



SUN LIFE HOME INSPECTIONS

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<https://sunlifehomeinspections.com>



INSPECTION REPORT BY SUN LIFE HOME INSPECTIONS COPY

1234 Main st.
CORAL SPRINGS, FL 33071

Buyer Name

07/24/2022 9:00AM



Inspector

Daniel Carbonel

Daniel Carbonel

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SUMMARY



ITEMS INSPECTED



MINOR DEFECT



MAJOR DEFECT



MATERIAL DEFECT

Summary Text (enter here)

- ⊖ 2.1.1 Roof - General Info: Cracked and Damaged Roof Covering
 - ⊖ 2.1.2 Roof - General Info: Trim the trees
 - ⚠ 2.1.3 Roof - General Info: Flat roof replacement
 - ⊖ 4.7.1 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Missing anchors
 - ⊖ 4.8.1 Exterior - Porches, Patios, Decks, Balconies & Carports: Patio torn screens
 - ⊖ 4.8.2 Exterior - Porches, Patios, Decks, Balconies & Carports: Pavers shifted
 - 🔧 4.11.1 Exterior - Exterior Doors: Screen Door Defect
 - ⊖ 5.2.1 Attached Garage - Garage Floor: Typical cracks
 - ⊖ 5.6.1 Attached Garage - Ceiling, Walls & Firewalls in Garage: Ceiling old water stains
 - ⊖ 6.5.1 Kitchen and Appliances - Range/Oven/Cooktop: Missing Anti-Tip
 - ⊖ 7.2.1 Rooms - Doors: Sliding door track Rollers
 - ⊖ 7.3.1 Rooms - Windows: Broken Balance Rod
 - ⊖ 7.3.2 Rooms - Windows: Broken Balance Rod
 - ⊖ 7.3.3 Rooms - Windows: Broken Balance Rod
 - 🔧 7.3.4 Rooms - Windows: Missing Screens
 - ⊖ 8.3.1 Bathrooms - Sinks, Tubs & Showers: Sink stopper does not hold water
 - 🔧 10.5.1 Plumbing - Hot Water Source: Old System
 - ⊖ 10.5.2 Plumbing - Hot Water Source: Low hot water flow
 - ⊖ 10.5.3 Plumbing - Hot Water Source: Rust development
 - 🔧 11.10.1 Electrical - Electrical Defects: Bulbs out
 - ⊖ 11.10.2 Electrical - Electrical Defects: Outlet loose
 - 🔧 12.2.1 Heating and Central Air Conditioning - Cooling System Information: Old System
 - ⊖ 12.4.1 Heating and Central Air Conditioning - Condensate: Condensate Discharge Should Be Extended
-

- 13.4.1 Pool - Pumps for circulation of water: Lock nut missing
- 13.8.1 Pool - Overflow skimmers and drains: Skimmer weir missing

1: INSPECTION DETAIL

Information

General Inspection Info: Standards of Practice NACHI National Association of Certified Home Inspectors	General Inspection Info: Occupancy Occupied, Furnished	General Inspection Info: Weather Conditions Sunny
General Inspection Info: Type of Building Single Family	General Inspection Info: Approximate age of the building 2001	
General Inspection Info: In Attendance Listing Agent I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.		

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the seller's disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live bus bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

We'll Buy Your Home Back



If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy Back Guarant...



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We'll Buy Your Home Guarantee



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For more information, please visit www.nachi.org/buy.

Details



InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee**.

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

Limitations

General Inspection Info

THE CLIENT DID NOT ATTEND

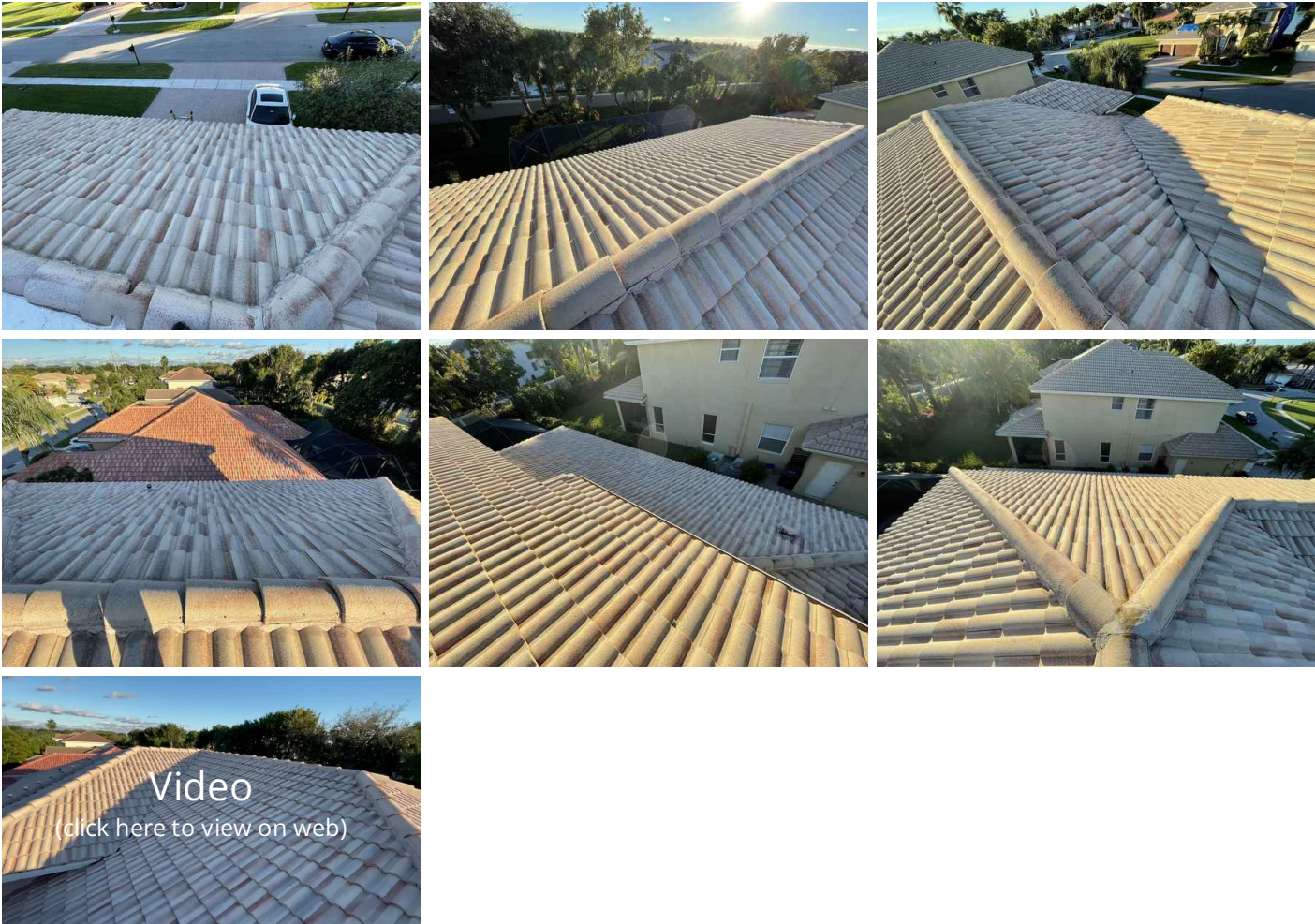
We invited the client to attend their home inspection. Unfortunately, my client did not attend the home inspection. The client did not learn what the home inspector desired to teach the client about the house. The client was unable to follow the home inspector through the house and ask questions during the inspection. The client's concerns at the time of the inspection were not addressed. This was a restriction and limitation of the home inspection.

