



Direct Inspect

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Inspected By: Edward Velasquez



Home Inspection Report

Prepared For:

Sample Report

Property Address:

123

Any Street

Tampa, FL 33624

Inspected on Thu, Dec 11 2014 at 9:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Single Family
Stories:	One
Approximate Age:	33 Years
Age Based On:	Property Appraiser
Bedrooms/Baths:	3/2
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Client, Selling Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Further Evaluation Required
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Patios/Decks:	Stamped Concrete Condition: Satisfactory

(Site continued)



Comment 1:

1. Recommend trimming all vegetation away from the roof line.
2. Additional area where the vegetation needs to be maintained away from the roof structure.
3. Pavers on the side of the home are uneven and need to be re-leveled.
4. Additional vegetation which should be maintained away from the structure.



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Stucco, Wood Siding

Condition: Further Evaluation Required

Exterior Trim Material:

Wood, Aluminum

Condition: Satisfactory

(Exterior continued)

Windows: Aluminum
Condition: Marginal

Entry Doors: Steel
Condition: Satisfactory



Comment 2:

1. Recommend sealing the seem at the gutter to ensure a tight seal.
2. Wood siding is warping and splitting recommend repair.
3. Bottom of garage door is peeling recommend repair and continued monitoring.
4. Wood trim has moisture damage and needs to be repaired.
5. Coachlight is loose and needs to be secured properly.
6. Recommend caulking all corners of fascia boards to ensure a tight seal.
7. Siding in front of the house is touching the soil recommend regrading to ensure that the soil is not touching the siding.
8. Recommend extending gutter downspout away from the structure.
9. Bottom portion of the home is stained and some of the paint is peeling recommend repair.
10. Side garage door paint is chipping and peeling recommend repair.



Figure 2-1



Figure 2-2

(Exterior continued)



Figure 2-3



Figure 2-4



Figure 2-5



Figure 2-6



Figure 2-7



Figure 2-8

(Exterior continued)



Figure 2-9



Figure 2-10



Comment 3:

1. Trim around side door garage has moisture damage and needs to be replaced.
2. Recommend extending gutter downspout away from the structure.
3. Screen is torn and has mildew and mold recommend replacing screen.
4. Additional photo showing mildew on the screen.
5. Recommend removing vine from back screen enclosure.
6. Screen door is damaged and needs to be repaired.
7. Siding has moisture damage and is warping recommend sealing properly and repairing as needed.
8. Step crack noted on the structure recommend caulking and continue to monitor.
9. Additional step crack noted caulk and continue to monitor.
10. Larger step crack noted recommend caulking and continue to monitor.

(Exterior continued)



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4



Figure 3-5



Figure 3-6

(Exterior continued)



Figure 3-7



Figure 3-8



Figure 3-9



Figure 3-10



Comment 4:

1. Additional step crack noted caulk and continue to monitor.
2. Recommend removing all debris off of the screen enclosure.
3. Several windows are missing screens.
4. Additional screen which is damaged and needs to be repaired.
5. Ceiling under the covered patio is chipping and peeling recommend repainting.
6. Ceiling fans are damaged and need to be replaced with proper outdoor fans.
7. Exterior trim at patio door is damaged and should be replaced.

(Exterior continued)



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

(Exterior continued)



Figure 4-5



Figure 4-6



Figure 4-7

Garage

Garage Type:	Attached
	Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Chain Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam, Force Sensitive
	Condition: Satisfactory

(Garage continued)



Comment 5:

1. Coachlight wiring junction is exposed, wire needs to be in a proper electrical box. Electrical wire needs to be in a conduit. Recommend further evaluation by a licensed electrician.
2. Recommend replacing older GFCI receptacle with a new GFCI receptacle.



