



Confidential Inspection Report



Inspection Date:
January 12, 2015

Prepared For:
Joe Home Buyer

Prepared By:
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Dade City, Florida 33525

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GENERAL INFORMATION

THE HOUSE IN PERSPECTIVE:

Overall Impression:

The building is free of major visible structural concerns and all installed major systems functioned satisfactorily at the time of the inspection. The concerns described in this report are minor and not considered unusual for a building of this age and location. Please remember, there is no such thing as a perfect house.

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 1/12/2015.

TIME OF INSPECTION: AM, 9:30.

CLIMACTIC CONDITIONS:

RECENT WEATHER: Overcast.

TODAY'S WEATHER: Partly Cloudy.

SOIL CONDITIONS: Damp.

APPROXIMATE OUTSIDE TEMPERATURE: 70-75.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: South.

ESTIMATED AGE OF HOUSE: 2007 / 7.

A P P R O X I M A T E Approximately 4004 square feet of living area.

HEATED/COOLED SQUARE FOOTAGE:

BUILDING TYPE: 1 family, Contemporary.

STORIES: 1

SPACE BELOW GRADE: Slab.

UTILITY SERVICES:

WATER SOURCE: Private.

SEWAGE DISPOSAL: Private -Septic tank was not inspected as it does not lend itself to a visual inspection and a complete inspection can only be conducted by a licensed Septic contractor. If you have doubts about the condition of the septic system, call a licensed Septic Contractor to come out and check the system in accordance with State Health Department guidelines.

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Rural.

HOUSE OCCUPIED? No.

CLIENT PRESENT: Yes.

PEOPLE PRESENT: Selling agent. Purchaser, Purchasers spouse.

INSPECTION COMPANY: 360 Home Inspections.

INSPECTION CONDUCTED BY: Scott Randolph.

PAYMENT INFORMATION:

TOTAL FEE:

PAID BY: Check.

REPORT LIMITATIONS AND FURTHER INFORMATION

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was

performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The inspection was conducted and the report prepared in compliance with the Standards of Practice (standards) of The American Society of Home of Inspectors. Limitations are listed in each section as applicable. In some cases the inspection has exceeded these standards or inspections were performed on systems or components normally limited or excluded by the standards.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

The Inspection company and the Inspector assume no liability for any mistakes, omissions, or errors in judgment of its inspectors beyond the cost of this report. This limitation of liability shall include and apply to all consequential damages, bodily injury and property damage of any nature.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Your questions

You're the customer. Ask all the questions you want, and we'll do our best to answer them. All we ask is that you read the whole report first.

Call us at the numbers noted on the report cover, preferably during business hours. Sometimes we're available in the evening, but we can't promise that.

Most of the time, we can answer questions in one call. Sometimes though, we have to go back to the office and look over your report. We'll do our best to answer any questions the day you ask them.

Passing your report along to others not involved with the sale of this property

Please don't do it. The report is our copyrighted work product. It should not be distributed to anybody not directly involved with this transaction without our express permission.

RE-INSPECTION POLICY

We are often asked if it would be possible to re-inspect the problem areas disclosed in the inspection, after repairs are made. We have a minimum fee of \$125.00 for this service. This fee does not include a written report, which is \$50.00 extra. **Criteria:** The repair work must be performed by a licensed contractor. The contractor must provide a receipt indicating the type and quantity of materials used and a description of work performed. The contractor must state whether or not the work is warranted, and for how long. The contractor must state whether or not the warranty extends to the new owner. These documents must be available at the house, when we arrive for the re-inspection. We do not

re-inspect repairs done by unlicensed contractors or amateurs.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

CONDITION DEFINITIONS:

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

DRIVEWAY:

TYPE: Concrete.

CONDITION: Driveway is in good condition. Cracks noted are typical.



IMPROVEMENTS/ROUTINE MAINTENANCE MINOR: Sealant recommended.

WALKWAYS:

TYPE: Paver/Tile.



CONDITION: Sidewalk is in good condition.

IMPROVEMENTS/ROUTINE MAINTENANCE Tripping hazards may exist with these types of pavers. Suggest monitoring and making corrections as necessary.

LANDSCAPING:

CONDITION: Landscaping is not within the scope of this inspection except as it may affect the main structure and roof.

IMPROVEMENTS/ROUTINE MAINTENANCE: Trees and bushes should always be kept trimmed away from the structure to help prevent moisture damage and insect entry.

