

SNS Home Inspections LLC

Property Inspection Report



123 Anywhere Dr, Orlando, FL 12345
Inspection prepared for: Donald Duck
Real Estate Agent: -

Date of Inspection: 2/20/2015 Time: 9:00 AM
Age of Home: 2009 Size: 3424 sq ft
Weather: sunny
Order ID: 5261

Inspector: Michael Bitterman
License #HI 7792 InterNACHI #NACHI13012003
1751 Baldock Ct, Deltona, FL 32738
Phone: 407-878-7808
Email: heidi@snsinspections.com
www.snsinspections.com



NOTICE TO THIRD PARTIES: This Report is the exclusive property of SNS Home Inspections LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers..Our inspection and this Report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal useful life is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Ratings and how to view this report

This report uses a check box style ratings system with narratives to describe the condition of various areas and systems within and around the home. There are many systems in a home that if functioning properly do not warrant the use of a narrative which is why we use this ratings system. You as the homeowner can view this report and be sure that a system has been inspected, and opinion given on its condition.

The following is an explanation of our ratings system:

SAT = Satisfactory / Inspected: Means that an item or system was inspected and functioned or appeared normal at the time of inspection. This does not mean that the item or system is defect free, it means the item or system operated, functioned, or otherwise was acceptable taking age, condition, intended function, etc. into consideration. This is by no means expressing or implying any warranties of any kind. Systems and/or components may fail at anytime without warning. This also is not an indication of life expectancy.

REP = Repair: Means that an item or system may have functioned to some degree or not at all, but in the opinion of inspector can be repaired rather than recommending replacement. (i.e. a leaking faucet, loose hardware, items that could be improved by cleaning etc.)

RPL = Replace: Means that an item or system is not working or damaged beyond normal repair. In the opinion of inspector replacement would be the best option taking cost of repair vs replacement, safety, efficiency, etc into consideration.

SC = Safety Concern: When this box is checked, it normally means some form of safety issue is present. This could be just a suggestive improvement, a warning that a danger or possible danger could exist, to a very serious hazard. It is very important you read the report and all narratives completely.

None = None / Not Inspected: This is selected when the item does not exist or item was not able to be inspected for a specific reason. If item was unable to be inspected, reason(s) will given within this report. Examples might be access to a specific area was too small or inaccessible to enter or inspector felt safety was a concern or property damage might take place (i.e. attic, crawlspace, roof too high or steep). A system or item was shutdown, not installed completely, or under going service (i.e. an appliance that is not wired in, HVAC system that has gas or power shut off to unit). NOTE: The above mentioned examples are just that, examples, many other circumstances may become a factor and will be addressed on a case by case basis.

If for any reason you have questions regarding the rating system or any other parts of this report, please do not hesitate to call us at 407-878-7808. We will be glad to help explain any concerns or questions you may have.

Thank you
SNS Home Inspections LLC

Inspection Site and Details**1. Inspection Start Time**

Start: 09:00 AM
End: 1:00 PM

2. Attending Inspection

Client present
Buyer Agent present
Fully Participated

3. Residence Type/Style

Single Family Home

4. Construction Type

Concrete Block
Wood frame

5. Garage/Carport

Attached 2-Car Garage

6. Age of Home or Year Built

Built in: 2009

7. Square Footage

Approx: 3,424 Sq. Ft

8. Lot Size

Approx: 0.29 acres

9. Direction of Front Entrance

For the purpose of this report the building is considered to be facing: South

10. Number of Bedrooms

3

11. Number of Bathrooms

2 full 1 half

12. Occupancy

Occupied - Furnished: Heavy volume of personal and household items observed.

The utilities were on at the time of inspection.

ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

13. Weather Conditions

Clear, sunny sky
Temperature at the time of inspection approximately:
35 degrees

Grounds

1. Driveway and Sidewalk Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Concrete driveway noted.
- Concrete sidewalk noted.

Observations:

- Driveway and sidewalk appeared satisfactory at time of inspection

2. Grading

SAT	REP	RPL	SC	None
X				

- No major system, safety or function concerns noted at time of inspection.