2: ROOF

Information

General Info: Roof Type Flat, Hip	General Info: Roof Ventilation Soffit Vents	General Info: Gutter System Present Yes
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General Info: General Pictures



General Info: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

General Info: Roof Was Inspected

Walked

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

General Info: Type of Roof-Covering Described

Tile

I observed the roof-covering material and attempted to identify its type.

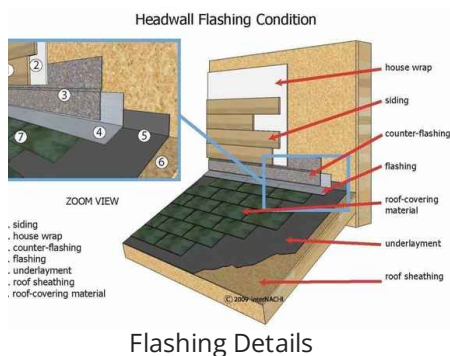
This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

General Info: Original roof

The roof was inspected, I did not observed any leaks at the time of inspection. The tile roof lifespan is around 25 years. If a leak is observed, have a licensed contractor to repair as needed

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Recommendations

2.1.1 General Info

CRACKED AND DAMAGED ROOF COVERING Major Defect

I observed areas of cracked/splitting and damaged roof-covering materials. This is a major defect. Prone to water leaking into the house. I recommend that a qualified roofing contractor to further evaluate and make repairs to the roof system,.

Recommendation

Contact a qualified roofing professional.



2.1.2 General Info

TRIM THE TREES Major Defect

The tree limbs that are in contact with roof or hanging near roof should be trimmed. This is for your information

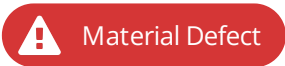
Recommendation
Contact a qualified professional.

2.1.3 General Info

FLAT ROOF REPLACEMENT

The flat portion of the roof shows visible signs of age and due to the condition replacement is recommended. Have a licensed contractor to further evaluate and to correct as needed.

Recommendation
Contact a qualified professional.

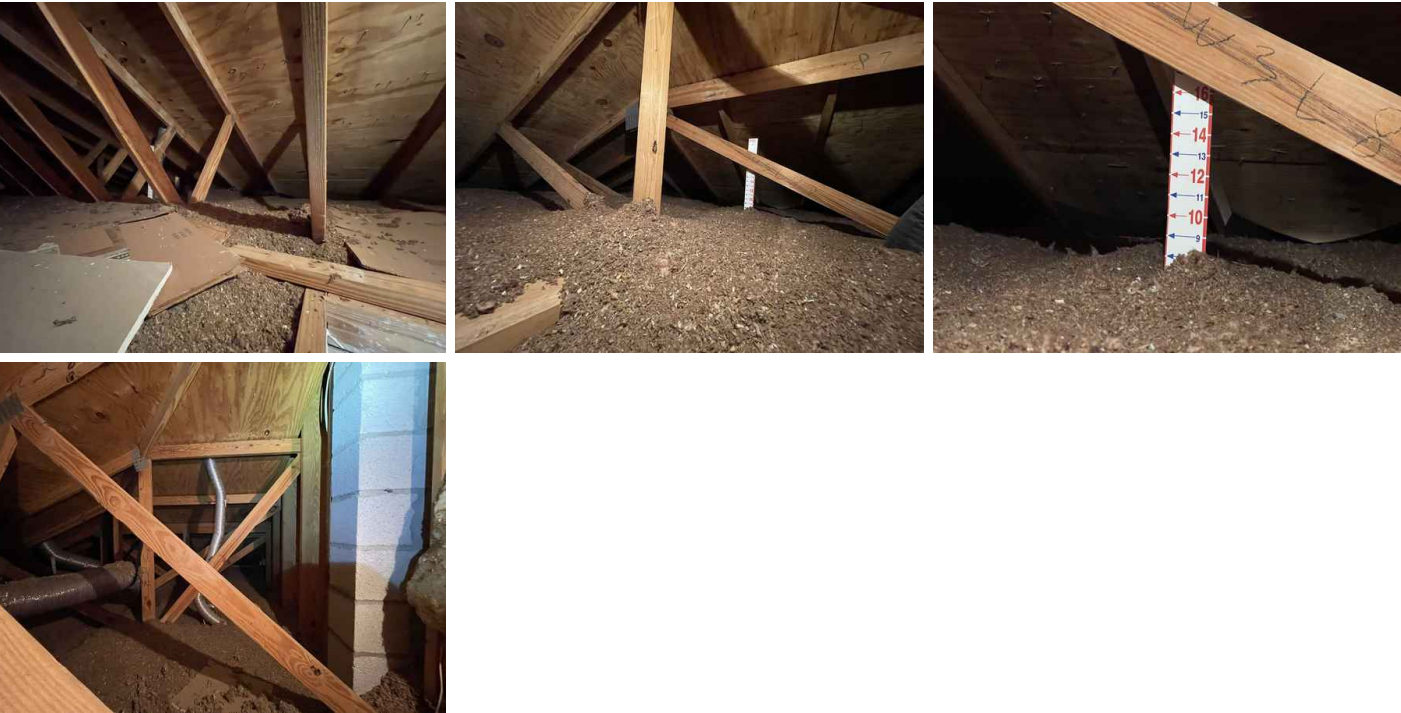


3: ATTIC, INSULATION & VENTILATION

Information

General Info: Method used to observe the attic Limited access due to low headroom, Walked surrounding areas where accessible	General Info: Area Inspected 30%	General Info: Roof Structure Engineered wood trussers
General Info: Ceiling Structure 6" or better	General Info: Attic Access Hatch	General Info: Attic Insulation Blown, Cellulose