GRADING:

SITE: Gentle slope.

CONDITION: Grade in front and west side appears to be sloping slightly towards home. As it was not raining at the time, it is undetermined how water drains away or around building. Buyer mentioned water collects at front porch area upon heavy rain.

FURTHER EVALUATION OR MONITOR: French drains or drain system installed at the front of the lot. Monitor during rainy season for standing water or puddling. Undetermined as to how and where they drain to.

PATIOS, PORCHES AND BALCONIES

STRUCTURE: Front, Porch.



TYPE: Concrete.

CONDITION: Good, Cracks noted - typical.

PATIO/PORCH COVER:

FRONT COVER TYPE: Same as structure.

REAR COVER TYPE: None.

CONDITION: Good.

EXTERIOR STAIRS/STOOPS:

CONDITION: N/A.

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

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TYPE:

GARAGE: Attached, Three car.



ROOF:

CONDITION: Same as house. See roof section. Good.

FLOOR:

CONDITION: Good, Typical cracks noted. Monitor for enlargement or change and seek further evaluation in that event.



WALLS AND CEILINGS:

CONDITION: Sheet Rock/Drywall, Walls appear to be in serviceable condition Ceiling shows cracks at seams due to the type of installation. Seams all ran inline and not staggered.

GARAGE DOOR(S):

MAIN TYPE: Insulated sectional metal panel garage door, No motorized garage door opener installed, A removable wind load post is present. This post is easily installed in case of severe storms or hurricanes to help strengthen the garage door.

CONDITION: Garage door operated correctly when tested with no major defects.

HURRICANE / WIND PROTECTION: Undetermined. Hurricane/Wind Rating information: No documentation present.

FOUNDATION - STRUCTURE - EXTERIOR

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and exterior. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

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FOUNDATIONS:

- TYPE:* Appears to be: Monolithic slab. Poured concrete floor and perimeter footer on grade as one piece.
- FOUNDATION CONDITION:* Good.
- FLOOR STRUCTURE:* Underfloor areas are enclosed and the floor structure is not visible for the most part.
- SPACE UNDER STRUCTURE:* Not applicable.

EXTERIOR WALL SURFACES:

- TYPE & PREDOMINANT MATERIALS:* Masonry Block.
- WALL COVERING:* Stucco.
- CONDITION:* Good.
- EXTERIOR CRACKS:* No significant cracking noted.

INSECT ACTIVITY:

- GENERAL:* Small ants noted in various places during inspection.
- FURTHER EVALUATION:* If not already done, we recommend a licensed pest control operator be called in to make an inspection for wood destroying organisms, and to make a further evaluation of the status of such activity to determine if treatment is needed.
- IMPROVEMENTS OR ROUTINE MAINTENANCE:* Recommend annual WDO or termite inspections for early detection of intrusions or damage. Many times an annual inspection will be performed at a minimal charge.

TRIM, EAVES, AWNINGS AND SHUTTERS:

- TRIM MATERIAL:* Metal covered wood.
- EAVES, SOFFITS AND FASCIA:* Metal soffits.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. All roof coverings require periodic maintenance and should be visibly inspected once a year. Underlying materials should be viewed during the course of repairs and additional repairs made as needed.

CONDITION DEFINITIONS:

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FAIR - Satisfactory but declining in usefulness

POOR - Unsatisfactory in need of immediate repair

GENERAL COMMENTS

WEATHER IMPACT

Recent rain.

ATTIC AND ROOF STRUCTURE:

ATTIC ACCESSIBILITY:

Accessible at Garage, Master Bedroom Closet, Bedroom Closet.



FRAMING TYPE/CONDITION:

Truss framing.



WEAKEST ROOF TO WALL CONNECTION: Single wrap 3 or more nails? Yes.



INSULATION AND VENTILATION:

INSULATION TYPE AND CONDITION: Loose Fill, Good.



DEPTH AND R-FACTOR:
VENTILATION

12 inches, R-30.
Soffit Vents, Ridge Vents.

ROOF COVERING

SLOPED ROOF STYLE AND TYPE:

100% Hip roof design with Composition dimensional Asphalt Shingle, Composite dimensional with rated life of 15-25 years per the standards of the South Florida Roofing Contractors.



SHEATHING TYPE:

Plywood.



ROOF DECK NAILING:

8d nails.



