



Above And Beyond Home Inspection
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Inspection reference: 2438

Confidential Inspection Report

515 NW Lake Lona Loop
Lake City FL 32055

May 5, 2022



Prepared for:
Cynthia Jacobus

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report.

Thursday, May 5, 2022

Cynthia Jacobus

Inspection Site



515 NW Lake Lona Loop
Lake City FL 32055

Dear Cynthia Jacobus:

At your request, a visual inspection of the above referenced property was conducted on Thursday, May 5, 2022. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

GROUND

Paving Conditions:

Driveway:

Erosion noted.

Exterior Steps / Stoops:

Wood rot at rear steps.



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Patio / Porch:

Floor

Bowed boards. Wood rot at rear porch.

Structure:

Wood rot noted at structure.

Decks / Balcony:

Condition:

Balcony floor and structure rotted.

EXTERIOR - FOUNDATION

Exterior Walls:

Materials & Condition:

Settlement crack noted at right side of home. Crack is over 1/4". Further evaluation is recommended by a licensed foundation expert.

Exterior Fixtures Mil

Fixtures inoperable.

Exterior Doors:

Rear Entry Door:

Wood rot noted at rear doors. Rear doors are deteriorated.

Exterior Doors Mil

Rear Entry Door:

Wood rot noted at door trim. Dead bolt lock needs adjustment.

BASEMENT - CRAWLSPACE

Crawlspace:

Walls:

Wood rot noted from moisture intrusion at rear deck area.

Moisture:

Drain line leaking in crawlspace.

ROOF SYSTEM

Eaves - Soffits - Fascias:

Type & Condition:

Wood rot noted at fascia front.

Fascia rotted at front.

Wood rot and loose soffit at front.

Wood rot noted at front fascia. Vermin entry present.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Subpanels:

Missing knockouts.

Double taps and terminated wiring noted in panel.



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Overfused.

Switches & Fixtures:

Garage Walls:

Exposed splices are noted.

Attic Wiring:

Attic & Insulation:

Open junction boxes are noted.

Attic & Insulation Mil

Open j box.

HEATING - AIR CONDITIONING

Heating Equipment:

General Operation & Cabinet:

Normal Controls:

No response. Thermostats are corroded.

Air Conditioning Main House 1 & 2

System Condition:

Further evaluation and repair or replacement will be needed by a qualified air conditioning contractor, No response.

PLUMBING SYSTEM

Water Heater Mil

Condition:

Flue is disconnected. DO NOT USE UNTIL REPAIRED.

Hose Bibs / Hookups/Sink Faucets:

Laundry:

Dripping.

KITCHEN - APPLIANCES

Kitchen Interior:

Sink Fixture Mil

Leaking under sink.

Cabinets:

Mold noted on cabinets.

BATHROOMS

Toilet:

Other Bath:

Minor plumbing repairs will be needed to restore proper operation, Valve leaking.

Tub/Shower Fixtures:

Master Bath:

Low pressure in shower. Diversion valve will not close.

Hall Bath Mil



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Diversion valve will not close.

Other Bath:

Spa inoperable.

Tub/Shower And Walls:

Master Bath:

Mold is noted. Remediation is needed.

INTERIOR ROOMS

Floors:

General:

Base board and floor damage noted.

Smoke / Fire Detector:

Comments:

We suggest additional smoke detectors be installed in appropriate locations, Some are inoperable.

GARAGE - CARPORT

Ceilings:

Condition:

Leaking from bathroom above.

Garage Door:

Door Operator:

Automatic door opener(s)- not operational.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

RODNEY A. GLASS

Above And Beyond Home Inspection



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GENERAL INFORMATION

Client & Site Information:

Inspection Date:
5/5/2022 9:00 AM.**Client:**
Cynthia Jacobus**Inspection Site:**
515 NW Lake Lona Loop
Lake City FL 32055.**People Present:**
Selling agent.

Building Characteristics:

Estimated Age:
1983.**Building Style & Type:**
1 family.**Stories:**
2**Space Below Grade:**
Ground floor living area.**Utilities Status:**
All utilities on.**Utilities Status Mil**
Gas service off at time of
inspection.

Climatic Conditions:

Weather:
Clear.**Soil Conditions:**
Dry.**Outside Temperature (f):**
60-70.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

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 is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: 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



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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.

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.



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GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and 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. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

Driveway:

OK MM RR
☐ ☒ ☐

Driveway Type: Concrete, Asphalt,
Cracks noted are major.



☐ ☐ ☐



☐ ☐ ☒ Erosion noted.





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☐ ☒ ☐ Fountain inoperable.



Walks:

OK MM RR
☒ ☐ ☐ Sidewalk type: Concrete, Cracks noted.



Exterior Steps / Stoops:

☐ ☒ ☐ Missing brick.