3. Vegetation Observations

SAT	REP	RPL	SC	None
	X			

- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

4. Exterior Faucet Condition

SAT	REP	RPL	SC	None
X				

Locations:

- East side of house.
- West side of house.

Observations:

- Appears Functional.

5. Sprinklers

SAT	REP	RPL	SC	None
X				

Observations:

- Sprinkler system appeared functional at time of inspection.

Exterior Areas

1. Entrance and Screen Doors

SAT	REP	RPL	SC	None
X				

Observations:

- Generally appeared functional and in satisfactory condition at time of inspection.

2. Sliding Doors

SAT	REP	RPL	SC	None
X				

Observations:

- The sliding patio door was functional during the inspection.

3. Window Condition

SAT	REP	RPL	SC	None
X				

Observations:

- No major system, safety or function concerns noted at time of inspection.
- Windows are aluminium

4. Exterior Wall Condition

SAT	REP	RPL	SC	None
X				

Type(s) of material:

- Stucco veneer noted.

Observations:

- See stucco section for comments

5. Eaves & Facia

SAT	REP	RPL	SC	None
X				

Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.
- Fascia covering the ends of rafter or truss tails appeared to be in serviceable condition at the time of the inspection.

6. Exterior Paint

SAT	REP	RPL	SC	None
	X			

Observations:

- Recommend home be painted in near future.

7. Stucco

SAT	REP	RPL	SC	None
	X			

Observations:

- Cracking observed at several areas around home. Appears to have been repaired once already and has cracked again. This is a sign of possible continuous movement. Cracking of this type is possible source of moisture entering into the walls. Recommend licensed contractor evaluate and make recommendations for repairs.
- Areas of stucco show rust and deterioration of underlying metal corners. This is a sign of possible moisture in the wall space. Recommend licensed contractor evaluate and make recommendations for repairs.
- We recommend having a qualified exterior finish contractor evaluate and correct the issue.



Cracking observed at several areas around home. Appears to have been repaired once already and has cracked again. This is a sign of possible continuous movement. Cracking of this type is possible source of moisture entering into the walls. Recommend licensed contractor evaluate and make recommendations for repairs.



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Areas of stucco show rust and deterioration of underlying metal corners. This is a sign of possible moisture in the wall space. Recommend licensed contractor evaluate and make recommendations for repairs.



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Roof

1. Roof Condition

SAT	REP	RPL	SC	None
X				

Was able to walk on roof
Materials: Asphalt shingles noted.

Observations:

- No major system, safety or function concerns noted at time of inspection, roof looks good for it's age.

2. Flashing and Plumbing Vents

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.

3. Roof Vents

SAT	REP	RPL	SC	None
X				

Observations:

- Vent caps appeared satisfactory at time of inspection.

4. Gutter

SAT	REP	RPL	SC	None
				X

Observations:

- This home has no gutters. Many homes in this area do not have gutters. Gutters help keep water away from foundation and walkways. Monitor and consider having gutters installed

Attic

1. Access Observations

SAT	REP	RPL	SC	None
X				

- Scuttle Hole located in:
- Upstairs hallway.

Observations:

- Appeared functional - with batt insulation over hatch door.

2. Structure

SAT	REP	RPL	SC	None
X				

Observations:

- Of what was able to be inspected appeared satisfactory at time of inspection.

3. Ventilation

SAT	REP	RPL	SC	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.

4. Vent Condition

SAT	REP	RPL	SC	None
X				

Observations:

- Vent screens noted as functional.

5. Duct Work

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection

6. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- Due to many limitations from insulation and small spaces not all areas of attic are visible, but from what was visible and inspected those areas appeared satisfactory at time of inspection.

7. Attic Plumbing

SAT	REP	RPL	SC	None
X				

Observations:

- PVC plumbing vent pipe noted.
- No deficiencies noted in plumbing vent piping.

8. Insulation Condition

SAT	REP	RPL	SC	None
X				

Type(s) of Insulation:

- Blown in fiberglass insulation noted.
- Insulation averages about 10-12 inches in depth

Observations:

- Insulation level in the attic is typical for homes this age
- Insulation appears adequate.

Foundation/Crawlspace

1. Slab Foundation

SAT	REP	RPL	SC	None
X				

Observations:

- Concrete slab. This is also known as slab on grade.
- Concrete slab not visible due to floor coverings.