DECK NAIL SPACING:

6"/6"

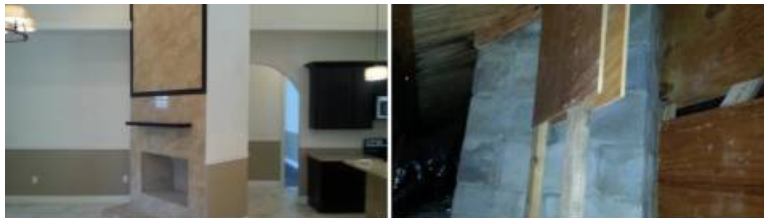


SECONDARY WATER BARRIER: Undetermined.
ESTIMATED AGE: Original. / 7 Years.
ROOF ACCESS: Walked on roof.
ROOF COVERING STATUS: Good.
ROOF LEAKAGE PROBABILITY: Low probability - There is always a probability that a roof will leak but not be detected during a visual inspection; sometimes there are simply no observable clues. This probability of leakage is based upon the inspector's assessment of the quality of materials, workmanship of the installation, presence of flashings, maintenance, and other factors.
5 YR REPLACEMENT: Low probability of replacement within 5 years.

CHIMNEYS AND SKYLIGHTS:

CHIMNEYS

The exposed portion of the chimney is constructed of masonry block overlaid with stucco.



FLUES: the flue is lined with sections of clay pipe.



SKYLIGHTS

None Present.

FURTHER EVALUATION:

Cracks in stucco noted of exposed chimney on roof. Ceiling deck stain noted in attic below same location. Recommend further evaluation from a licensed roofing contractor to determine penetration points. Moisture meter read 17.5 which is at the low end of a high range for wood products.



FLASHINGS AND PENETRATIONS:

TYPE: Metal, PVC.

ROOF DRAINAGE SYSTEM:

TYPE & CONDITION: Full Metal jointed Gutters.



FURTHER EVALUATION:

Some downspouts have the appearance to be draining into a below ground storm water drainage being carried away from the foundation however the flex drain terminates 2 to 4" below grade. Ground drain grates are also visible. Suggest checking with owner or contractor to determine purpose and intentions.



IMPROVEMENTS/ROUTINE MAINTENANCE:

Downspouts should discharge at least 1 foot away from the foundation. Excess moisture near the foundation encourages insect infestation. Gutter leaks at joints.

POSITIVE FEATURES:

The nails in the roof have good penetration through the roof deck indicating satisfactory installation and good hold down power. The installed ridge soffit attic ventilation system helps reduce interior heat load and extend roof life by providing good passive air circulation in the attic. This is a well insulated home relative to its peers.

LIMITATIONS PER ASHI STANDARDS OF PRACTICE

The insulation in attics is not lifted. Vapor barriers or insulation on the underside of buildings is not torn open or removed to inspect structural components. Indoor air quality is not studied or evaluated.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints.

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SERVICE:

- TYPE:* Underground, Circuit breakers.
- SIZE* 200 Amps.
- VISIBLE GROUNDING METHOD:* The conductor and its connection are not visible.

ELECTRICAL PANELS:

- MAIN SHUTOFF LOCATION:* Exterior of house, Good condition.



- MAIN PANEL DESCRIPTION:* General Electric main panel, 200 Amp Maximum capacity,
- MAIN PANEL REPAIRS:* Door is not secure to main breaker portion of box. Catch is broken.



BRANCH PANEL LOCATION

Garage.



BRANCH PANEL DESCRIPTION: Siemens main panel, 200 Amp Maximum capacity, 200 Amp Main breaker installed.



SUBPANEL #1 LOCATION: Exterior west side of house for well.



CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.
BRANCH WIRING: Copper.

It is very common for the feed line from the street into the distribution panel to be aluminum and for the major appliances wiring to be aluminum as well. This is usually coupled with copper lighting circuits to make what is generally considered to be a standard installation. Such houses are not deemed aluminum wired houses. Aluminum wiring devices should be checked for tight fittings each year, and the wiring should be coated with a low flame spread, low ignition point antioxidant.

SWITCHES & OUTLETS:

CONDITION: All grounded.
S W I T C H / O U T L E T The installation of Arc Fault Current Interrupter outlets is recommended in bedrooms as IMPROVEMENTS/ROUTINE a fire safety measure.
MAINTENANCE:

GROUND FAULT CURRENT INTERRUPTERS:

GFCI devices are located in the kitchen, Bathrooms, exterior, garage.
following locations:
CONDITION: Tested GFCI outlets or breakers tripped when using the test button (ON THE GFCI)
GFCI REPAIRS: GFCI's at the kitchen island sink did not trip when tested through meter. uncertain if these are protected outlets. Contact licensed electrician to verify correct operation or miss-wired.