☐ ☐ ☒ Wood rot at rear steps.



Patio / Porch:
Floor

☐ ☐ ☒ Bowed boards. Wood rot at rear porch.





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Structure:

☐ ☐ ☒ Wood rot noted at structure.

Cover / Roof:

OK	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Same as main roof. See Roofing page.

Patio / Porch Mil

Floor

☒ ☐ ☐

Structure:

☒ ☐ ☐

Cover / Roof:

☒ ☐ ☐ Same as main roof. See Roofing page.**Decks / Balcony:**

Condition:

☐ ☐ ☒ Balcony floor and structure rotted.**Grading:**

Site:

☒ ☐ ☐ Gentle slope.**Landscaping:**

Condition:

☐ ☒ ☐ Trim plants away from structure.☒ ☐ ☐ Sprinkler system checked and operated needs maintenance.



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EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Materials & Condition:

OK MM RR

☒ ☐ ☐ Brick/ stucco siding noted.☐ ☐ ☐ Inoperable at front.☐ ☐ ☒ Settlement crack noted at right side of home. Crack is over 1/4". Further evaluation is recommended by a licensed foundation expert.



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☐ ☒ ☐ Damage noted at rear.



Flashing & Trim:

OK MM RR
☒ ☐ ☐

Exterior Fixtures Mil

☐ ☐ ☒ Fixtures inoperable.



Exterior Walls Mil

Materials & Condition:

☒ ☐ ☐ Brick and vinyl.



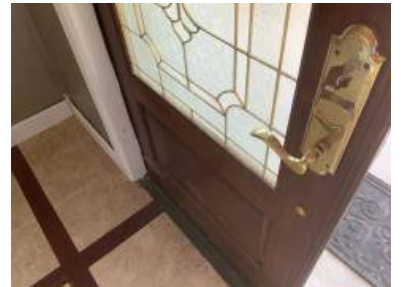
Flashing & Trim:

☒ ☐ ☐

Exterior Doors:

Main Entry Door:

☐ ☒ ☐ Door hardware damaged door bell inoperable.



☐ ☐ ☐





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Rear Entry Door:

OK MM RR

☐ ☐ ☒

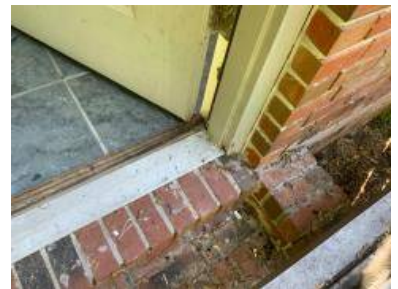
Wood rot noted at rear doors. Rear doors are deteriorated.

☐ ☒ ☐

Hardware missing. Hardware needs adjustment.

☐ ☐ ☐**Exterior Doors Mil***Rear Entry Door:*☐ ☐ ☒

Wood rot noted at door trim. Dead bolt lock needs adjustment.

**Exterior Windows:***Predominant Type:*

Vertical Sliders.

Overall Condition:☒ ☐ ☐**Chimney:***Please Note:*

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity



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or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

OK MM RR

Chimney Exterior:

☒ ☐ ☐

Flue:

☒ ☐ ☐

Flashing:

☒ ☐ ☐

Chimney Cap:

☒ ☐ ☐

Height & Clearance:

☒ ☐ ☐

Foundation:

Materials & Condition:

☒ ☐ ☐



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BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Crawlspace:

Access:

Crawl space viewing is limited- This inspection does not cover the presence or lack of wood destroying insects. Crawlspace inspection is restricted to areas that are visible to inspector. Areas that have insulation, or are otherwise covered cannot be seen.

Walls:

OK MM RR

☐ ☐ ☒ Wood rot noted from moisture intrusion at rear deck area.

Moisture:

☐ ☐ ☒ Drain line leaking in crawlspace.

Ventilation:

☒ ☐ ☐



ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer 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. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

Style:	Gable.		
	OK	MM	RR
Roof Covering:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Composition shingles, Architectural heavy duty design.
Roof Covering Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Roof is approximately 1 years of age with an estimated life of 30 years.

Roof Mil

Style:	Gable.		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Composition shingles, Architectural heavy duty design.
Roof Covering:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Roof is 1 year of age with an estimated life of 30 years.

Flashings:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Valleys:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Eaves - Soffits - Fascias:

Type & Condition:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wood rot noted at fascia front.
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☐ ☐ ☒ Fascia rotted at front.



OK MM RR
☐ ☐ ☐



☐ ☐ ☐



☐ ☐ ☒ Wood rot and loose soffit at front.



☐ ☒ ☐ Screens missing front and rear.





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- ☐ ☐ ☒ Wood rot noted at front fascia.
Vermin entry present.



