

SNS Home Inspections LLC

Property Inspection Report

Inspection prepared for: Mickey Mouse

Inspection Address: 11234 Snow White Dr Disney World 12345



Date: 1/1/2022

Time: 12:00 PM

Age of Home: 1994

Size of Home: 2516 sqft

Real Estate Agent:

Weather: sunny

Order ID: Order ID: 14354

Inspector: Michael Bitterman

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Report Summary

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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: 12:00 PM
End: 3:00 PM

2. Attending Inspection

Client present towards the end

3. Residence Type/Style

Single Family Home

4. Construction Type

Concrete Block

5. Garage/Carport

Attached 2-Car Garage

6. Age of Home or Year Built

Built in: 1994

7. Lot Size

Approx: 0.9 acres

8. Direction of Front Entrance

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

9. Number of Bedrooms

3

10. Number of Bathrooms

2 full

11. Occupancy

Vacant
The utilities were on at the time of inspection.

12. Weather Conditions

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

Roof

As with all areas of a structure, we recommend that you carefully examine the roof immediately prior to closing the deal. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. During the inspection, the inspector will note any areas that appeared damaged, show excessive wear, or otherwise require the attention of a roofing contractor. We do not recommend the client/buyer access the roof. We do recommend a roofing contractor make any repairs that might be necessary.

1. Roof Condition

SAT	REP	RPL	SC	None
X				

Inspection Method: 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. Chimney

SAT	REP	RPL	SC	None
X				

Observations:

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

4. Sky Lights

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.

5. Spark Arrestor

SAT	REP	RPL	SC	None
X				

Observations:

- Spark arrestor appeared satisfactory at time of inspection.

6. Roof Vents

SAT	REP	RPL	SC	None
X				

Observations:

- Vent caps appeared satisfactory at time of inspection.

7. Gutter

SAT	REP	RPL	SC	None
X				

Observations:

- No major system, safety or function concerns noted at time of inspection.
- This home only has partially installed 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

This section of the report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access Observations

SAT	REP	RPL	SC	None
X				

- Pull Down Ladder located in:
 - Garage ceiling.
- Observations:
- Appeared functional.

2. Structure

SAT	REP	RPL	SC	None
X				

- Observations:
- Could not access all areas of the attic due to limited space. 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.
 - Ridge exhaust venting 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:
- Not all areas of duct were visible due to limited space and insulation however, the visible areas appeared satisfactory at the 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:
- Loose fill insulation noted.
- Insulation averages about 8 inches in depth
- Observations:
- Insulation level in the attic is typical for homes this age

9. Skylight Box Condition

SAT	REP	RPL	SC	None
				X

10. Chimney

SAT	REP	RPL	SC	None
	X			

Observations:

- Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional.
- Evidence of past or present leaks and wood rot observed. Area appeared to be dry at the time of inspection. Recommend further evaluation by a qualified contractor.



Evidence of past or present leaks and wood rot observed. Area appeared to be dry at the time of inspection. Recommend further evaluation by a qualified contractor.

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.

Grounds

1. Driveway and Sidewalk Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Concrete driveway noted.
- Step stone 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.



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4. Exterior Faucet Condition

SAT	REP	RPL	SC	None
X				

Locations:

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

Observations:

- Appears Functional.

Exterior Areas

1. Patio Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Bare concrete

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.

2. Patio Roof Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Metal standing seam roofing noted.

Observations:

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

3. Patio Enclosure Condition

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection

4. Patio Door(s)

SAT	REP	RPL	SC	None
X				

Observations:

- Screen Door was functional at time of inspection

5. Front Porch Roof Condition

SAT	REP	RPL	SC	None
X				

- Was able to walk on roof

Materials:

- Roofing is the same as main structure.
- Asphalt shingles noted.

Observations:

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

6. Front Porch Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.

7. Front Porch Enclosure Condition

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection

8. Front Porch Screen Door(s)

SAT	REP	RPL	SC	None
X				

Observations:

- Screen Door was functional at time of inspection

9. Entrance and Screen Doors

SAT	REP	RPL	SC	None
X				

Observations:

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

10. Sliding Doors

SAT	REP	RPL	SC	None
	X	X		

Observations:

- The doors hardware is showing signs of wear and may be at the end of its useful life. We recommend budgeting for replacement.
- Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door by a Qualified Contractor to allow easy and smooth operation. Current building standards require this second means of egress in the event of an emergency.

11. Window Condition

SAT	REP	RPL	SC	None
	X			

Observations:

- Windows are aluminium
- Some window screens are missing.

