structural)	•		
5.4	CEILINGS (structural)	•		
5.5	ROOF STRUCTURE AND ATTIC	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

5.0 (1) Termite shields not installed between piers and wood beams as viewed from crawlspace. Multiple locations noted. This report is qualitative, not quantitative. Photo(s) representative of noted deficiency.

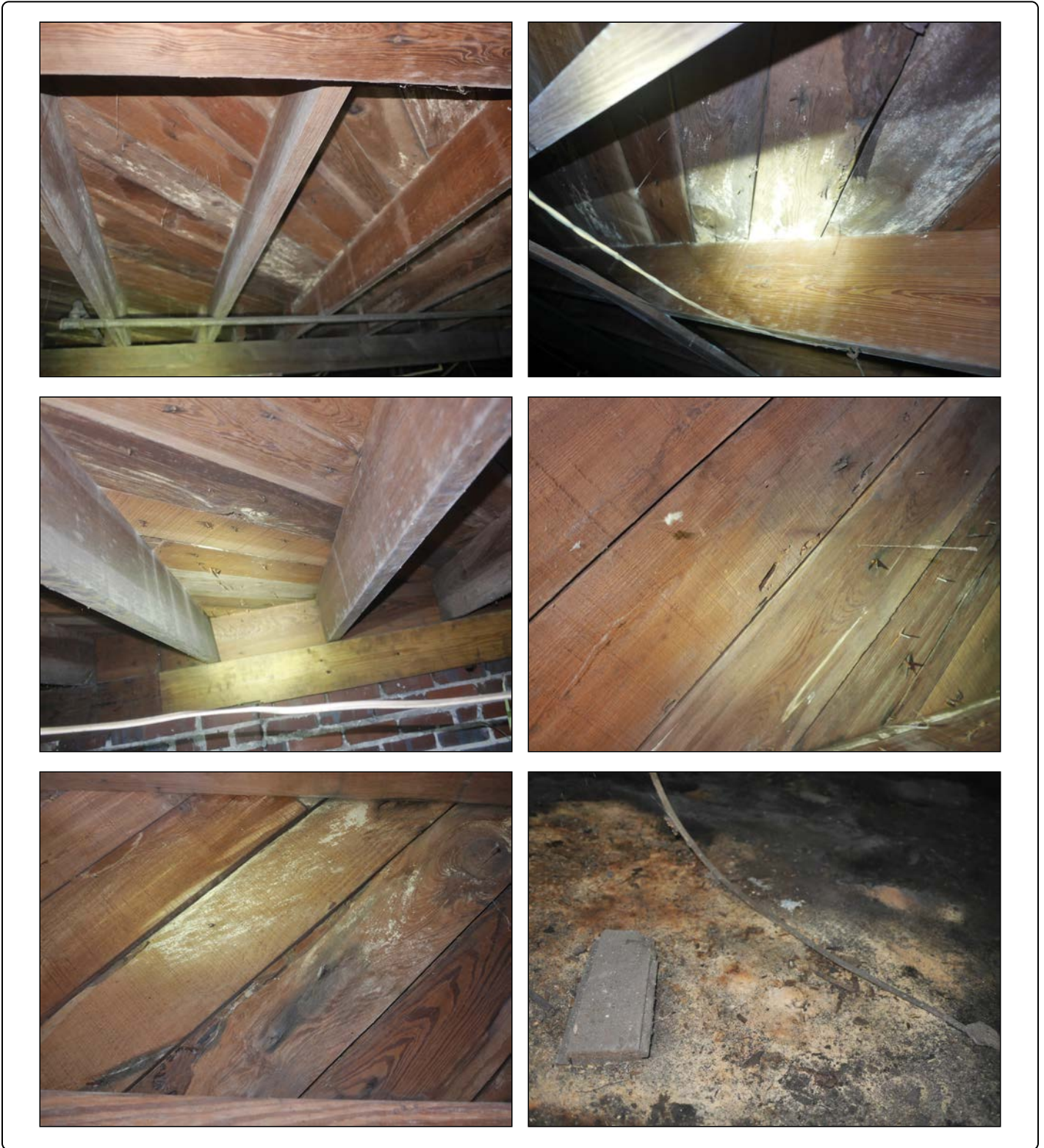
- Recommend installation of termite shields in accordance with current building practices and standards.



5.0 (2) Visible evidence of wood rot / wood-destroying pest activity at some areas throughout crawlspace. Multiple locations noted. This report is qualitative, not quantitative. Photo(s) representative of noted deficiency.

- Also see WDO report as applicable.
- Visible fungal / microbial growth at some noted areas.
- Recommend evaluate / repair as appropriate.







