

Atlantic Building Inspections

Property Inspection Report



1234 SW 56 Place, Miami, FL 33333

Inspection prepared for: John Smith

Real Estate Agent:

Date of Inspection: 1/30/2020 Time: 9:00 AM

Age of Home: 1997 Size: 5255

Weather: Sunny

Order ID: 21149



Inspector: Jose Clark

License #9315

Phone: 305-851-2909

Email: jose@atlanticbuildinginspections.com

HOW TO READ THIS REPORT

I would like to explain what a Basic Home Inspection is, and what you should do after you receive your inspection report. Short version: this "Basic Home Inspection" inspection is to provide you with a better understanding of the property's condition as observed at the time of the inspection, it's like a snap shot of time (2-3 hours) when we are inspecting the property. A basic home inspection will include an inspection of Structural Components, Exterior, Roofing, Plumbing, Electrical System, Central Air Conditioning, Interior, Insulation, Ventilation and built-in appliances. This is a limited visual inspection of areas that are readily accessible. Areas that are not visible or inaccessible are not part of this inspection. All of our inspectors are generalists, licensed in the State of Florida as "Home Inspectors" which means we are not licensed air conditioning contractors, plumbers, electricians, roofers etc. Our purpose is to determine whether or not a system or component (electrical, plumbing, structure, etc) is functioning for which it is intended. All of the deficiencies noted in this report should be addressed by a licensed professional, (air conditioning contractor, plumber, electrician, roofer, etc.) prior to closing. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed contractor, or any specialist for that field or trade. They determine what steps are necessary to correct any deficiencies.

TERMS USED IN THIS REPORT

You may see the following terms throughout the report. Below is the meaning of each term, which should be applied to the observation, which follows the term in the body of the report.

Significant Repair: a system or component, which is considered significantly deficient. These items are of substantial importance and will require a considerable investment for correction, repairs or replacement. This type of observation should always be further investigated by a licensed contractor/engineer (proper professional), before the end of your inspection period, to offer remedies and exact repair/replacement estimates. You may have to request an extension to your inspection period to perform the recommended further investigations.

Safety Repair, Concern, Improvement, Issue: denotes a condition that is unsafe and in need of immediate attention, repair or replacement. In most cases, an estimated/approximate cost summary will follow this type of observation. These items usually require immediate attention. This type of observation should always be further investigated by a licensed contractor/engineer (proper professional), before the end of your inspection period, to offer remedies and exact repair/replacement estimates. You may have to request an extension to your inspection period to perform the recommended further investigations.

Repair/Replace: denotes a system or component which is not functioning as intended and is in need of repair or replacement. This type of observation should always be further investigated by a licensed contractor/engineer (proper professional), before the end of your inspection period, to offer remedies and exact repair/replacement estimates. You may have to request an extension to your inspection period to perform the recommended further investigations.

Investigate Further: further, more exploratory, investigations are **REQUIRED** to determine the exact source and or extent of a malfunction, deficiency or possible repair, which may be needed. This term may be used in conjunction with other terms and this term supersedes the adjoining term. This is a **VISUAL INSPECTION ONLY** and in some cases the source of the condition or deficiency cannot be determined without further, more exploratory or destructive examination. This type of observation should be further investigated by a licensed contractor/engineer (proper professional), before the end of your inspection period, to offer remedies and exact repair/replacement estimates. You may have to request an extension to your inspection period to perform the recommended further investigations.

Pest Treatment Recommended: pest activity and or damage were observed and treatment is recommended. **TERMITE INSPECTIONS ARE NOT PART OF TODAY'S INSPECTION.** Probing wood members to determine structural integrity is outside the scope of this visual only inspection. This is a visual inspection only. *Refer to an independent termite inspection report based on the

inspection, which may have been performed today by a third party. If you did not hire an independent termite inspector, it is recommended that you have a licensed pest control company inspect the property before the end of your inspection period.

Improve: this type of observation is a recommendation of a system or component, which could use some immediate or future improvement. **THIS REPORT DOES NOT CONCENTRATE ON THESE TYPES OF OBSERVATIONS AND NO COST SUMMARIES ARE PROVIDED FOR THESE OBSERVATIONS.**

Monitor: denotes a system or component, which requires careful and constant monitoring in order to determine if immediate or near future repairs are necessary. A system or component may be deficient or exhibiting signs of deficiency; however, not in need of immediate repair. **THIS REPORT DOES NOT CONCENTRATE ON THESE TYPES OF OBSERVATIONS AND NO COST SUMMARIES ARE PROVIDED FOR THESE OBSERVATIONS.**

Mold Testing Recommended: states that **MOLD** sampling (air, tape lift or bulk) should be taken and sent to an independent laboratory for microscopic analysis (additional fees apply). Mold cannot be detected by the human eye and does require microscopic analysis. Additionally, remediation costs are **NEVER** included in this report and should be obtained from a State Licensed Mold Remediator after reviewing laboratory results. **THE COST SUMMARY INCLUDED FOR THIS TERM WILL BE FOR SAMPLING ONLY.**

Budget Item: refers to a “deferred” cost or indicates that a budget should be set aside for a near future repair/replacement situation. **THIS REPORT DOES NOT CONCENTRATE ON THESE TYPES OF OBSERVATIONS AND NO COST SUMMARIES ARE PROVIDED FOR THESE OBSERVATIONS.**

Notice: warning, something that requires your awareness. **THIS REPORT DOES NOT CONCENTRATE ON THESE TYPES OF OBSERVATIONS AND NO COST SUMMARIES ARE PROVIDED FOR THESE OBSERVATIONS.**

Preventative Maintenance: denotes that a system or component may benefit from preventative maintenance now or in the near future in order to prevent costly repairs and or damage from occurring. **THIS REPORT DOES NOT CONCENTRATE ON THESE TYPES OF OBSERVATIONS AND NO COST SUMMARIES ARE PROVIDED FOR THESE OBSERVATIONS.**

STANDARDS OF PRACTICE:

All components designated for inspection in the NAHI “Standards of Practice” are inspected, except as noted in the “Limitations of Inspection” section at the end of this report, below each section in the “limitation” section and or in the observation section throughout the body of this report.

Click to Go to the National Standards of Practice:

<https://www.nachi.org/documents2012/InterNACHI%20SOP%20and%20COE-Dec%202015.pdf>

INSPECTION GOAL:

It is the goal of the inspection to put a property buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. The cost figures that are included in the report are IN order of magnitude approximate estimates only. They pertain to some of the observations made in this report. This is not an all-inclusive list of future repair costs, nor does it address general annual maintenance. It is recommended that a budget as a percentage of the value of the building be set aside annually to cover unexpected repairs and annual maintenance. Permit fees are not included in the cost summaries.

COSTS IN THE REPORT:

The approximate costs are not intended to represent or influence, in any way, the value of a property. It is further recommended that qualified, reputable contractors/engineers be consulted, before the end of the inspection period, for specific quotations. You may find that contractor/engineers estimates vary dramatically from these figures, and from each other.

Contractors/engineers may also uncover defects not apparent at the time of the inspection, resulting in additional costs. Please proceed cautiously. Should you have any questions regarding contractor opinions or quotations, please contact our office. Any work performed by the building owner will dramatically reduce costs.

FOCUS:

THIS REPORT DOES NOT CONCENTRATE ON "IMPROVEMENT" ITEMS; RATHER IT CONCENTRATES ON "SIGNIFICANT REPAIR, REPAIR AND SAFETY ISSUE" ITEMS. THIS MEANS THAT SMALLER, NON-SIGNIFICANT, OBSERVATIONS MAY NOT BE INCLUDED IN THIS REPORT. IT IS IMPORTANT THAT YOU AS A BUYER UNDERSTAND THAT THESE TRIVIAL ITEMS ARE, LIKELY, NOT INCLUDED AND YOU, THE BUYER, SHOULD GO AROUND THE PROPERTY AND IDENTIFY SMALLER, LESS SIGNIFICANT ITEMS, WHICH MAY NEED IMPROVEMENT.

QUALITY CONTROL:

Atlantic Building Inspections has a quality control procedure and reports are reviewed for accuracy and consistency. Reports are submitted to the client before quality control review. Reports are quality control reviewed within 24 hours. Changes or amendments are sometimes recommended or required. Atlantic Building Inspections reserves the right to amend the reports up to 48 hours after initial delivery. Be aware that an amended report needs your full review again.

TECHNICAL INFORMATION:

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, Atlantic Building Inspections will not be held liable for your understanding or misunderstanding of this report's contents.

MOLD:

The presence of certain mold and mold spores can cause mild to severe health effects in humans and can deteriorate the building materials in the dwelling resulting in damage. Health effects include, but are not limited to: asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others, it may take a longer exposure. Exclusive of any observations in this report, if water intrusion has occurred, or is currently occurring but not visible, it is conducive to mold growth. Mold can be present in areas not readily visible in the building and air sampling with laboratory analysis is one method that can be used to detect it. It is always recommended that indoor and outdoor air sampling of the property be conducted.

VISUAL INSPECTION ONLY:

Representative samples of building components are viewed in areas that are visible and accessible at the time of the inspection. We perform no destructive testing, dismantling and or probing of wood members, walls, floors or any building systems and or components. Areas, systems and or components, which are hidden from sight, not readily accessible, blocked and or inaccessible in any way, will not be inspected and are outside the scope of this inspection. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

TERMITE (Pest, WDO-Wood Destroying Organisms):

Refer to an independent termite (WDO) inspection report based on the inspection, which may have been performed by a Pest Control Company, which may have been independently hired by the buyer. If one has not already been hired, consult a licensed pest control company, before the end of your inspection period, **TO PERFORM A TERMITE (WDO) INSPECTION AS A TERMITE (WDO) INSPECTION IS NOT INCLUDED IN THIS, OUR STANDARD PROPERTY INSPECTION.**

***DRY STAINS**-Locating water sources could be complicated. Water sources could vary depending on the location of the stain(s). Determining the exact source of water infiltration is beyond the scope of this inspection and usually requires further, more exploratory, investigations (destructive

investigation). Typical water infiltration sources are, but are not limited to: roof, plumbing fixtures (toilets, showers, sinks, etc) or plumbing pipes (in walls or ceiling), A/C ductwork, water heater, air handler, windows/doors, etc. Additionally, stains that test dry in a vacant property may be dry because the systems and components of the property are not currently in use or have not been in use for an undisclosed amount of time. These stains may become active when the property commences "normal" occupancy. Keep in mind that in the aftermath of any water event, mold testing is prudent. Mold detection is outside the scope of this inspection.

***WET STAINS**-Locating water sources could be complicated. Water sources could vary depending on the location of the stain(s). Determining the exact source of water infiltration is beyond the scope of this inspection and usually requires further, more exploratory, investigations (destructive investigation). Typical water infiltration sources are, but are not limited to: roof, plumbing fixtures (toilets, showers, sinks, etc) or plumbing pipes (in walls or ceiling), A/C ductwork, water heater, air handler, windows/doors, etc. Keep in mind that in the aftermath of any water event, mold testing is prudent. Mold detection is outside the scope of this inspection.

