



**High Ground
Property Inspections**

High Ground Property Inspections
(407) 906-3263
www.highgroundinspections.com

High Ground Property Inspections Home Inspection Report

123 Sample Inspection St
Orlando, FL 32812

Property Inspected By: Joe Sera

Report Prepared For: Art Vandelay, Bailey
Sera

Inspection Completed On: Sun, Jan 26, 2025 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.

Older Home 30+ years

When conducting an inspection, the inspector considers the age of the home as part of the context for the inspection. This home is 30 years or older, and it is common to find aspects of a home that no longer comply with currently upheld standards and building practices. This inspection aims to discover any safety issues that may present themselves at the time of the inspection, but it does not consider code compliance. It is not uncommon that homes of any age may have had repairs performed over the life of the dwelling. Not all repairs may be considered of workman-like quality, similarly, some areas may present cosmetic defects consistent with the age of the home. This inspection looks for items in a home that are in a non-serviceable state at time of the inspection and does not provide grading on quality of repairs. It is not unlikely to find older style plumbing fixtures, or mixed use of materials in older homes. In many cases, visible signs of past water intrusion are not necessarily indicative of an active leak or infiltration. The source of previous leaks or water damage may not be readily apparent by visual inspection, though the inspector may utilize any number of methods to determine whether or not there remains an active presence of moisture and whether further evaluation or repair are required. Older homes may also exhibit indications of previous damage by wood destroying organisms which is also not uncommon. A home inspector, who is not licensed as a pest control, applicator and further licensed to perform WDO inspections may not confirm the presence of wood destroying organisms per Florida to state law. If during the course of the inspection, the inspector suspects evidence of wood destroying organism activity, it is recommended that the client consult with a local licensed WDO inspector to provide further insights into the active status of any wood, strong organisms or damage not evident as part of a visual inspection. The inspection report may call out some known recalls, however, the home inspection does not aim capture all manufacturer recalls that may apply to the home being inspected. Always hire qualified, trained, and licensed professionals to conduct any follow on inspections or repairs recommended in this report.

Furnished Home

If the home is furnished at time of the inspection, portions of the interior would be concealed to the inspector. Following the standards of practice, the scope of the inspection is limited to those surfaces that are visible and readily accessible. It is not within the inspector's scope to move or rearrange owner furnishings including furniture, floor coverings, personal belongings, and items stored in closets, shelves, cabinets, etc. During our prior to the final walk-through before closing, it is recommended that the client inspect the areas that were previously concealed. If any suspected defects are identified, is encouraged to contact us to conduct any additional inspection required.

Thermography/Sensor Technology

The inspector may use, at their discretion, any array of tools, including but not limited to thermal imagers, carbon monoxide detectors, fuel/gas detectors, and moisture meters to provide additional relevant details to the client which are not readily available to the naked eye. Such tools may be used at the inspector's sole discretion and provide only a limited assessment for measured conditions at the specific locations as determined by the inspector. Unless otherwise agreed to in writing, these types of inspection are never to be considered comprehensive.

Client's Signature

Art ✓

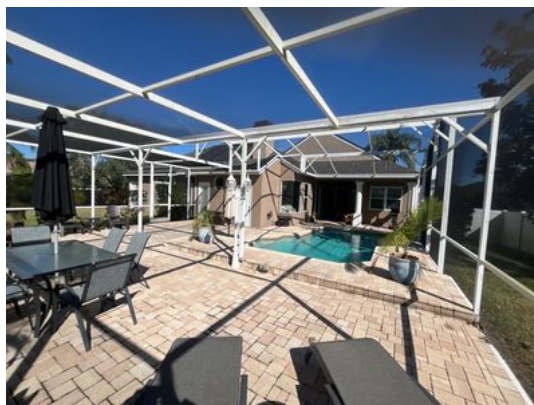
Inspector Signature

Joe Lero

Inspector License

HI17537

Photo of Each Side of Home





Property Type

Single Family

Stories

One

Year Built

1992

Approximate Age (Years)

33

Age Based On

County/Municipality Records

Bedrooms/Baths

4/3

Door Faces

North

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

Cool

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Water Service

People Present

Owner

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

Site Grading

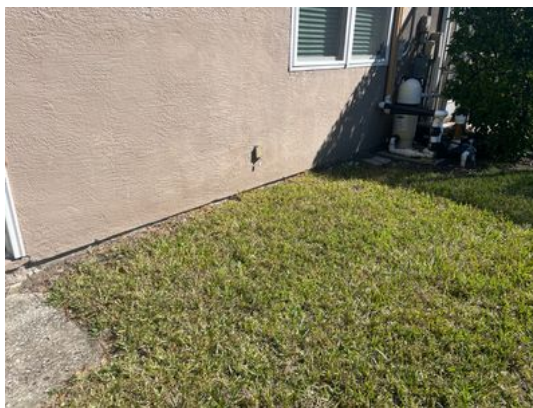
Sloped Away From Structure

Condition: Recommend Improvement

Comment 1

Repair or Replacement Needed

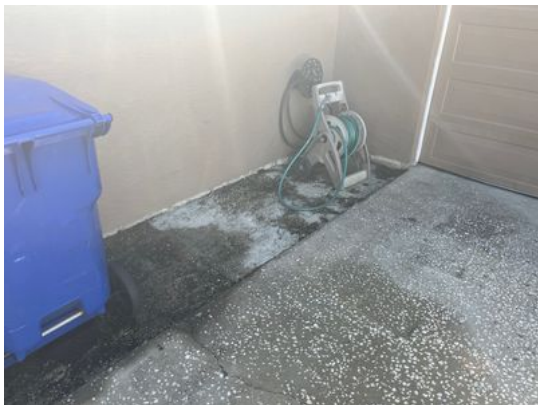
Lawn/landscaping abuts to exterior structure/wall covering at multiple locations. Recommend removal to expose slab and prevent infiltration of moisture and pests.



Comment 2

Repair or Replacement Needed

Concrete area on left side of garage door pools water and does not allow proper drainage away from the home. Recommend repair by qualified concrete contractor.



Vegetation

Generally Maintained

Condition: Maintenance Required



Comment 3

Information

Recommend trimming palms in front of home to avoid brushing of fronds against roof surface.