2. Foundation Condition

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies were observed at the visible portions of the foundation.

Garage/Carport

1. Walls

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.
- Personal items in garage block complete inspection of all floor, wall and ceiling areas.

2. Floor Condition

SAT	REP	RPL	SC	None
X				

• Bare concrete floors noted.

Observations:

- Due to large amounts of personal items, unable to inspect 100% of floor, of what was visible it appeared satisfactory at time of inspection

3. Rafters & Ceiling Condition

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies observed at the visible portions of the rafters/ceiling.

4. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- The majority of grounded receptacles were tested and found to be wired correctly.

5. GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI tested and functioned properly

6. 240 Volt

SAT	REP	RPL	SC	None
				X

Observations:

- There are no 240 volt outlets visible in this room.

7. Fire Door

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory and functional at time of inspection.

8. Garage Door Condition

SAT	REP	RPL	SC	None
X				

• Sectional door(s) noted.

Observations:

- The garage door appeared functional during the inspection.

9. Garage Opener Status

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional using normal controls at time of inspection.
- Belt drive opener noted.

10. Garage Door's Reverse Status

SAT	REP	RPL	SC	None
X				

Observations:

- Eye beam system present and operating.

Exterior Electrical

1. Exterior Outlets

SAT	REP	RPL	SC	None
X				

Observations:

- No major system, safety or function concerns noted at time of inspection.

2. Exterior GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- **GFCI** outlets tested and functioned properly.

3. Exterior Lights

SAT	REP	RPL	SC	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Exterior Wiring

SAT	REP	RPL	SC	None
X				

Observations:

- No major system, safety or function concerns noted at time of inspection.

Exterior Electrical Service Entrance Type

1. Underground Service Lateral

SAT	REP	RPL	SC	None
X				

Observations:

- There is an underground service lateral noted.
- Appeared satisfactory at time of inspection.
- GROUNDING: appeared satisfactory

Electrical

1. Main Service Panel Location

- Exterior of structure.
- Main Service Amps:
- 200 amp

2. Main Service Panel Condition

SAT	REP	RPL	SC	None
X				

Manufacture:

- Square D

Observations:

- No major system, safety or function concerns noted at time of inspection.

3. Sub Panel Condition

SAT	REP	RPL	SC	None
X				

Manufacture:

- Square D

Location:

- Located in the garage.

Observations:

- No major system, safety or function concerns noted at time of inspection.

4. Type of Branch Circuit Wiring

Type of Wiring:

- Copper

Main Water Supply

1. Main Water Supply Condition

SAT	REP	RPL	SC	None
X				

Source of Water and Type of Plumbing:

- Public water supply noted
- CPVC piping noted.
- PVC piping noted.

Observations:

- Most water supply lines are not visible due finished surfaces. Only visible areas can be inspected. Of the areas inspected the system appeared satisfactory at the time of inspection.

2. Water Pressure

SAT	REP	RPL	SC	None
X				

- Water pressure appears normal at time of inspection.

Sewer and Drain

1. Sewer and Drain Condition

SAT	REP	RPL	SC	None
X				

Drain Materials:

- Poly Vinyl Chloride "PVC" waste and vent pipes noted.

Observations:

- Sewer line noted:
- Most drains are not visible due finished surfaces. Only visible areas can be inspected. Of the areas inspected the system appeared satisfactory at the time of inspection.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

SAT	REP	RPL	SC	None
X				

Location:

- Furnace(s) are located inside air handler(s)

Type of Heat:

- Central **HVAC** System
- Heat pump noted.
- Electric forced hot air.

Observations:

- **Appeared satisfactory at the time of inspection.**
- **10 kw**

2. Refrigerant Lines

SAT	REP	RPL	SC	None
	X			

Observations:

- **Missing insulation at A/C unit.**



Missing insulation at A/C unit.

3. AC Compress Condition

SAT	REP	RPL	SC	None
X				

Compressor(s) Type: Electric

Compressor(s) location:

- The compressor(s) is/are located on the exterior grounds.

Observations:

- **Appeared functional at the time of inspection. However: Unable to inspect cooling operation due to outside temperature at approximately 40 degrees at time of inspection.**
- **Manufactured in 2009**

4. Air Handler

SAT	REP	RPL	SC	None
X				

Location:

- In second floor closet

Observations:

- Appeared functional at the time of inspection.
- Manufactured in 2008

5. Return Air Supply

SAT	REP	RPL	SC	None
X				

Observations:

- The air supply system appears to be functional.

6. Registers

SAT	REP	RPL	SC	None
X				

Observations:

- The registers appeared satisfactory at time of inspection.

7. Filters

SAT	REP	RPL	SC	None
	X			

• Located in base of air handler

Observations:

- Filter dirty. Needs replacement.



Filter dirty. Needs replacement.

8. Thermostats

SAT	REP	RPL	SC	None
X				

Observations:

- Functional at the time of inspection.



Functional at the time of inspection.

Water Heater

1. Water Heater Condition

SAT	REP	RPL	SC	None
X				

Heater Type: Electric

Location:

- The heater is located in the garage.

Observations:

- No major system, safety or function concerns noted at time of inspection.
- Manufactured in 2008

2. TPRV and Overflow Condition

SAT	REP	RPL	SC	None
X				

Materials:

- CPVC

Observations:

- Appears to be in satisfactory condition -- no concerns.

3. Number Of Gallons

SAT	REP	RPL	SC	None
X				

- 40 gallons

4. Plumbing

SAT	REP	RPL	SC	None
X				

Plumbing type(s):

- CPVC Noted

Observations:

- No deficiencies observed at the visible portions of the supply piping.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Locations

- This section covers the remainder of living spaces
- Living room
- Front entrance
- Family room

2. Floor Condition

SAT	REP	RPL	SC	None
	X			

Flooring Types:
 • Wood floor noted

Observations:

- Popping floor observed. This is usually caused by poor installation practices or excessive moisture. Floor was tested for moisture and appeared dry at time of inspection.



Popping floor observed. This is usually caused by poor installation practices or excessive moisture. Floor was tested for moisture and appeared dry at time of inspection.

3. Wall Condition

SAT	REP	RPL	SC	None
	X			

Materials:
 • Drywall walls noted.

Observations:

- There is evidence of moisture entering structure. Moisture readings were taken in the southwest corner of living room and found to be elevated. Recommend licensed contractor evaluate and determine what the cause is and make repairs.
- Base moldings are warping and pulling away from wall in the southwest corner of living room.



There is evidence of moisture entering structure. Moisture readings were taken in the southwest corner of living room and found to be elevated. Recommend licensed contractor evaluate and determine what the cause is and make repairs.



Base moldings are warping and pulling away from wall in the southwest corner of living room.



Base moldings are warping and pulling away from wall in the southwest corner of living room.

4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- **Appeared functional and in satisfactory condition at time of inspection.**

5. Window Condition

SAT	REP	RPL	SC	None
X				

Type(s) of window(s):

- Aluminum framed single hung window noted.
- Insulated glass noted.

Observations:

- **Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.**

6. Doors

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

7. Closets

SAT	REP	RPL	SC	None
X				

Observations:

- The closet(s) is in serviceable condition.

8. Stairs & Handrail

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.
- Stairs are covered in carpeting.

9. Ceiling Fans

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested, at time of inspection.

10. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items. Of those that were tested, they were found to be wired correctly.

11. Door Bell

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested.

12. Smoke Detectors

SAT	REP	RPL	SC	None
X				

Observations:

- There is a central alarm system in the house which was not tested. The smoke detector maybe part of this system so it was also not tested.

Master Bedroom

1. Location

Upstairs Master#1

2. Floor Condition

SAT	REP	RPL	SC	None
X				

Flooring Types:
 • Carpet is noted.
 Observations:

- Appear satisfactory at the time of inspection
- Some areas not accessible due to stored personal items.

3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:
 • Drywall walls noted.
 Observations:

- Appear satisfactory at the time of inspection
- Some areas not accessible due to stored personal items.

4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:
 • There are drywall ceilings noted.
 Observations:

- Appear satisfactory at the time of inspection

5. Window Condition

SAT	REP	RPL	SC	None
X				

Type:
 • Aluminum framed single hung window noted.
 • Insulated glass noted.
 Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

6. Doors

SAT	REP	RPL	SC	None
X				

Observations:
 • Bedroom doors appeared satisfactory at the time of inspection.

7. Electrical

SAT	REP	RPL	SC	None
X				

Observations:
 • Some outlets not accessible due to furniture and or stored personal items. Of those that were tested, they were found to be wired correctly.
 • Installed AFCIs responded to test
 • Test AFCI breakers periodically to ensure proper operation.

8. Ceiling Fans

SAT	REP	RPL	SC	None
X				

Observations:
 • Operated normally when tested at time of inspection.

9. Smoke Detectors

SAT	REP	RPL	SC	None
X				

Observations:
 • There is a central alarm system in the house which was not tested. The smoke detector maybe part of this system so it was also not tested.

Bedroom #2

1. Location

Upstairs Bedroom #2

2. Floor Condition

SAT	REP	RPL	SC	None
X				

Flooring Types:
 • Carpet is noted.
 Observations:

- Appear satisfactory at the time of inspection
- Some areas not accessible due to stored personal items.

3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:
 • Drywall walls noted.
 Observations:

- Appear satisfactory at the time of inspection
- Some areas not accessible due to stored personal items.

4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:
 • There are drywall ceilings noted.
 Observations:

- Appear satisfactory at the time of inspection

5. Window Condition

SAT	REP	RPL	SC	None
X				

Type:
 • Aluminum framed single hung window noted.
 • Insulated glass noted.
 Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

6. Doors

SAT	REP	RPL	SC	None
X				

Observations:
 • Bedroom doors appeared satisfactory at the time of inspection.

7. Closets

SAT	REP	RPL	SC	None
X				

Observations:
 • The closet is in serviceable condition.

8. Electrical

SAT	REP	RPL	SC	None
X				

Observations:
 • Some outlets not accessible due to furniture and or stored personal items. Of those that were tested, they were found to be wired correctly.
 • Installed AFCIs responded to test
 • Test AFCI breakers periodically to ensure proper operation.

9. Ceiling Fans

SAT	REP	RPL	SC	None
X				

Observations:
 • Operated normally when tested at time of inspection.

10. Smoke Detectors

SAT	REP	RPL	SC	None
X				

Observations:

- There is a central alarm system in the house which was not tested. The smoke detector maybe part of this system so it was also not tested.

Bedroom #3

1. Location

Upstairs Bedroom #3

2. Floor Condition

SAT	REP	RPL	SC	None
X				

Flooring Types:
 • Carpet is noted.
 Observations:

- Appear satisfactory at the time of inspection
- Some areas not accessible due to stored personal items.

3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:
 • Drywall walls noted.
 Observations:

- Appear satisfactory at the time of inspection
- Some areas not accessible due to stored personal items.

4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:
 • There are drywall ceilings noted.
 Observations:

- Appear satisfactory at the time of inspection

5. Window Condition

SAT	REP	RPL	SC	None
X				

Type:
 • Aluminum framed single hung window noted.
 • Insulated glass noted.
 Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

6. Doors

SAT	REP	RPL	SC	None
X				

Observations:
 • Bedroom doors appeared satisfactory at the time of inspection.

7. Closets

SAT	REP	RPL	SC	None
	X			

Observations:
 • Closet door has fallen off.



Closet door has fallen off.

8. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items. Of those that were tested, they were found to be wired correctly.
- Installed AFCI's responded to test
- Test AFCI breakers periodically to ensure proper operation.

9. Ceiling Fans

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested at time of inspection.

10. Smoke Detectors

SAT	REP	RPL	SC	None
X				

Observations:

- There is a central alarm system in the house which was not tested. The smoke detector maybe part of this system so it was also not tested.

Master Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Location

Off Master Bedroom

2. Cabinets

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition at time of inspection.
- Most not accessible due to stored personal items.

3. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Sheet vinyl flooring is noted.

Observations:

- Appeared satisfactory at the time of inspection.

4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

5. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection
- Some areas not accessible due to stored personal items.

6. Counters

SAT	REP	RPL	SC	None
X				

Observations:

- Plastic laminate tops noted.
- There is normal wear noted for the age of the counter tops.

7. Closets

SAT	REP	RPL	SC	None
X				

Observations:

- The closet is in serviceable condition.

8. Doors

SAT	REP	RPL	SC	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

9. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

10. GFCI

SAT	REP	RPL	SC	None
X				

Observations:
 • **GFCI** tested and functioned properly.

11. Exhaust Fan

SAT	REP	RPL	SC	None
X				

Observations:
 • Was operated and appeared functional at time of inspection.

12. Bath Tubs

SAT	REP	RPL	SC	None
X				

Observations:
 • Tub
 • Appeared satisfactory at time of inspection.

13. Tub Faucet

SAT	REP	RPL	SC	None
X				

Observations:
 • Appeared functional at time of inspection.

14. Enclosure

SAT	REP	RPL	SC	None
X				

Observations:
 • The tub enclosure was functional at the time of the inspection.

15. Supply

SAT	REP	RPL	SC	None
X				

Observations:
 • Operated normally, at time of inspection.

16. Drains

SAT	REP	RPL	SC	None
X				

Observations:
 • No deficiencies observed.

17. Toilets

SAT	REP	RPL	SC	None
X				

Observations:
 • Observed as functional and in good visual condition.

Bathroom #2

1. Location

Bathroom #2 Upstairs Full Bath

2. Cabinets

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

3. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Sheet vinyl flooring is noted.

Observations:

- Appeared satisfactory at the time of inspection.

4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

5. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection
- Some areas not accessible due to stored personal items.

6. Counters

SAT	REP	RPL	SC	None
X				

Observations:

- Plastic laminate tops noted.
- There is normal wear noted for the age of the counter tops.

7. Doors

SAT	REP	RPL	SC	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

8. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

9. GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI tested and functioned properly.

10. Exhaust Fan

SAT	REP	RPL	SC	None
X				

Observations:

- Was operated and appeared functional at time of inspection.

11. Bath Tubs

SAT	REP	RPL	SC	None
X				

Observations:

- Tub
- Appeared satisfactory at time of inspection.

12. Tub Faucet

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional at time of inspection.

13. Enclosure

SAT	REP	RPL	SC	None
X				

Observations:

- The tub enclosure was functional at the time of the inspection.

14. Supply

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally, at time of inspection.

15. Drains

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies observed.

16. Toilets

SAT	REP	RPL	SC	None
X				

Observations:

- Observed as functional and in good visual condition.

Bathroom #3

1. Location

Bathroom #3 Half Bath Downstairs

2. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile is noted.

Observations:

- Appeared satisfactory at the time of inspection.

3. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

4. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

5. Doors

SAT	REP	RPL	SC	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

6. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

7. GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- **GFCI** tested and functioned properly.
- **GFCI** in this bathroom resets other bathroom receptacles

8. Exhaust Fan

SAT	REP	RPL	SC	None
X				

Observations:

- Was operated and appeared functional at time of inspection.

9. Supply

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally, at time of inspection.

10. Drains

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies observed.

11. Toilets

SAT	REP	RPL	SC	None
X				

Observations:

- Observed as functional and in good visual condition.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Most not accessible due to stored personal items.

2. Counters

SAT	REP	RPL	SC	None
X				

Observations:

- Granite tops noted.
- There is normal wear noted for the age of the counter tops.

3. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile is noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

4. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

5. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

6. Doors

SAT	REP	RPL	SC	None
X				

Observations:

- No major system, safety or function concerns noted at time of inspection.

7. Window Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Aluminum framed single hung window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

8. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

9. GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI in place and operational.

10. Dishwasher

SAT	REP	RPL	SC	None
X				

Observations:
 • Operated.

11. Refrigerator

SAT	REP	RPL	SC	None
X				

Observations:
 • Unit was running at time of inspection

12. Garbage Disposal

SAT	REP	RPL	SC	None
X				

Observations:
 • Operated - appeared functional at time of inspection.

13. Microwave

SAT	REP	RPL	SC	None
X				

Observations:
 • Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

14. Cook top condition

SAT	REP	RPL	SC	None
X				

Observations:
 • Electric cook top noted.
 • All heating elements operated when tested.

15. Oven & Range

SAT	REP	RPL	SC	None
X				

Observations:
 • Oven(s): Electric
 • All heating elements operated when tested.

16. Supply

SAT	REP	RPL	SC	None
X				

Observations:
 • Operated normally at time of inspection.

17. Drain

SAT	REP	RPL	SC	None
X				

Observations:
 • No deficiencies observed.

18. Spray Wand

SAT	REP	RPL	SC	None
X				

Observations:
 • The spray wand was operated and was functional.

19. Soap Dispenser

SAT	REP	RPL	SC	None
X				

Observations:
 • The soap dispenser was functional.

20. Vent Condition

SAT	REP	RPL	SC	None
X				

Type:
 • Integrated with Microwave above range.
 • Recirculating type.
 Observations:
 • Functioned and operated normally when tested.

Laundry

1. Locations

Laundry area

2. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile is noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.
- Some areas not accessible due to stored personal items.

3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.
- Some areas not accessible due to stored personal items.

4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

5. Doors

SAT	REP	RPL	SC	None
X				

Observations:

- No major system, safety or function concerns noted at time of inspection.

6. Plumbing

SAT	REP	RPL	SC	None
	X			

Observations:

- Rubber washer supply lines noted. This is not a major concern, just monitor them. They have been known to rupture. Recommend replacement with reinforced braided steel lines.



Rubber washer supply lines noted. This is not a major concern, just monitor them. They have been known to rupture. Recommend replacement with reinforced braided steel lines.

7. Washer and Dryer Condition

SAT	REP	RPL	SC	None
X				

Observations:

- Note: Inspector does run a cycle on every setting. That beyond the scope of this inspection. If buyer has concerns we recommend buyer contact seller and allow for further testing.
- Washer operated at time of inspection.
- Dryer operated at time of inspection.

8. Dryer Vent

SAT	REP	RPL	SC	None
	X		X	

Observations:

- The dryer vent is of flexible type, this type of vent has been known to clog easily and could pose a fire hazard. Recommend replacement with rigid vent pipe.
- Large amounts of lint noted in dryer vent. Recommend cleaning to insure safe and efficient operation.



The dryer vent is of flexible type, this type of vent has been known to clog easily and could pose a fire hazard. Recommend replacement with rigid vent pipe.

Large amounts of lint noted in dryer vent. Recommend cleaning to insure safe and efficient operation.

9. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared to be in satisfactory condition at time of inspection.

10. GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- **GFCI** tested and functioned properly

Dining Room

1. Floor Condition

SAT	REP	RPL	SC	None
X				

Flooring Types:
 • Ceramic tile is noted.
Observations:

- Appeared functional and in satisfactory condition at time of inspection.

2. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:
 • Drywall walls noted.
Observations:

- Appeared functional and in satisfactory condition at time of inspection.
- Some areas not accessible due to stored personal items.

3. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:
 • There are drywall ceilings noted.
Observations:

- Appeared functional and in satisfactory condition at time of inspection.

4. Electrical

SAT	REP	RPL	SC	None
X				

Observations:
 • Some outlets not accessible due to furniture and or stored personal items. Of those that were tested, they were found to be wired correctly.

5. Patio Doors

SAT	REP	RPL	SC	None
X				

Observations:
 • The sliding patio door was functional during the inspection.

6. Screen Doors

SAT	REP	RPL	SC	None
X				

Observations:
 • Sliding door screen is functional.

Bonus Room

1. Locations

Upstairs Spare room

2. Floor Condition

SAT	REP	RPL	SC	None
X				

Flooring Types:
 • Carpet is noted.
 Observations:
 • Appeared functional and in satisfactory condition at time of inspection.

3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:
 • Drywall walls noted.
 Observations:
 • Appeared functional and in satisfactory condition at time of inspection.
 • Some areas not accessible due to stored personal items.

4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:
 • There are drywall ceilings noted.
 Observations:
 • Appeared functional and in satisfactory condition at time of inspection.