5.3 Floors out-of-level, likely the result of differential settlement and age.

- Should client have concerns regarding the floor structure, consultation with a licensed specialist is encouraged.



5.5 (1) Visible sag / dip at roof structure at right side of dwelling.

- Recommend repair as appropriate.



5.5 (2) Visible evidence of wood-destroying pest activity at attic. Multiple locations noted. This report is qualitative, not quantitative. Photo(s) representative of noted deficiency.

- Also see WDO report as applicable.
- Recommend repair as appropriate.





6. Plumbing System

Styles & Materials

Water Source:

Public

Plumbing Water Supply:

PVC

Plumbing Water Distribution:

CPVC (chlorinated polyvinyl chloride)

Plumbing Waste:

PVC (polyvinyl chloride)
 Cast iron
 Some areas inaccessible

Clothes Washer Drain Size:

2" Diameter

Water Heater Type:

Electric
 40+ Gallon

Water Heater Location:

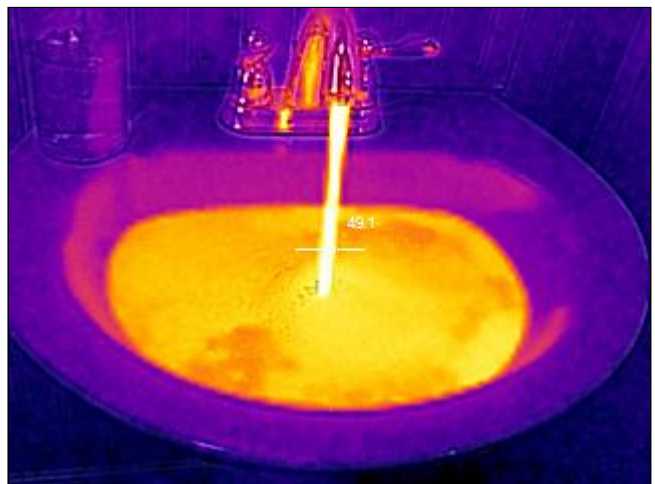
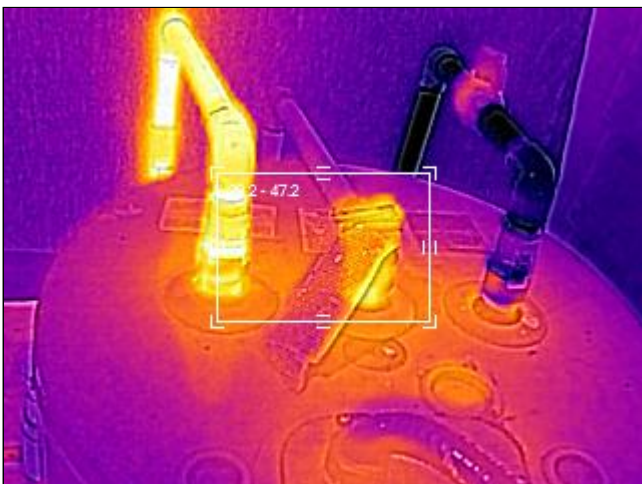
Utility / laundry room

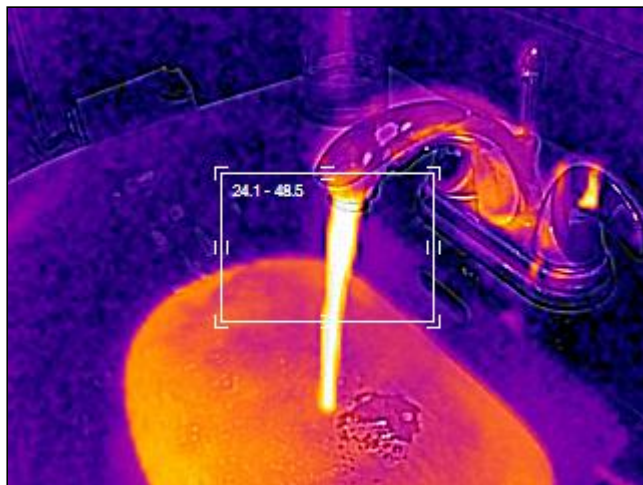
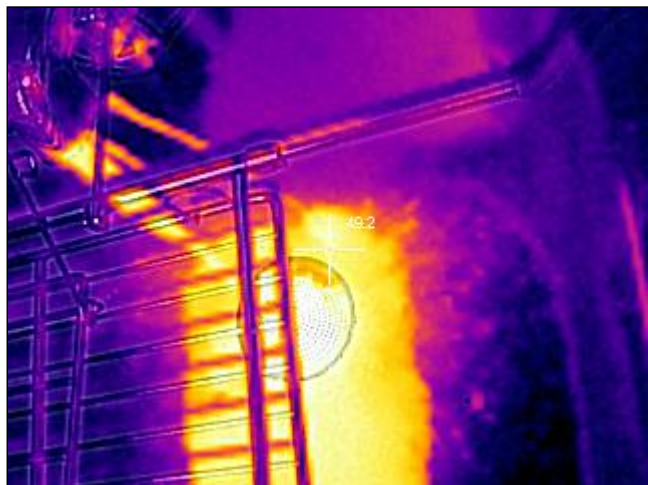
		IN	NI	NP
6.0	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•		
6.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•		
6.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•		
6.3	MAIN WATER SHUT-OFF DEVICE	•		
6.7	WATER SOFTENER		•	
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