Driveway

Concrete

Condition: Satisfactory



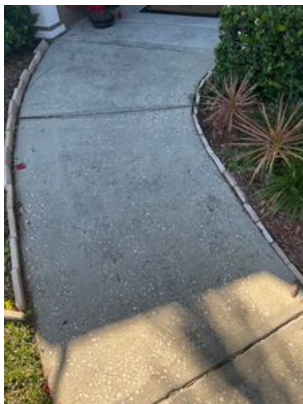
**Comment 4
Information**

Some cracking observed along driveway. This is typical of most large concrete surfaces beyond a certain age. Recommend ceiling cracks to mitigate further damage. No trip hazards observed present at time of inspection.

Walkways

Concrete

Condition: Satisfactory



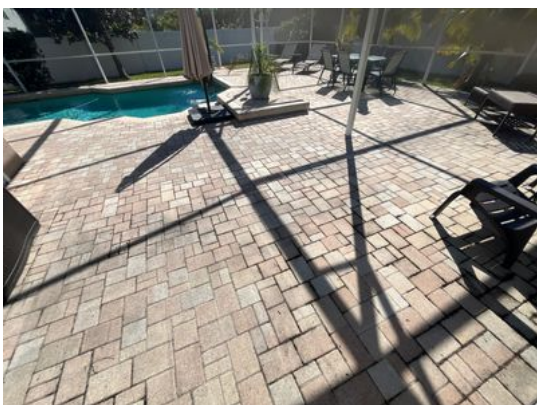
Comment 5 Information

Walkway in good condition. Recommend re-coating paint at entryway surface.

Patios/Decks

Pavers

Condition: Satisfactory



Comment 6 Information

Paver deck surrounding pool area appears to be in good condition. Recommend pressure washing and ceiling pavers to improve the general condition and aesthetic.

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

Condition: Satisfactory

Exterior Trim

Stucco

Condition: Satisfactory

Windows

Vinyl

Condition: Satisfactory



Comment 7 Information

Weep hole covers missing or partially obstructed at various locations. Recommend removing sealant near weep holes, and adding sponges where covers are missing to prevent intrusion of pests and debris. And promote proper drainage.

Entry Doors

Fiberglass, Steel

Condition: Maintenance Required

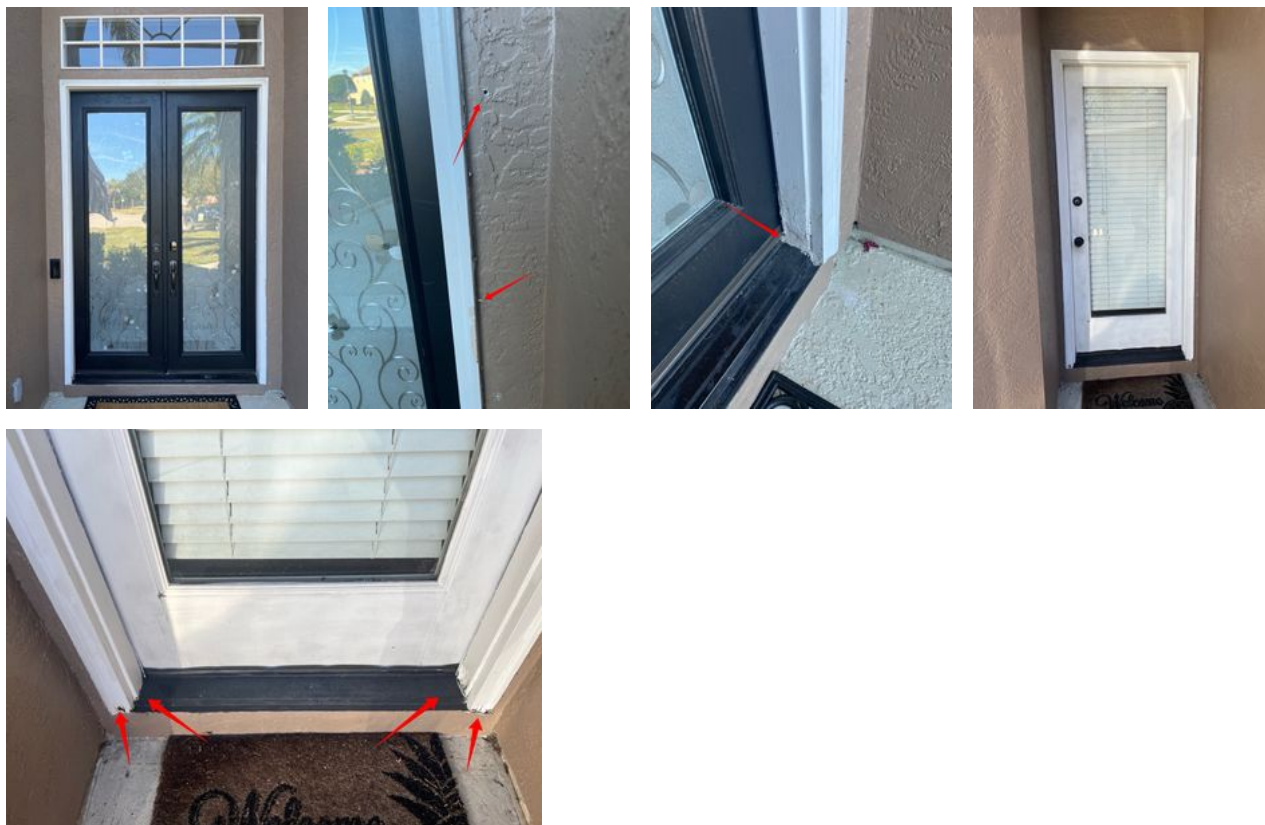
Comment 8 Repair or Replacement Needed

Multiple drilled holes along perimeter of main entry door recommend sealing to prevent intrusion of pests and moisture.

Caulking, along perimeter of main entry door frame has become separated. Recommend resealing.

Wood rot observed at base of main entry door frame, which has been improperly repaired. Recommend proper repair by a qualified person.

Wood rot observed at side entry door. Recommend repair by a qualified person.



Screen Enclosure

Aluminum

Condition: Satisfactory

Storm Protection

Not Present

Exterior Comments

Comment 9

Repair or Replacement Needed

Rust staining present along bases of pergola support columns at west side of home.

Indication of previous repair using caulking in some locations.

Recommend consulting with a repair person to properly seal all surfaces of columns to prevent moisture intrusion.



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

Wall Structure

Wood Frame

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. Recommend evaluation by roofing professional for estimation of remaining useful life.