General Info: General Pictures



Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Insulation in Attic: Approximate Average Depth of Insulation

6-9 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

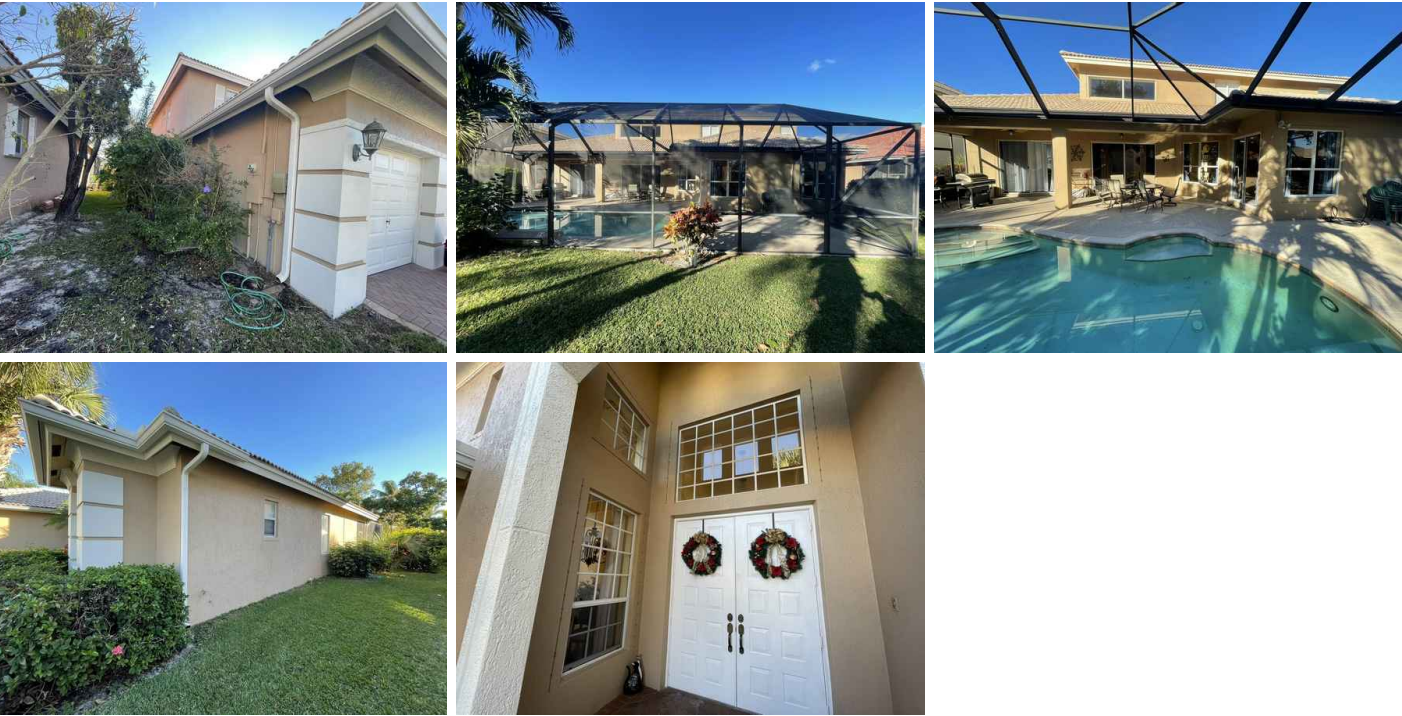
I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

4: EXTERIOR

Information

General Info: Exterior Was Inspected I inspected the exterior of the house.	General Info: Siding Material Cement stucco	General Info: Exterior Entry Doors Frenchwood, Sliding
General Info: Driveway Pavers	General Info: Patio Concrete, Pavers	General Info: Screen Enclosure Present
Exterior Doors: Exterior Doors Inspected I inspected the exterior doors.		

General Info: General Pictures



General Info: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Stucco

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

GFCIs & Electrical: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.

Limitations

General Info

INSPECTION WAS RESTRICTED

Limited access, Vegetation

The inspection of the exterior of the house was restricted, and the visual-only inspection was limited.

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Recommendations

4.7.1 Stairs, Steps, Stoops, Stairways & Ramps

MISSING ANCHORS

Major Defect

The lower track rail for the rear patio enclosure is not fully fasten to slab, have a licensed contractor to further evaluate and to correct as needed

Recommendation

Contact a qualified professional.





4.8.1 Porches, Patios, Decks, Balconies & Carports

 Major Defect

PATIO TORN SCREENS

The rear patio enclosure has torn or unattached screens at more then one location , recommend have a licensed contractor to further evaluate and to correct as needed

Recommendation
Contact a qualified professional.



4.8.2 Porches, Patios, Decks, Balconies & Carports

 Major Defect

PAVERS SHIFTED

The patio pavers shows visible signs of shifting at the right side of the home. Recommend having a licensed contractor to repair as needed

Recommendation
Contact a qualified professional.



4.11.1 Exterior Doors

SCREEN DOOR DEFECT

RIGHT SIDE OF HOME



The lock assembly does not latch close, also shows visible signs of damage. Recommend having a licensed contractor to further evaluate and to correct as needed.