STRUCTURE INSPECTIONS: The rate of any possible ongoing movement cannot be determined during the course of a one-time inspection. Ask the seller to disclose any historical data concerning any noted cracks, wall patching, movement and any other observations noted above. One or more of the observations above may require "further investigation" by licensed professionals. This further investigation should be performed before the end of your inspection period and before closing the sale of the property. Any damage noted may be subject to further hidden damage which was not discernable today. Always ask the current owner for historical data, time-lines, permits, and or work history for all observations above. The conditions, which would have allowed the inspector to determine lot drainage issues, such as heavy rains, may not have been present today, during the course of the inspection, or in the days leading to this inspection. If you plan to remove any walls, a qualified licensed contractor should be consulted to evaluate and perform the necessary work. Care should be taken not to remove load-bearing walls without providing the necessary support. Additionally, it is always wise to check with the building department for permit information, especially if additions or alterations have been performed or disclosed by the seller. It is beyond the scope of this inspection to ascertain what is or is not an addition to the original structure. The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used, before the end of your inspection period, in your further inspection or repair issues as it relates to the comments in this inspection report.

ROOF INSPECTIONS: Our Basic House Inspection includes a visual roof inspection. Our inspectors will walk the roof (weather, safety and slope permitting) and visually inspect, document and photograph the roof's covering, shape and condition. As part of the roof inspection we also inspect readily accessible areas of the attic, and all of the ceilings and walls inside and outside the house for water stains and or signs of water intrusion. Inspector will document and photograph all water stains observed and test these areas with a moisture meter. If moisture is detected, we will recommend that you contact a licensed roofing contractor for further evaluation and all needed repair. If the water stains are dry, most times we will report that the roof is not leaking (at time of inspection) and that the buyer should monitor the stained area and contact a licensed roofing contractor if the stain appears to change color and/or a visible leak is observed. Every year in South Florida we experience what is known as "The Dry Season" (mid October thru late June) at this time of year it is virtually impossible to determine if the roof is leaking unless it is raining hard at time of inspection. This roof inspection is to determine whether the roof is free of leaks at the time of inspection (snap-shot of time). It has been our experience over the last 20 years that a roof that was inspected in the dry season might start to leak in the rainy season (June thru

August). We can not determine and/or predict whether the roof will start to leak a week, month or year from the time of inspection. *If roof replacement recommended above, always consult a licensed roofer for alternatives, advice and roof replacement estimates. *Always ask the seller to disclose any leak history. All roofs require preventative maintenance; any tree branches and or congested roof coverings should be periodically cleared and well maintained. It is typical to find cracked and or displaced roof tiles. These should be replaced in combination with regularly scheduled maintenance. A roofing permit may not have been discovered during an on-line, BuildFax (<http://www.buildfax.com/>), permit search today. Local municipality searches are not performed or provided during the course of this inspection process. It is strongly recommended that you go to the city department (municipality) and obtain any existing permits. If evidence of previous roof work is noted above, then ask the current owner for paperwork, warranties, permits and any pertinent information regarding the repair work. If any stains test wet or moist on the report, a licensed roofer should be contacted to perform a "water test" and determine active infiltration and provide remedies and repair estimates. The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used, before the end of your inspection period, in your further inspection or repair issues as it relates to the comments in this inspection report.

EXTERIOR INSPECTIONS: The rate of any possible ongoing movement cannot be determined during the course of a one-time inspection. Always ask the current owner to provide historical data regarding any observation above. The interior section of any planters is not visible and not inspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, carpet, finishes, equipment, plant life, soil, debris that obstructs access or visibility. The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used, before the end of your inspection period, in your further inspection or repair issues as it relates to the comments in this inspection report.

ELECTRICAL INSPECTIONS: All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action. Average Cost, Per Outlet/Switch, for Repair (Labor \$75± (1/2 hour). Always ask the current owner to explain any and all observations above, to provide a historical data and paperwork for any previous work, which may have been performed. When dealing with electrical deficiencies ALWAYS have licensed electrician check all outlets, switches and or other components when at the property to perform repairs or provide further, more exploratory, investigations. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone,

security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used, before the end of your inspection period, in your further inspection or repair issues as it relates to the comments in this inspection report.

AIR CONDITIONING INSPECTIONS: The property may be vacant and there is no telling how long the property has been vacant. Any dry stains may become active once the property resumes normal use. All water stains noted above, require further, more exploratory, investigations, by licensed contractors, to determine the source of the water, obtain corrective instructions and exact repair estimates. The source of water is NEVER discovered during the course of this "visual only" inspection. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used, before the end of your inspection period, in your further inspection or repair issues as it relates to the comments in this inspection report.

PLUMBING INSPECTIONS: If any evidence of previous plumbing repairs or work is noted above, be sure to ask the current owner for warranties, permits, paperwork and or any historical data regarding the work performed. Always ask the current owner for historical data regarding every observation noted above. Shut off valves are NOT TURNED as part of this inspection. Beware of hidden damage and possible mold/mildew, which may be discovered behind cabinets, wall paper, mirrors, carpets, flooring and any other finishes during future removal/replacement. These are typically found when water staining/damage is observed. This inspection/report does not focus on cosmetic defects. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The waste system is undetermined-Ask the Seller or Building (Septic Systems are Not Inspected). The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in

mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

INTERIOR INSPECTIONS: Keep in mind that cosmetic deficiencies and or defects are not the focus of this inspection and will not be reported herein. Determining if asbestos is present in the ceilings, floors or any other material throughout the interior or exterior of the property is beyond the scope of this inspection. Ask the seller to disclose any water infiltration history as sources of water could vary. All water stains noted above, require further, more exploratory, investigations, before the end of your inspection period, by licensed contractors, to determine the source of the water, obtain corrective instructions and exact repair estimates. The source of water is NEVER discovered during the course of this "visual only" inspection. Beware of hidden damage and possible mold/mildew. These are typically found when water staining/damage is observed. Any cracks noted above require further, more exploratory, investigation by licensed contractors, before the end of your inspection period. Keep in mind, the property may be vacant and if so conditions may change once the property resumes "normal" use. The length of any vacancy is not determined today. The rate of any possible ongoing movement cannot be determined during the course of a one-time inspection. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

POOL INSPECTIONS: The pool inspection is to be performed (according to ASHI Standards of Practice). This is a non-invasive visual inspection, designed to identify material defects in the pool components as they exist at the time of the inspection. The term material defect is defined as the presence of patent defects or material deferred maintenance of the pool/spa systems, components, or equipment. This definition specifically excludes deficiencies that are normally remedied during routine operating maintenance and, which generally do not represent a material defect of the pool system. This pool inspection is not intended to be technically exhaustive. The inspector may indicate a concern that is beyond the scope of the inspection. However, this does not in any way assume the inspection is being performed outside the ASHI Standards of Practice. Pool & Spa inspection is NOT a code inspection. Inspector shall prepare a written inspection report for the sole use and benefit of Client. The pool inspection report shall describe and identify the inspected systems, and components of the pool, and shall identify material defects in those systems and components observed during the inspection. Client agrees to read the entire inspection report when it is received and shall promptly contact the Inspector with any questions or concerns client may have regarding the pool inspection or the inspection report. All noted cracks should be dye tested, before the end of your inspection period, by a qualified pool contractor and the pool checked for leaks. Active leaks and the rate of any possible movement cannot be determined during the course of a one-time inspection. Excluded from this pool/spa inspection is any system, structure, or component of the pool/spa which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector. Inspector is a pool/spa inspection generalist and is not acting as an expert in any trade. The pool/spa inspection report may contain recommendations for further evaluation by an individual other than Inspector herein who is qualified as an expert or specialist in that specific trade or profession. If Inspector recommends consulting other specialized experts, Client agrees to do so at their own expense. This pool inspection and the inspection report

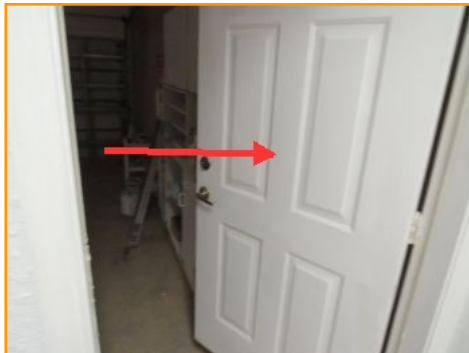
do not constitute a pool code or other regulation compliance, warranty, guarantee, or insurance policy of any kind whatsoever

REPORT SUMMARY

The summary below consists of potentially **significant findings**. These findings can be a safety hazard, a deficiency requiring a major expense 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 pages of the report as the summary alone does not explain all of the issues.*** All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Garage

| | | |
|-----------------|---------------------------|--|
| Page 25 Item: 3 | Garage Doors Observations | <p>3.3. Repair/Replace, Safety Issue: The garage pedestrian door, which leads to the interior of the property, should be equipped with an automatic door closer, be fire rated and should be weather stripped. This door either has a self closer, which is not functioning as intended or does not have one at all. A hot automobile engine can release carbon monoxide and this deadly gas may enter the home. Installing a self closer would be a logical safety improvement.</p> <p>*Approximate Costs: (low) +/--\$200 to (high) +/--\$300 (per location), depending on conclusions, approach and further evaluation by licensed contractors.</p> |
|-----------------|---------------------------|--|



Pedestrian Door's Not Self Closing

Pool

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|-----------------|------------|--|
| Page 28 Item: 9 | Pool Drain | <p>9.1. Safety Repair: One of the covers is missing. There have been hundreds of people, mostly children, injured or even killed by swimming pool drains.</p> <p>*Approximate Costs: (low) +/--\$300 to (high) +/--\$400, depending on conclusions, type, approach and further evaluation by licensed contractors.</p> |
|-----------------|------------|--|



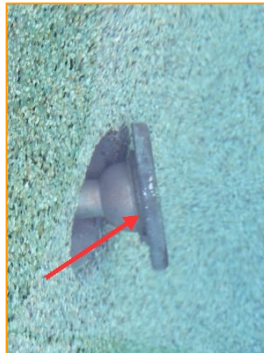
Missing Cover

Page 29 Item: 12

Electrical/Lights

12.2. Safety Repair: The pool light housing is not installed flush to the pool surface. There is a space between the housing and the wall. Install the light properly as a child can become stuck in that space.