Ground Fault Interrupt Breakers (GFCI) are designed to protect people from severe or fatal electric shocks while the Arc Fault Circuit Interrupter (AFCI) protects against fires caused by arcing faults. The GFCI also can protect against some electrical fires by detecting arcing and other faults to ground but cannot detect hazardous across-the-line arcing faults that can cause fires. A ground fault is an unintentional electric path diverting current to ground. Ground faults occur when current leaks from a circuit. how the current leaks is very important. If a persons body provides a path to ground for this leakage, the person could be injured, burned, severely shocked, or electrocuted. GFCI's and AFCI's are tested with their test buttons. If they fail to trip, they are reported as defective. Homeowners should test these devices monthly. Replace those that fail or perform intermittently. GFCI and AFCI devices are sensitive and fail often. They typically won't trip but they leave power to the device. Relying on such a receptacle for protection may result in electrocution. Do not plug refrigerators into these receptacles. If power is terminated, the food in those appliances may spoil. When a GFCI and/or AFCI trips, it is not uncommon to find that other receptacles, lights, fans, and other appliances shut off as well.

LIGHTING:

CONDITION: A representative sampling of lights were tested. As a whole, lights throughout the house are in good condition.

E L E C T R I C A L Maintenance: A few light bulbs are either missing or appear to be blown. Recommend *IMPROVEMENTS/ROUTINE* replacement of all missing and not working bulbs with new ones.

MAINTENANCE:

LIMITATIONS:

An alarm system is present and not inspected. Unreported defects could be present.

LIMITATIONS PER ASHI STANDARDS OF PRACTICE

The following are not required to be inspected:

1. Alarm/security systems and their components
2. Ancillary wiring, systems and components not part of the electrical power system (cable TV, telephones)
3. Low voltage wiring systems and components (door bell)
4. Remote control devices unless the device is the only control device

Amperage, voltage or impedance are not measured at any time during the inspection.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in older heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

CONDITION DEFINITIONS:

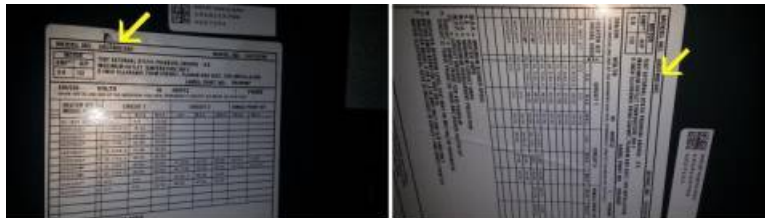
- GOOD** - Satisfactory with normal wear and tear
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AIR HANDLER/HEATING SYSTEM DESCRIPTION:

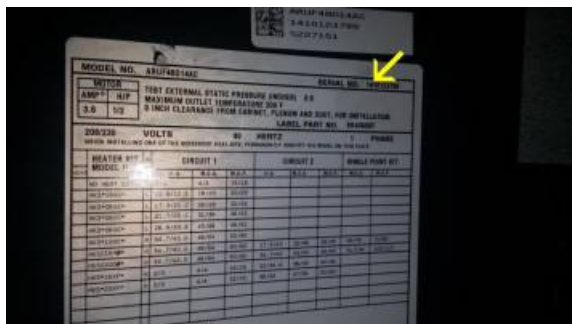
LOCATION OF PRIMARY UNIT: Attic.



SYSTEM TYPE: Heatpump with electric resistance heat backup.
 FUEL TYPE AND NOTES: Electric.
 CAPACITY OF UNIT: Both units are 4 ton.

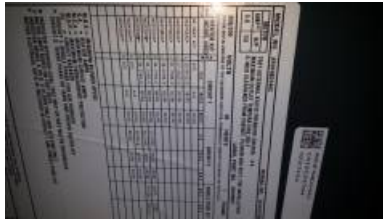


APPROXIMATE AGE: The unit is new.