12. Exterior Wall Condition

SAT	REP	RPL	SC	None
X				

Type(s) of material:

- Stucco veneer noted.
- Painted concrete block

Observations:

- No major system, safety or function concerns noted at time of inspection.
- See stucco section for comments

13. Eaves & Fascia

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.

14. Exterior Paint

SAT	REP	RPL	SC	None
X				

Observations:

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

15. Stucco

SAT	REP	RPL	SC	None
X				

Observations:

- Overall condition of stucco seems satisfactory at time of inspection.

Garage/Carport

1. Roof Condition

SAT	REP	RPL	SC	None
X				

• Was able to walk on roof

Materials:

- Roofing is the same as main structure.
- Asphalt shingles noted.

Observations:

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

2. Ventilation

SAT	REP	RPL	SC	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

3. Vent Condition

SAT	REP	RPL	SC	None
X				

Observations:

- Vent screens noted as functional.

4. Interior Walls

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.

5. Floor Condition

SAT	REP	RPL	SC	None
X				

• Sheet vinyl flooring is noted.

Observations:

- Appeared satisfactory at time of inspection

6. Rafters & Ceiling Condition

SAT	REP	RPL	SC	None
X				

Observations:

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

7. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

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

8. GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- **GFCI** tested and functioned properly

9. 240 Volt

SAT	REP	RPL	SC	None
				X

Observations:

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

10. Exterior Door

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional at time of inspection.

11. Fire Door

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory and functional at time of inspection.

12. Garage Door Condition

SAT	REP	RPL	SC	None
X				

- Sectional door(s) noted.

Observations:

- The garage door appeared functional during the inspection.

13. Garage Opener Status

SAT	REP	RPL	SC	None
X				

Observations:

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

14. Garage Door's Reverse Status

SAT	REP	RPL	SC	None
X				

Observations:

- Eye beam system present and operating. Note: Only the eye beam is inspected due to the possibility of damage to the door or hardware. It is recommended that a garage door specialist test the pressure reversing portion of door operation and adjust accordingly. Not all door openers have this feature, especially older door openers.

15. Cabinets

SAT	REP	RPL	SC	None
X				

Observations:

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

Exterior Electrical Service Entrance Type

This section describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring. Inspectors are required to inspect the viewable portions of the service drop from the utility to the structure, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Overhead Service Drop

SAT	REP	RPL	SC	None
X				

Observations:

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

Electrical

1. Main Service Panel Location

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

2. Main Service Panel Condition

SAT	REP	RPL	SC	None
	X		X	

Manufacture:

- Square D

Observations:

- Open breaker panel slot(s) at panel box cover. Electrocutation hazard.



Open breaker panel slot(s) at panel box cover. Electrocutation hazard.

3. Sub Panel Condition

SAT	REP	RPL	SC	None
	X		X	

Manufacture:

- Square D

Location:

- Located in the garage.

Observations:

- Double tapped connections inside panel box (more than one electrical conductor attached to a single screw and/or lug). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.
- Open breaker panel slot(s) at panel box cover. Electrocutation hazard.



Double tapped connections inside panel box (more than one electrical conductor attached to a single screw and/or lug). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.



Open breaker panel slot(s) at panel box cover. Electrocutation hazard.

4. Type of Branch Circuit Wiring

- Type of Wiring:
- Copper wiring present

Exterior Electrical

1. Exterior Outlets

SAT	REP	RPL	SC	None
	X		X	

Observations:

- Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.
- Outlet at the front porch did not have power.



Outlet at the front porch did not have power.



Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

2. Exterior GFCI

SAT	REP	RPL	SC	None
	X		X	

Observations:

- **GFCI** outlets tested and functioned properly.
- All outdoor receptacles are not **GFCI** protected, need to be updated.

3. Exterior Lights

SAT	REP	RPL	SC	None
	X			

Observations:

- Damaged light fixtures observed.



Damaged light fixtures observed.



Damaged light fixtures observed.



Damaged light fixtures observed.

4. Exterior Switches

SAT	REP	RPL	SC	None
X				

Observations:

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

5. Exterior Wiring

SAT	REP	RPL	SC	None
X				

Observations:

- No major system, safety or function concerns noted at 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/or 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:

- Electric forced hot air.