*Approximate Costs: (low) +/- \$300 to (high) +/- \$400 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



Not Flush

Electrical

Page 34 Item: 9

AC Disconnect Panel

9.2. Replacement Item, Safety Concern: The dead front cover or inner cover is missing.

*Approximate Costs: (low) +/- \$75 to (high) +/- \$150 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



Missing Outer Cover

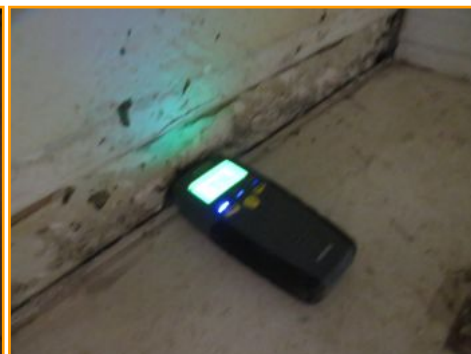
Interior Areas

| | | |
|-----------------|---------|---|
| Page 58 Item: 4 | Windows | <p>4.6. Safety Repair: The window springs/tension rods are damaged and the window closes abruptly (Dining Room). Care must be taken when operating the windows.</p> <p>*Approximate Costs: (low) +/- \$200 to (high) +/- \$300 (per location), depending on conclusions, approach and further evaluation by licensed contractors.</p> |
|-----------------|---------|---|



Damaged Springs/Tension Rods Damaged Springs/Tension Rods Damaged Springs/Tension Rods

| | | |
|-----------------|------|--|
| Page 59 Item: 5 | Mold | <p>5.1. Investigate Further, Possible Repair: Evidence of, what appears to be, mold was observed (air handler closet) A/C #2. Mold detection is outside the scope of this inspection; however, it should be noted that not all molds are harmful and only laboratory testing can determine the type of mold, if any. The accessible area(s) tested dry with a moisture meter today. Mold testing is recommended. Ask the seller to disclose any historical data regarding mold. Consult a licensed mold assessor, before the end of your inspection period, for mold sampling. Atlantic Building Inspections is a State Licensed Mold Assessor (call the office if you wish to schedule a mold sampling). *the cost summary provided is for sampling/testing ONLY. Obtain remediation costs from a licensed mold remediator after obtaining laboratory analysis results.</p> <p>*Approximate Costs: (low) +/- \$350 to (high) +/- \$UNKNOWN (for MOLD testing ONLY), depending on conclusions, approach and further evaluation by licensed contractors.</p> |
|-----------------|------|--|



Apparent Mold Like Substance

Dry Moisture Reading(s)

Dry Moisture Reading(s)

INTRODUCTION:

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 GFCI 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.

To submit a "Support Ticket" and speak with your inspector, ask questions or for any support, in general, please send an email to:
support@atlanticbuildinginspections.mojohelpdesk.com

Inspection Details

1. Attendance

In Attendance: *Client(s) present • Buyer Agent present • Listing Agent present*

2. Home Type

Home Type: *Single Family Home*

3. Occupancy

Occupancy: *Vacant - VACANT PROPERTY NOTICE: IN MOST CASES, WHEN A PROPERTY IS VACANT, SYSTEMS AND COMPONENTS ARE NOT OPERATING "NORMALLY" AND ON A DAILY BASIS AS THEY WOULD WHEN THE PROPERTY IS OCCUPIED. THE LACK OF DAILY USE MAY PRODUCE FALSE RESULTS TO THE INSPECTOR. FOR INSTANCE, A LEAKING SHOWER PAN MAY NOT PRODUCE WET STAINS BECAUSE THE SHOWER HAS NOT BEEN IN USE. TYPICALLY, THE INSPECTOR WILL NOT KNOW THE LENGTH OF VACANCY AND WILL NOT BE ABLE TO DETERMINE IF SYSTEMS AND COMPONENTS HAVE BEEN IN "DAILY USE". THIS IS ONE OF MANY EXAMPLES OF CONDITIONS, WHICH MAY EXIST AND WILL NOT BE DETECTED BY THIS VISUAL INSPECTION. BUYER BEWARE WITH VACANT PROPERTIES AND UNDERSTAND THAT CERTAIN CONDITIONS MAY ONLY BE PRESENT ONCE THE PROPERTY RESUMES "NORMAL USE". ASK THE SELLER/CURRENT OWNER TO DISCLOSE THE LENGTH OF THE PROPERTIES VACANCY AND BE AWARE THAT CONDITIONS MAY CHANGE ONCE THE PROPERTY RESUMES "NORMAL" USE. • The utilities were on at the time of inspection. • Moderate storage was observed.*

Structure

1. Exterior Walls

Materials: *Concrete • Masonry*

OBSERVATIONS:

1.1. *Positive Attributes: The visible exterior walls appear to be in, generally, satisfactory/good condition.

2. Foundation

Materials: *Poured Concrete*

OBSERVATIONS:

2.1. *Positive Attributes: The visible foundation walls appear to be in, generally, satisfactory/good condition.

3. Floor Structure

Materials: *Slab on Grade (concrete)*

OBSERVATIONS:

3.1. *Positive Attributes: The visible floors appear to be in, generally, satisfactory/good condition.

4. LIMITATIONS

• *Notice, Limitation: The structure appears to have been added to the building after the property was constructed. It is always wise to check with the building department for permit information, especially if additions or alterations have been performed or disclosed by the current owner. It is beyond the scope of this inspection to ascertain what is or is not an addition/alteration to the original structure. Additionally, it is beyond the scope of this inspection to determine if proper building codes and practices were utilized in the construction of these "additions".*

Roof/Attic

1. Method of Inspection

Walked on the Roof

2. Sloped Roof

Descriptions: *Roofing Material(s): • Tile • Roof Age: • 21-23 Years • Roof Shape: • Gable • Hip • Roof Ventilation: • Soffit Vents*

OBSERVATIONS:

2.1. Notice: The visible roof coverings appear to be “aging”. This does not necessarily mean that there is no useful and serviceable remaining life; however, the material is older and a roof replacement budget should be in the works as replacement will be needed sooner rather than later. There are no visible deficiencies at this moment other than the normal “wear and tear” of roofing material this age. Ask the seller to disclose the age of the roofing materials and plan accordingly.

2.2. Repair: Missing or damaged roof tiles.

*Approximate Costs: (low) +/- \$300 to (high) +/- \$500 (per location), depending on conclusions, approach and further evaluation by licensed roofers.

2.3. Improve: Tree trimming is recommended.

2.4. Monitor: Evidence of previous “roof leak” repairs were observed from the roof-top today. The work appears to have been performed in a conscientious manner.



Roof/Attic Sloped Roof



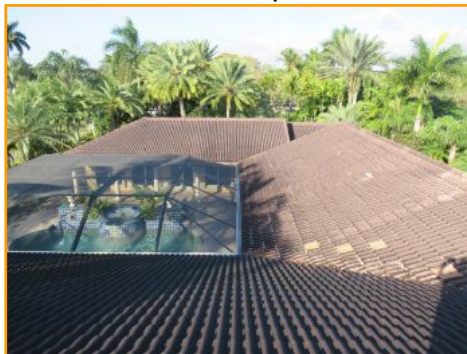
Roof/Attic Sloped Roof



Roof/Attic Sloped Roof



Roof/Attic Sloped Roof



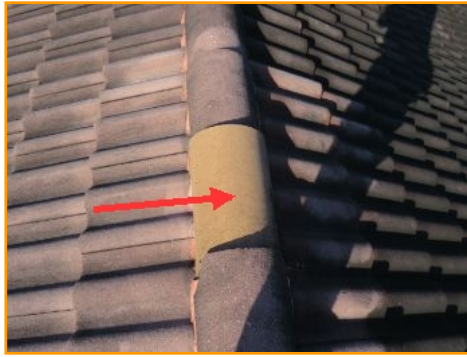
Roof/Attic Sloped Roof



Damaged/Cracked Roof Tile(s)



Previous Roof Repairs



Previous Roof Repairs



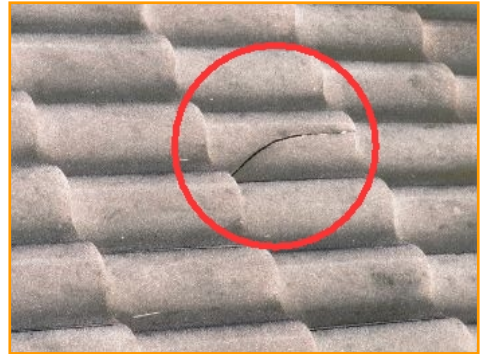
Damaged/Cracked Roof Tile(s)



Damaged/Cracked Roof Tile(s)



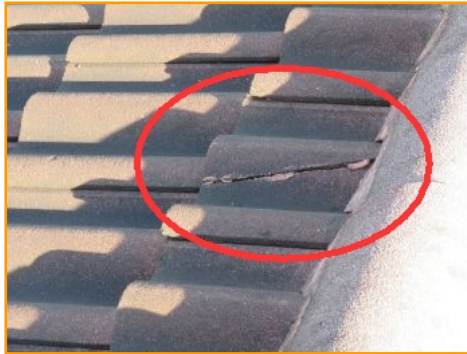
Roof/Attic Sloped Roof



Damaged/Cracked Roof Tile(s)



Roof/Attic Sloped Roof



Damaged/Cracked Roof Tile(s)



Trees Touching Roof



Trees Touching Roof



Damaged/Cracked Roof Tile(s)

3. Flat Roof

Materials: *Roofing Material(s): • Roll Roofing • Roof Age: • 4 Years • Roof Ventilation: • None*
OBSERVATIONS:

3.1. *Positive Attributes: The visible roof coverings are or appear to be relatively newer and in, generally good condition. Ask the seller to provide any warranty information.

4. Flashing

Materials: *Asphalt-Majority Not Visible*

OBSERVATIONS:

4.1. *Positive Attributes: The visible flashings are or appear to be in, generally, satisfactory/good condition. Ask the seller to provide any warranty information.

5. Drainage

Materials: *Rain Gutters and Downspouts*

OBSERVATIONS:

5.1. *Positive Attributes: Roof drainage appears to be adequate. No signs of water ponding, after rains, were obvious today.

5.2. Repair: The roof gutters are leaking at one or more locations. Identify all locations and repair as needed.

*Approximate Costs: (low) +/- \$200 to (high) +/- \$300, depending on conclusions, approach and further evaluation by licensed contractors.



Draining Onto Roof



Draining Onto Roof

6. Attic

Method: *Entered-Partially Visible-Not Fully Visible*

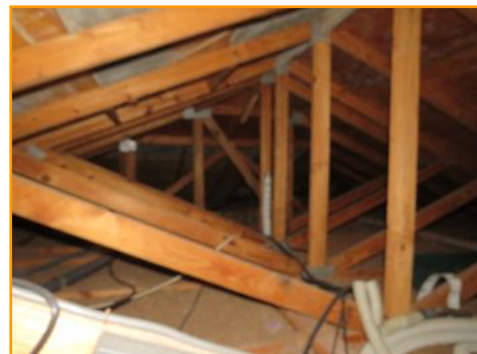
Descriptions: *Ceiling Structure: • Trusses-Not Fully Visible • Roof Structure: • Trusses-Not Fully Visible • Plywood Sheathing • Attic Insulation: • Fiberglass-Unknown in Side Attic • Wood Shavings*

OBSERVATIONS:

6.1. *Positive Attributes: The visible attic space appears to be in, generally, satisfactory/good condition.



Roof/Attic Attic



Roof/Attic Attic

7. LIMITATION

- *Limitation: The attic was entered; however, due to the roof design, insulation and ductwork configuration could only be partially navigated and multiple areas were not accessible and or visible today. This limited the inspection.*

Exterior

1. Driveway

Materials: *Concrete*

OBSERVATIONS:

1.1. *Positive Attributes: The driveway surface appears to be in, generally, satisfactory/good condition.

2. Walls Covering

Materials: *Stucco*

OBSERVATIONS:

2.1. *Positive Attributes: The visible exterior wall surfaces appear to be in, generally, satisfactory/good condition.

2.2. Repair: Stucco damage was observed at one or more locations. Identify all locations and repair as needed. Anticipate hidden damage (various locations throughout).