5. Window Condition

SAT	REP	RPL	SC	None
X				

Type(s) of window(s):
 • Aluminum framed single hung window noted.
 • Insulated glass noted.
 Observations:
 • Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

6. Closets

SAT	REP	RPL	SC	None
X				

Observations:
 • The closet(s) is in serviceable condition.

7. Ceiling Fans

SAT	REP	RPL	SC	None
X				

Observations:
 • Operated normally when tested at time of inspection.

8. Electrical

SAT	REP	RPL	SC	None
X				

Observations:
 • Some outlets not accessible due to furniture and or stored personal items. Of those that were tested, they were found to be wired correctly.

9. Smoke Detectors

SAT	REP	RPL	SC	None
X				

Observations:
 • There is a central alarm system in the house which was not tested. The smoke detector maybe part of this system so it was also not tested.

Air Quality

1. Refrigerant Lines

SAT	REP	RPL	SC	None

Observations:

- Missing insulation at A/C unit.

2. Return Air Supply

SAT	REP	RPL	SC	None
	X			

Observations:

- Home appears to have high moisture levels. Large amounts of condensation was observed on windows. Recommend licensed HVAC contractor evaluate and make recommendations for repairs.



Home appears to have high moisture levels. Large amounts of condensation was observed on windows. Recommend licensed HVAC contractor evaluate and make recommendations for repairs.

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CPVC	Chlorinated polyvinyl chloride (CPVC) is a thermoplastic produced by chlorination of polyvinyl chloride (PVC) resin. Uses include hot and cold water pipe, and industrial liquid handling.
GFCI	A ground fault circuit interrupter (GFCI) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock.
HVAC	Abbreviation for heating, ventilation, and air conditioning system
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed and insured trade professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done. Please feel free to contact SNS Home Inspections LLC at anytime with any questions or concerns you might have regarding this report and it's findings at 407-878-7808.

Grounds

Page 4 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects. • Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
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Exterior Areas

Page 5 Item: 7	Stucco	<ul style="list-style-type: none"> • Cracking observed at several areas around home. Appears to have been repaired once already and has cracked again. This is a sign of possible continuous movement. Cracking of this type is possible source of moisture entering into the walls. Recommend licensed contractor evaluate and make recommendations for repairs. • Areas of stucco show rust and deterioration of underlying metal corners. This is a sign of possible moisture in the wall space. Recommend licensed contractor evaluate and make recommendations for repairs. • We recommend having a qualified exterior finish contractor evaluate and correct the issue.
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Heat/AC

Page 17 Item: 2	Refrigerant Lines	<ul style="list-style-type: none"> • Missing insulation at A/C unit.
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Interior Areas

Page 21 Item: 2	Floor Condition	<ul style="list-style-type: none"> • Popping floor observed. This is usually caused by poor installation practices or excessive moisture. Floor was tested for moisture and appeared dry at time of inspection.
Page 21 Item: 3	Wall Condition	<ul style="list-style-type: none"> • There is evidence of moisture entering structure. Moisture readings were taken in the southwest corner of living room and found to be elevated. Recommend licensed contractor evaluate and determine what the cause is and make repairs. • Base moldings are warping and pulling away from wall in the southwest corner of living room.

Bedroom #3

Page 27 Item: 7	Closets	<ul style="list-style-type: none"> • Closet door has fallen off.
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Laundry

Page 36 Item: 6	Plumbing	<ul style="list-style-type: none"> • Rubber washer supply lines noted. This is not a major concern, just monitor them. They have been known to rupture. Recommend replacement with reinforced braided steel lines.
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Page 37 Item: 8	Dryer Vent	<ul style="list-style-type: none">• The dryer vent is of flexible type, this type of vent has been known to clog easily and could pose a fire hazard. Recommend replacement with rigid vent pipe.• Large amounts of lint noted in dryer vent. Recommend cleaning to insure safe and efficient operation.
Air Quality		
Page 40 Item: 1	Refrigerant Lines	<ul style="list-style-type: none">• Missing insulation at A/C unit.
Page 40 Item: 2	Return Air Supply	<ul style="list-style-type: none">• Home appears to have high moisture levels. Large amounts of condensation was observed on windows. Recommend licensed HVAC contractor evaluate and make recommendations for repairs.