Figure 5-1



Figure 5-2

Exterior

Exterior Covering:	Stucco, Wood Siding Condition: Satisfactory
Exterior Trim Material:	Wood, Aluminum Condition: Satisfactory

Structure

Wall Structure:	Masonry Condition: Satisfactory
Ceiling Structure:	Truss Condition: Satisfactory
Roof Structure:	Truss Condition: Satisfactory
Roof Sheathing:	Plywood Condition: Satisfactory

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Gable, Hip
Roof Covering:	Dimensional Shingles Condition: Satisfactory
Approximate Roof Age:	8 Years
Ventilation Present:	Soffit, Gable Ends, Ridge Vents Condition: Satisfactory
Vent Stacks:	Metal Condition: Satisfactory
Chimney :	Metal Condition: Further Evaluation Required
Sky Lights:	Not Present
Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Wood Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Marginal

(Roofing continued)



Comment 6:

1. Dimensional photo noted.
2. Additional photo of dimensional shingle noted. Roof was permitted in 2006.



Figure 6-1



Figure 6-2



Comment 7:

1. Shingle is damaged and needs to be repaired.
2. Recommend cleaning all valleys of leaves and debris to allow for proper water discharge.
3. Back of the chimney has severe moisture damage recommend replacing all trim around the chimney.
4. Additional photo of damage around chimney.
5. Damage noted around trim at chimney recommend replacing.
6. Bottom of the chimney trim has a moisture damage recommend replacing all trim and adding additional flashing to deviate water away from the chimney.
7. Shingles in this area are slightly worn due to debris from tree branches and leaves. Continue to monitor.
8. Recommend adding screens to all roof vent stacks.
9. Additional area on the roof which is worn continue to monitor.
10. Small piece of shingle is loose and needs to be secured or repaired.

(Roofing continued)



Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4

(Roofing continued)



Figure 7-5



Figure 7-6



Figure 7-7



Figure 7-8

(Roofing continued)



Figure 7-9



Figure 7-10

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab on Grade
Foundation Material:	Poured Concrete, Concrete Block
	Condition: Satisfactory
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Wall Structure:	Full Masonry
	Condition: Satisfactory

Attic

Attic Entry:	Garage, Bedroom Closet
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	Metal, PVC
	Condition: Satisfactory
Insulation:	Blown In Fiberglass
	Condition: Satisfactory

(Attic continued)



Comment 8:

1. Hurricane clip noted.
2. Additional photos of hurricane clips noted in the attic.
3. Gable end bracing noted in the attic.
4. 8d nails noted on the roof decking.



Figure 8-1



Figure 8-2



Figure 8-3



Figure 8-4

(Attic continued)

**Comment 9:**

1. Some of the vapor barrier has come loose recommend adding new barrier.
2. Moisture noted inside the chimney walls due to the exposed area on the roof. Recommend repairing as soon as possible to avoid further damage.



Figure 9-1



Figure 9-2

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	General Electric
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Unknown Not Visible
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory

(Electrical continued)

GFCI/AFCI Breakers:

Yes

Condition: Further Evaluation Required

Smoke Detectors:

9 volt Battery Type

Condition: Further Evaluation Required



Comment 10:

1. GE 200 amp panel located outside.
2. GE breaker panel cover noted.
3. Inside the GE 200 amp panel.



Figure 10-1



Figure 10-2



Figure 10-3

(Electrical continued)



Comment 11:

1. Recommend replacing receptacle in kitchen with GFCI receptacle.
2. Additional receptacle in the kitchen which should be switched out to a GFCI receptacle.
3. Receptacle was loose and needs to be looked at by a licensed electrician. The power was intermittent.
4. Receptacle was inoperable recommend further evaluation.
5. Smoke detectors were both functional however when the smoke detectors turn yellow this is a sign that they should be replaced.



Figure 11-1



Figure 11-2

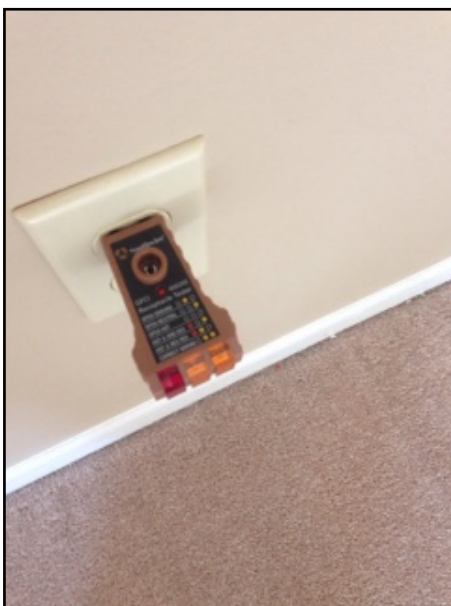


Figure 11-3



Figure 11-4

(Electrical continued)



Figure 11-5

Sub Panel

Location:	Interior
Service Line Material:	Aluminum
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory

(Sub Panel continued)



Comment 12:

1. GE 125 amp sub panel.
2. GE breaker cover panel noted.
3. Inside GE breaker panel.



Figure 12-1



Figure 12-2



Figure 12-3

HVAC

HVAC System Type: Central Split System



Comment 13:

1. Tempstar condenser located outside.
2. Tempstar condenser installed in 2001.
3. Tempstar Air handler located in the attic.
4. Tempstar Air handler installed in 2001.