Recommendation

Contact a handyman or DIY project

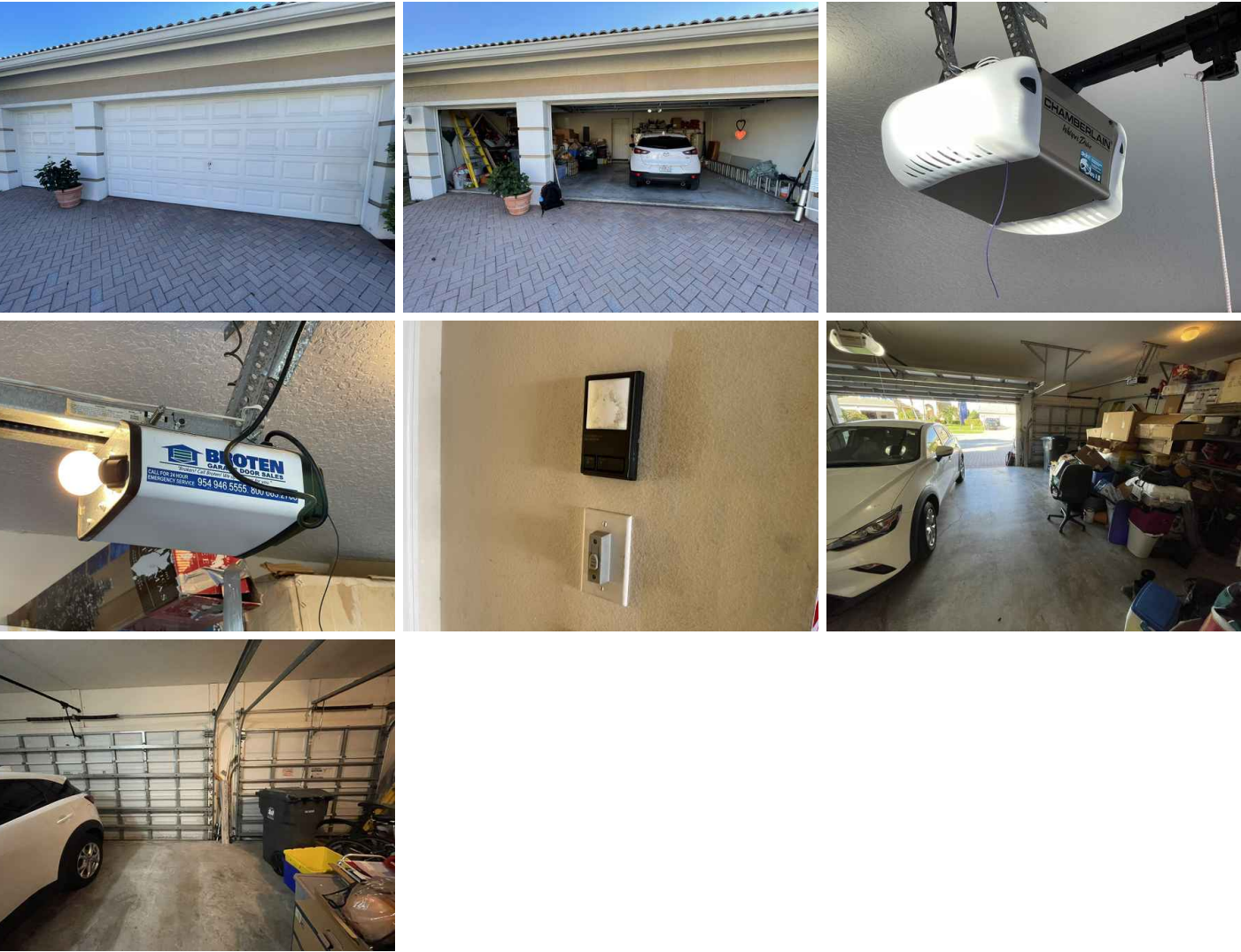


5: ATTACHED GARAGE

Information

General Info: Opener Manufacturer Chamberlain, Broten	General Info: Garage Door Type Two Automatic	General Info: Garage Door Material Metal
General Info: Auto Reverse Sensors Functional	General Info: Safety Release Cord Present	General Info: Garage Door Locks Present
General Info: Converted Into Usable Living Area No	Garage Floor: Garage Floor Inspected I inspected the floor of the attached garage.	Garage Vehicle Door: Type of Door Operation Sliding

General Info: General Pictures



Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.

Limitations

Garage Floor

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

Ceiling, Walls & Firewalls in Garage

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

Recommendations

5.2.1 Garage Floor

TYPICAL CRACKS

The garage floor shows visible signs of typical settlement cracks. Recommend to repair as needed

Recommendation

Contact a qualified professional.

Major Defect



5.6.1 Ceiling, Walls & Firewalls in Garage

CEILING OLD WATER STAINS

The garage ceiling shows visible signs of previous moisture intrusion (tested dry when tested with a moisture meter) Recommend to repair as needed.

Recommendation

Contact a qualified professional.