Inspection Method

From Ground with Binoculars, Walked Roof/Arms Length, Drone Inspection, Zoom Camera Inspection

Photo of Each Slope



Roof Design

Gable

Roof Covering

3 Tab Shingle

Condition: Satisfactory

Approximate Roof Age (Years)

1

Ventilation Present

Soffit, Ridge Vents

Vent Stacks

Plastic

Chimney

Wood Frame

Sky Lights

Not Present

Flashings

Metal

Condition: Satisfactory

Soffit

Aluminum

Condition: Satisfactory

Comment 10

Repair or Replacement Needed

Soffit displaced on north side of home. Recommend adjustment to correct.



Fascia

Wood



Comment 11

Repair or Replacement Needed

Minor indications of wood rot along fascia at multiple locations. Recommend addressing affected areas to prevent further damage.

Gutters & Downspouts

Metal

Condition: Recommend Improvement

Comment 12

Repair or Replacement Needed

Gutter near garage is loose. Recommend adding additional bracketry to secure.



Date of Last Permit

Oct 2023

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.

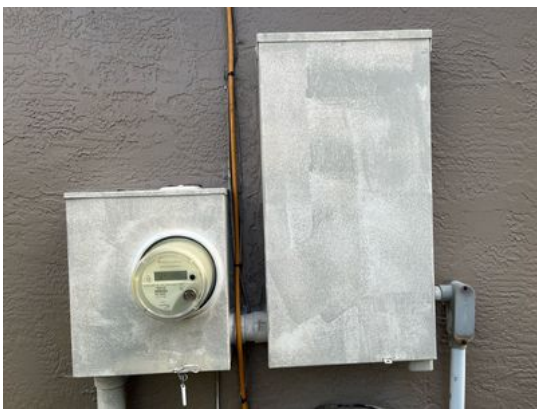
Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector, not the operational workings of the detector itself. Operational testing is done by engulfing the detector in smoke, to check for proper response. This testing goes beyond the standards of practice for home inspectors.

Type of Service

Underground

Main Disconnect Location

Meter Box



Service Panel Manufacturer

I-T-E



Age of Electrical Panel

1992

Main Panel Type

Circuit breaker

Service Panel Location

Exterior

123 Sample Inspection St, Orlando, FL 32812

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Electrical Cont.

Service Voltage

240/120

Service Amperage

200 amps

Service Panel Ground

Unknown Not Visable

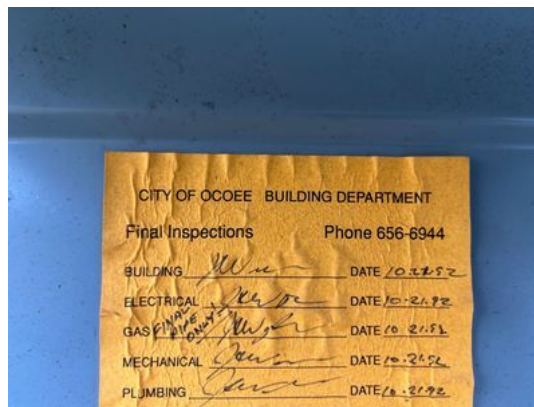
Service Line Material

Copper

Photo Inside Electrical Panel



Photo Outside of Electrical Panel



Overcurrent Protection

Breakers

Last Year Panel Updated

Unknown

Branch Circuit Wiring

Stranded Copper

GFCI/AFCI Breakers

GFCI

Smoke Detectors

Hard Wired

Condition: Repair or Replace

Comment 13

Safety Concern

All three smoke detectors in home are over 10 years old. Recommend replacement to ensure effectiveness. Also recommend installation of a Carbon monoxide detector or combination smoke/CO detector in family room near fireplace and in kitchen near garage door.



General Condition of Electrical System

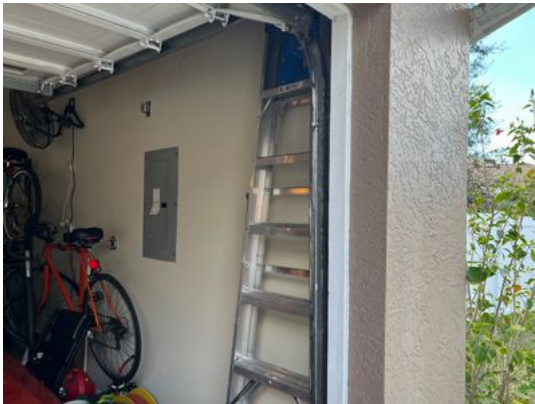
Satisfactory

Sub Panel

Location

Garage

Comment 14
Information



Panel Manufacturer

I-T-E



Age of Electrical Panel

1992

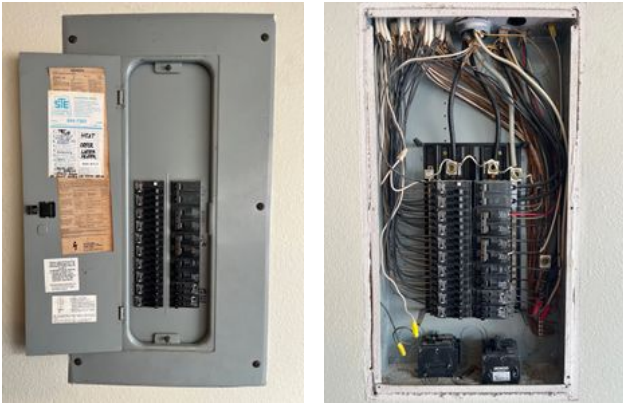
Year Last Updated

Unknown

Overcurrent Protection

Breakers

Photo Inside Electrical Panel



Service Line Material

Copper

Branch Circuit Wiring

Solid Copper

GFCI/AFCI Breakers

GFCI

Garage

Garage Type

Attached

Garage Size

2 Car

Garage Door

Metal

Condition: Recommend Improvement

Comment 15

Repair or Replacement Needed

Minor wood rot present at trim surrounding garage door. Recommend repair.

Cosmetic defect noted at lower left side of garage door.

Seals missing along perimeter of garage door. Recommend addition of seals.

Caulking, missing/cracked at top of garage door trim. Recommend resealing



Door Opener

Belt Drive

Condition: Maintenance Required

Comment 16

Repair or Replacement Needed

Garage door operates very loudly. Loose hinges identified on left side of door recommend maintenance/repair.