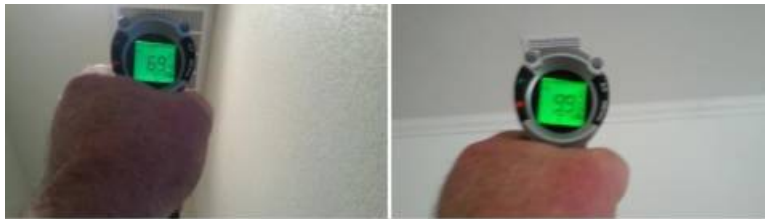


PRIMARY UNIT CONDITION:

Heat responded to normal controls. Their is a metal secondary drain pan installed under the unit in case their is a drain problem with the unit.



HEATING SYSTEM The supply air temperature was 99.6 degrees.
TEMPERATURE The return air temperature was 69.4 degrees.
MEASUREMENT:



AIR CONDITIONING:

TYPE: Air source electric heat pump.
MANUFACTURER: Goodman.
POWER SOURCE: 220 Volt, Electrical disconnect present.
DATE MANUFACTURED: COMPRESSOR New / 2014.



CAPACITY OF UNIT: 4 Ton.
SYSTEM CONDITION: System responded to controls and produced cool air in the accepted industry range. No unusual conditions noted.
AIR TEMPERATURE DROP: The temperature noted at the time of inspection was 58 degrees at supply and 67 degrees at return.



CONDENSATE LINE: Condensate line installed.



AIR FILTERS

LOCATION

Hallways.

AIR FILTERS:

Both Missing.

NORMAL CONTROLS:

The heating and air conditioning responded to the settings on the thermostat. Determining the calibration of the device is beyond the scope of a visual inspection.

DUCTWORK:

TYPE:

A combination of ductwork is present. Fiberglass Ductboard, Flexible Round.

CONDITION:

Ductwork appears to be in typical condition for the type and age with no significant defects noted.

LIMITATIONS PER ASHI STANDARDS OF PRACTICE

Cooling/heating adequacy or distribution not determined. Electronic air filters are not inspected. Heat exchangers are not inspected. Humidifier or dehumidifier not inspected.

PLUMBING

All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Water quality or hazardous materials (lead) testing is available from local testing labs. Service shutoff valves at fixtures ARE NOT turned during the inspection. These valves rarely get used and often will leak when turned.

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LEAD IN WATER INFORMATION

GENERAL INFO: There may be a potential for lead content in the drinking water in any home. Lead in water may have two sources: the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. Contact the Environmental Protection Agency (E.P.A.) or your local county environmental department for further guidance and testing.

MAIN LINE:

VISIBLE MATERIAL:

Plastic.



CONDITION:

Main shutoff is located at the west side of the house and at well.

WATER PRESSURE

50lbs at time of pic. Good.



PUMP AND MOTOR:

PUMP TYPE: Submersible.
PUMP/MOTOR CONDITION: Good.
ACCUMULATOR TANK Good.
CONDITION:

SUPPLY LINES:

MATERIAL: CPVC plastic.



CONDITION: Good but lines are not fully visible.

WASTE AND VENT LINES:

MATERIAL: PVC.
CONDITION: Good where visible.

HOSE FAUCETS:

OPERATION: Sample operated, appeared serviceable
No anti-siphon found at any of hose bib outlets.
Pressure at hose bib: 58PSI.



WATER HEATER:

TYPE: Electric.
BRAND: Whirlpool.



SIZE: 50 Gallons.



YEAR OF MANUFACTURE: 2014.



LOCATION: Garage.

CONDITION: Unit produces hot water with no visible signs of defects or leakage. A visual inspection cannot determine the condition of heating elements if installed. Pressure relief valve noted, and tested.

WATER TEMPERATURE AT FAUCET: 112 degrees
This is a little on the cold side. The recommended temperature for the hot water is between 114 and 122 degrees. This is usually accomplished by setting the thermostat(s) on the water heater at 125 degrees.



SEPTIC SYSTEM:

SEPTIC TANK LOCATION: Right (East) of house.

DRAIN FIELD LOCATION: Right yard.

SYSTEM CONDITION: **Further Evaluation:** A septic inspection is outside the scope of an ASHI home inspection. In order to get a proper inspection, the tank would have to be pumped out completely and a visual inspection/evaluation performed. Recommend having the septic system inspected by licensed septic contractor.