Observations:

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



Electric resistance heat was satisfactory

2. Refrigerant Lines

SAT	REP	RPL	SC	None
X				

Observations:

- **No defects found.**

3. AC Compressor(s) Condition

SAT	REP	RPL	SC	None
	X			

Compressor(s) location:

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

Observations:

- **Manufactured in 2011**
- **The air conditioner did not cool the home properly. Recommend HVAC contractor evaluate and repair the system.**
- **Exterior unit not level. This can affect system performance.**



The air conditioner did not cool the home properly. Recommend **HVAC** contractor evaluate and repair the system.



Exterior unit not level. This can affect system performance.

4. Air Handler(s) Condition

SAT	REP	RPL	SC	None
		X		

Location:

- In Garage

Observations:

- Manufactured in 1994
- Unit appears dirty and shows no signs of regular service. Recommend **HVAC** technician clean and tune system.
- Air handler is original when home was built. Although unit did function at time of inspection, unit has passed it's expected lifespan. Buyer should to budget for replacement in near future.

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:

- Air flow weak at multiple registers. We recommend further evaluation by a licensed **HVAC** technician. Some registers have the air flow restricted.



Air flow weak at multiple registers. We recommend further evaluation by a licensed HVAC technician. Some registers have the air flow restricted.

7. Filters

SAT	REP	RPL	SC	None
				X

- Observations:
- No filter found.
 - No filter present at time of inspection.

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 hall closet.

Observations:

- Manufactured in 2006
- No major system, safety or function concerns noted at time of inspection.

2. TPRV and Overflow Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Copper

Observations:

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

3. Number of Gallons

Number of Gallons: 50 gallons

4. Plumbing

SAT	REP	RPL	SC	None
X				

Plumbing type(s):

- Copper

Observations:

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

Main Water Supply

1. Main Water Supply Condition

SAT	REP	RPL	SC	None
	X	X		

Source of Water and Type of Plumbing:

- Public water supply noted
- Copper piping noted.
- **PVC** piping noted.

Observations:

- Most water supply lines are not visible due to finished surfaces. Only visible areas can be inspected. Of the areas inspected the system appeared satisfactory at the time of inspection.
- There is a well pump present in the backyard. It appears that the home was on a well at some point. This system does not appear to be in service at this time. Recommend further evaluation by a qualified contractor if buyer would like to use this for irrigation possibly.
- **Damaged electrical outlet observed in the exterior closet.**
- **Exterior closet that contains the water treatment system shows signs of significant wood rot. It appears to be near the end of its useful life. Recommend replacement.**



Main water shut off is in the meter box at the street



Exterior closet that contains the water treatment system shows signs of significant wood rot. It appears to be near the end of its useful life. Recommend replacement.



Damaged electrical outlet observed in the exterior closet.



There is a well pump present in the backyard. It appears that the home was on a well at some point. This system does not appear to be in service at this time. Recommend further evaluation by a qualified contractor if buyer would like to use this for irrigation possibly.



Exterior closet that contains the water treatment system shows signs of significant wood rot. It appears to be near the end of its useful life. Recommend replacement.



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2. Water Pressure

SAT	REP	RPL	SC	None
X				

• Water pressure appears normal at time of inspection.

3. Pressure Regulator

SAT	REP	RPL	SC	None
				X

Observations:

• We recommend the installation of a pressure regulator.

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:

- Most drains are not visible due to finished surfaces. Only visible areas can be inspected. Of the areas inspected the system appeared satisfactory at the time of inspection.
- Septic system noted. Because much of the system is underground (i.e. septic tank, drain field, etc.) and not visible, client is advised to seek the services of a specialist in evaluating this system.

Interior Areas

The Interior section covers areas of the structure that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, living room, family room and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, excessive 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
- Dining room
- Hallway
- Bonus room at the rear of home

2. Floor Condition

SAT	REP	RPL	SC	None
	X			

- Flooring Types:
- Sheet vinyl flooring is noted.
- Observations:
- **Minor damage noted.**



Minor damage noted.

3. Wall Condition

SAT	REP	RPL	SC	None
X				

- Materials:
- Drywall walls noted.
- Observations:
- **Appeared functional and in satisfactory condition at time of inspection.**

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.
- Non-insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.
- Highly recommend operating all windows during final walk through 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. Ceiling Fans

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested, at time of inspection.

9. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

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

10. Door Bell

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested.

11. Smoke Detectors

SAT	REP	RPL	SC	None
	X		X	

Observations:

- The smoke detector did not operate during the inspection.