Major Defect

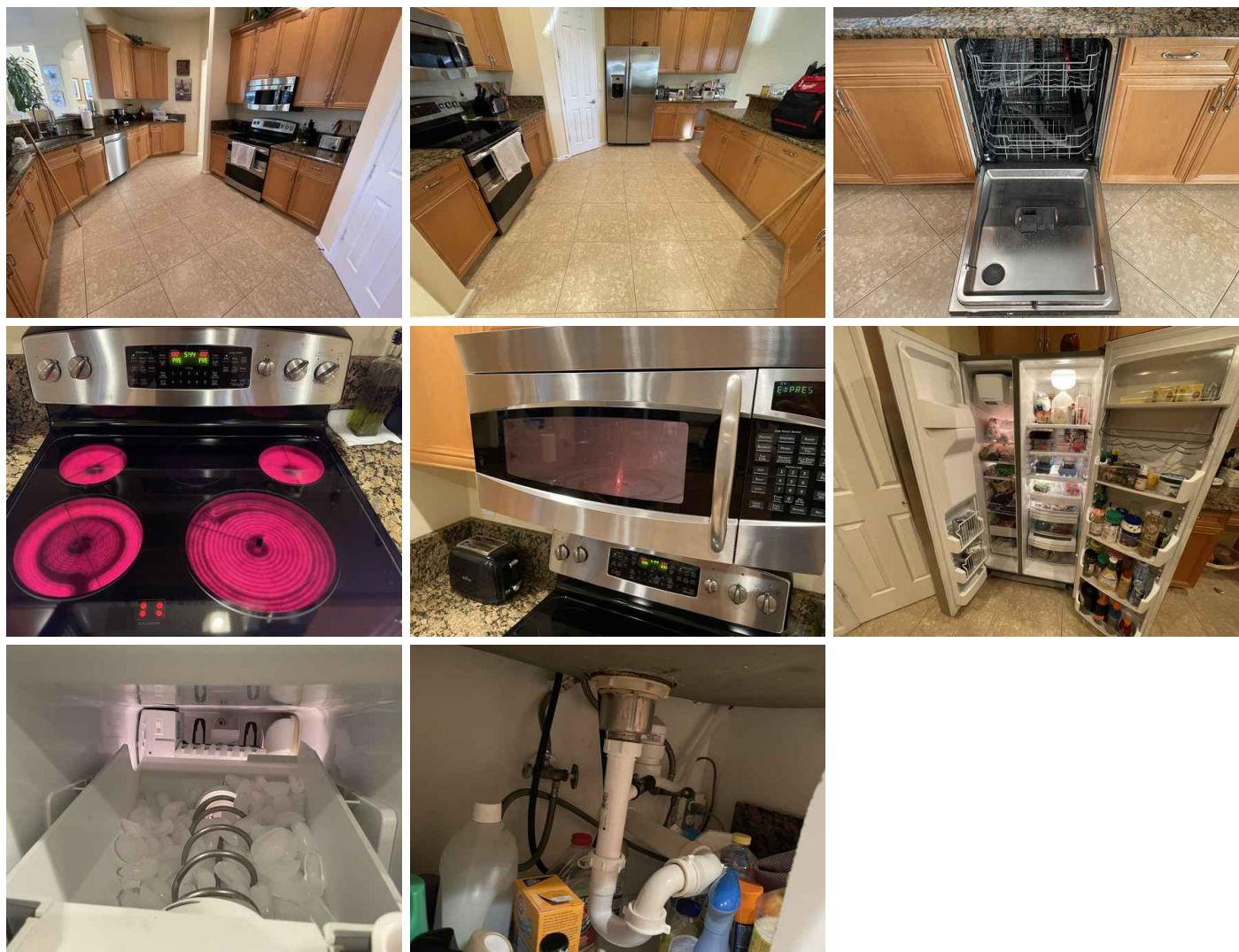


6: KITCHEN AND APPLIANCES

Information

General Info: Dishwasher Brand General Electric	General Info: Refrigerator General Electric	General Info: Disposal Brand N/A
General Info: Range/Oven General Electric	General Info: Built-in Microwave General Electric	General Info: Countertop Stone
General Info: Cabinetry Wood	Kitchen Sink: Ran Water at Kitchen Sink I ran water at the kitchen sink.	Garbage Disposal: Turned On Garbage Disposal I turned on the garbage disposal.
Range/Oven/Cooktop: Turned On Stove & Oven I turned on the kitchen's stove and oven.		

General Info: General Pictures



Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Recommendations

6.5.1 Range/Oven/Cooktop

 Major Defect**MISSING ANTI-TIP**

I observed that the stove and oven appliance was not fastened to the wall or floor. Anti-tip device is missing. This poses a safety hazard to children.

Recommendation

Contact a qualified professional.



7: ROOMS

Information

General Info: Ceiling Materials Drywall	General Info: Wall Covering(s) Drywall	General Info: Floor Covering(s) Carpet, Laminate, Tile
General Info: Interior Doors Bi-Fold, Frenchwood, Sliding Glass, Panel	General Info: Window Types Fixed, Single Pane, Single Hung, Sliders	

General Info: General Pictures



**Doors: Doors Inspected**

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Recommendations

7.2.1 Doors

SLIDING DOOR TRACK ROLLERS

FAMILY ROOM

The sliding glass door does not glide freely on its tracks. Recommend having a licensed contractor to further evaluate and to correct as needed

Recommendation

Contact a qualified professional.

—

Major Defect



7.3.1 Windows

BROKEN BALANCE ROD

MASTER BEDROOM

The window has a broken balance rod at the master bedroom Recommend having a licensed contractor to further evaluate and correct as needed.

Recommendation

Contact a qualified professional.

—

Major Defect



7.3.2 Windows

BROKEN BALANCE ROD

DINING ROOM

The two windows have broken balance rods at the Dining room. Recommend having a licensed contractor to further evaluate and correct as needed.

Recommendation

Contact a qualified professional.

—

Major Defect



7.3.3 Windows

BROKEN BALANCE ROD

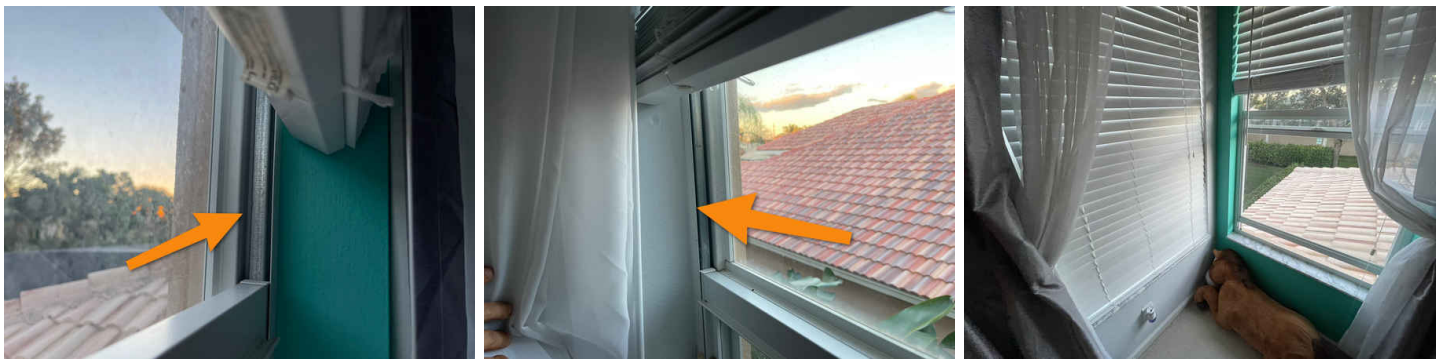
REAR GUEST BEDROOM

The two windows have broken balance rods at the rear guest bedroom in the upper level. Recommend having a licensed contractor to further evaluate and correct as needed.