Figure 13-1

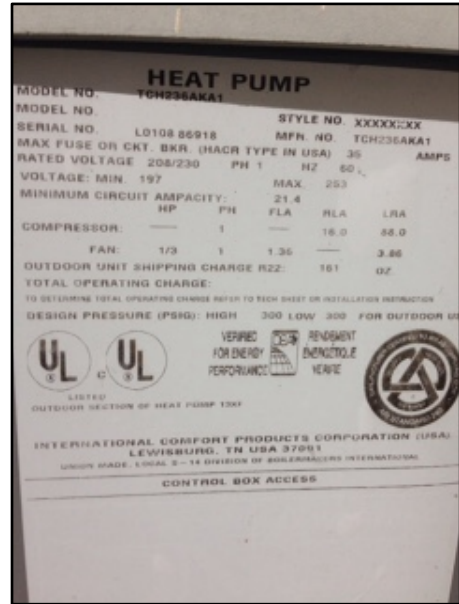


Figure 13-2



Figure 13-3



Figure 13-4

(HVAC continued)

**Comment 14:**

1. Insulation around suction line is starting to deteriorate recommend replacing insulation.
2. Coil is dirty and needs to be cleaned recommend having A/C system serviced.



Figure 14-1



Figure 14-2

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Attic
Type of Equipment:	Heat Pump
	Condition: Satisfactory
Manufacturer:	Tempstar
Heating Fuel:	Electric
	Condition: Satisfactory
Approximate Age:	13 Years
Filter Type:	Disposable
	Condition: Satisfactory
Output Temperature:	104
Type of Distribution:	Metal Ducting, Flexible Ducting
	Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by

(Heating continued)

a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Tempstar
Condensor Size:	30,000 BTU (2.5 Tons)
Condenser Approximate Age:	13 Years
Condesate Drainage:	To Exterior
	Condition: Satisfactory
AC Supply Air Temp:	52
AC Return Air Temp:	65
AC Temperature Drop:	13

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper, PVC
	Condition: Satisfactory
Location of Main Water Shutoff:	Not Located
Sewer System:	Public
Waste Pipe Material:	PVC, Cast Iron
	Condition: Satisfactory

(Plumbing continued)



Comment 15:

1. Exterior hose bib is leaking recommend repair.



Figure 15-1



Comment 16:

1. Kinetco water softener located in the garage.



Figure 16-1

Water Heater

Manufacturer:	AO Smith
Fuel:	Electric
Capacity:	50 gal
Approximate Age:	11 Years
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	Within Sight of Equipment

(Water Heater continued)

**Comment 17:**

1. AO Smith hot water heater located in the garage.
2. AO Smith hot water heater installed in 2003.



Figure 17-1

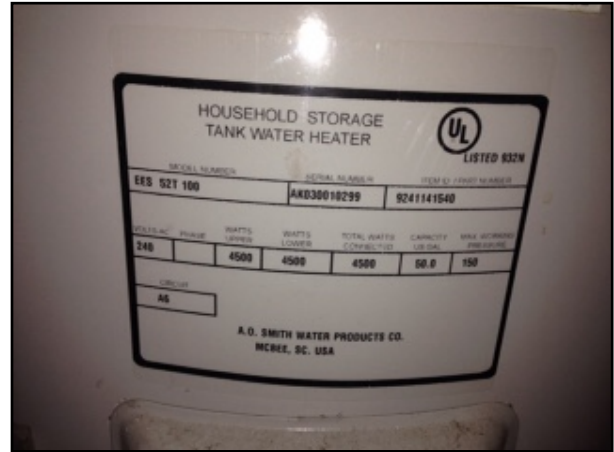


Figure 17-2

Bathrooms

Bathroom #1

Location:	Hallway
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Further Evaluation Required
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory
Tub Surround:	Tile
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory

(Bathroom #1 continued)

Ventilation Type:

Ventilator, Window

Condition: Satisfactory

GFCI Protection:

Outlets

Condition: Satisfactory



Comment 18:

1. Photo of hallway bath.
2. Plumbing underneath bathroom vanity.



Figure 18-1



Figure 18-2



Comment 19:

1. Water pressure was low recommend cleaning filter to see if the pressure is better.
2. Low water pressure on shower recommend cleaning or replacing shower head.
3. Window does not lock properly. Several windows are missing their locking mechanism and have small side locks.
4. Mirror is damaged at the bottom, cosmetic.