PLUMBING RECOMMENDATIONS:

FURTHER EVALUATION: When the hot water taps are operated in the home, a sulphur or "rotten egg" smell is present. This condition is common to homes that have been vacant for some time, usually 3 months or more. Generally it will go away after the water heater has been flushed through a couple of times. In rare cases a plumber may need to be called out to replace a component inside the water heater that contributes to the issue. Water heater seems a bit small for the size of the home. I might suggest when it comes time to change out the water heater, you look into a larger capacity heater.

IMPROVEMENTS/ROUTINE MAINTENANCE The water heater should be flushed according to the Manufacturers instructions at least once per year. This will keep the sediment from building up inside the tank. This sediment reduces the efficiency of the system and can short out the lower element. Flushing generally involves connecting a hose to the faucet at the bottom of the water heater and draining the tank until it is clear.

Did you know that as a homeowner you're responsible for maintaining your septic system? Did you know that maintaining your septic system protects your investment in your home? Did you know that you should periodically inspect your system and pump out your septic tank?

If properly designed, constructed, and maintained, your septic system can provide long-term, effective treatment of household wastewater. If your septic system isn't maintained, you might need to replace it, costing you thousands of dollars. A malfunctioning system can contaminate groundwater that might be a source of drinking water. And if you sell your home, your septic system must be in good working order.

The EPA Suggests:

1. Inspect your system (every 3 years) and pump your tank as necessary (generally every 3 to 5 years).
2. Use water efficiently.
3. Don't dispose of household hazardous wastes in sinks or toilets.
4. Care for your drainfield. Avoid driving or parking vehicles on your drainfield. Plant only grass over and near your drainfield to avoid damage from roots.

For more information visit. www.epa.gov/owm/onsite or contact your local health department

Check the temperature setting on your water heater. Having it set too high wastes energy and increases your utility bill. For safety reasons it should be set no higher than 120 F. A setting less than this is often sufficient for normal use. For every 10 degree drop, you recoup 3-5 percent of the power bill.

Hot and cold switched at a few of the faucets throughout the house.

POSITIVE FEATURES:

The overall drainage system did not back up during operation of plumbing fixtures and water consuming appliances.

LIMITATIONS:

A septic system is installed. The components or location of the system are not determined in an ASHI type visual inspection. Contact a septic contractor to locate, open and inspect the system as undisclosed defects could be present.

LIMITATIONS PER ASHI STANDARDS OF PRACTICE

The inspector is **NOT** required to inspect:

1. The clothes washing machine connections
2. The interiors of flues or chimneys which are not readily accessible
3. Wells, well pumps or water storage equipment
4. Water conditioning systems
5. Solar water heating systems
6. Fire and lawn sprinkler systems
7. Private waste disposal systems

The inspector is not required to determine:

1. Whether the water supply and waste disposal systems are public or private
2. The quantity or quality of the water supply

The inspector is not required to operate safety valves or shutoff valves

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. Only the general condition of the visible portions of flooring is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. The condition of floors underlying floor coverings is not inspected.

CONDITION DEFINITIONS:

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

RADON INFORMATION

Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas has been linked to cancer. A radon evaluation is beyond the scope of this inspection. For more information, contact the Environmental Protection Agency for further guidance and a list of testing labs in your area.

DOORS:

MAIN ENTRY TYPE:

Fiberglass, with glass.



MAIN ENTRY CONDITION:

Main Entry door appears serviceable.

MAIN REAR ENTRY:

Wood, with window. French Doors.



REAR ENTRY CONDITION:

Door is still serviceable at this time but not without problems to proper operation. You should anticipate the need to replace it sometime in the future however. Adjustments are needed.

GARAGE TO INTERIOR:

Good condition overall. Solid core 1 3/8 wood door.

H U R R I C A N E / W I N D Comments: Undetermined. No labels or documentation available.
PROTECTION:

INTERIOR DOORS:

Wood.

REPAIRS:

Some doors do not latch or latch to floor is missing at bottom of door(s) Sun room to master bedroom and family room.
Rot do to water damage noted on back wood doors.



FURTHER EVALUATION OR MONITOR: Some doors have been trimmed at the top and bottom to fit to frame. This is often an indication of serious structural movement.

IMPROVEMENTS/ROUTINE MAINTENANCE: Door has a loose fit when closed. Minor latch adjustments are needed.

Closest bi-fold door handles miss-located.

WINDOWS:

PREDOMINANT TYPE: Vertical Sliders, Single hung, Double pane.

H U R R I C A N E / W I N D PROTECTION: Comments: Undetermined.