*Approximate Costs: (low) +/- \$300 to (high) +/- \$500 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



Stucco Damage/Cracks



Stucco Damage/Cracks

3. Doors

Materials: *French Door(s) (MDCPA-Storm Protected) • Glass Insert (MDCPA-Storm Protected) • Sliding Glass (MDCPA-Storm Protected) • Unglazed Metal (MDCPA-Storm Protected)*

OBSERVATIONS:

3.1. *Positive Attributes: Some of the doors appear to be in, generally, satisfactory/good condition.

3.2. Repair/Replace: The door is water damaged and needs repair/replacement (garage)pedestrian back door.

*Approximate Costs: (low) +/- \$500 to (high) +/- \$1500 (per door), depending on conclusions, type, style, materials, approach and further evaluation by licensed contractors.



Water Damaged



Water Damaged



Water Damaged



Water Damaged



Water Damaged

4. Windows

Materials: *Single/Double Hung (MDCPA-Storm Protected)*

OBSERVATIONS:

4.1. *Positive Attributes: The majority of the accessible/visible windows operated as intended today and are in, generally, satisfactory/good condition.

4.2. Repair: The window does not open and or close properly or at all (guest bedroom).

*Approximate Costs: (low) +/- \$200 to (high) +/- \$325 (per location), depending on conclusions, approach and further evaluation by licensed contractors.

4.3. Safety Repair: The window springs/rods are damaged and the window closes abruptly . Care must be taken when operating the windows.

*Approximate Costs: (low) +/- \$225 to (high) +/- \$325 (per location), depending on conclusions, approach and further evaluation by licensed contractors.

5. Eaves

Materials: *Stucco • Wood*

OBSERVATIONS:

5.1. *Positive Attributes: The majority of the visible exterior eaves appear to be in, generally, satisfactory/good condition.

5.2. Repair: Water damage was observed (back exterior elevation) Locate all instances and repair/replace wood as needed. Anticipate hidden damage.

*Approximate Costs: (low) +/- \$300 to (high) +/- \$400 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



Moisture Damaged Fascia



Moisture Damaged Fascia

6. Lot Drainage

OBSERVATIONS:

6.1. *Positive Attributes: The visible lot drainage appears to be adequate with no visible signs of deficiencies at this time.

6.2. Improve: The air conditioner condensate lines should be redirected away from the foundation walls.

7. Walkways

Materials: *Concrete*

OBSERVATIONS:

7.1. *Positive Attributes: The walkway surfaces appear to be in, generally, satisfactory/good condition.

8. Patio Enclosure

OBSERVATIONS:

8.1. *Positive Attributes: Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

8.2. Repair/Repair: The left side patio enclosure door retractor is damaged. (back exterior elevation). Investigate further to assess the extent of damage and proceed accordingly.

*Approximate Costs: (low) +/--\$200 to (high) +/--\$400 (per location), depending on conclusions, approach and further evaluation by licensed contractors.

8.3. Repair/Replace: Beams damaged/corrosion was observed (various locations throughout).

*Approximate Costs: (low) +/--\$150 to (high) +/--\$200 for further investigation ONLY, depending on conclusions, approach and further evaluation by licensed contractors. In this case, specific estimates need to be obtained from licensed contractors.



Exterior Patio Enclosure



Damaged Door Strut



Exterior Patio Enclosure



Damage



Damage/Corroded

9. Pool Fence

Materials: *Metal*

OBSERVATIONS:

9.1. *Positive Attributes: A fence or railing was observed at the sides/front of the home or a child safety fence was in place around the pool or in storage today. It is always wise to check all the door locks and mechanisms for proper operation as a child may wander into the pool and drown. Please visit: <http://www.poolsafely.gov/> to obtain important SAFETY INFORMATION.

9.2. Safety Repair/Improvement: The side gates should be self-closing and child safety protective latches. Obtain estimates.

*Approximate Costs: (low) +/- \$200 to (high) +/- \$400 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



Not Self Closing



Damaged/Missing Hardware

10. Porches/Decks/Steps/Railings

Materials: *Concrete*

OBSERVATIONS:

10.1. *Positive Attributes: The porches and or decks surfaces appear to be in, generally, satisfactory/good condition.

11. LIMITATIONS

- *Limitation: The exterior walls, soffits and fascia boards appear to have been recently painted.*

Garage

1. Garage

Materials: *Overhead-Tested • Metal-Unglazed • Approved Impact Rated*

OBSERVATIONS:

1.1. *Positive Attributes: The accessible/visible garage is in, generally, satisfactory/good condition.



Garage Garage



Moisture Stains



Dry Moisture Reading(s)

2. Garage Floors

OBSERVATIONS:

2.1. *Positive Attribute: The garage floor appears to be in, generally, good condition.

2.2. Monitor: Cracks were observed in the garage floor. The cracks are thin and do not appear to be a concern at the moment. Monitoring for signs of further movement should be adequate.



Settlement Cracks



Settlement Cracks

3. Garage Doors Observations

OBSERVATIONS:

3.1. *Positive Attribute: The garage door operated as intended today and appears to be in, generally, good condition.

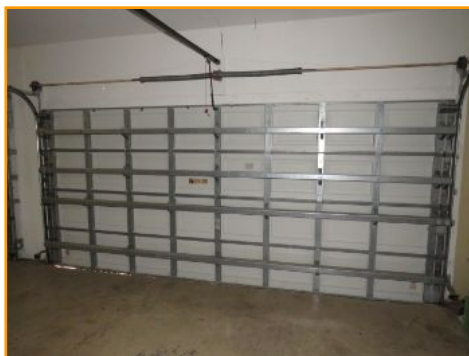
3.2. *Positive Attributes: The overhead garage door is/are relatively newer or new and are in, generally, good condition.

3.3. Repair/Replace, Safety Issue: The garage pedestrian door, which leads to the interior of the property, should be equipped with an automatic door closer, be fire rated and should be weather stripped. This door either has a self closer, which is not functioning as intended or does not have one at all. A hot automobile engine can release carbon monoxide and this deadly gas may enter the home. Installing a self closer would be a logical safety improvement.

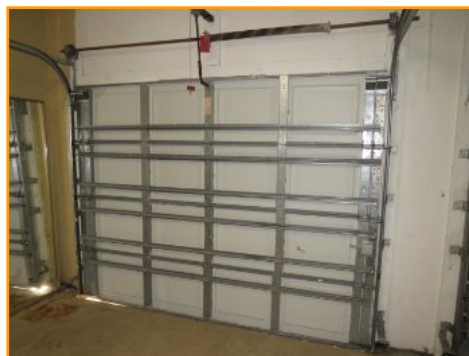
*Approximate Costs: (low) +/- \$200 to (high) +/- \$300 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



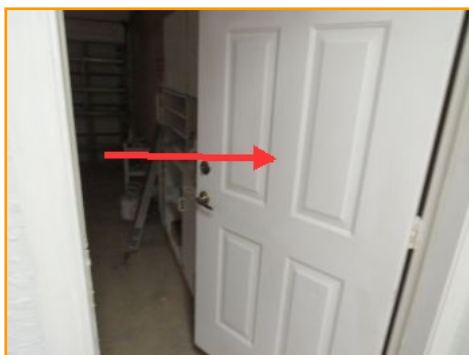
Garage Garage Doors
Observations



Impact Door



Impact Door



Pedestrian Door's Not Self Closing

4. LIMITATIONS

• *Limitation: Stored items prevented complete evaluation of the garage walls, floors, ceilings, windows and doors. This restricted the inspection. Perform a property walkthrough using the checklist provided for you on the back of this report before closing.*

Pool

1. Pool Equipment



Pool Pool Equipment

2. Pool Structure

Materials: *Underground*
OBSERVATIONS:

2.1. *Positive Attributes: The pool surface appears to be in, generally, good to acceptable condition. This is based on a distant visual examination (inspector does not go in the water). Furthermore, the pool surface may have "underlying" issues, which are not readily visible during this type of inspection.



Pool Pool Structure



Pool Pool Structure

3. Pool Pump

Materials: *Circulation*
OBSERVATIONS:

3.1. *Positive Attributes: The pool pump operated with normal controls today.



4. Pool Heater

Materials: *Electric*
OBSERVATIONS:

4.1. *Positive Attributes: The pool heater operated with normal controls today.



Pool Pool Heater



Operating



Operating

5. Pool Blower

Materials: *Air • Electric*
OBSERVATIONS:

5.1. *Positive Attributes: The blower operated with normal controls today.



Pool Pool Blower

6. Pool Filter

Materials: *Cartridge*
OBSERVATIONS:

6.1. *Positive Attributes: The filter gauge operated as intended today.

6.2. Repair: The filter was leaking at the time of inspection.

*Approximate Costs: (low) +/- \$225 to (high) +/- 375 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



Filter Gauge

Leaking Filter

7. Pool Deck

Materials: Concrete

OBSERVATIONS:

7.1. *Positive Attributes: The visible/accessible pool deck appears to be in reasonably satisfactory/good condition today. Typical cracks and or evidence of typical cracks/movement are almost always present.

8. Pool Skimmer

OBSERVATIONS:

8.1. *Positive Attributes: The skimmer operated as intended today. The basket is not removed as part of this inspection.



Pool Pool Skimmer

9. Pool Drain

OBSERVATIONS:

9.1. Safety Repair: One of the covers is missing. There have been hundreds of people, mostly children, injured or even killed by swimming pool drains.

*Approximate Costs: (low) +/- \$300 to (high) +/- \$400, depending on conclusions, type, approach and further evaluation by licensed contractors.



Missing Cover

10. Pool Fencing

Materials: *Metal*

OBSERVATIONS:

10.1. *Positive Attributes: A fence or railing was observed at the sides/front of the home or a child safety fence was in place around the pool or in storage today. It is always wise to check all the door locks and mechanisms for proper operation as a child may wander into the pool and drown. Please visit: <http://www.poolsafely.gov/> to obtain important SAFETY INFORMATION.

10.2. Safety Repair/Improvement: The side gates should be self-closing and child safety protective latches. Obtain estimates.

*Approximate Costs: (low) +/--\$200 to (high) +/--\$325 (per location), depending on conclusions, approach and further evaluation by licensed contractors.

11. Visible Pool Piping

OBSERVATIONS:

11.1. *Positive Attributes: The visible and accessible piping appears to be in, generally, good/fair condition.

12. Electrical/Lights

OBSERVATIONS:

12.1. Repair: The pool lights were inoperative at the time of inspection.

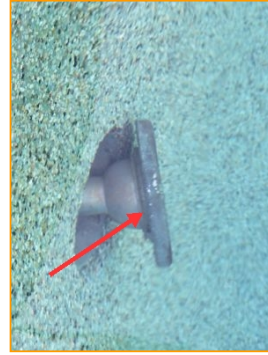
*Approximate Costs: (low) +/--\$250 to (high) +/--\$550, depending on conclusions, approach and further evaluation by licensed contractors.

12.2. Safety Repair: The pool light housing is not installed flush to the pool surface. There is a space between the housing and the wall. Install the light properly as a child can become stuck in that space.

*Approximate Costs: (low) +/--\$300 to (high) +/--\$400 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



Lights Inoperative



Not Flush

13. Jacuzzi



Operating

Electrical

1. Service Observations

Service Drop: • Underground • Service Grounding: • UFER-Not Determined-Ask the Seller • Service Entrance Conductors: • Copper

OBSERVATIONS:

1.1. Investigate Further: The electrical system's grounding was not visible today. For a property of this age, local building codes require the property to be grounded. It is highly unlikely that the system is not properly grounded. A hidden UFER (concrete encased electrode connection) grounding connection is not visible but is suspected. Ask the seller to disclose what type of grounding connections are in existence and proceed accordingly.