6.0 (1) Hot water system reference photo(s) / thermogram(s). Provided for documentary purposes only.





6.0 (2) MAJOR DEFICIENCY: Water heater is aged. Rust / oxidation / impact damage at tank.

- Replacement will likely be necessary in the near future. Recommend client budget as appropriate.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**



6.0 (3) INSPECTION LIMITATION - Manufacturer data plate removed from water heater.

- Basic information, including capacity and age of appliance could not be verified.

**6.0 (4) Drip / drain pan not installed at water heater.**

- Potential damage in the event of a failure of the water tank.
- Recommend reconfigure in accordance with current building practices and standards.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**



6.1 MAJOR DEFICIENCY - Rust / oxidation at cast iron drain line(s).

- Continued oxidation may result in rust-through, cracking, and failure of the waste / drainage system.
- Recommend consultation with a state licensed plumbing specialist.
- Recommend client budget for future upgrade / replacement as appropriate.
- Note: Some areas not visible at time of inspection. Should client have concerns regarding the waste / drainage system, recommend technically exhaustive plumbing system evaluation by a state licensed plumbing specialist.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**



6.2 (1) MAJOR DEFICIENCY - Non-standard installation of plumbing distribution system.

- Recommend consultation with a state licensed plumbing specialist with respect to all disclosures in this section.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**

6.2 (2) MAJOR DEFICIENCY - Toilet not secured to floor structure (excessive lateral movement).

- Potential moisture intrusion point(s).
- Recommend removal of toilet to evaluate condition of wax ring and repair as appropriate by a licensed plumbing specialist.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**



Right bathroom

6.2 (3) MAJOR DEFICIENCY - Overflow drain inoperative / clogged.

- Recommend repair as appropriate.
- Potential moisture intrusion in the event of sink overflow.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**



Left bathroom

6.2 (4) MAJOR DEFICIENCY - Plumbing supply lines not secured to structure.

- Potential future point of failure.

- Recommend consultation with a state licensed plumbing specialist. Multiple locations noted. This report is qualitative, not quantitative. Photo(s) representative of noted deficiency.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**



6.2 (5) MAJOR DEFICIENCY - Plumbing expansion loop(s) not installed or could not be located.

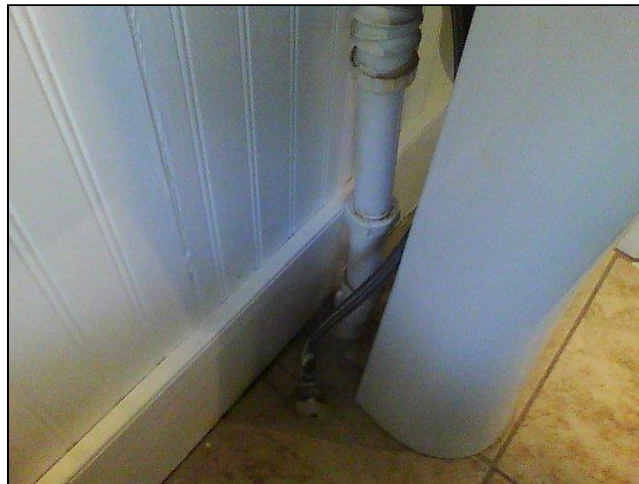
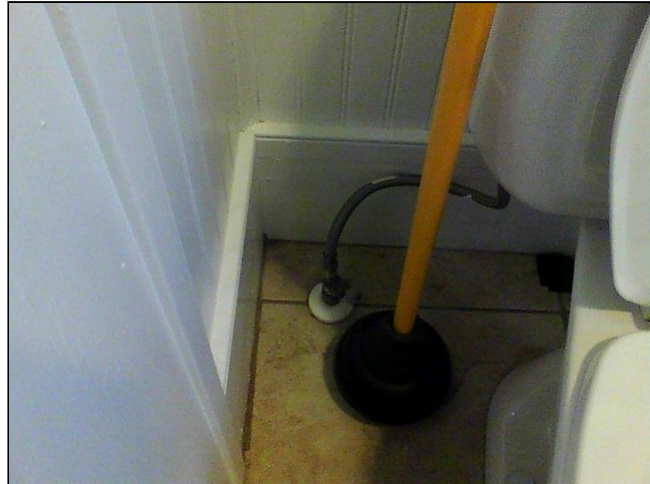
- Expansion loops are designed to limit bending stress on pipe materials due to thermal expansion.
- Recommend consultation with a state licensed plumbing specialist.
- Potential future point of failure.