CONDITION:

All observed windows functioned satisfactorily accept for 1 window in master bedroom and one in garage.

TYPE AND CONDITION OF SILLS: Drywall sills appear to be in good condition throughout home.

REPAIRS:

The springs that are on the sides of the windows are loose or damaged. These control the opening and closing of the window as well as keeping it in place when open. Recommend all damaged window springs be repaired or replaced.

ALL screens are missing. Check with owner as to whether they are in storage.

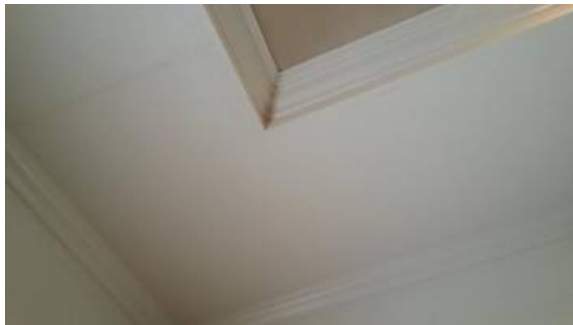
INTERIOR WALLS:

MATERIAL & CONDITION: Drywall.

CEILINGS:

TYPE & CONDITION: Drywall.

REPAIRS: Significant cracks noted at master bedroom N/W back corner of ceiling.

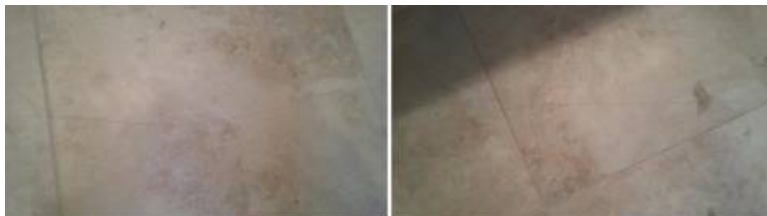


FLOORS:

TYPE & CONDITION: Wood & Tile.

In many tile installations there are often some hollow tiles. The presence of hollow tiles will not be noted unless in the opinion of the inspector a safety hazard exists or there is some indication of a structural issue present.

REPAIRS: Cracks noted in master bath tile floor by sinks.



STAIRS & HANDRAILS:

CONDITION: None present.

FIREPLACE/WOOD BURNING DEVICES:

TYPE - CONDITION: Masonry.
Damper is operational
Fireplace appears serviceable.

LOCATION: Location #1: Family room.

SMOKE / FIRE DETECTOR/CO Detectors:

COMMENTS: Noted, but not tested. After moving in, all smoke detectors should be tested and all inoperative ones repaired or replaced. Smoke detectors should be tested at least monthly.

LIMITATIONS:

Fires are not ignited in fireplaces and it is not possible to test the chimney draw satisfactorily.
Fresh paint may obscure previous defects.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher or disposal operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

CONDITION DEFINITIONS:

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
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GENERAL COMMENTS:

INSPECTOR COMMENTS: The kitchen has many new or newer appliances.

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel.
WATER FILTRATION: No water filtration in place.

GARBAGE DISPOSAL:

CONDITION: None installed.
 Wired for one but none installed.

RANGE/COOK TOP, OVEN AND VENTILATION:

MANUFACTURER & Amana
APPROXIMATE AGE: New.
R A N G E / O V E N TYPE/CONDITION: Electric, Good condition. The range/oven responded to controls with no significant defects noted.
VENTILATION TYPE AND CONDITION: Internal through Microwave.

REFRIGERATOR:

MANUFACTURER AND Amana
APPROXIMATE AGE: New.
CONDITION: Good condition. Unit operates and freezer and refrigeration compartments are within acceptable ranges.
ICE MAKER: There is a water line available but not connected to refrigerator.

DISHWASHER:

MANUFACTURER & Amana
APPROXIMATE AGE: New.
CONDITION: Unit operates and is free of visual leaks.

OTHER BUILT-INS:

MICROWAVE: Whirlpool
 Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counters are granite, and are in good condition.
 The cabinets are wood, and are in good condition.

KITCHEN RECOMMENDATIONS:

REPAIRS: Refrigerator is too big for space and left door will not open. Needs replacing.

Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. If tested, dryers are checked for operation and whether they produce heat. Determination of the accuracy of thermostats or whether the vent line is clogged is beyond the scope of a visual inspection.