Recommendation

Contact a qualified professional.

Major Defect



7.3.4 Windows

MISSING SCREENS

The window screens are missing or not installed add one more locations throughout the home. Recommend to correct as needed

Recommendation

Contact a qualified professional.

Minor Defect

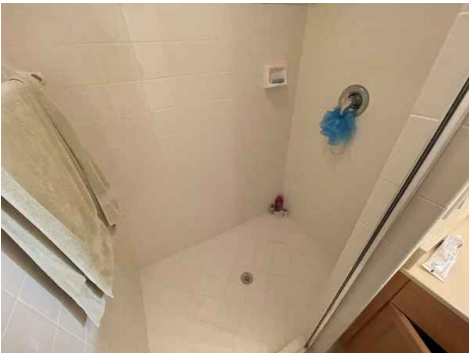
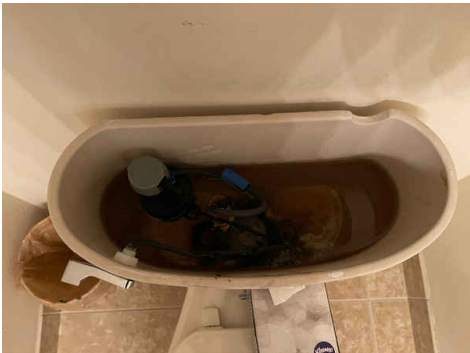


8: BATHROOMS

Information

General Info: Components Tub, Shower Stall, Toilet	General Info: Sink/Faucet Type Single, Double, Single Lever, Double Handle	General Info: Countertop Type Cultured Marble
General Info: Cabinetry Wood	General Info: Wall Coverings Paint, Tile	General Info: Exhaust Fan Fan
Bathroom Toilets: Toilets Inspected I flushed all of the toilets.	Heat Source in Bathroom: Heat Source in Bathroom Was Inspected I inspected the heat source in the bathroom (register/baseboard).	

General Info: General Pictures





Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Recommendations

8.3.1 Sinks, Tubs & Showers

SINK STOPPER DOES NOT HOLD WATER



Major Defect

The sink stopper mechanism does not hold water when used at the left side sink in the master bathroom. Recommend having a licensed contractor to further evaluate and to correct as needed

Recommendation

Contact a qualified professional.



9: LAUNDRY

Information

General Info: Washer LG	General Info: Clothes Dryer Whirlpool	General Info: Clothes Dryer Vent Material Flexible Metal
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General Info: General Pictures



Clothes Dryer: Noted:

Dryer exhaust hoses are not checked for blockages, inspection company recommends monthly cleaning as needed.

Limitations

Clothes Washer
DID NOT INSPECT

I did not inspect the clothes washer fully. These appliances are beyond the scope of a home inspection. I did not operate the washer machine (unit was full with owner's clothes)



10: PLUMBING

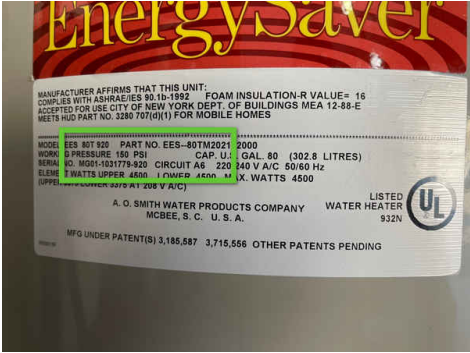
Information

General Info: Water Source Public	General Info: Plumbing Water Supply Copper	General Info: Visible water distribution Copper
General Info: Plumbing Waste Line PVC	General Info: Water Disposal Municipal	General Info: Water Heater Power Source and Capacity Electric, 80 gals
General Info: Water Heater Manufacturer AO Smith	General Info: Water Heater date 12/22/2001	General Info: Water Heater Location Garage
General Info: Water Temperature 116	General Info: Water Filter None	Main Fuel Supply Shut-Off Valve: Location of Main Shut-Off Valve N/A

Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

General Info: General Pictures



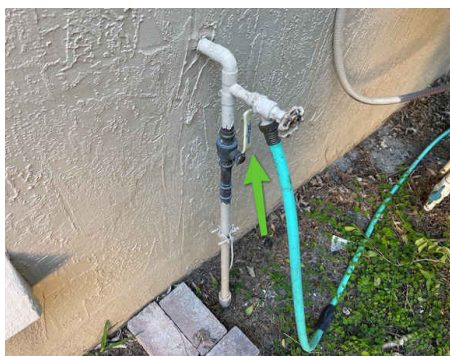
Main Water Shut-Off Valve: Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

Main Water Shut-Off Valve: Location of Main Shut-Off Valve

Right Side of Home

The main water shut off valve is located outside left side of structure . This is for your information.



Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Recommendations

10.5.1 Hot Water Source



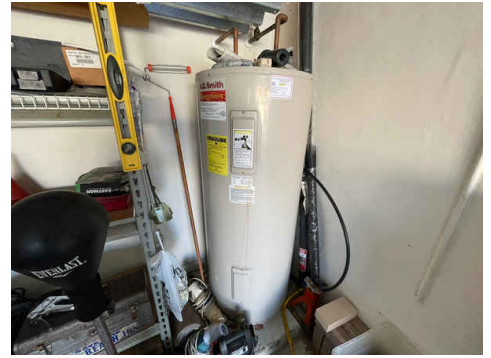
Minor Defect

OLD SYSTEM

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended.

Recommendation

Recommend monitoring.



10.5.2 Hot Water Source



Major Defect

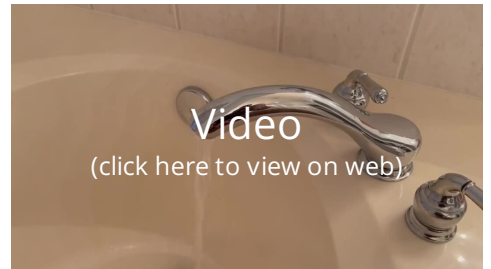
LOW HOT WATER FLOW

VARIOUS LOCATIONS

The hot water pressure is low at various locations. Recommend having a licensed contractor to further evaluate and to determine cause and to correct as needed.