6.2 (6) MAJOR DEFICIENCY - Plumbing supply air chamber(s) not installed or could not be located.

- Air chambers are designed to provide a compressible medium (air) to reduce vibration in plumbing supply lines brought about by rapid opening and closing of valves.
- Recommend consultation with a state licensed plumbing specialist.

6.2 (7) MAJOR DEFICIENCY - Water hammer / excessive sound / vibration intermittently observed at plumbing distribution system when fixtures operated.

- Recommend consultation with a state licensed plumbing specialist.

6.2 (8) Plumbing distribution reference photo(s). Provided for documentary purposes only.

6.2 (9) Glazing damaged at tub.

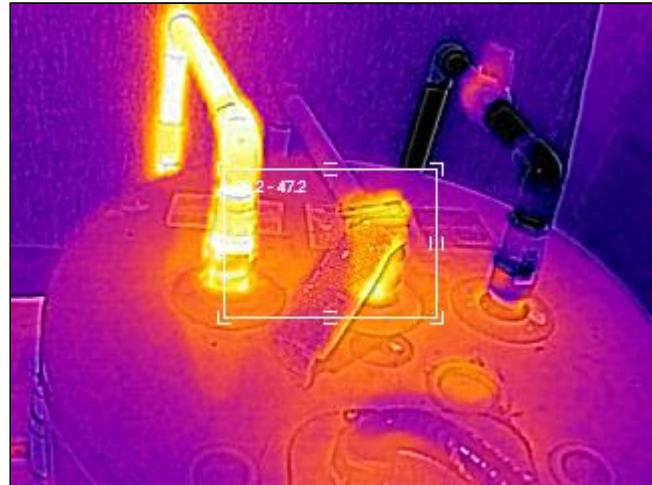
- Recommend repair as appropriate.



Left bathroom

6.2 (10) Some plumbing distribution supply lines not insulated.

- Potential future point of failure in the event of frost / freeze.
 - Missing insulation may affect the efficiency of the hot water system.
 - Recommend repair in accordance with current building practices and standards. Multiple locations noted.
- This report is qualitative, not quantitative. Photo(s) representative of noted deficiency.





6.3 Main water shut-off reference photo(s). Provided for documentary purposes only.



The plumbing and drain components of the property were inspected and reported on using only the criteria listed in this section. While your inspector makes every effort to discover all areas of concern, some issues can manifest themselves after the date and time of the inspection. Due to the limited amount of time spent at the property, some drainage-related items can only be evaluated for that specific period. For example: A clothes washer drain line cannot be checked for leaks or water volume capability during the drain cycle. Also, if the water service has been OFF or has remained unused for an extended period of time (As when a dwelling is unoccupied after the inspection and prior to closing), rust and other mineral deposits within the supply and drain pipes can cause clogs in the piping systems and / or fixtures upon commencement of regular usage. Well and Septic systems are explicitly excluded from the scope of the inspection performed. IF THE PROPERTY HAS WELL AND SEPTIC COMPONENTS INSTALLED, IT IS STRONGLY RECOMMENDED THAT YOU HAVE A SEPARATE WELL / SEPTIC EVALUATION PERFORMED BY A LICENSED, CERTIFIED SPECIALIST PRIOR TO PURCHASE. Please be aware that the inspector has your best interest in mind. Any repair items or discrepancies mentioned in this report should be considered during the contingency period, before purchase / closing of the property. It is further recommended that appropriately licensed and qualified specialists be used in further evaluations or repairs of the above system as relates to the comments in this inspection report.

7. Electrical System

Styles & Materials

Electrical Service Conductors:

220 volts

Overhead service

Panel Type:

Circuit breakers

Panel Capacity:

150 AMP

Wiring Methods:

Conduit, Romex

Branch Wire Type (15 and 20 Amp):

Copper

Switch Gear Manufacturer(s):

Siemens

		IN	NI	NP
7.0	SERVICE ENTRANCE CONDUCTORS	•		
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•		
7.2	CONNECTED DEVICES AND FIXTURES	•		
7.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•		
7.4	POLARITY AND GROUNDING OF OUTLETS	•		
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•		
7.6	SMOKE ALARMS	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

7.0 (1) Electrical service panel reference photo(s). Provided for documentary purposes only.