OK MM RR
☐ ☒ ☐

**Eaves - Soffits - Fascias Mil***Type & Condition:*

- ☐ ☒ ☐ Fascia metal is missing.



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Access: Attic is partial.
Structure: ☒ ☐ ☐
Insulation: ☒ ☐ ☐

Attic & Insulation Mil

Access: Attic is partial.
Structure: ☒ ☐ ☐
Insulation: ☒ ☐ ☐



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ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

	OK	MM	RR	
Type & Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Circuit breakers.
Grounding Equipment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Electrical Distribution Panels:

Main Panel Location:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior of house.
Main Circuit Rating:				400 A CB.

Service Disconnect Switch:				Located at the top of main panel.
Main Panel Observations:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





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Subpanels:

☐ ☐ ☒ Missing knockouts.



OK MM RR
☒ ☐ ☐ Cutler hammer original to home.



☐ ☐ ☒ Double taps and terminated wiring noted in panel.



☐ ☐ ☐



☐ ☐ ☒ Overfused.





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Subpanels- Air Conditioner:

An second electrical load is improperly connected and drawing power from the subpanel.



Subpanels- Mil

150A CB.



Conductors:

Entrance Cables:

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Branch Wiring:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Switches & Fixtures:

General:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Living Room Mil

Exposed splices are noted.





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Upstairs Bedroom #2:

Exposed splices are noted.



Garage Walls:

OK MM RR
☐ ☐ ☒ Exposed splices are noted.

Electrical Outlets:

General:

☒ ☐ ☐

Exterior Walls:

☐ ☒ ☐ Exterior covers missing.



☐ ☒ ☐ Inoperable.



Exterior Walls Mil

☒ ☐ ☐

Attic Wiring:

Attic & Insulation:

☐ ☐ ☒ Open junction boxes are noted.





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Attic & Insulation Mil

☐ ☐ ☒ Open j box.



Switches & Fixtures Mil

Kitchen Interior:

Fixture is inoperable.





HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This 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. 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. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. 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.

Heating Equipment:

	OK	MM	RR	
General Operation & Cabinet:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Normal Controls:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No response. Thermostats are corroded.

Heating Equipment Mil

Type & Location: Heat pump.



Fuel Source:	Electric.		
General Operation & Cabinet:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Normal Controls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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Fireplaces / Solid Fuel Heating:*Living Room Mil*

OK MM RR

☒ ☐ ☐

Fireplace chimney has been removed. Chimney can not be used for wood burner.

**Air Conditioning:***Primary Type:*

Central, Split System- Heat pump.

Brand:

Rheem brand.

Fuel Source:

220 Volt.

Capacity / Approx. Age:

2.0 Tons, 2016.

System Condition:☒ ☐ ☐*Condensate Line:*☐ ☒ ☐

Line is disconnected.

*Normal Controls:*☒ ☐ ☐**Air Conditioning Main House 1 &2***Primary Type:*

Central, Split System-

Brand:

Goodman Manufacturing brand, Trane brand.

Fuel Source:

220 Volt.

System Condition:☐ ☐ ☒

Further evaluation and repair or replacement will be needed by a qualified air conditioning contractor, No response.



PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. 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, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Supply Lines:

Material:

Plastic- CPVC.

Condition:

OK MM RR
☐ ☒ ☐

Recommend replacing all shut off valves in home.

Waste Lines:

Condition:

☒ ☐ ☐

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. Improper installations should be corrected.

Water Heater:

Power Source:

Gas.

Capacity:

There is an energy efficient tankless unit installed which if sized correctly should provide adequate volume and do so economically.

Location:

Exterior.

Condition:

☒ ☐ ☐

Unable to test due to lack of gas utility.





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Water Heater #2:

Power Source: Electric.
Capacity: 19 Gallon 2003.
Location: Crawlspace.
Condition: OK MM RR
☒ ☐ ☐

Water Heater Mil

Power Source: Gas, Unable to test.
Capacity: 40 Gallons, 1995.

Location: Laundry.

Condition: ☐ ☐ ☒ Flue is disconnected. DO NOT
USE UNTIL REPAIRED.



See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

Kitchen Sink: ☐ ☒ ☐ Sprayer inoperable.
Kitchen Sink Mil ☒ ☐ ☐

**Hose Bibs / Hookups/Sink Faucets:**



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Laundry:

☐ ☐ ☒ Dripping.



Laundry Mil

OK MM RR
☒ ☐ ☐





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KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven Mil

Type & Condition:

OK MM RR

☒☐☐Electric, Combination, Flashing
code but operational.

Ventilation Mil

Type & Condition:☒☐☐

Internal.