(Bathroom #1 continued)

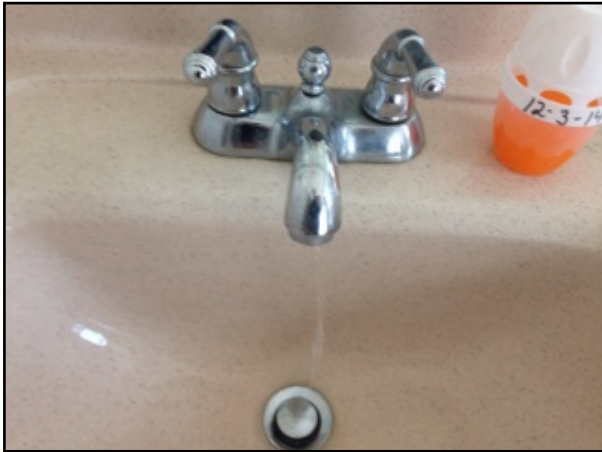


Figure 19-1



Figure 19-2



Figure 19-3



Figure 19-4

Bathroom #2

Location:	Master
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory

(Bathroom #2 continued)

Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Window Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



Comment 20:

1. Master bath photo noted.
2. Master bath plumbing noted.



Figure 20-1



Figure 20-2



Comment 21:

1. Sink was slow to drain recommend unclogging the drain.
2. Repair noted behind toilet checked with moisture meter no active moisture noted.
3. Recommend caulking around tiles to ensure a tight seal.
4. Tub has a small rust spot try to seal and continue monitoring.

(Bathroom #2 continued)



Figure 21-1



Figure 21-2



Figure 21-3



Figure 21-4

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Satisfactory
Sink:	Double Condition: Further Evaluation Required

(Kitchen continued)



Comment 22:

1. Leak noted at faucet fixture when turned on replace fixture.
2. Water noted at base cabinet from leak.
3. Leak appears to be coming from the faucet fixture repair or replace as needed.



Figure 22-1

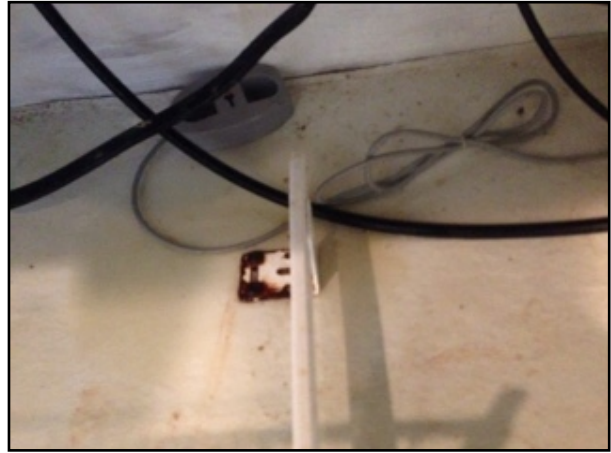


Figure 22-2



Figure 22-3

(Kitchen continued)

- i** Comment 23:
1. Kinetco water treatment system noted. Recommend calling company to service the equipment.
 2. Plumbing under kitchen sink noted.



Figure 23-1



Figure 23-2

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	General Electric Condition: Satisfactory
Range:	General Electric Condition: Satisfactory
Range Hood:	Nu Tone Condition: Satisfactory
Refrigerator:	Kenmore Condition: Satisfactory
Dishwasher:	General Electric Condition: Marginal
Microwave:	Not Present
Disposal:	Badger Condition: Satisfactory

(Appliances continued)



Comment 24:

1. GE smoothtop range and oven noted.
2. Nu Tone range hood noted.
3. GE dishwasher noted. Dishwasher was noisy and dated.
4. Kenmore refrigerator noted.
5. Badger disposal noted under the sink.