7.0 (2) Service panel legend not properly / accurately marked.

- Current building practices require service panel legend to be clear, evident and specific.
- Recommend repair as appropriate.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**

**7.0 (3) Fastener(s) missing at cover at main service panel.**

- Recommend repair in accordance with current building practices and standards.



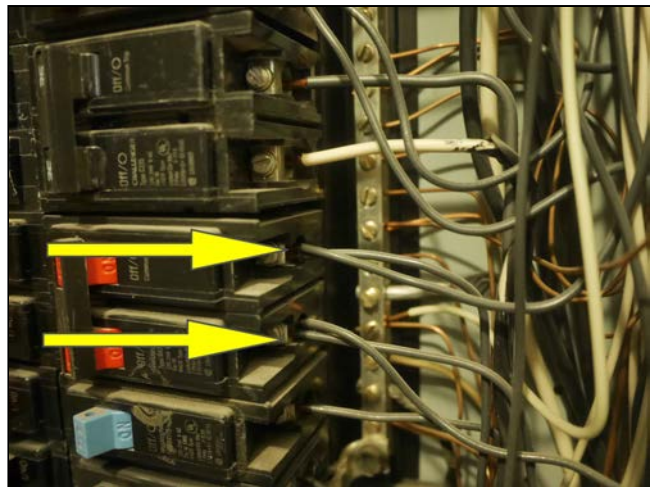
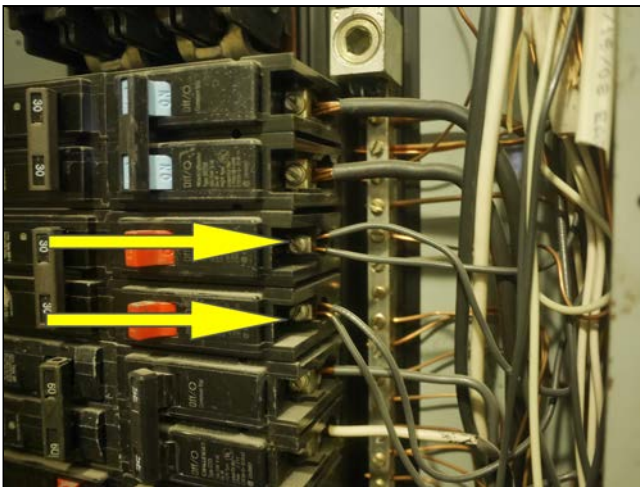
7.0 (4) MAJOR DEFICIENCY - Non-standard mechanical fastener(s) used to secure dead front to main service panel.

- Potential shock hazard. Sharp screw tip(s) may damage wire sheath, and may energize panel cover.
- Recommend installation of listed, manufacturer-approved fasteners for this type of service panel.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**



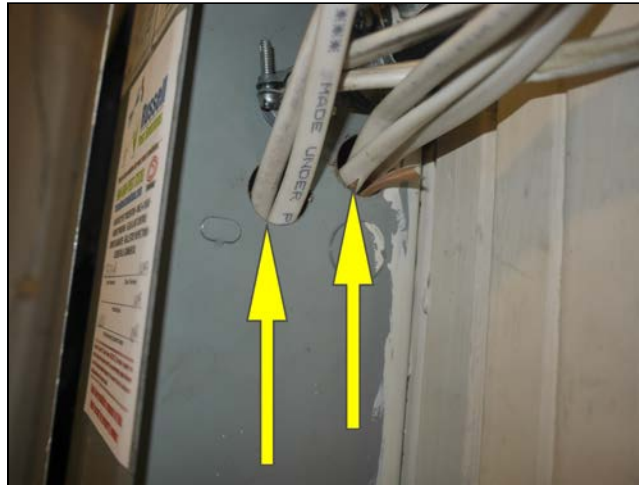
7.0 (5) Circuit breaker "Double-Lugged" (two circuit conductors installed into a single breaker lug). Potential overload hazard.

- Recommend consultation with a state licensed electrical specialist.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**



7.0 (6) Missing / detached strain-relief collar(s) at wire feed(s) at main service panel.