Dishwasher Mil

Condition:☐☐☐

Garbage Disposal Mil



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Condition:

☒ ☐ ☐**Other Built-ins:**

Ice Maker:

OK MM RR

☐ ☒ ☐ No water line connected.**Kitchen Interior:**

Counters & Cabinets:

☒ ☐ ☐

Sink:

☒ ☐ ☐

Sink Fixture:

☒ ☐ ☐

Sink Fixture Mil

☐ ☐ ☒ Leaking under sink.

Sink Drain:

☒ ☐ ☐

Sink Cabinet:

☒ ☐ ☐

Cooktop:

☒ ☐ ☐ Unable to test.

Oven:

☒ ☐ ☐

Ventilation:

☒ ☐ ☐

Refrigerator:

☐ ☒ ☐ Damage noted.

Dishwasher:

☒ ☐ ☐

Counters & Backsplashes:

☒ ☐ ☐

Cabinets:

☐ ☐ ☒ Mold noted on cabinets.







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BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

	OK	MM	RR		
<i>Master Bath:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The following problems were noted at the drain: Stopper did not operate properly.	
<i>Master Bath Mil</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The following problems were noted at the drain: Drainage is a bit slower than normal.	
<i>Hall Bath Mil</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<i>Bath Between Bedrooms:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low pressure.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<i>Other Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		



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Half Bath

OK	MM	RR	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low pressure.

**Toilet:***Master Bath:*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minor plumbing repairs will be needed to restore proper operation.
--------------------------	-------------------------------------	--------------------------	--

Master Bath Mil

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minor plumbing repairs will be needed to restore proper operation.
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*Hall Bath Mil*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Bath Between Bedrooms:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minor plumbing repairs will be needed to restore proper operation.
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Other Bath:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minor plumbing repairs will be needed to restore proper operation, Valve leaking.
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Half Bath

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minor plumbing repairs will be needed to restore proper operation.
--------------------------	-------------------------------------	--------------------------	--

Tub/Shower Fixtures:*Master Bath:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low pressure in shower. Diversion valve will not close.
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Master Bath Mil☐ ☒ ☐ Low pressure at tub.*Hall Bath Mil*

OK	MM	RR	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Diversion valve will not close.

*Bath Between Bedrooms:*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low water volume is noted when two fixtures are operated simultaneously.
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Other Bath:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Spa inoperable.
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Tub/Shower And Walls:*Master Bath:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mold is noted. Remediation is needed.
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Master Bath Mil

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damage noted.
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*Hall Bath Mil*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damage noted.
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Other Bath:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Bath Ventilation:*Hall Bath Mil*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Other Bath:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Half Bath

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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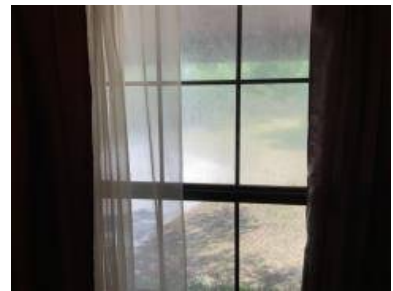
INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

<i>Master Bath Mil</i>	Door hardware needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.
<i>Hall Bath Mil</i>	Door hardware needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.
<i>Bath Between Bedrooms:</i>	Door hardware needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.
<i>Master Bedroom Mil</i>	Door hardware needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Windows:

<i>Upstairsmaster Bedroom:</i>	At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.	
<i>Upstairs Bedroom #2:</i>	At least one window or associated hardware in this room needs repair. Locking hardware needs repair or replacement, The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.	
<i>Upstairsbedroom #3:</i>	At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen. Hardware is damaged.	

Walls:



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Laundry Mil

Damage noted from past leak.



Ceilings:

Kitchen Interior:

Damage noted from past leak.



Master Bedroom:

Patches noted.



Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.



Upstairsmaster Bedroom:

Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.





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Upstairsbedroom #3:

Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.



Floors:

General:

OK MM RR

☐ ☐ ☒

Base board and floor damage noted.



Kitchen Interior:

Uneven soft floor in kitchen near refrigerator.

Formal Dining

Damage noted.

Closets:

Bath Between Bedrooms:

Missing knob.



Master Bedroom:

Door missing.



Stairs & Handrails:



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Condition:

☒ ☐ ☐



Smoke / Fire Detector:

Comments:

OK MM RR
☐ ☐ ☒

We suggest additional smoke detectors be installed in appropriate locations, Some are inoperable.



Smoke / Fire Detector Mil

Comments:

☐ ☒ ☐

We suggest additional smoke detectors be installed in appropriate locations.



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LAUNDRY AREA

Laundry appliances are not tested or 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. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location: Service area main floor.

Laundry Mil

Location:





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GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:**Roof:***Condition:*

OK	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Same as house, See house roof report.

Ceilings:*Condition:*

OK	MM	RR	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Leaking from bathroom above.

Garage Door:*Material - Condition:*

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Door Operator:

OK	MM	RR	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Automatic door opener(s)- not operational.

Service Doors:

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>