Figure 24-1



Figure 24-2



Figure 24-3



Figure 24-4

(Appliances continued)



Figure 24-5

Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink:	Not Present
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	Kenmore Condition: Further Evaluation Required
Dryer:	Kenmore Condition: Satisfactory



Comment 25:

1. Kenmore dryer noted.
2. Kenmore washer noted. Washer lines where not connected. Washer was not tested.
3. Washer hook ups noted.

(Laundry continued)



Figure 25-1



Figure 25-2



Figure 25-3

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Carpet, Wood, Wood Laminate Condition: Satisfactory
Walls:	Painted Drywall, Textured Over Drywall Condition: Satisfactory
Window Types:	Single Hung Condition: Marginal
Window Materials:	Aluminum

(Interior continued)

Entry Door Types:	Hinged
	Condition: Satisfactory
Entry Door Materials:	Steel
Interior Door Materials:	Wood
Fireplace:	Wood Burning
	Condition: Satisfactory



Comment 26:

1. Several windows where difficult to operate recommend repair or replacement.
2. Ceiling fan is missing light fixture housing.
3. Several windows are missing screens and where difficult to operate.
4. Drywall repair needed at front window.
5. Door is missing at the front office.
6. French door latch is sticking recommend adjusting door.
7. Several holes noted on the walls recommend patching and painting.
8. Firebrick has a small crack continue to monitor and repair as needed.
9. Recommend having chimney cleaned and serviced on a yearly basis.



Figure 26-1



Figure 26-2

(Interior continued)



Figure 26-3



Figure 26-4

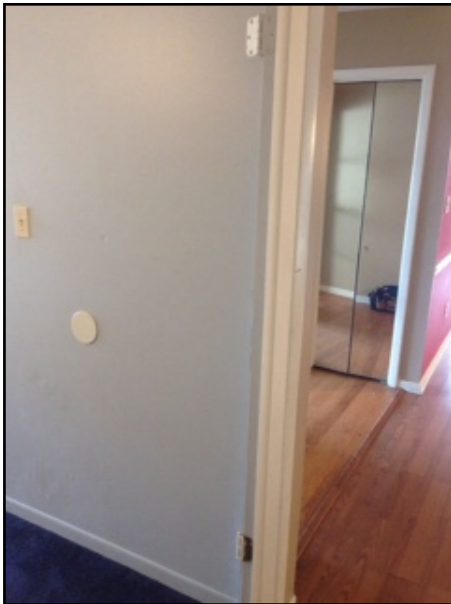


Figure 26-5



Figure 26-6

(Interior continued)



Figure 26-7



Figure 26-8



Figure 26-9

Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

Deck Material:

Stamped Concrete

Condition: Satisfactory

Interior Finish:

Concrete/Aggregate

Installed Equipment:

Filter, Skimmer, Pump Motor was turned on and appears to function no warrantee is implied regarding condition of motor

(Pool/Spa continued)

Type of Barrier:

Fence, Screen Enclosure

Condition: Further Evaluation Required



Comment 27:

1. Pool equipment noted.
2. Inground pool noted.



Figure 27-1



Figure 27-2



Comment 28:

1. Pool motor needs to be replaced.
2. Rust noted at the bottom of the exterior shut off panel. Paint and continue to monitor.
3. Skimmer housing cover is missing.



Figure 28-1



Figure 28-2

(Pool/Spa continued)



Figure 28-3

Report Summary

Site

- 1) 1. Recommend trimming all vegetation away from the roof line.
2. Additional area where the vegetation needs to be maintained away from the roof structure.
3. Pavers on the side of the home are uneven and need to be re-leveled.
4. Additional vegetation which should be maintained away from the structure.



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4

(Report Summary continued)

Exterior

- 2) 1. Recommend sealing the seem at the gutter to ensure a tight seal.
2. Wood siding is warping and splitting recommend repair.
3. Bottom of garage door is peeling recommend repair and continued monitoring.
4. Wood trim has moisture damage and needs to be repaired.
5. Coachlight is loose and needs to be secured properly.
6. Recommend caulking all corners of fascia boards to ensure a tight seal.
7. Siding in front of the house is touching the soil recommend regrading to ensure that the soil is not touching the siding.
8. Recommend extending gutter downspout away from the structure.
9. Bottom portion of the home is stained and some of the paint is peeling recommend repair.
10. Side garage door paint is chipping and peeling recommend repair.



Figure 2-1



Figure 2-2

(Report Summary continued)



Figure 2-3



Figure 2-4



Figure 2-5



Figure 2-6



Figure 2-7



Figure 2-8

(Report Summary continued)



Figure 2-9



Figure 2-10

- 3) 1. Trim around side door garage has moisture damage and needs to be replaced.
2. Recommend extending gutter downspout away from the structure.
3. Screen is torn and has mildew and mold recommend replacing screen.
4. Additional photo showing mildew on the screen.
5. Recommend removing vine from back screen enclosure.
6. Screen door is damaged and needs to be repaired.
7. Siding has moisture damage and is warping recommend sealing properly and repairing as needed.
8. Step crack noted on the structure recommend caulking and continue to monitor.
9. Additional step crack noted caulk and continue to monitor.
10. Larger step crack noted recommend caulking and continue to monitor.

(Report Summary continued)



Figure 3-1



Figure 3-2

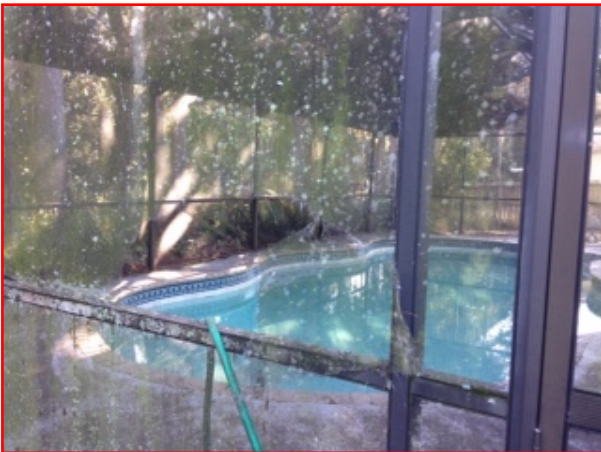


Figure 3-3



Figure 3-4



Figure 3-5



Figure 3-6

(Report Summary continued)



Figure 3-7



Figure 3-8



Figure 3-9



Figure 3-10

- 4) 1. Additional step crack noted caulk and continue to monitor.
2. Recommend removing all debris off of the screen enclosure.
3. Several windows are missing screens.
4. Additional screen which is damaged and needs to be repaired.
5. Ceiling under the covered patio is chipping and peeling recommend repainting.
6. Ceiling fans are damaged and need to be replaced with proper outdoor fans.
7. Exterior trim at patio door is damaged and should be replaced.

(Report Summary continued)



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

(Report Summary continued)



Figure 4-5



Figure 4-6



Figure 4-7

Garage

- 5) 1. Coachlight wiring junction is exposed, wire needs to be in a proper electrical box. Electrical wire needs to be in a conduit. Recommend further evaluation by a licensed electrician.
2. Recommend replacing older GFCI receptacle with a new GFCI receptacle.

(Report Summary continued)



Figure 5-1



Figure 5-2

Roofing

- 6) 1. Shingle is damaged and needs to be repaired.
2. Recommend cleaning all valleys of leaves and debris to allow for proper water discharge.
3. Back of the chimney has severe moisture damage recommend replacing all trim around the chimney.
4. Additional photo of damage around chimney.
5. Damage noted around trim at chimney recommend replacing.
6. Bottom of the chimney trim has a moisture damage recommend replacing all trim and adding additional flashing to deviate water away from the chimney.
7. Shingles in this area are slightly worn due to debris from tree branches and leaves. Continue to monitor.
8. Recommend adding screens to all roof vent stacks.
9. Additional area on the roof which is worn continue to monitor.
10. Small piece of shingle is loose and needs to be secured or repaired.

(Report Summary continued)



Figure 6-1



Figure 6-2



Figure 6-3

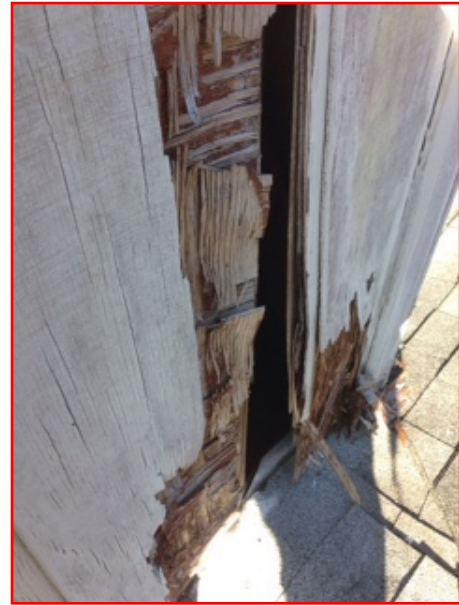


Figure 6-4

(Report Summary continued)



Figure 6-5



Figure 6-6



Figure 6-7



Figure 6-8

(Report Summary continued)



Figure 6-9



Figure 6-10

Structure: Attic

- 7) 1. Some of the vapor barrier has come loose recommend adding new barrier.
2. Moisture noted inside the chimney walls due to the exposed area on the roof. Recommend repairing as soon as possible to avoid further damage.



Figure 7-1

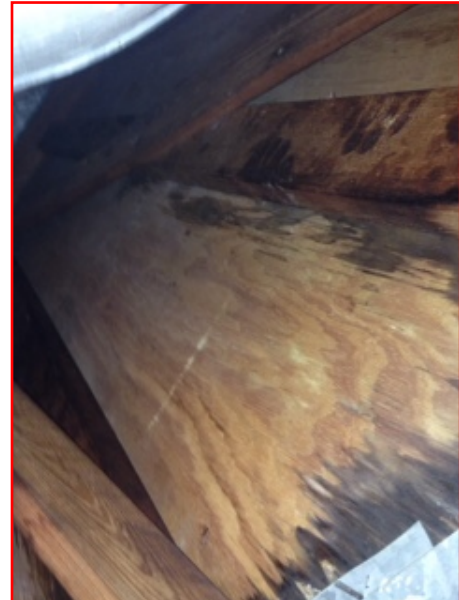


Figure 7-2

(Report Summary continued)

Electrical

- 8) 1. Recommend replacing receptacle in kitchen with GFCI receptacle.
2. Additional receptacle in the kitchen which should be switched out to a GFCI receptacle.
3. Receptacle was loose and needs to be looked at by a licensed electrician. The power was intermittent.
4. Receptacle was inoperable recommend further evaluation.
5. Smoke detectors were both functional however when the smoke detectors turn yellow this is a sign that they should be replaced.



Figure 8-1



Figure 8-2



Figure 8-3

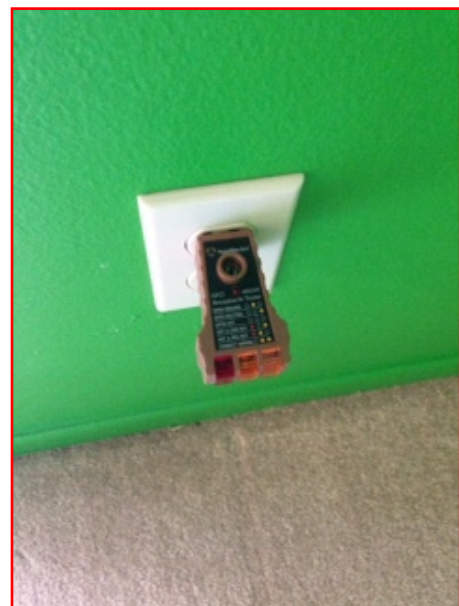


Figure 8-4

(Report Summary continued)



Figure 8-5

HVAC

9) 1. Insulation around suction line is starting to deteriorate recommend replacing insulation.

2. Coil is dirty and needs to be cleaned recommend having A/C system serviced.



Figure 9-1



Figure 9-2

(Report Summary continued)

Plumbing

10) 1. Exterior hose bib is leaking recommend repair.



Figure 10-1

Bathrooms: Bathroom #1

11) 1. Water pressure was low recommend cleaning filter to see if the pressure is better.

2. Low water pressure on shower recommend cleaning or replacing shower head.

3. Window does not lock properly. Several windows are missing their locking mechanism and have small side locks.

4. Mirror is damaged at the bottom, cosmetic.

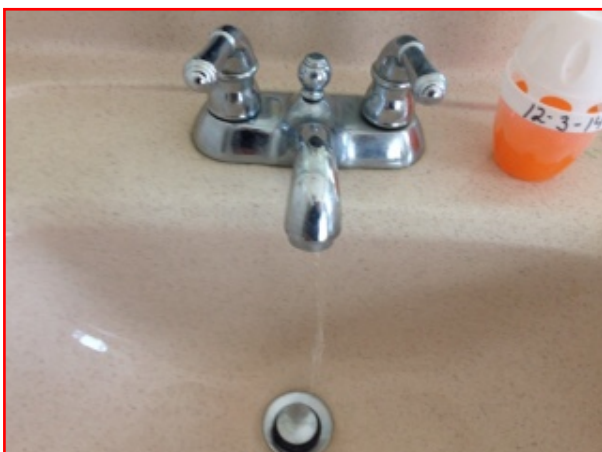


Figure 11-1



Figure 11-2

(Report Summary continued)



Figure 11-3



Figure 11-4

Bathrooms: Bathroom #2

- 12) 1. Sink was slow to drain recommend unclogging the drain.
2. Repair noted behind toilet checked with moisture meter no active moisture noted.
3. Recommend caulking around tiles to ensure a tight seal.
4. Tub has a small rust spot try to seal and continue monitoring.

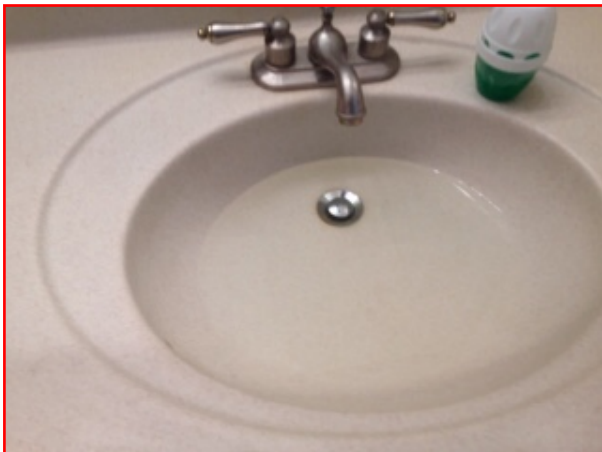


Figure 12-1



Figure 12-2

(Report Summary continued)



Figure 12-3



Figure 12-4

Kitchen

- 13) 1. Leak noted at faucet fixture when turned on replace fixture.
2. Water noted at base cabinet from leak.
3. Leak appears to be coming from the faucet fixture repair or replace as needed.



Figure 13-1



Figure 13-2

(Report Summary continued)



Figure 13-3

Interior

- 14) 1. Several windows where difficult to operate recommend repair or replacement.
2. Ceiling fan is missing light fixture housing.
3. Several windows are missing screens and where difficult to operate.
4. Drywall repair needed at front window.
5. Door is missing at the front office.
6. French door latch is sticking recommend adjusting door.
7. Several holes noted on the walls recommend patching and painting.
8. Firebrick has a small crack continue to monitor and repair as needed.
9. Recommend having chimney cleaned and serviced on a yearly basis.

(Report Summary continued)



Figure 14-1



Figure 14-2



Figure 14-3



Figure 14-4

(Report Summary continued)



Figure 14-5



Figure 14-6

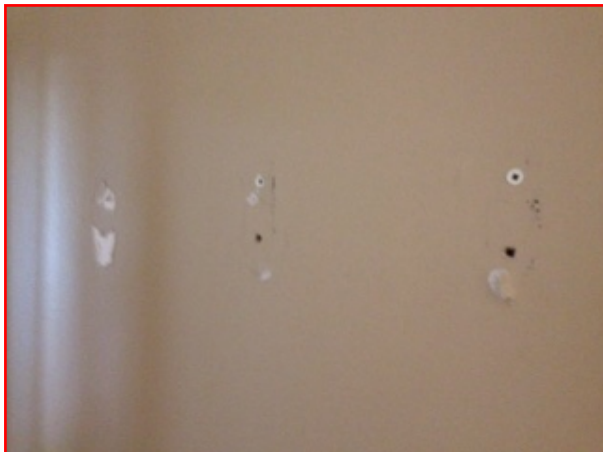


Figure 14-7



Figure 14-8

(Report Summary continued)



Figure 14-9

Pool/Spa

- 15) 1. Pool motor needs to be replaced.
2. Rust noted at the bottom of the exterior shut off panel. Paint and continue to monitor.
3. Skimmer housing cover is missing.



Figure 15-1



Figure 15-2

(Report Summary continued)



Figure 15-3