Meter

2. Main Panel #1

Located: Located: • Right Exterior Elevation

OBSERVATIONS:

2.1. *Positive Attributes: The electrical panel is arranged well, and all breakers are properly sized.



Electrical Main Panel #1



Label



Panel Without Cover



200A Main Breaker

3. Main Panel #2

Located: Located: • Right Exterior Elevation
OBSERVATIONS:

3.1. *Positive Attributes: The electrical panel is arranged well, and all breakers are properly sized.



Electrical Main Panel #2



Label



200A Main Breaker



Panel Without Cover

4. Main Panel #3



Pool Control Panel

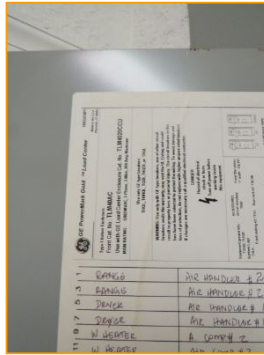
5. Sub-Panel #1

Located: Located: • Laundry Room
OBSERVATIONS:

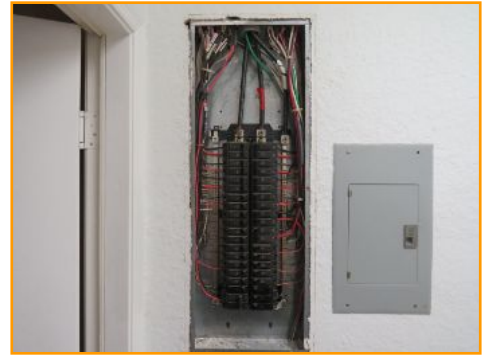
5.1. *Positive Attributes: The electrical panel is arranged well, and all breakers are properly sized.



Electrical Sub-Panel #1



Label



Panel Without Cover

6. Sub-Panel #2

Located: Located: • Laundry Room

OBSERVATIONS:

6.1. *Positive Attributes: The electrical panel is arranged well, and all breakers are properly sized.

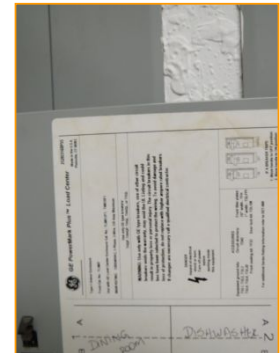
6.2. Safety Improvement: Two of the screws used for the panel cover are missing. Non-pointed screws should be used to secure the panel properly.



Missing Screws



Electrical Sub-Panel #2



Label



Panel Without Cover

7. Sub-Panel #3

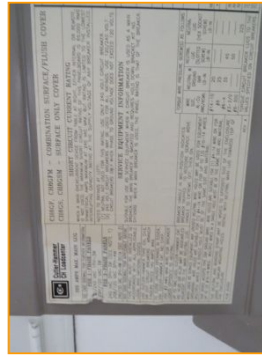
Located: Located: • In Laws Quarters

OBSERVATIONS:

7.1. *Positive Attributes: The electrical panel is arranged well, and all breakers are properly sized.



Electrical Sub-Panel #3



Label



Panel Without Cover

8. Sub-Panel #4

Located: Located: • Right Exterior Elevation

OBSERVATIONS:

8.1. *Positive Attributes: The electrical panel is arranged well, and all breakers are properly sized.



Electrical Sub-Panel #4



Label



Panel Without Cover

9. AC Disconnect Panel

Located: Located: • Back Exterior Elevation • Left Exterior Elevation • Right Exterior Elevation

OBSERVATIONS:

9.1. *Positive Attributes: The majority of the **A/C** disconnect panels appear to be in, generally, good condition.

9.2. Replacement Item, Safety Concern: The dead front cover or inner cover is missing.

*Approximate Costs: (low) +/- \$75 to (high) +/- \$150 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



Missing Outer Cover

10. Switches

OBSERVATIONS:

10.1. *Positive Attributes: The electrical switches, which were accessible and tested, operated as intended.

11. Visible Outlets

Grounded

OBSERVATIONS:

11.1. *Positive Attributes: The majority of the outlets, which were accessible and tested, operated as intended.

11.2. Improve: Replace missing and or damaged outlet covers (various locations throughout).

11.3. Repair/Replace: The three prong outlet tested ungrounded (master bedroom).

*Approximate Costs: (low) +/- \$125 to (high) +/- \$200 (per location), depending on conclusions, approach and further evaluation by licensed contractors.

11.4. Safety Improvement: The installation of a ground fault circuit interrupter (GFCI) is recommended at all appropriate locations. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. Bathrooms

11.5. Repair/Replace: The outlet is inoperative (various locations throughout).

*Approximate Costs: (low) +/- \$125 to (high) +/- \$175 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



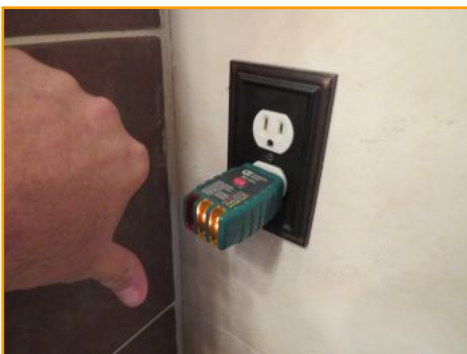
Missing/Damaged Weather Cover



Ungrounded/Open Ground



Inoperative



NO GFI Protection



NO GFI Protection



NO GFI Protection



NO GFI Protection



Inoperative



Missing Face Plate/Cover



Missing Face Plate/Cover

12. Visible Distribution Wiring

Visible Distribution Wiring: • Copper • *Visible Wiring Method:* • Non-Metallic Cable "Romex"

OBSERVATIONS:

12.1. *Positive Attributes: The visible and accessible distribution wiring appears to be in good order.

13. Visible Light Fixtures

OBSERVATIONS:

13.1. *Positive Attributes: The majority of the light fixtures, which were accessible and tested, operated as intended.

13.2. Investigate Further: Multiple light fixtures throughout the property are inoperative (various locations throughout). If the bulb(s) is/are not blown or missing, the circuit(s) should be repaired. Have the seller replace the bulbs and test all light fixtures during a final walk through for operability.

14. Smoke Detectors

OBSERVATIONS:

14.1. Limitation, Notice: One or more smoke detectors were present today; however, smoke detectors are not tested as part of this visual inspection. It is recommended that additional units be added in all appropriate locations. It would be wise to have the seller demonstrate proper function of all detectors. Installing smoke and carbon detectors, in all appropriate locations, is strongly recommended.

AC (Cooling/Heating)

1. Air Conditioner #1

Energy Source: • Electric • Central Split System • Age: • 2016 • 1.5 tons

OBSERVATIONS:

1.1. *Positive Attributes: The air conditioning system operated with normal controls today and is functioning as intended (cooling cycle).

1.2. Positive Attributes: The unit is relatively newer and appears to have been maintained well. Regular maintenance will, of course, be necessary.



Condensing Unit



Label



Condensate Near Foundation

2. Air Handler #1

Materials: Energy Source: • Electric • Age: • 2016

Observations:

2.1. *Positive Attributes: The air handler operated with normal controls today and is functioning as intended.

2.2. Positive Attributes: The unit is relatively newer. Regular maintenance will, of course, be necessary.

2.3. Investigate Further, Possible Repair: The heat cycle was tested and did not operate with normal controls today. Investigate further and repair or install "heating elements" (if elements do not exist). In some cases the "heat coils" are not installed from factory.

2.4. Improve: The location of the air handler is not ideal. The unit is located inside the attic where it is very hot. The unit's interior is very cold and therefore condensation usually occurs. Re-locating the unit would be a considerable improvement. Consult licensed AC contractors to provide options and exact estimates.



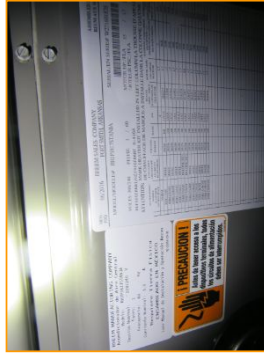
Return Temperature Reading



Vent Temperature Reading



AC (Cooling/Heating) Air Handler #1



Label

3. Air Conditioner #2

Energy Source: • Electric • System Type: • Central Split System • Age: • 2007 • Tons: • 2 tons

OBSERVATIONS:

3.1. *Positive Attributes: The air conditioning system operated with normal controls today and is functioning as intended (cooling cycle).

3.2. Monitor, Budget Item: The unit is very old. Based on the age of the unit, replacement should be anticipated in the short-term. The unit has exceeded its average estimated life span. A complete system replacement budget of \$ 3,000 / \$ 4,000 should be in place as the unit can malfunction, breakdown and/or discontinue proper operation at any moment and without warning. Weighing the cost and benefits of complete replacement in place of performing localized repairs is recommended. In some cases, it may be more cost effective to “replace” as an alternative to “repair”. The actual cost of the replacement unit will depend on the type, efficiency and brand name of the unit. Be aware that a change in the air conditioning industry will force replacement of the entire system. No longer can only the air handler or the condenser units be replaced individually. This will add costs to the job.



Condensing Unit



Label

Energy Source: • *Electric* • *Age:* • *2009*
OBSERVATIONS:

OBSERVATIONS:

4.2. Monitor, Budget Item: The unit is “aging”. Aging mechanical components or systems can malfunction, breakdown and/or discontinue proper operation at any moment and without warning. A higher level and frequency of repairs and eventual replacement should be anticipated. The “average” lifespan for an air conditioner is 10± (low)-20± (high) years, depending on the systems location, brand name (quality of parts), user maintenance and frequency of use.

4.4. Monitor, Investigate Further: Water stains were observed in the walls, floors and or ceilings around or near the unit. The stains tested dry with a moisture meter today. *Beware of hidden damage and possible mold/mildew. These are typically found when water staining/damage is observed.





Slightly Wet Moisture Reading(s)



Vent Temperature Readings



Heater Temperature Readings

5. Air Conditioner #3

Energy Source: • Electric • System Type: • Central Split System • Age: • 2002 • 3 tons

OBSERVATIONS:

5.1. *Positive Attributes: The air conditioning system operated with normal controls today and is functioning as intended (cooling cycle).

5.2. Monitor, Budget Item: The unit is very old. Based on the age of the unit, replacement should be anticipated in the short-term. The unit has exceeded its average estimated life span. A complete system replacement budget of \$ 3,000 / \$ 4,000 should be in place as the unit can malfunction, breakdown and/or discontinue proper operation at any moment and without warning. Weighing the cost and benefits of complete replacement in place of performing localized repairs is recommended. In some cases, it may be more cost effective to “replace” as an alternative to “repair”. The actual cost of the replacement unit will depend on the type, efficiency and brand name of the unit. Be aware that a change in the air conditioning industry will force replacement of the entire system. No longer can only the air handler or the condenser units be replaced individually. This will add costs to the job.