Recommendation

Contact a qualified professional.



10.5.3 Hot Water Source



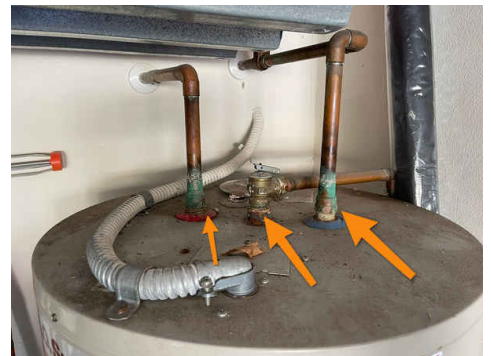
Major Defect

RUST DEVELOPMENT

The water heater shows visible signs of rust development at the water couplings. Recommend having a licensed contractor to further evaluate and to correct as needed.

Recommendation

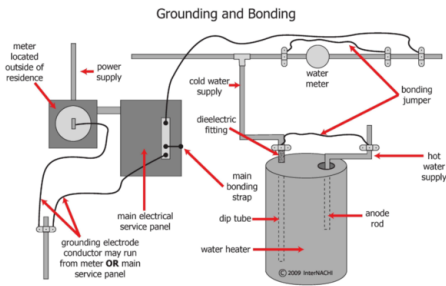
Contact a qualified professional.



11: ELECTRICAL

Information

General Info: Electrical Service Conductors Below ground	General Info: Panel type Circuit Breakers	General Info: Panel Capacity 200
General Info: Electrical Panel Manufacturer (Exterior) Square D	General Info: Electrical Panel Manufacturer (Interior) Square D	General Info: Branch Wire and Wiring methods Copper, Conduit
General Info: GFCI Protection Bathroom(s), Garage, Kitchen, Exterior, Laundry	General Info: AFCI Protection No	General Info: Doorbell Present, Functional
Electric Meter & Base: Inspected the Electric Meter & Base I inspected the electrical electric meter and base.	Service-Entrance Conductors: Inspected Service-Entrance Conductors I inspected the electrical service-entrance conductors.	Main Service Disconnect: Inspected Main Service Disconnect I inspected the electrical main service disconnect.
Electrical Wiring: Type of Wiring, If Visible Conduit	Service Grounding & Bonding: Inspected the Service Grounding & Bonding I inspected the electrical service grounding and bonding.	



General Info: General Pictures



Main Service Disconnect: Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

Panelboards & Breakers: Inspected Subpanel & Breakers

I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses).

GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

11.10.1 Electrical Defects

BULBS OUT

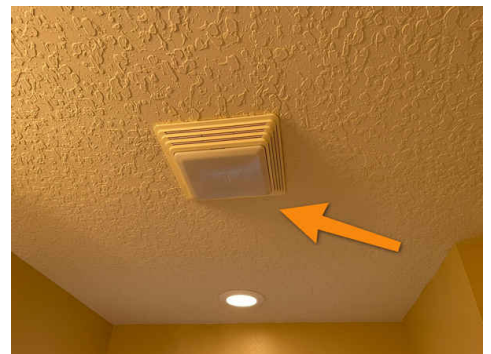


Minor Defect

One or more light fixtures did not work when tested recommend to check the bulb first or have a licensed contractor to further evaluate and to determine cause and to correct as needed

Recommendation

Contact a qualified professional.



11.10.2 Electrical Defects

OUTLET LOOSE



Major Defect

The floor outlet is loose at the upper level hall. Recommend having a licensed contractor to further evaluate and to correct as needed

Recommendation

Contact a qualified professional.

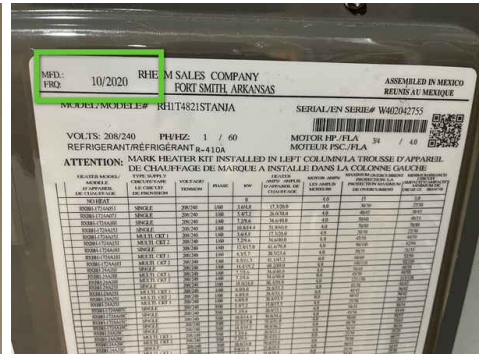
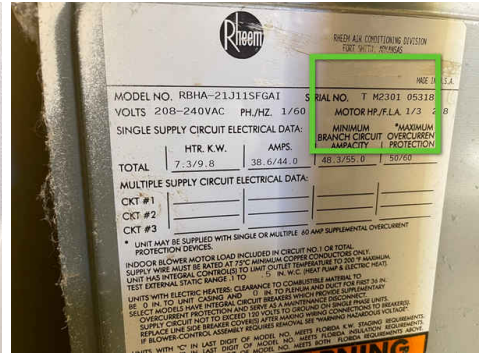
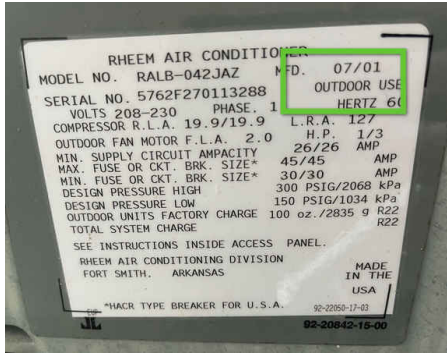
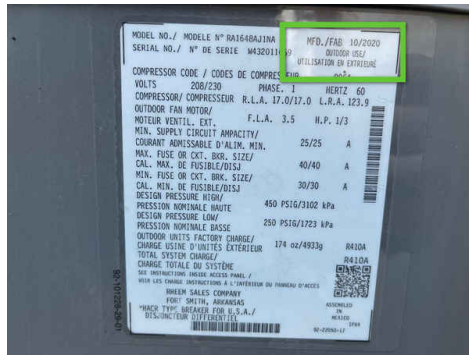


12: HEATING AND CENTRAL AIR CONDITIONING

Information

General Info: Heat Type Forced Air	General Info: Heat Cycle Functional	General Info: Cooling Equipment Central/Split System
General Info: Cooling Equipment Energy and expectancy Electricity, 10-12 Years	General Info: Central Air Manufacturer Rheem	General Info: Condensing Unit Date and Size 4 Ton, 2020
General Info: Condensing Unit Date and Size 2001, 3 1/2 Ton	General Info: Air Handler Manufacturer Rheem	General Info: Air Handler Manufacturer Rheem
General Info: Air Handler Date 2001	General Info: Air Handler Date 2020	General Info: Filter Type Disposable
Cooling System Information: Service Disconnect Inspected I observed a service disconnect within sight of the cooling system.	Thermostat and Normal Operating Controls: Thermostat Location Multiple thermostats	

General Info: General Pictures



Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.

Recommendations

12.2.1 Cooling System Information

OLD SYSTEM Minor Defect

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended.

Recommendation

Recommend monitoring.



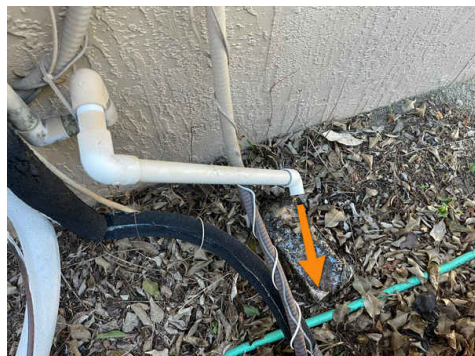
12.4.1 Condensate

CONDENSATE DISCHARGE SHOULD BE EXTENDED Major Defect

The condensate discharge pipe should be extended so that the water is diverted far enough away from the house foundation.

Recommendation

Contact a qualified professional.

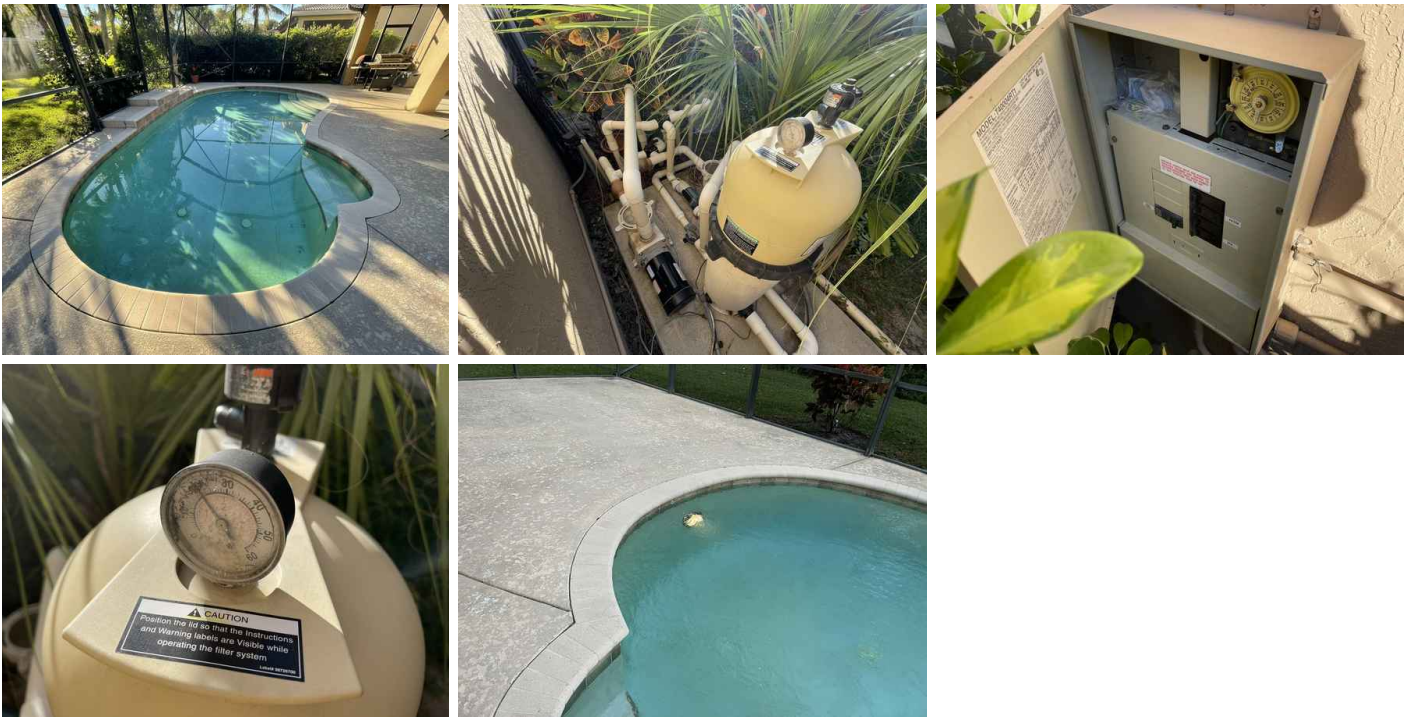


13: POOL

Information

Style In-ground	Shape Freeform	Spa Not present
Light Condition Functional	Light Switch Location By the pool filter, Wall switch inside the home	

General Pictures



Recommendations

13.4.1 Pumps for circulation of water

LOCK NUT MISSING

The lock nut on the jandy valve is missing, recommend have a licensed contractor to further evaluate and to correct as needed

Recommendation

Contact a qualified professional.

Major Defect



13.8.1 Overflow skimmers and drains

SKIMMER WEIR MISSING

Major Defect

The skimmer weir is missing inside of the skimmer box recommend to have a licensed contractor to correct as needed

Recommendation

Contact a qualified professional.



14: LAWN SPRINKLERS

Information

Water Source

Municipal

Controls

Automatic timer

General Pictures



Sprinklers Operation: Noted:

Sprinkler supply lines are not evaluated for leaks as they are not accessible.

STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Attic, Insulation & Ventilation

The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;

3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

Attached Garage**The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

Kitchen and Appliances

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Rooms**The inspector shall inspect:**

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Bathrooms**The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;

all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Laundry**The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Plumbing**I. The inspector shall inspect:**

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical**I. The inspector shall inspect:**

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

Heating and Central Air Conditioning**I. The inspector shall inspect:**

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.