LAUNDRY:

LOCATION: Laundry room located between the kitchen and the garage.
CONDITION: Plumbing appears serviceable,
220 Service-present,
Dryer venting is provided,
Laundry sink is provided.

WASHER AND DRYER:

CLOTHES WASHER: None.
CLOTHES DRYER: None.

LAUNDRY RECOMMENDATIONS:

IMPROVEMENTS/ROUTINE GFCI recommended.
MAINTENANCE:

POSITIVE FEATURES:

Most of the kitchen appliances are newer.

LIMITATIONS:

LAUNDRY Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. Due to the hardness of the water in our area, valves and faucets generally have some amount of mineral buildup. Routine maintenance is needed to clear this buildup and replacement of some of the parts is not unusual. This condition is not considered a defect in the home if the fixtures operate.

CONDITION DEFINITIONS:

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

BATHROOM 1:

BATH LOCATION: Master bedroom.

CONDITION OF SINK: Good
The sink faucets appear to be in good condition.

COUNTERS AND CABINETS: Counters/cabinets appear to be in good condition.

CONDITION OF TOILET: The toilet is firm on its base and operating satisfactorily. It is free of major visible damage or cracking.

TUB/SHOWER PLUMBING Good
FIXTURES: The bathroom has a separate garden tub (Spa) and shower area installed.

TUB/SHOWER AND WALLS: The tub was filled and the spa operated satisfactorily using the installed operating controls
Tile walls & floor pan

BATH VENTILATION: The bathroom has both a fan and a window.

BATHROOM 2:

BATH LOCATION: West side Hall.

CONDITION OF SINK: Good
Drain appear serviceable
The sink faucet appears to be in good condition.

COUNTERS AND CABINETS: Counters/cabinets appear to be in good condition.

CONDITION OF TOILET: The toilet is firm on its base and operating satisfactorily. It is free of major visible damage or cracking.

TUB/SHOWER PLUMBING N/A 1/2 bath.
FIXTURES:

BATH VENTILATION: Fan only.

BATHROOM 3:

BATH LOCATION: East side Hall.

CONDITION OF SINK: Good
Drain appear serviceable
The sink faucet appears to be in good condition

COUNTERS AND CABINETS: Counters/cabinets appear to be in good condition

CONDITION OF TOILET: The toilet is firm on its base and operating satisfactorily. It is free of major visible damage or cracking.

TUB/SHOWER PLUMBING Fair. Tub faucet plumbing in wall improperly attached.
FIXTURES: Drain appears serviceable.

TUB/SHOWER AND WALLS: Condition of the tub is good
Shower walls appear serviceable.

BATH VENTILATION: The bathroom has both a fan and a window.

BATHROOM 4:

BATH LOCATION: N/E bedrm.

CONDITION OF SINK: Good
 Drain appear serviceable
 The sink faucet appears to be in good condition

COUNTERS AND CABINETS: Counters/cabinets appear to be in good condition
 Top two drawers are none functional drawers due to plumbing.

CONDITION OF TOILET: The toilet is firm on its base and operating satisfactorily. It is free of major visible damage or cracking.

TUB/SHOWER PLUMBING: Good
FIXTURES: Drain appears serviceable
 Shower head appears serviceable.

TUB/SHOWER AND WALLS: Condition of the tub is good.

BATH VENTILATION: The bathroom has both a fan and a window.

BATHROOM 5:

BATH LOCATION: Garage

CONDITION OF SINK: Good
 Drain appear serviceable
 The sink faucet appears to be in satisfactory condition

COUNTERS AND CABINETS: Counters/cabinets appear to be in good condition.

CONDITION OF TOILET: The toilet is firm on its base and operating satisfactorily. It is free of major visible damage or cracking.

TUB/SHOWER PLUMBING: N/A.
FIXTURES:

BATH VENTILATION: Fan only.

BATHROOM RECOMMENDATIONS:

REPAIRS: The following problems were noted at the sink drain: Leakage is noted at the drain in right sink in master bath. This appears to be a minor repair of just tighten tail pipe to sink.

IMPROVEMENTS/ROUTINE MAINTENANCE: Stoppers Missing at: N/E bath tub.
 Routine Maintenance: Some mineral buildup is typical in our area due to the hardness of the water. Fixtures and valves must be cleaned or replaced periodically to ensure full & proper function.

POSITIVE FEATURES:

Moisture in the bathrooms is vented to the outside.