5.3. Improvements: The condensate line drains near the foundation wall and should be extended to discharge at least five feet away. The condenser coils are dirty and should be cleaned for the season. The condenser is not properly strapped or strapped at all. The refrigerant line insulation is damaged and should be replaced. The overgrown vegetation, around the condenser, should be cut back. The refrigerant line raceway should be properly sealed in order to prevent vermin activity.



Condensing Unit



Label

6. Air Handler #3

Energy Source: • Electric • Age: • 2003

OBSERVATIONS:

6.1. *Positive Attributes: The air handler operated with normal controls today and is functioning as intended.

6.2. Monitor, Budget Item: The unit is older. Based on the age of the unit, replacement should be anticipated in the short-term. The unit has exceeded its average estimated life span. A complete system replacement budget of \$ 3,000± / \$ 4,000± should be in place as the unit can malfunction, breakdown and/or discontinue proper operation at any moment and without warning. The actual cost of the replacement unit will depend on the type, efficiency and brand name of the unit. Be aware that a change in the air conditioning industry will force replacement of the entire system. No longer can only the air handler or the condenser units be replaced individually. This will add costs to the job.

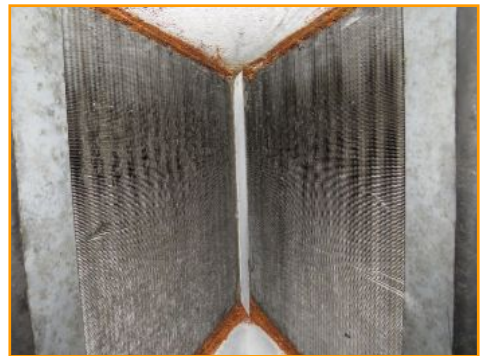
6.3. Improvements: The coils are somewhat dirty and should be cleaned for the season.



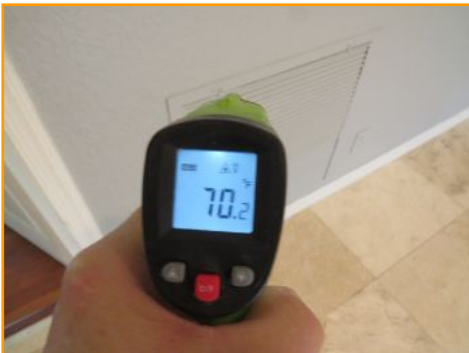
AC (Cooling/Heating) Air Handler
#3



Label



Slightly Dirty Coil(s)



Return Temperature Reading



Vent Temperature Reading



Heater Temperature Reading

7. Air Conditioner #4

Energy Source: • Electric • System Type: • Central Split System • Age: • 2018 • Tons: • 3 tons

OBSERVATIONS:

7.1. *Positive Attributes: The air conditioning system operated with normal controls today and is functioning as intended (cooling cycle).

7.2. Positive Attributes: The unit is relatively newer and appears to have been maintained well. Regular maintenance will, of course, be necessary.



Condensing Unit



Label

8. Air Handler #4

Energy Source: • Electric • Age: • 2018

OBSERVATIONS:

8.1. *Positive Attributes: The air handler operated with normal controls today and is functioning as intended.

8.2. Positive Attributes: The unit is relatively newer. Regular maintenance will, of course, be necessary.

8.3. Investigate Further, Possible Repair: The heat cycle was tested and did not operate with normal controls today. Investigate further and repair or install "heating elements" (if elements do not exist). In some cases the "heat coils" are not installed from factory.



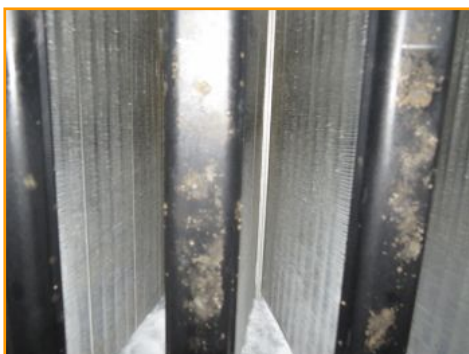
AC (Cooling/Heating) Air Handler
#4



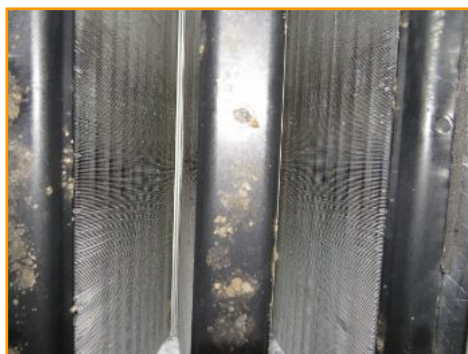
Label



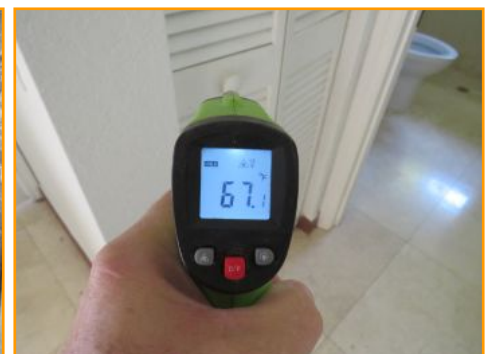
Label



Clean Coil(s)



Clean Coil(s)



Return Temperature Reading



Vent Temperature Reading

9. Thermostat(s)

Digital (programmable)

OBSERVATIONS:

9.1. *Positive Attributes: The thermostat(s) operated properly today.

10. Ductwork

Materials: *Distribution Method:* • Flexible Ductwork (Not Fully Visible) • Rigid Ductwork (Not Fully Visible)

OBSERVATIONS:

10.1. *Positive Attributes: The visible ductwork, within the accessible portions of the attic, appear to be in, generally, satisfactory/good condition.



AC (Cooling/Heating) Ductwork



AC (Cooling/Heating) Ductwork



AC (Cooling/Heating) Ductwork



AC (Cooling/Heating) Ductwork

11. LIMITATIONS

• *Limitation: The air handler coil(s) was not fully accessible/visible today and could not determine their condition. This restricted the inspection.*

Plumbing

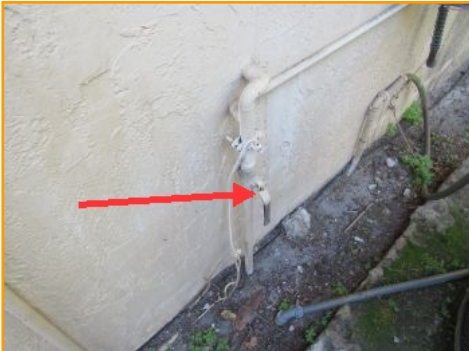
1. General Plumbing

Main Water Valve Location: • Right Exterior Elevation-Not Fully Visible • Service Pipe to the Property: • Copper-Not Fully Visible

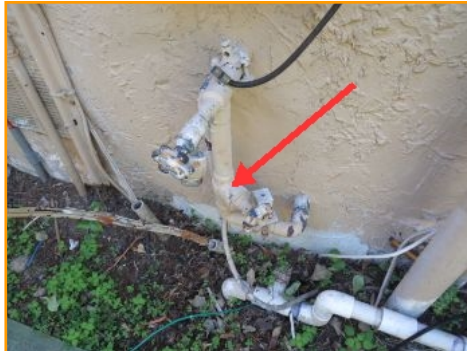
2. Supply Pipes

Materials: *Copper*
OBSERVATIONS:

2.1. Positive Attributes: Water from both the hot and cold lines was obtained at all of the plumbing fixtures today. The water pressure supplied to the fixtures is acceptable. Only a slight drop in flow was experienced when multiple fixtures were operated simultaneously.



Main Shut Off Valve



Main Shut Off Valve



Main Shut Off Valve

3. Waste Pipes

Materials: *Plastic*
OBSERVATIONS:

3.1. *Positive Attributes: The majority of the plumbing fixtures drained as intended today.

3.2. Improve: One or more of the fixtures drained slowly today (master bathroom).

3.3. Replace: The clean-out cap is damaged leaking and or missing (back exterior elevation).

*Approximate Costs: (low) +/- \$125 to (high) +/- \$200 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



PVC Vent Stack



Clean Out Cover's Missing

4. Water Heater

Location: Location: • Garage - WH#1 • In Laws Quarters - WH#2 • Age: • 2011 - WH#1 • 2019 - WH#2 • Gallons: • 30 - WH#2 • 50 - WH#1 • Energy Source: • Electric

OBSERVATIONS:

4.1. *Positive Attribute: The water heater is new or relatively newer and should have remaining useful and serviceable life. Ask the seller to provide any applicable warranties for the unit. Hot water was obtained at all of the fixtures throughout the property today.

4.2. Monitor: The water heater is aging. A higher level of maintenance and repair should be anticipated. The unit should be monitored.

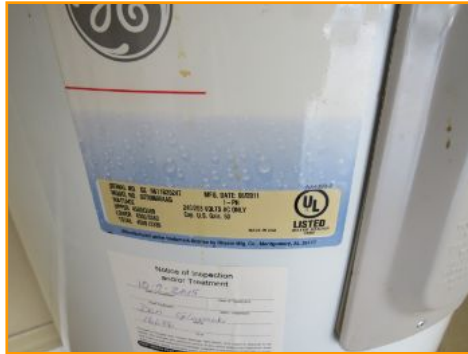
4.3. *Positive Attributes: Hot water was obtained at some of the fixtures throughout the property.

4.4. Investigate Further, Repair/Replace: The water heater #1 did not produce hot enough water today. Water Heater may have to be adjusted. Warm Water

*Approximate Costs: (low) +/- \$150 to (high) +/- \$200 for further investigation ONLY, depending on conclusions, approach and further evaluation by licensed contractors. In this case, specific estimates need to be obtained from licensed contractors.



#1



Label



Pipes



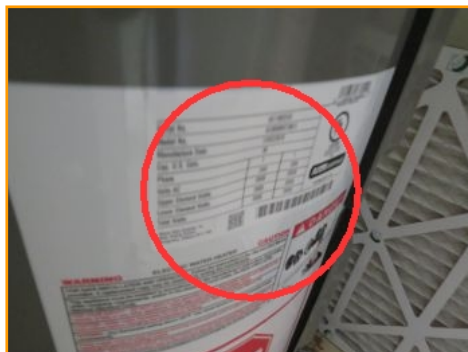
Pipes



#2



Label



Slightly Damaged

Master Bathroom

1. General Bathroom

OBSERVATIONS:

1.1. *Positive Attributes: The bathroom is in, generally, good/satisfactory condition.



Master Bathroom General Bathroom

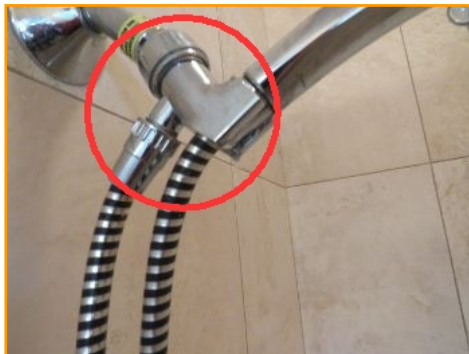
2. Showers

OBSERVATIONS:

2.1. *Positive Attributes: The shower(s) operated as intended.