12. Fireplace

SAT	REP	RPL	SC	None
X				

Locations:

- Living Room

Type of Fireplace(s):

- Wood burning with ceramic brick liner

Observations:

- Inspector does not operate or start fires in wood burning fireplaces. That type of inspection is beyond the scope of this inspection however, fireplace did appear satisfactory at time of inspection.
- Damper was opened and closed several times.
- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

Master Bedroom

The main area of inspection in the bedrooms is the structural and electrical systems. This means that all walls, ceilings and floors will be inspected. A representative number of lights and outlets will be inspected. A representative number of doors and windows will also be inspected for normal operation or damage. Personal items in the bedroom may prevent all areas from being inspected as the inspector will not move personal items.

1. Location

Master#1

2. Floor Condition

SAT	REP	RPL	SC	None
X				

Flooring Types:
 • Vinyl squares (tiles) are noted
 Observations:
 • Appear satisfactory at the time of inspection

3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:
 • Drywall walls noted.
 Observations:
 • Appear 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. Window Condition

SAT	REP	RPL	SC	None
X				

Type:
 • Aluminum framed single hung window noted.
 • Non-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:
 • The majority of grounded receptacles were tested and found to be wired correctly.

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	X

Observations:

- No smoke or fire detector was installed at time of inspection.

Bedroom #2

1. Location

Bedroom #2 rear corner of home

2. Floor Condition

SAT	REP	RPL	SC	None
X				

Flooring Types:

- Sheet vinyl flooring is noted.

Observations:

- Appear satisfactory at the time of inspection

3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear 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. Window Condition

SAT	REP	RPL	SC	None
X				

Type:

- Aluminum framed single hung window noted.
- Non-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:

- Stains were present on the closet ceilings indicating prior water infiltration. Although they tested dry they should be noted.



Stains were present on the closet ceilings indicating prior water infiltration. Although they tested dry they should be noted.

8. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

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

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	X

Observations:

- No smoke or fire detector was installed at time of inspection.

Bedroom #3

1. Location

Bedroom #3 rear of the home

2. Floor Condition

SAT	REP	RPL	SC	None
X				

Flooring Types:

- Sheet vinyl flooring is noted.

Observations:

- **Appear satisfactory at the time of inspection**

3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- **Appear 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. Window Condition

SAT	REP	RPL	SC	None
X				

Type:

- Aluminum framed single hung window noted.
- Non-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:

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

9. Ceiling Fans

SAT	REP	RPL	SC	None
	X			

Observations:

- **The fan blades wobble when tested.**

10. Smoke Detectors

SAT	REP	RPL	SC	None
			X	X

Observations:

- **No smoke or fire detector was installed at time of inspection.**

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.

3. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile 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

6. Window Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Aluminum framed single hung window noted.
- Non-insulated glass noted.

Observations:

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

7. Counters

SAT	REP	RPL	SC	None
X				

Observations:

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

8. Closets

SAT	REP	RPL	SC	None
X				

Observations:

- The closet is in serviceable condition.

9. Doors

SAT	REP	RPL	SC	None
X				

Observations:

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

10. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

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

11. GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- **GFCI** tested and functioned properly.

12. Exhaust Fan

SAT	REP	RPL	SC	None
X				

Observations:

- Was operated and appeared functional at time of inspection.

13. Tub Condition

SAT	REP	RPL	SC	None
X				

Type of Tub: Tub

Observations:

- Appeared satisfactory at time of inspection.

14. Tub Faucet

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional at time of inspection.

15. Enclosure

SAT	REP	RPL	SC	None
		X		

Observations:

- Loose tiles noted. Recommend review by a licensed contractor for repair or replacement.



Loose tiles noted. Recommend review by a licensed contractor for repair or replacement.



Loose tiles noted. Recommend review by a licensed contractor for repair or replacement.

16. Sink Supply

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally, at time of inspection.

17. Sink Drains

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies observed.

18. Toilets

SAT	REP	RPL	SC	None
X				

Observations:

- Observed as functional and in good visual condition.

Bathroom #2

1. Location

Bathroom #2 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

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. Shower Material

Materials:

- Fiberglass surround noted.

12. Shower Base

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional at time of inspection.

13. Shower Walls

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.

14. Shower Door Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Curtain present at the shower enclosure.

Observations:

- Appeared functional at time of inspection.

15. Shower Faucet

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional at time of inspection.

16. Sink Supply

SAT	REP	RPL	SC	None
	X			

Observations:

- Faucet handle is loose.



Faucet handle is loose.

17. Sink Drains

SAT	REP	RPL	SC	None
	X			

Observations:

- Drain line leaks under sink.



Drain line leaks under sink.

18. 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.