Opener Safety Feature

Light Beam

Condition: Satisfactory

HVAC

HVAC System Type

Central Split System

Thermostat

Smart



Photo of Equipment





HVAC in Good Working Order

Yes

Date of Last Service/Inspection

9/17/24

Year Last Updated

2024

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

Condenser Make

Carrier

Condensor Size

60,000 BTU (5 Tons)

Condenser Approximate Age

< 1 year

Expansion Coil Make

Carrier

Expansion Coil Size

60,000 BTU (5 Tons)

Expansion Coil Approximate Age

< 1 year

Condensate Drainage

To Exterior

AC Supply Air Temp

52

AC Return Air Temp

76

AC Temperature Drop

24

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

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

Garage

Type of Equipment

Forced Air

Manufacturer

Carrier

Heating Fuel

Electric

Approximate Age

< 1 year

Filter Type

Disposable

Condition: Satisfactory

Output Temperature

85

Type of Distribution

Flexible Ducting

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Auxiliary Cooling/Heating

Location

Master Bedroom

Type of System

Mini-Split

System Make

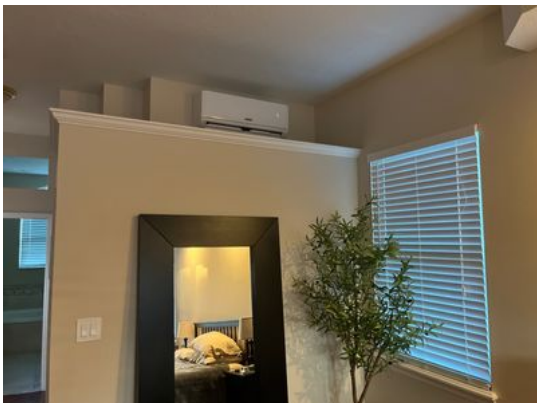
Durastar

Age Of Equipment

04/2024

Photos of Equipment





Condition

Satisfactory

Ambient Temp Near Aux System

74

Temperature Observed At Unit (Cooling)

58

Temperature Observed At Unit (Heating)

87

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.

Although drainage may be checked on the interior of the home by turning on water at faucets, toilets, and showers, this is not give a comprehensive inspection of the condition of underground drainage plumbing. It is generally recommended that clients consult with a plumbing professional to conduct inspection of drainage systems.

Water Service

Public

Supply Pipe Material

PEX

Location of Main Water Shutoff

Front of house behind bushes



Sewer System

Public

Waste Pipe Material

PVC

Comment 18 Information

Recommend preventative maintenance inspection by plumbing professional.

Location of Fuel Shutoff

Not Present

Age of Piping

Completely Re-piped

Comment 19 Information

City records show a plumbing permit from 2019.

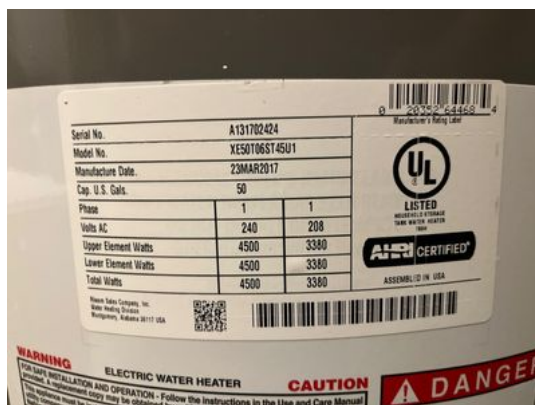
House has been re-plumbed with PEX pipe

Water Heater

Water Heater Location

Garage

Photo of Water Heater



Manufacturer

Rheem

Fuel

Electric

Capacity

50 gal

Approximate Age

2017

Temp & Pressure Relief Valve

Present With Blow Off Leg, Not Tested



Fuel Disconnect

Within Sight of Equipment

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.

Pool/Spa Type

In-Ground



Electrical

Electrical Panel

Condition: Satisfactory



Control Type

Clock/Timer



Pump Make

Jacuzzi



Pump Type

Variable Speed

Pump Size

1.5 hp

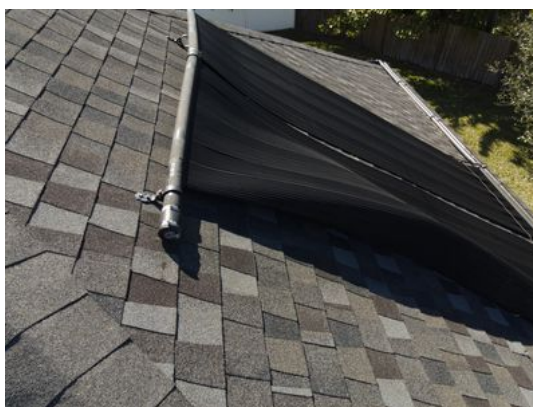
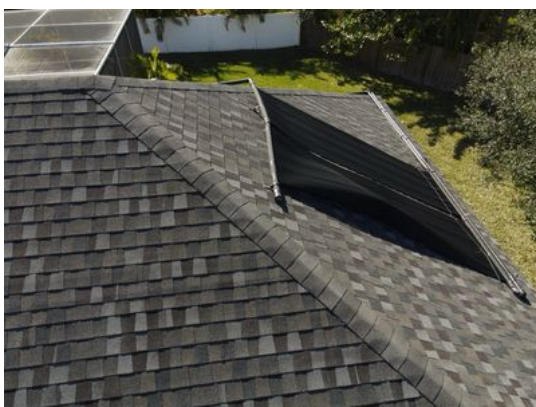
Heater Type

Solar

Comment 20

Repair or Replacement Needed

Solar pool heater controls not tested due to damaged panel on roof. Recommend replacement or repair of panel by a qualified professional.



Heater Make

Unknown

Interior Finish

Concrete/Aggregate

Condition: Further Evaluation Required

**Comment 21
Information**

Finish degraded in some areas. Recommend further evaluation by swimming pool contractor.

Type of Barrier

Screen Enclosure

Condition: Satisfactory

Lawn Sprinkler

Sprinkler Type

Pop-Up, Rotor

Water Supply

Municipal

Valves

Mechanical

Timer

Smart



Visible Piping

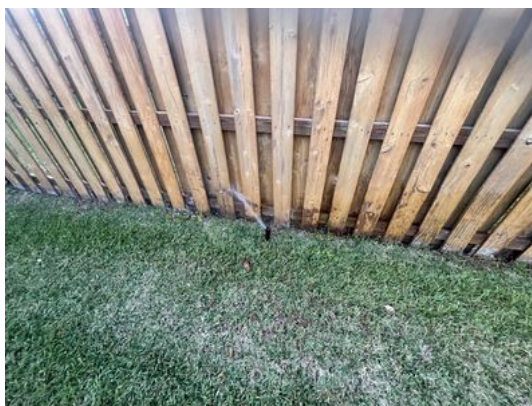
PVC

Lawn Sprinkler Comments

Comment 22

Repair or Replacement Needed

Rotor spraying fence on west side of home. Recommend adjustment.



Comment 23

Repair or Replacement Needed

Sprinkler head appears to be clogged; not producing an even spray pattern. Recommend adjustment.



Comment 24

Repair or Replacement Needed

Sprinkler at walkway at front of house not spraying. Recommend adjustment.



Comment 25

Repair or Replacement Needed

Rotor spraying stucco at east side of home. Recommend adjustment.



Entry/Foyer

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.

Entry Door Type

Hinged

Condition: Satisfactory



Entry Door Materials

Fiberglass, Glass

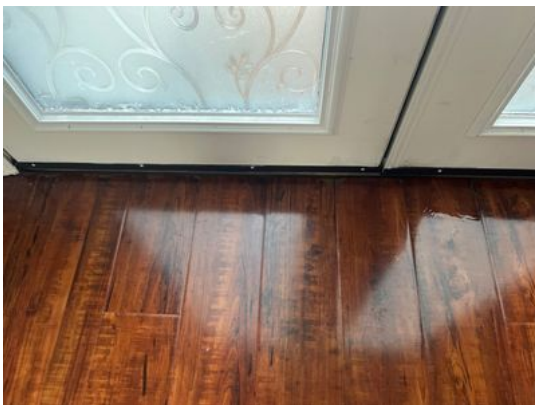
Floors

Wood Laminate

Condition: Satisfactory

Comment 26 Information

Threshold trim missing between flooring and doorway. Some warping of laminate present.



Walls

Painted Drywall

Condition: Satisfactory

Ceiling

Drywall/Plaster, Knockdown

Condition: Satisfactory

Windows

Not Present

Electrical

Switches and Outlets, Light Fixture

Condition: Satisfactory

Living Room

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.

Doors

Slide

Condition: Maintenance Required

Comment 27 Information

Sliding door difficult to operate. Recommend lubricating/servicing rollers.

Floors

Wood Laminate

Condition: Satisfactory

Walls

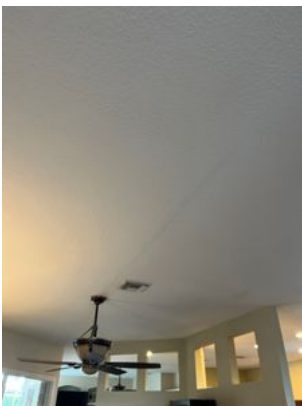
Drywall/Plaster

Condition: Satisfactory

Ceiling

Drywall/Plaster, Knockdown

Condition: Satisfactory



Comment 28 Information

Previous repair of ceiling drywall crack observed.

Windows

Vent, Screens, Window Blinds

Fireplace

Not Present

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Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Satisfactory

Living Room Comments

Comment 29

Information

Owner furnishings prevent full inspection of all wall and floor surfaces.



Family Room

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.

Doors

Slide

Condition: Satisfactory

Floors

Wood Laminate

Condition: Satisfactory

Walls

Drywall/Plaster

Condition: Satisfactory

Ceiling

Drywall/Plaster, Knockdown

Condition: Satisfactory

Windows

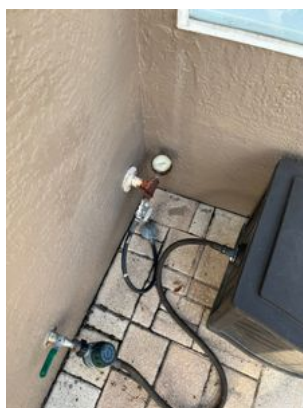
Double Hung

Condition: Satisfactory

Fireplace

Gas Burning

Condition: Further Evaluation Required



Comment 30

Repair or Replacement Needed

Fireplace was not tested as fuel source is disconnected. Connection at exterior has visible corrosion. Recommend further evaluation by a fireplace professional.

Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector

Condition: Satisfactory

Family Room Comments

Comment 31

Information

Owner furnishings prevent full inspection of all wall and floor surfaces.



Dining Room

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.

Doors

Not Present

Floors

Wood Laminate

Condition: Satisfactory

Walls

Drywall/Plaster

Condition: Satisfactory

Ceiling

Drywall/Plaster, Knockdown

Condition: Satisfactory

Windows

Fixed

Condition: Satisfactory

Fireplace

Not Present

Electrical

Switches and Outlets, Light Fixture, Smoke Detector

Condition: Satisfactory

Dining Room Comments

Comment 32 **Information**

Owner furnishings prevent full inspection of all wall and floor surfaces.



Kitchen

Flooring

Wood Laminate

Condition: Satisfactory

Cabinets

Wood

Condition: Maintenance Required



Comment 33

Repair or Replacement Needed

Drawer slide hardware loose on drawer near sink.

Windows

Fixed

Condition: Satisfactory

Walls

Drywall/Plaster

Ceiling

Drywall/Plaster, Knockdown

Countertops

Granite

Condition: Satisfactory

Kitchen Cont.

Sink

Single

Condition: Satisfactory

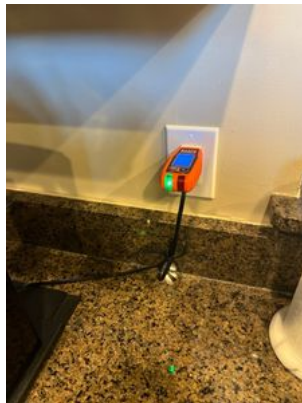


Electrical

Switches and Outlets, Light Fixtures, Smoke Detector

GFCI Protection

Yes



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.

Kitchen Cont.

Range

General Electric

Condition: Satisfactory



Refrigerator

Samsung

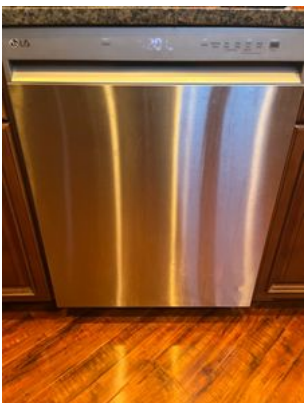
Condition: Satisfactory



Dishwasher

LG

Condition: Satisfactory



Kitchen Cont.

Microwave

General Electric

Condition: Satisfactory



Disposal

Insinkerator

Condition: Satisfactory



Laundry

Built In Cabinets

Yes

Condition: Satisfactory

Laundry Sink

Yes

Condition: Satisfactory



Dryer Venting

To Attic

Condition: Satisfactory

GFCI Protection

Not Present

Laundry Hook Ups

Yes

Condition: Satisfactory

Washer

LG

Condition: Satisfactory



Dryer

LG

Condition: Satisfactory



Master Bedroom

Location

East side of home

Doors

Hinged, Slide

Condition: Maintenance Required

Comment 34 Information

Sliding door to patio from master difficult to operate. Recommend lubricating/servicing rollers.

Flooring

Wood Laminate

Condition: Satisfactory

Walls

Drywall/Plaster

Condition: Satisfactory

Ceiling

Drywall/Plaster

Condition: Satisfactory

Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Satisfactory

Windows

Double Hung, Fixed

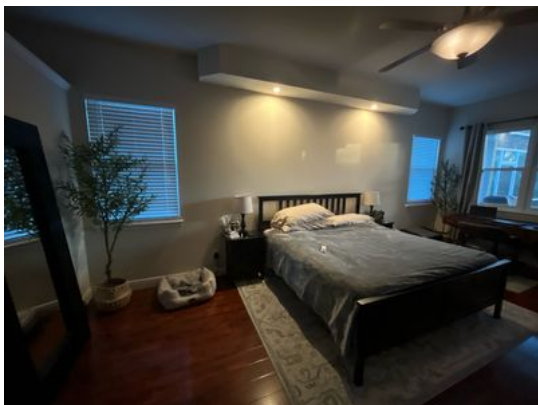
Condition: Satisfactory

Master Bedroom Comments

Comment 35

Information

Some floor and wall areas covered and unable to be inspected due to owner furnishings.



Comment 36

Information

Attic access in master bedroom, connects to the rest of the attic accessible through the garage.



Bedroom #2

Location

North side of home

Doors

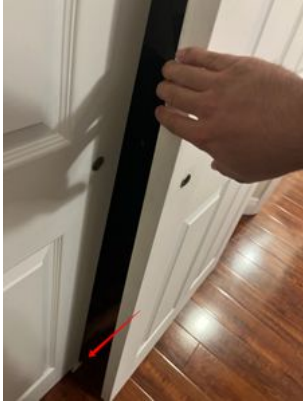
Hinged, Slide

Condition: Repair or Replace

Comment 37

Repair or Replacement Needed

Bottom guide missing at closet sliding door.



Flooring

Wood Laminate

Condition: Satisfactory

Walls

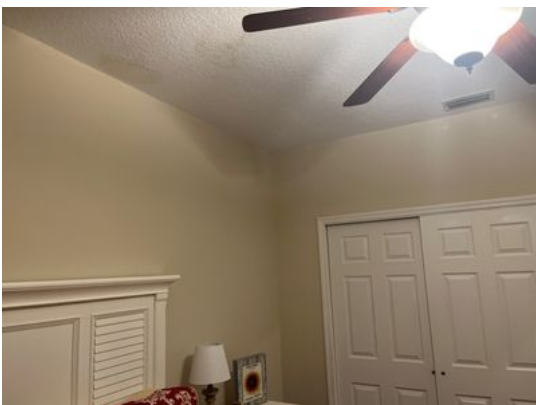
Drywall/Plaster

Condition: Satisfactory

Ceiling

Drywall/Plaster, Knockdown

Condition: Repair or Replace



Comment 38

Repair or Replacement Needed

Staining noted on ceiling near exterior entry wall. Surface confirmed as dry using moisture meter and thermal imaging. Recommend repair of affected area by a professional repair person.



Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Satisfactory

Windows

Double Hung

Condition: Satisfactory

Bedroom #3

Location

North-East side of home

Doors

Hinged, Slide

Condition: Satisfactory

Comment 39

Repair or Replacement Needed

Bottom guide missing at closet sliding door.



Flooring

Wood Laminate

Condition: Satisfactory

Walls

Drywall/Plaster

Condition: Satisfactory

Ceiling

Drywall/Plaster, Knockdown

Condition: Satisfactory

Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Satisfactory

Windows

Double Hung, Sliders, Fixed, Jalousie, Impact Rated

Condition: Satisfactory

Bedroom #3 Comments

Comment 40

Information

Some floor and wall areas covered and unable to be inspected due to owner furnishings.

Bedroom #4

Location

South-East side of home

Doors

Hinged

Condition: Satisfactory

Flooring

Wood Laminate

Condition: Satisfactory

Walls

Drywall/Plaster

Condition: Satisfactory

Ceiling

Drywall/Plaster

Condition: Satisfactory

Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Satisfactory

Windows

Double Hung

Condition: Satisfactory

Bedroom #4 Comments

Comment 41 **Information**

Some floor and wall areas covered and unable to be inspected due to owner furnishings.



Master Bathroom

Doors

Hinged, Slide

Condition: Satisfactory

Floor

Marble

Condition: Satisfactory

Walls

Drywall/Plaster

Condition: Satisfactory

Ceiling

Drywall/Plaster, Knockdown

Condition: Satisfactory

Bath Tub

Recirculating

Condition: Satisfactory



Tub Surround

Marble

Condition: Satisfactory

Shower

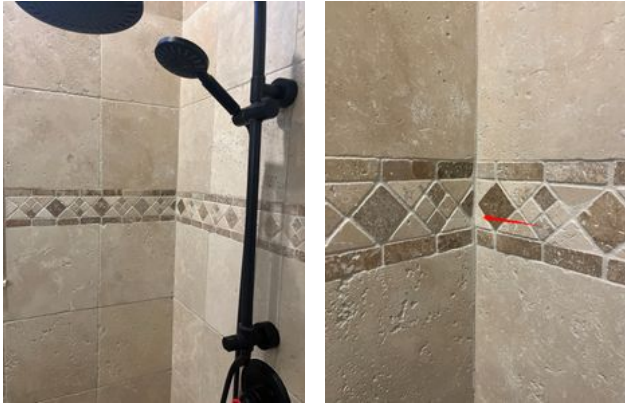
Stall

Condition: Maintenance Required

Comment 42

Repair or Replacement Needed

Cracks present in grout in shower enclosure. Recommend repairing grout to prevent moisture intrusion.



Shower Walls

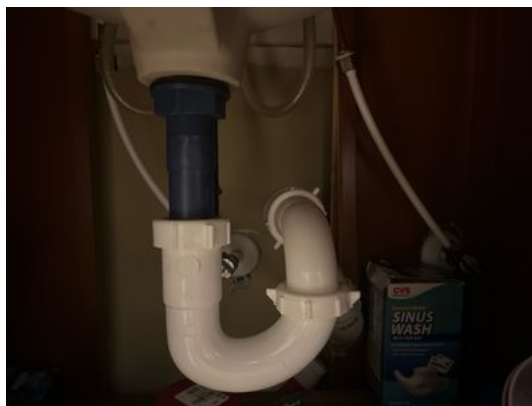
Tile

Condition: Satisfactory

Sink(s)

Double Vanity

Condition: Satisfactory



Comment 43

Repair or Replacement Needed

Right sink does not drain properly. Possibly clogged. Recommend maintenance.



Comment 44

Information

Toilet

Standard Tank

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets, Recirculating Tub

Condition: Satisfactory



Master Bathroom Comments

Comment 45

Information

Owner furnishings prevent full inspection of all wall and floor surfaces.



Bathroom #2

Location

North-West side of home

Doors

Hinged

Condition: Satisfactory

Floor

Marble

Condition: Satisfactory

Walls

Drywall/Plaster

Condition: Satisfactory

Ceiling

Drywall/Plaster, Knockdown

Condition: Satisfactory

Bath Tub

Recessed

Condition: Satisfactory

Bathrooms Cont.

Tub Surround

Marble

Condition: Recommend Improvement

Comment 46

Repair or Replacement Needed

Tile work at shower enclosure slopes towards bay window, preventing proper drainage. Bullnose missing at ledge exposes sharp joint in tile-work.

Tile at window sill creates a pocket that retains water

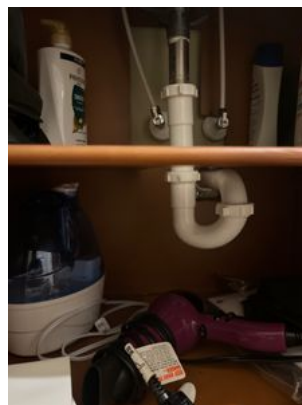
Recommend consulting with a professional tile installer or general contractor.



Sink(s)

Single Vanity

Condition: Satisfactory



Toilet

Standard Tank

Condition: Satisfactory

Bathrooms Cont.

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory



Bathroom #2 Comments

Comment 47

Repair or Replacement Needed

Towel rack loose. Recommend removal and reinstallation to repair.



Bathroom #3

Location

South side of home

Bathrooms Cont.

Doors

Hinged, Bi-Fold

Condition: Satisfactory

Floor

Marble

Condition: Satisfactory

Comment 48 **Information**

Cosmetic defect: Some uneven joints found in tile work.

Walls

Drywall/Plaster

Condition: Satisfactory

Ceiling

Drywall/Plaster, Knockdown

Condition: Satisfactory

Shower

Stall

Condition: Satisfactory



Comment 49 **Information**

Cosmetic defect: Some uneven joints found in tile work.

Bathrooms Cont.

Shower Walls

Tile, Marble

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory



Toilet

Standard Tank

Condition: Satisfactory

Ventilation Type

Ventilator

GFCI Protection

Outlets

Condition: Satisfactory



The visible conditions of the attic/crawlspace areas are inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Attic

Attic Entry

Garage, Bedroom Closet

Roof Framing Type

Wood Trusses, Joist and Rafters

Roof Deck Material

Plywood

Roof Deck Thickness

1/2"

Roof Deck Attachment

8D Nails



Roof To Wall Attachment

Clips



Vent Risers

PVC

Insulation

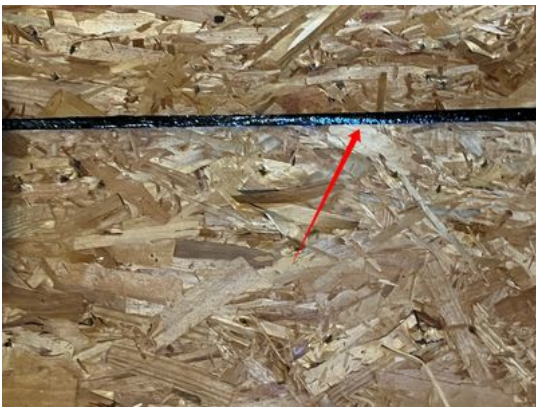
Blown In Fiberglass

Insulation Depth

~13-1/4" (R38)

Secondary Water Resistance

Yes



Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety Concern

Comment 13

Electrical: Smoke Detectors

All three smoke detectors in home are over 10 years old. Recommend replacement to ensure effectiveness. Also recommend installation of a Carbon monoxide detector or combination smoke/CO detector in family room near fireplace and in kitchen near garage door.

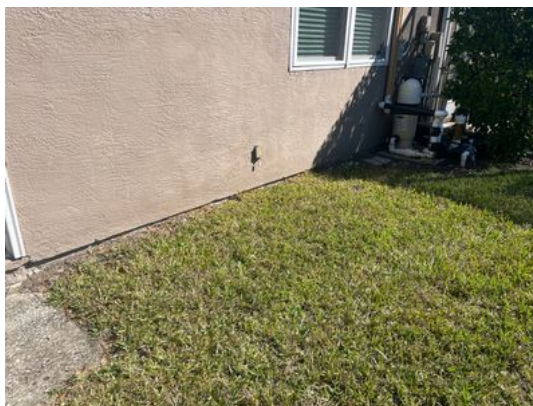


Repair or Replacement Needed

Comment 1

Site: Site Grading

Lawn/landscaping abuts to exterior structure/wall covering at multiple locations. Recommend removal to expose slab and prevent infiltration of moisture and pests.

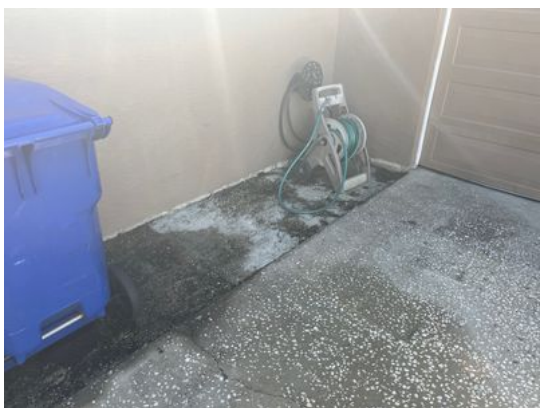




Comment 2

Site: Site Grading

Concrete area on left side of garage door pools water and does not allow proper drainage away from the home. Recommend repair by qualified concrete contractor.



Comment 8

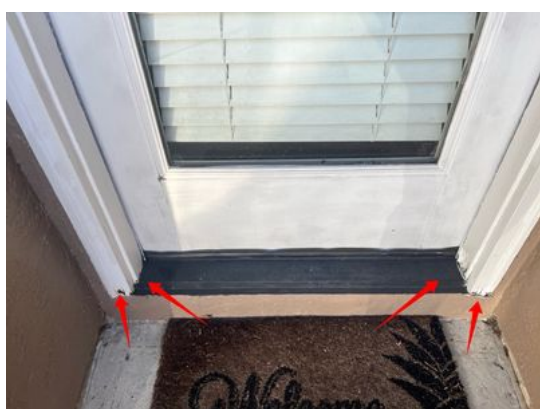
Exterior: Entry Doors

Multiple drilled holes along perimeter of main entry door recommend sealing to prevent intrusion of pests and moisture.

Caulking, along perimeter of main entry door frame has become separated. Recommend resealing.

Wood rot observed at base of main entry door frame, which has been improperly repaired. Recommend proper repair by a qualified person.

Wood rot observed at side entry door. Recommend repair by a qualified person.



Comment 9

Exterior

Rust staining present along bases of pergola support columns at west side of home.

Indication of previous repair using caulking in some locations.

Recommend consulting with a repair person to properly seal all surfaces of columns to prevent moisture intrusion.



Comment 10

Roofing: Soffit

Soffit displaced on north side of home. Recommend adjustment to correct.



Comment 11

Roofing: Fascia

Minor indications of wood rot along fascia at multiple locations. Recommend addressing affected areas to prevent further damage.

Comment 12

Roofing: Gutters & Downspouts

Gutter near garage is loose. Recommend adding additional bracketry to secure.



Comment 15

Garage: Garage Door

Minor wood rot present at trim surrounding garage door. Recommend repair.

Cosmetic defect noted at lower left side of garage door.

Report Summary Cont.

Seals missing along perimeter of garage door. Recommend addition of seals.

Caulking, missing/cracked at top of garage door trim. Recommend resealing



Comment 16

Garage: Door Opener

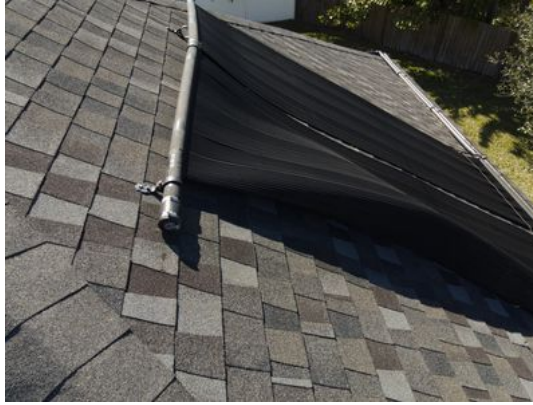
Garage door operates very loudly. Loose hinges identified on left side of door recommend maintenance/repair.



Comment 20

Pool/Spa: Heater Type

Solar pool heater controls not tested due to damaged panel on roof. Recommend replacement or repair of panel by a qualified professional.



Comment 22

Lawn Sprinkler

Rotor spraying fence on west side of home. Recommend adjustment.



Comment 23

Lawn Sprinkler

Sprinkler head appears to be clogged; not producing an even spray pattern. Recommend adjustment.



Comment 24

Lawn Sprinkler

Sprinkler at walkway at front of house not spraying. Recommend adjustment.



Comment 25

Lawn Sprinkler

Rotor spraying stucco at east side of home. Recommend adjustment.



Comment 30

Family Room: Fireplace

Fireplace was not tested as fuel source is disconnected. Connection at exterior has visible corrosion. Recommend further evaluation by a fireplace professional.

Comment 33

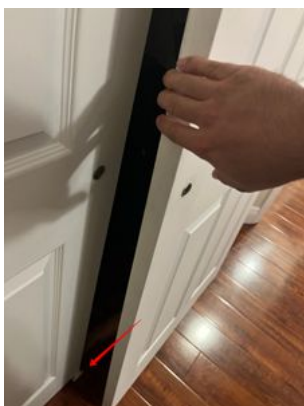
Kitchen: Cabinets

Drawer slide hardware loose on drawer near sink.

Comment 37

Bedrooms: Bedroom #2: Doors

Bottom guide missing at closet sliding door.



Comment 38

Bedrooms: Bedroom #2: Ceiling

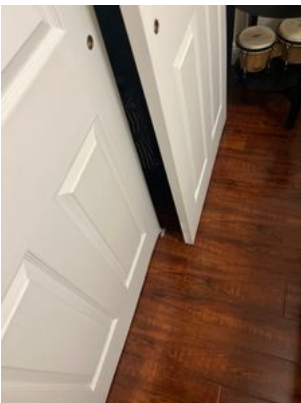
Staining noted on ceiling near exterior entry wall. Surface confirmed as dry using moisture meter and thermal imaging. Recommend repair of affected area by a professional repair person.



Comment 39

Bedrooms: Bedroom #3: Doors

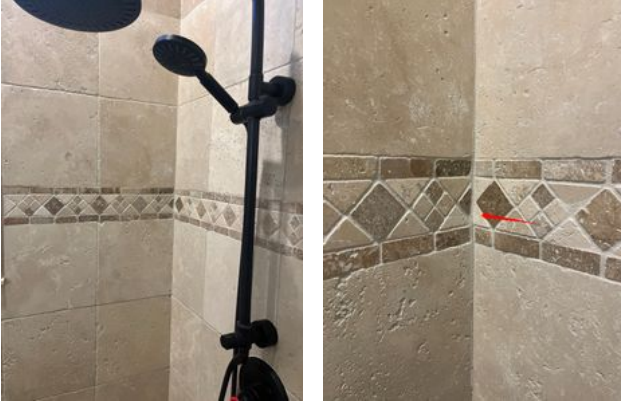
Bottom guide missing at closet sliding door.



Comment 42

Bathrooms: Master Bathroom: Shower

Cracks present in grout in shower enclosure. Recommend repairing grout to prevent moisture intrusion.



Comment 43

Bathrooms: Master Bathroom: Sink(s)

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Comment 46

Bathrooms: Bathroom #2: Tub Surround

Tile work at shower enclosure slopes towards bay window, preventing proper drainage. Bullnose missing at ledge exposes sharp joint in tile-work.

Tile at window sill creates a pocket that retains water

Recommend consulting with a professional tile installer or general contractor.



Comment 47

Bathrooms: Bathroom #2

Towel rack loose. Recommend removal and reinstallation to repair.