2.2. Repair: The showerhead leaks during operation.

*Approximate Costs: (low) +/- \$125 to (high) +/- \$175 (per location).



Showerhead Leaks

3. Sinks

OBSERVATIONS:

3.1. Improve: The sink was observed to drain slowly, suggesting that an obstruction may exist. In many cases, a good trap cleaning resolves this condition; however, preliminary cleaning may reveal more extensive blockage and the need for further repairs.

TYPICAL CAUSES OF A SLOW DRAIN:

- Bathroom drains. Hair is the most common culprit related to a slow drain in your bathroom sink, tub or shower. ...
- Kitchen drains. The most common causes of a slowly draining kitchen sink are food related — grease and other debris get trapped in either the drain basket or the P-trap. ...
- Venting problems. ...
- Sewer line problems.



Good Water Pressure



Hot Water Temperature



Hot Water Temperature



Water Pressure With Shower
Operating



Water Pressure With Shower
Operating



Drains Slowly



Drains Slowly

4. Toilets

OBSERVATIONS:

4.1. *Positive Attributes: The toilet(s) operated as intended.

5. Whirlpool

OBSERVATIONS:

5.1. *Positive Attributes: The whirlpool(s) was/were filled, tested and drained during the course of the inspection. The whirlpool(s) functioned as intended with normal controls.



Operating

6. Bidet

OBSERVATIONS:

6.1. *Positive Attributes: The bidet(s) operated as intended.

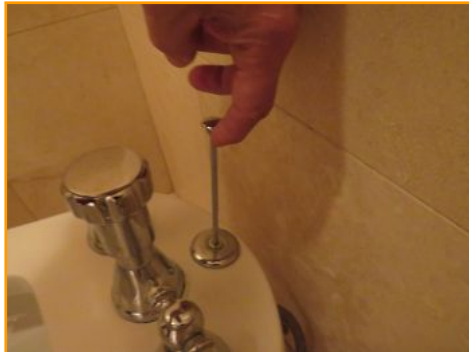
6.2. Repair: The faucet handle is damaged.

*Approximate Costs: (low) +/- \$225 to (high) +/- \$350 (per location), depending on conclusions, approach and further evaluation by licensed contractors.

6.3. Improve: The drain stop assembly does not operate properly or is missing.



Damaged Handle



Drain Stop is
Missing/Dysfunctional



Hot Water Temperature

Guest Bathroom

1. General Bathroom

OBSERVATIONS:

1.1. *Positive Attributes: The bathroom is in, generally, good/satisfactory condition.



Guest Bathroom General Bathroom

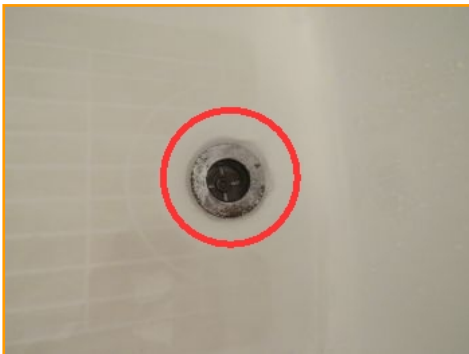
2. Bath Tubs

OBSERVATIONS:

2.1. *Positive Attributes: The tub(s) operated as intended.

2.2. Repair: Drain stop assembly is missing and or the flange is damaged.

2.3. Improve: The tub stall requires improvement. Damaged grout and caulk should be improved or replaced as necessary.



Drain Stop's Missing



Deteriorated Grout

3. Sinks

OBSERVATIONS:

3.1. *Positive Attributes: The sink(s) operated as intended.

3.2. Improve: The drain stop assembly does not operate properly or is missing.



Good Water Pressure



Good Water Pressure



Warm Water Temperature



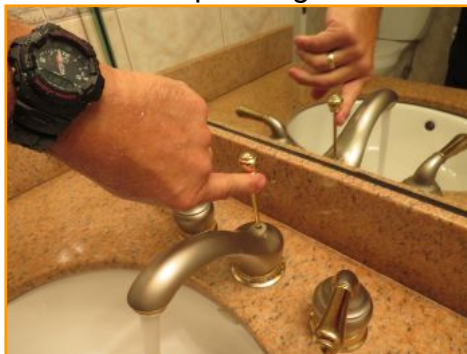
Warm Water Temperature



Water Pressure With Shower
Operating



Water Pressure With Shower
Operating



Drainstop's Missing/Inoperable

4. Toilets

OBSERVATIONS:

4.1. *Positive Attributes: The toilet(s) operated as intended.

Cabana Bathroom

1. General Bathroom

OBSERVATIONS:

1.1. *Positive Attributes: The bathroom is in, generally, good/satisfactory condition.



Cabana Bathroom General Bathroom

2. Showers

OBSERVATIONS:

2.1. *Positive Attributes: The shower(s) operated as intended.

2.2. Improve: The tile shower stall requires improvement. Damaged grout and caulk should be improved or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary).



Deteriorated Grout

3. Sinks

OBSERVATIONS:

3.1. *Positive Attributes: The sink(s) operated as intended.



Good Water Pressure



Water Pressure With Shower
Operating



Warm Water Temperature

4. Toilets

OBSERVATIONS:

4.1. *Positive Attributes: The toilet(s) operated as intended.

In Laws Quarters Bathroom

1. General Bathroom

OBSERVATIONS:

1.1. *Positive Attributes: The bathroom is in, generally, good/satisfactory condition.



In Laws Quarters Bathroom General Bathroom

2. Showers

OBSERVATIONS:

2.1. *Positive Attributes: The shower(s) operated as intended.

2.2. Improve: The tile shower stall requires improvement. Damaged grout and caulk should be improved or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary).

2.3. Replace: The shower flex hose is missing.

*Approximate Costs: (low) +/- \$125 to (high) +/- \$175 (per location).



Missing Shower Hose

3. Sinks

OBSERVATIONS:

3.1. *Positive Attributes: The sink(s) operated as intended.

3.2. Improve: The sink faucet is loose.

\$150- \$300

3.3. Improve: The sink was observed to drain slowly, suggesting that an obstruction may exist. In many cases, a good trap cleaning resolves this condition; however, preliminary cleaning may reveal more extensive blockage and the need for further repairs.

TYPICAL CAUSES OF A SLOW DRAIN:

- Bathroom drains. Hair is the most common culprit related to a slow drain in your bathroom sink, tub or shower. ...
- Kitchen drains. The most common causes of a slowly draining kitchen sink are food related — grease and other debris get trapped in either the drain basket or the P-trap. ...
- Venting problems. ...
- Sewer line problems.



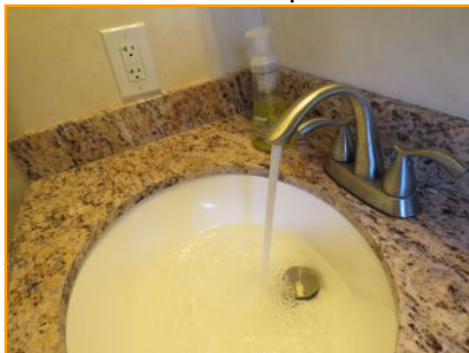
Good Water Pressure



Hot Water Temperature



Drains Slowly



Good Water Pressure

4. Toilets

OBSERVATIONS:

4.1. *Positive Attributes: The toilet(s) operated as intended.

Interior Areas

1. Walls/Ceilings

Materials: *Drywall • Plaster • Tile*

OBSERVATIONS:

1.1. *Positive Attributes: The accessible/visible walls and ceilings appear to be in, generally satisfactory/good condition.



Moisture Damaged



In Laws Quarters

2. Floors

Materials: *Laminate Wood • Tile*

OBSERVATIONS:

2.1. *Positive Attributes: The majority of the accessible/visible floors appear to be in, generally satisfactory/good condition.

2.2. Investigate Further, Possible Repair: The tile floor is cracked (kitchen)living room. The cracks appear to be beyond cosmetic and further, more exploratory, investigation may reveal a more serious condition below the finished flooring.

*Approximate Costs: (low) +/--\$150 to (high) +/--\$200 for further investigation ONLY, depending on conclusions, approach and further evaluation by licensed contractors. In this case, specific estimates need to be obtained from licensed contractors.

2.3. Repair/Replace: The laminate wood floors are damaged (various locations throughout).

*Approximate Costs: (low) +/--\$5.00 to (high) +/--\$7.00 (per square foot), depending on conclusions, approach and further evaluation by licensed contractors.

2.4. Investigate Further, Repair: Water stains were observed (guest bedroom)front. The stains tested WET with a moisture meter today.

*Approximate Costs: (low) +/--\$150 to (high) +/--\$200 for further investigation ONLY, depending on conclusions, approach and further evaluation by licensed contractors. In this case, specific estimates need to be obtained from licensed contractors.



Moisture Damaged



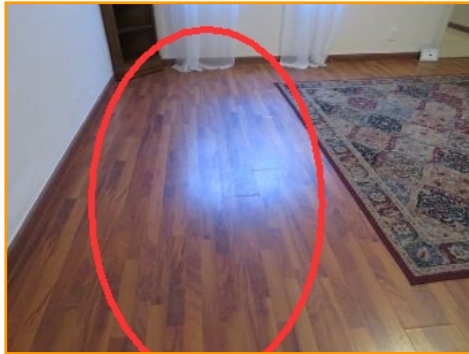
Moisture Damaged



Slightly Wet Moisture Readings



Wet Moisture Readings



Moisture Damaged



Cracks



Cracks



Cracks



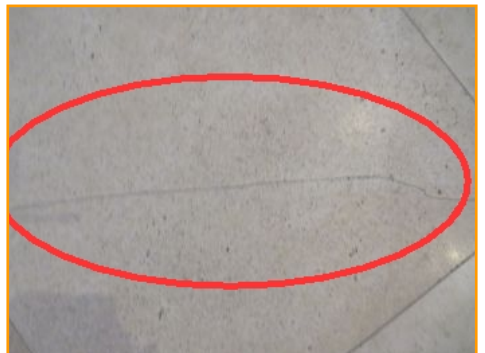
Cracks



Cracks



Cracks



Cracks



Cracks

3. Doors

Materials: *Glass Insert • Metal • French Door(s) (MDCPA-Storm Protected) • Glass Insert (MDCPA-Storm Protected) • Sliding Glass (MDCPA-Storm Protected) • Unglazed Metal (MDCPA-Storm Protected)*

OBSERVATIONS:

3.1. *Positive Attributes: Some of the accessible/visible doors appear to be in, generally satisfactory/good condition.

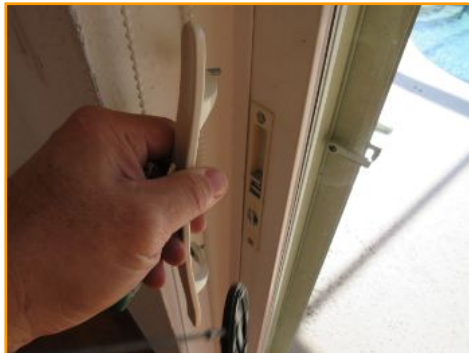
3.2. Repair/Replace: Door handle is damaged/loose.
Living Room & Master Bedroom

3.3. Repair/Replace: Observed moisture damage to door/door frame. Garage Pedestrian Door

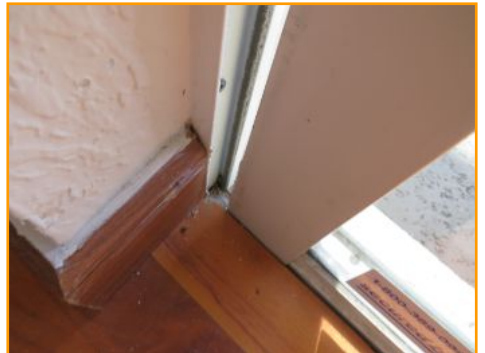
3.4. Improve: The rollers of the sliding glass door should be improved to allow the door to open and close effectively and effortlessly (various locations throughout).