- Potential flame propagation hazard.
- Panel opening may damage wire sheath, energizing panel enclosure. Potential shock hazard
- Recommend repair as appropriate by a licensed electrical specialist.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**

**7.0 (7)** Infrared evidence of temperature differential at main service entrance conductors at service panel.

- Temperature differential may be indicative of high electrical resistance resulting from improper termination, oxidation, excessive current draw, load imbalance, etc.
- Observed temperature delta: approximately 10 Fahrenheit degrees
- Recommend consultation with a state licensed electrical specialist.
- Note: Lighter areas of thermogram(s) indicate areas of higher surface temperature. Thermography performed using qualitative methods; direct temperature measurement not performed on energized equipment. Control photograph(s) presented at left of page, with corresponding thermogram(s) at right.



7.2 MAJOR DEFICIENCY - Wire splice not enclosed within junction box.

- Shock / fire hazard.
- Recommend repair / reconfigure in accordance with current building practices and standards.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**



Crawl space



Attic

7.3 MAJOR DEFICIENCY - Scorch damage at non-metallic flex conduit at water heater electrical supply.

- Recommend consultation with a state licensed electrical specialist and disassembly / repair as appropriate.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**



- 7.4 (1)** Electrical receptacle outlet not installed at work surface / counter top greater than 12 linear inches.
- Noted configuration may be a safety hazard because it encourages the use of extension cords.
 - Recommend reconfigure in accordance with current building practices and safety standards.



- 7.4 (2)** Electrical outlet not installed / could not be located at bathroom.
- Recommend repair in accordance with current building practices and standards.



The electrical components of the property were inspected and reported on using only the criteria listed in this section. While your inspector makes every effort to discover all areas of concern, some issues can manifest themselves after the date and time of the inspection. Outlet covers were not removed during the inspection process, and the scope of the inspection was visual only. Electrical outlets and / or other electrical component that were inaccessible at time of inspection (i.e. outlets behind refrigerator, electrical panel that is obstructed by homeowner belongings, etc.) were not inspected. Please be aware that the inspector has your best interest in mind. Any repair items or discrepancies mentioned in this report should be considered during the contingency period, before purchase / closing of the property. It is further recommended that appropriately licensed and qualified specialists be used in further evaluations or repairs of the above system as relates to the comments in this inspection report.

8. Heating and Cooling

Styles & Materials

Heating / Cooling Equipment Type:

Heat pump forced air

HVAC Equipment Year(s) of

Manufacture:

2011

Filter Type:

Disposable

Ductwork:

Insulated

Types of Fireplaces:

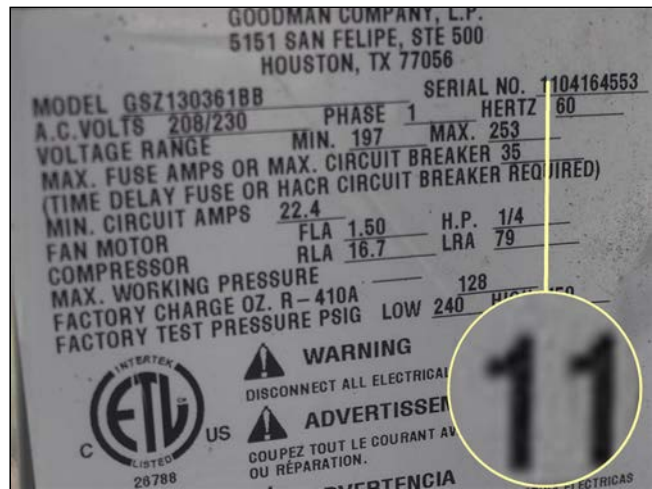
Solid Fuel

		IN	NI	NP
8.0	COOLING AND AIR HANDLER EQUIPMENT	•		
8.1	HEATING EQUIPMENT	•		
8.2	OPERATING CONTROLS	•		
8.3	HVAC DISTRIBUTION SYSTEMS	•		
		IN	NI	NP

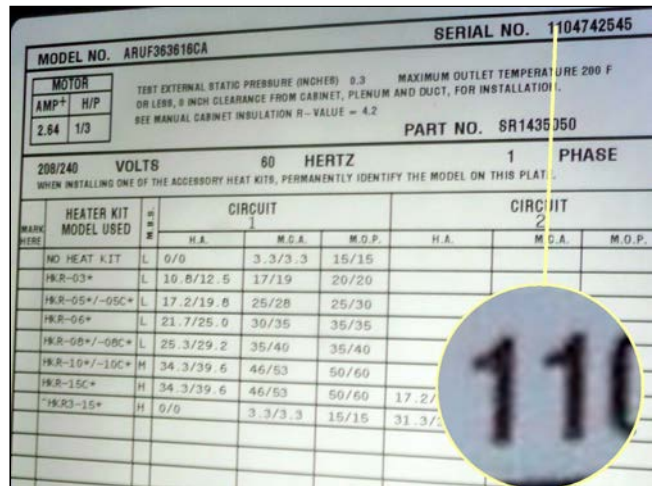
IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

8.0 (1) HVAC reference photo(s). Provided for documentary purposes only.



Year: 2011



Year: 2011

- 8.0 (2) HVAC condensate drain line discharges less than 24 inches from foundation.**
- Recommend extending drain line to discourage ponding / erosion near foundation.



- 8.0 (3) Insulation deteriorated at HVAC suction line at outdoor coil.**
- Recommend repair by a state licensed HVAC specialist.



The Heating and Cooling (HVAC) system components of the property were inspected and reported on using only the criteria listed in this section. While your inspector makes every effort to discover all areas of concern, some issues can manifest themselves after the date and time of the inspection. The scope of the inspection performed is not technically exhaustive or intrusive. The HVAC system was operated and evaluated for normal operation only during the time period that your inspector was on-site. The scope of the HVAC inspection specifically excludes any disassembly of components (to include cover panels or service access doors) that could possibly reveal a discrepancy that only a licensed HVAC specialist would discover upon disassembly. AS WITH ANY MECHANICAL SYSTEM, FAILURE OF A COMPONENT OR SYSTEM CAN OCCUR WITHOUT ANY PRELIMINARY INDICATIONS, ESPECIALLY IF A SYSTEM IS SUDDENLY SUBJECTED TO HEAVY USE, OR IF THE SYSTEM HAS REMAINED UNUSED FOR AN EXTENDED PERIOD (I.E. IF THE PROPERTY IS UNOCCUPIED PRIOR TO CLOSING). Please be aware that the inspector has your best interest in mind. Any repair items or discrepancies mentioned in this report should be considered during the contingency period, before purchase / closing of the property. It is further recommended that appropriately licensed and qualified specialists be used in further evaluations or repairs of the above system as relates to the comments in this inspection report. NO REMAINING LIFE ESTIMATES WILL BE GIVEN FOR ANY HVAC SYSTEM OR RELATED COMPONENTS AS A FUNCTION OF THIS INSPECTION. SHOULD YOU HAVE ANY CONCERNS RELATED TO THE HVAC SYSTEM AND ITS POTENTIAL REMAINING LIFE, CONSULTATION WITH A LICENSED HVAC SPECIALIST IS RECOMMENDED BEFORE YOU PURCHASE THE PROPERTY.

9. Insulation and Ventilation

Styles & Materials

Attic Insulation:

Fiberglass

Ventilation:

Soffit Vent(s)
Gable vent(s)

Clothes Dryer Power Source:

220 Electric

Clothes Dryer Vent:

Metal

		IN	NI	NP
9.0	INSULATION IN ATTIC / CEILING / WALL AREAS	•		
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•		
9.2	VENTING SYSTEMS (Kitchen, bath, laundry)	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

9.1 MAJOR DEFICIENCY - Roof system / attic appears to be improperly vented.

- Improper venting can result in excessive heat and premature aging of roof covering materials. Recommend consultation with a state licensed roofing specialist.
- Attic insulation appears to block soffit vents.
- **POTENTIAL INSURANCE QUALIFYING DEFICIENCY**



9.2 (1) Clothes dryer vent reference photo(s). Provided for documentary purposes only.



9.2 (2) Grate / cover installed at clothes dryer vent at dwelling exterior. This practice is discouraged, as dryer lint can accumulate at grate.

- Fire hazard. Dryer lint is a highly combustible material.
- Recommend installation of one-way flap that is normally closed to discourage pest intrusion, and opens only when dryer appliance is in operation.



The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Installed Kitchen Appliances

Styles & Materials

Range Hood / Exhaust:

Recirculate

Range / Oven / Cooktop Power

Source:

Electric

		IN	NI	NP
12.0	DISHWASHER	•		
12.1	RANGES / OVENS / COOKTOPS	•		
12.2	RANGE HOOD / EXHAUST	•		
12.3	FOOD WASTE DISPOSER	•		
12.4	MICROWAVE COOKING EQUIPMENT (BUILT-IN)			•
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

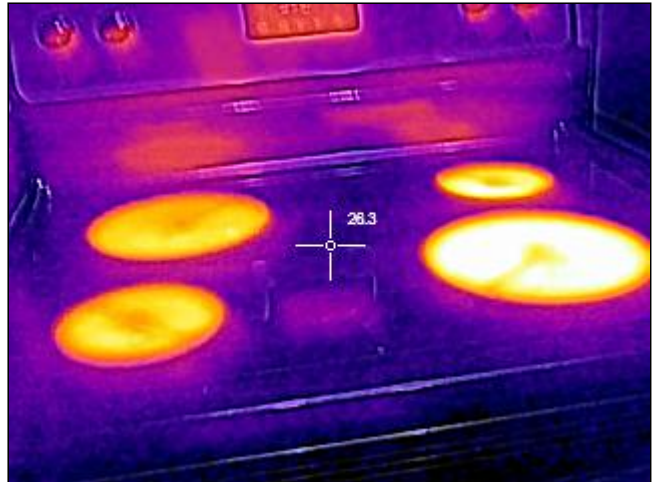
12.0 High loop not properly installed at dishwasher drain line at kitchen sink.

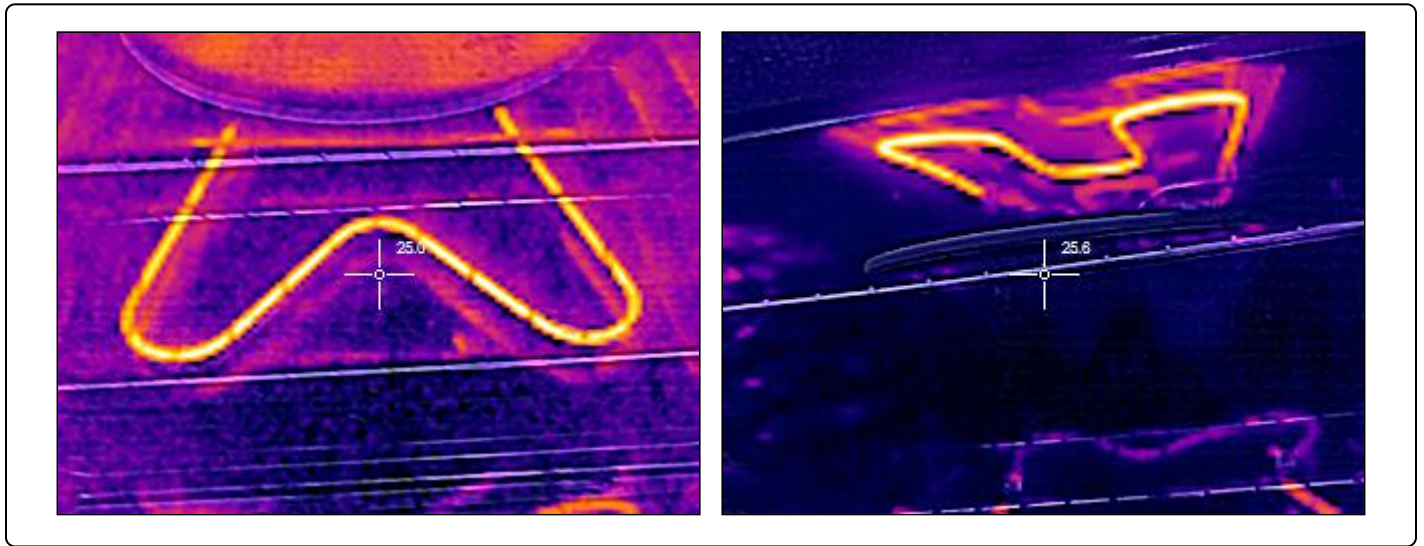
- Potential backflow / contamination of the dishwasher appliance from sink drain.
- Drain line should be routed and secured base cabinet above the elevation of the sink drain.
- Recommend repair / reconfigure as appropriate.



12.1 Built-in appliance reference photo(s) / thermogram(s).

- Provided for documentary purposes only.





The BUILT-IN appliances of the property were inspected and reported on using only the criteria listed in this section. While your inspector makes every effort to discover all areas of concern, some issues can manifest themselves after the date and time of the inspection. With the exception of built-in units (which cannot be moved or displaced during the inspection process), MOVEABLE REFRIGERATOR UNITS (WITH OR WITHOUT BUILT-IN ICEMAKERS) ARE CONSIDERED STAND-ALONE APPLIANCES AND ARE SPECIFICALLY EXCLUDED FROM THE SCOPE OF THIS INSPECTION. DUE TO THE LIMITED TIME SPENT ON-SITE, ICEMAKER FUNCTIONALITY ALSO CANNOT BE EVALUATED. Please be aware that the inspector has your best interest in mind. Any repair items or discrepancies mentioned in this report should be considered during the contingency period, before purchase / closing of the property. It is further recommended that appropriately licensed and qualified specialists be used in further evaluations or repairs of the above system as relates to the comments in this inspection report.