2. Counters

SAT	REP	RPL	SC	None
X				

Observations:

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

3. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Sheet vinyl flooring 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.
- Non-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		X	

Observations:

- Exposed wiring observed under the sink.
- 3 way switch in the kitchen is incorrectly wired.



Exposed wiring observed under the sink.

9. GFCI

SAT	REP	RPL	SC	None
	X		X	

Observations:

- **GFCI** tested and functioned properly, however not all outlets in kitchen are **GFCI** protected. Recommend all outlets be updated to **GFCI**.

10. Dishwasher

SAT	REP	RPL	SC	None
	X	X		

Observations:

- The dishwasher appears to be an older unit.
- The dishwasher did not operate when tested, consult with the seller about servicing the unit.

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:

- None present.

13. Microwave

SAT	REP	RPL	SC	None
				X

Observations:

- None present

14. Cook top condition

SAT	REP	RPL	SC	None
X				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.



All heating elements operated when tested.

15. Oven & Range

SAT	REP	RPL	SC	None
	X		X	

Observations:

- Oven(s): Electric
- All heating elements operated when tested.
- **Anti-tip bracket** is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

16. Sink Supply

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally at time of inspection.

17. Sink 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. Vent Condition

SAT	REP	RPL	SC	None
X				

Type:

- Recirculating type.

Observations:

- Functioned and operated normally when tested.

Laundry

1. Locations

In garage

2. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Sheet vinyl flooring is noted.

Observations:

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

3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.
- Painted concrete block walls noted.

Observations:

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

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. Cabinets

SAT	REP	RPL	SC	None
X				

Observations:

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

6. Wash Basin Supply

SAT	REP	RPL	SC	None
X				

Observations:

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

7. Wash Basin Drains

SAT	REP	RPL	SC	None
X				

Observations:

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

8. Plumbing

SAT	REP	RPL	SC	None
	X			

Observations:

- **Rubber washer supply lines noted. They have been known to rupture. Recommend replacement with reinforced braided steel lines.**
- **Washing machine drains outside on ground. This is an improper means of disposing of washing machine waste water, washing machine should drain into proper septic or sewer lines. Recommend a licensed plumber evaluate and suggest repair options.**



Washing machine drains outside on ground. This is an improper means of disposing of washing machine waste water, washing machine should drain into proper septic or sewer lines. Recommend a licensed plumber evaluate and suggest repair options.



Rubber washer supply lines noted. They have been known to rupture. Recommend replacement with reinforced braided steel lines.

9. Washer and Dryer Condition

SAT	REP	RPL	SC	None
X				

Observations:

- Note: Inspector does not run a cycle on every setting, that is 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.

10. Dryer Vent

SAT	REP	RPL	SC	None
	X			

Observations:

- The dryer vent pipe is damaged.



The dryer vent pipe is damaged.

11. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared to be in satisfactory condition at time of inspection.
- 220 volt electric dryer plug is present in this area.

12. GFCI

SAT	REP	RPL	SC	None
	X		X	

Observations:

- No **GFCI** protection present, suggest installing **GFCI** protected receptacles for safety.

Glossary

Term	Definition
Anti-tip bracket	Anti-tip brackets are metal devices designed to prevent freestanding ranges from tipping. They are normally attached to a rear leg of the range or screwed into the wall behind the range, and are included in all installation kits. A unit that is not equipped with these devices may tip over if enough weight is applied to its open door, such as that from a large Thanksgiving turkey, or even a small child. A falling range can crush, scald, or burn anyone caught beneath.
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.

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

A property inspection is intended to assist in evaluation of the overall condition of the structure. 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 property 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 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.

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.

Attic		
Page 7 Item: 10	Chimney	<ul style="list-style-type: none"> Evidence of past or present leaks and wood rot observed. Area appeared to be dry at the time of inspection. Recommend further evaluation by a qualified contractor.
Grounds		
Page 9 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.
Exterior Areas		
Page 11 Item: 10	Sliding Doors	<ul style="list-style-type: none"> The doors hardware is showing signs of wear and may be at the end of its useful life. We recommend budgeting for replacement. Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door by a Qualified Contractor to allow easy and smooth operation. Current building standards require this second means of egress in the event of an emergency.
Page 11 Item: 11	Window Condition	<ul style="list-style-type: none"> Some window screens are missing.
Electrical		
Page 15 Item: 2	Main Service Panel Condition	<ul style="list-style-type: none"> Open breaker panel slot(s) at panel box cover. Electrocutation hazard.
Page 15 Item: 3	Sub Panel Condition	<ul style="list-style-type: none"> Double tapped connections inside panel box (more than one electrical conductor attached to a single screw and/or lug). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Open breaker panel slot(s) at panel box cover. Electrocutation hazard.
Exterior Electrical		
Page 17 Item: 1	Exterior Outlets	<ul style="list-style-type: none"> Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety. Outlet at the front porch did not have power.
Page 17 Item: 2	Exterior GFCI	<ul style="list-style-type: none"> All outdoor receptacles are not GFCI protected, need to be updated.
Page 17 Item: 3	Exterior Lights	<ul style="list-style-type: none"> Damaged light fixtures observed.

Heat/AC		
Page 19 Item: 3	AC Compressor(s) Condition	<ul style="list-style-type: none"> • The air conditioner did not cool the home properly. Recommend HVAC contractor evaluate and repair the system. • Exterior unit not level. This can affect system performance.
Page 20 Item: 4	Air Handler(s) Condition	<ul style="list-style-type: none"> • Unit appears dirty and shows no signs of regular service. Recommend HVAC technician clean and tune system. • Air handler is original when home was built. Although unit did function at time of inspection, unit has passed it's expected lifespan. Buyer should to budget for replacement in near future.
Page 20 Item: 6	Registers	<ul style="list-style-type: none"> • Air flow weak at multiple registers. We recommend further evaluation by a licensed HVAC technician. Some registers have the air flow restricted.
Page 21 Item: 7	Filters	<ul style="list-style-type: none"> • No filter present at time of inspection.
Main Water Supply		
Page 23 Item: 1	Main Water Supply Condition	<ul style="list-style-type: none"> • Damaged electrical outlet observed in the exterior closet. • Exterior closet that contains the water treatment system shows signs of significant wood rot. It appears to be near the end of its useful life. Recommend replacement.
Interior Areas		
Page 26 Item: 2	Floor Condition	<ul style="list-style-type: none"> • Minor damage noted.
Page 27 Item: 11	Smoke Detectors	<ul style="list-style-type: none"> • The smoke detector did not operate during the inspection.
Master Bedroom		
Page 29 Item: 10	Smoke Detectors	<ul style="list-style-type: none"> • No smoke or fire detector was installed at time of inspection.
Bedroom #2		
Page 30 Item: 7	Closets	<ul style="list-style-type: none"> • Stains were present on the closet ceilings indicating prior water infiltration. Although they tested dry they should be noted.
Page 31 Item: 10	Smoke Detectors	<ul style="list-style-type: none"> • No smoke or fire detector was installed at time of inspection.
Bedroom #3		
Page 32 Item: 9	Ceiling Fans	<ul style="list-style-type: none"> • The fan blades wobble when tested.
Page 32 Item: 10	Smoke Detectors	<ul style="list-style-type: none"> • No smoke or fire detector was installed at time of inspection.
Master Bathroom		
Page 34 Item: 15	Enclosure	<ul style="list-style-type: none"> • Loose tiles noted. Recommend review by a licensed contractor for repair or replacement.
Bathroom #2		
Page 37 Item: 16	Sink Supply	<ul style="list-style-type: none"> • Faucet handle is loose.
Page 37 Item: 17	Sink Drains	<ul style="list-style-type: none"> • Drain line leaks under sink.
Kitchen		
Page 39 Item: 8	Electrical	<ul style="list-style-type: none"> • Exposed wiring observed under the sink. • 3 way switch in the kitchen is incorrectly wired.

Page 40 Item: 9	GFCI	<ul style="list-style-type: none"> • GFCI tested and functioned properly, however not all outlets in kitchen are GFCI protected. Recommend all outlets be updated to GFCI.
Page 40 Item: 10	Dishwasher	<ul style="list-style-type: none"> • The dishwasher did not operate when tested, consult with the seller about servicing the unit.
Page 41 Item: 15	Oven & Range	<ul style="list-style-type: none"> • Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.
Laundry		
Page 42 Item: 8	Plumbing	<ul style="list-style-type: none"> • Rubber washer supply lines noted. They have been known to rupture. Recommend replacement with reinforced braided steel lines. • Washing machine drains outside on ground. This is an improper means of disposing of washing machine waste water, washing machine should drain into proper septic or sewer lines. Recommend a licensed plumber evaluate and suggest repair options.
Page 43 Item: 10	Dryer Vent	<ul style="list-style-type: none"> • The dryer vent pipe is damaged.
Page 44 Item: 12	GFCI	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles for safety.