Loose Door Handle



Loose/Damaged Door Handle



Door Binds/Hard to Open or Close

4. Windows

Type: *Single/Double Hung (MDCPA-Storm Protected)*

OBSERVATIONS:

4.1. *Positive Attributes: The majority of the accessible/visible windows operated as intended today and are in, generally, satisfactory/good condition.

4.2. Repair: The window does not open and or close properly or at all (guest bedroom).

*Approximate Costs: (low) +/- \$250 to (high) +/- \$400 (per location), depending on conclusions, approach and further evaluation by licensed contractors.

4.3. Improve: The windows are lacking maintenance and improvements are needed. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are maintained well to avoid rot or water infiltration.

4.4. Monitor, Budget Item: One or more window springs are exhibiting signs of aging and deterioration. These springs could fail at any moment and without warning (when springs fail the window comes "down: abruptly once opened).

4.5. Replace/Repair: The window sill is damaged and in need of repair or replacement (master bedroom) Guest Bedroom.

*Approximate Costs: (low) +/- \$175 to (high) +/- \$250 (per location), depending on conclusions, approach and further evaluation by licensed contractors.

4.6. Safety Repair: The window springs/tension rods are damaged and the window closes abruptly (Dining Room). Care must be taken when operating the windows.

*Approximate Costs: (low) +/- \$200 to (high) +/- \$300 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



Damaged Window Sill



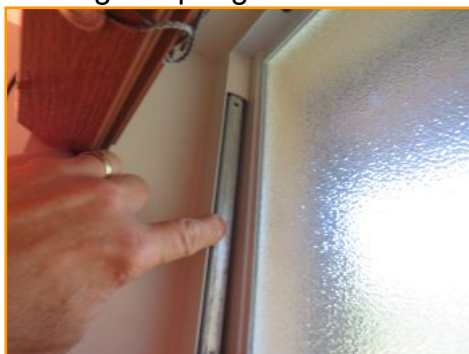
Damaged Springs/Tension Rods



Damaged Springs/Tension Rods



Damaged Springs/Tension Rods



Damaged Springs/Tension Rods



Inoperable



Damaged Window Sill

5. Mold

Notice: Mold detection is outside the scope of this inspection. Signs of what could appear to be mold, may or may not be noted on this report and further, more exploratory, laboratory testing is/would be recommended by a mold assessor. Atlantic Building Inspections are State Licensed Mold Assessors and can be hired, independently of this inspection to perform mold sampling for an additional charge. Air samples are taken and sent to a laboratory for microscopic analysis and full report.

OBSERVATIONS:

5.1. Investigate Further, Possible Repair: Evidence of, what appears to be, mold was observed (air handler closet)A/C #2. Mold detection is outside the scope of this inspection; however, it should be noted that not all molds are harmful and only laboratory testing can determine the type of mold, if any. The accessible area(s) tested dry with a moisture meter today. Mold testing is recommended. Ask the seller to disclose any historical data regarding mold. Consult a licensed mold assessor, before the end of your inspection period, for mold sampling. Atlantic Building Inspections is a State Licensed Mold Assessor (call the office if you wish to schedule a mold sampling). *the cost summary provided is for sampling/testing ONLY. Obtain remediation costs from a licensed mold remediator after obtaining laboratory analysis results.

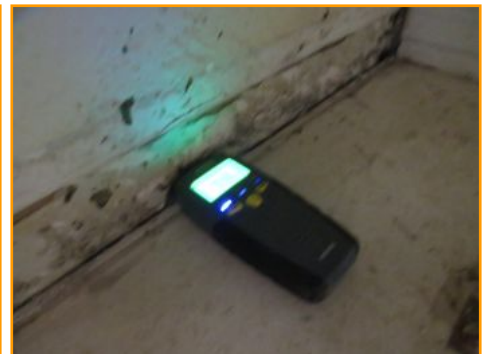
*Approximate Costs: (low) +/- \$350 to (high) +/- \$UNKNOWN (for MOLD testing ONLY), depending on conclusions, approach and further evaluation by licensed contractors.



Apparent Mold Like Substance



Dry Moisture Reading(s)



Dry Moisture Reading(s)

Laundry

1. Cabinets/Counters

OBSERVATIONS:

1.1. *Positive Attributes: The cabinets are in, generally, good condition.



Laundry Cabinets/Counters

2. Dryer

OBSERVATIONS:

2.1. *Positive Attributes: The dryer operated with normal controls today.



Washer & Dryer



Temperature Reading

3. Washer

OBSERVATIONS:

3.1. *Positive Attributes: The washer operated with normal controls today.

3.2. *Positive Attributes: The washer appeared to operate with normal controls today. This is a front loading unit, which does not allow for testing of water temperature or intermittent inspections of the unit as it goes through all cycles to ensure proper functioning. The washer was started at the commencement of the property inspection and checked again at the conclusion. It appears that all cycles performed as intended; however, this could not be determined with a complete degree of certainty. We do recommend that the current owner demonstrate proper function of the unit before closing the sale of the property.



Empty - Completed Cycle

4. Laundry Sink

OBSERVATIONS:

4.1. *Positive Attributes: The sink(s) operated as intended.



Good Water Pressure



Hot Water Temperature

Kitchen

1. General Kitchen

OBSERVATIONS:

- 1.1. *Positive Attributes: All the appliances tested today operated with normal controls.
- 1.2. *Positive Attributes: The kitchen appears to be in, generally, good/satisfactory working order.



General Kitchen

2. Refrigerator

Observations:

- 2.1. *Positive Attributes: The refrigerator/freezer operated as intended and “normal” temperatures were recorded today (ice makers, water dispensers and other features are outside the scope of this inspection).



Refrigerator



Freezer

3. Range

OBSERVATIONS:

- 3.1. *Positive Attributes: All heating elements operated when tested.



Range

4. Oven & Range

OBSERVATIONS:

4.1. *Positive Attributes: Oven(s) operated when tested.



Broiler



Oven

5. Microwave

OBSERVATIONS:

5.1. *Positive Attributes: 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.



Microwave

6. Dishwasher

OBSERVATIONS:

6.1. *Positive Attribute: The unit operated with normal controls today. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.



Dishwasher



Empty- Completed Cycle

7. Garbage Disposal

OBSERVATIONS:

7.1. *Positive Attribute: Operated - appeared functional at time of inspection.



Garbage Disposal

8. Sinks

OBSERVATIONS:

8.1. *Positive Attributes: The sink(s) operated as intended.



Good Water Pressure



Warm Water Temperature

9. Vent Condition

Type: *Exterior Vented*
OBSERVATIONS:

9.1. *Positive Attributes: The unit operated with normal controls today.



Vent Condition

10. LIMITATIONS

- *Limitation: Ice makers are outside the scope of this inspection. Please have the seller demonstrate proper operation.*

In Laws Quarters Kitchen

1. General Kitchen

OBSERVATIONS:

- 1.1. *Positive Attributes: All the appliances tested today operated with normal controls.
- 1.2. *Positive Attributes: The kitchen appears to be in, generally, good/satisfactory working order.
- 1.3. Repair/Replace: The cabinets are water or physically damaged and are in need of repair or possible replacement.
- *Approximate Costs: (low) +/- \$500 to (high) +/- \$2500++, depending on conclusions, approach, material used, and further evaluation by licensed contractors.



In Laws Quarters Kitchen General Kitchen



Loose/Damaged Laminate

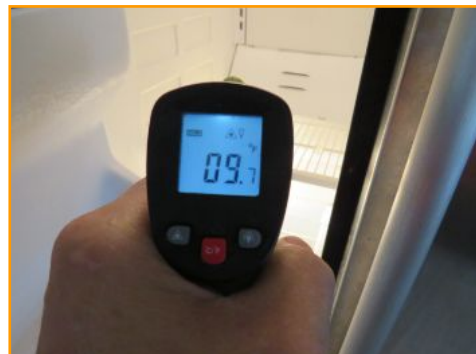
2. Refrigerator

Observations:

- 2.1. *Positive Attributes: The refrigerator/freezer operated as intended and "normal" temperatures were recorded today (ice makers, water dispensers and other features are outside the scope of this inspection).



In Laws Quarters Kitchen Refrigerator



Freezer

3. Range

OBSERVATIONS:

- 3.1. *Positive Attributes: All heating elements operated when tested.



In Laws Quarters Kitchen Range

4. Oven & Range

OBSERVATIONS:

4.1. *Positive Attributes: Oven(s) operated when tested.



Broiler



Oven

5. Sinks

OBSERVATIONS:

5.1. *Positive Attributes: The sink(s) operated as intended.

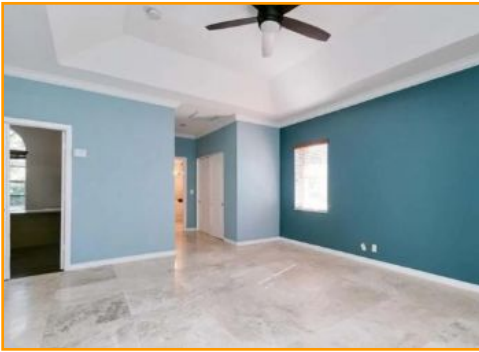


Good Water Pressure



Hot Water Temperature

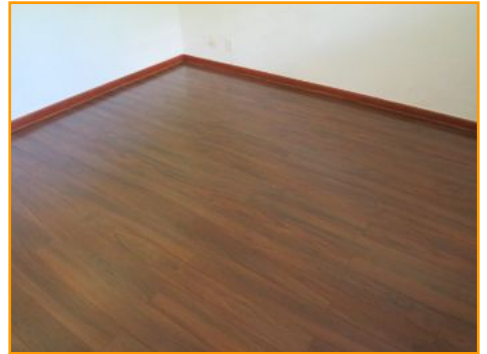
Photos



Master Bedroom



Dining Room



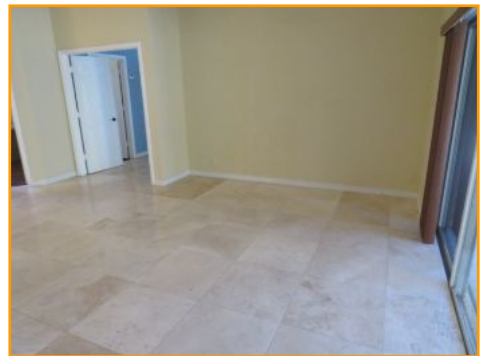
Guest Bedroom



Guest Bedroom



Family Room



Living Room



Guest Bedroom

Glossary

| Term | Definition |
|------|---|
| A/C | Abbreviation for air conditioner and air conditioning |
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |