

Atlantic Building Inspections

Property Inspection Report



Inspection prepared for: **SAMPLE**

SAMPLE REPORT

Date of Inspection: 1/18/2022 Time: 9:00 AM

Age of Home: 2005 Size: 5848

Order ID: 29088



SIGNATURE HERE

Inspector Signature

Inspector: Rendel Diaz

License # HI11192

REPORT SUMMARY

Pool		
Page 25 Item: 9	Pool Fencing	<p>9.1. Safety Repair/Improvement: No safety railings or fencing was observed in place around the pool today. This is a significant safety concern as a small child can wander into the pool and drown. Installing proper fencing and or railings around the pool with proper gates and gate mechanisms is critical. Go to: http://www.poolsafely.gov/ to obtain important pool safety information.</p> <p>*Approximate Costs: (low) +/- \$5.00 to (high) +/- \$7.00 (per linear foot), depending on conclusions, type, approach and further evaluation by licensed contractors.</p>
Air Conditioning (Main)		
Page 34 Item: 3	Ductwork	<p>3.2. Air Quality Notice: Signs of, what appears to be, mold or mildew was observed at/in the diffuser cover (living area/room ceiling). Ask the seller about any known air quality issues before proceeding. Mold detection is outside the scope of this inspection. Testing for mold is recommended.</p>
Interior Areas		
Page 38 Item: 4	Windows	<p>4.3. Safety Repair: The window pane delaminated/damaged. (various locations throughout).</p> <p>*Approximate Costs: (low) +/- \$1000 to (high) +/- \$2000 (per location), depending on conclusions, approach and further evaluation by licensed contractors.</p>
Powder Room		
Page 59 Item: 2	Sinks	<p>2.1. Repair: The trap is leaking . Anytime water is present and in contact with cellulose material, the opportunity for the existence of mold is possible. Beware of the possibility of "hidden" mold (it is not visible to the naked eye). Mold testing should be considered as part of due diligence).</p> <p>*Approximate Costs: (low) +/- \$200 to (high) +/- \$300 (per location), depending on conclusions, approach and further evaluation by licensed contractors.</p>

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! As a "thank you", on the previous page, there is a coupon for a complimentary pest treatment. 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

VALIDATING YOUR HOME WARRANTY: It is important that RWS has your information prior to any claims being made. Please be sure to validate your home warranty at <http://90daywarrantyvalidation.com> within 15 days of your inspection with your name, the address of the property, and your inspector's name.

90 DAY

WARRANTY: <http://recallchek.com/isg/GetFlier?name=90%20Day%20Warranty%20Custom%20Pro&companyId=304669026>

SEWER GUARD

WARRANTY: <https://recallchek.com/isg/GetFlier?name=SewerGardBlank&companyId=304669026>

MOLD SAFE

WARRANTY: <https://recallchek.com/isg/GetFlier?name=MoldSafePolicy&companyId=304669026>

ROOF LEAK

WARRANTY: <https://recallchek.com/isg/GetFlier?name=RoofProtectionPlanCertificate&companyId=304669026>

Warranty Details

90-Day Warranty – covers specific mechanical and structural items that occur after your full home inspection. The warranty is valid 90 days from the inspection or 22 days from closing, whichever comes later. To make a claim the home buyer would get a repair estimate from a licensed contractor that has the cause of failure stated as well as parts and labor broken down and submit the claim online at www.SubmitYourClaim.net

SewerGard – covers issues that may occur with your sewer/septic line or the water supply line after the full home inspection. SewerGard is valid for 90 days from the date of inspection or 22 days from closing, whichever comes later. If there was a sewer scope performed with the real estate transaction, then the warranty is good for 6 months from the inspection date. To make a claim the home buyer would get a repair estimate from a licensed contractor that has the cause of failure stated as well as parts and labor broken down and submit the claim online at www.SubmitYourClaim.net

MoldSafe – covers mold remediation for new visible mold following your full home inspection. Your

MoldSafe policy is valid for 90 days following the home inspection or 22 days from closing, whichever comes later. To make a claim the home buyer would get a repair estimate from a licensed contractor that has the cause of failure stated as well as parts and labor broken down and submit the claim online at www.SubmitYourClaim.net

5 Year Platinum Roof Warranty – covers roof leaks that arise following your full home inspection. 5 Year Platinum Roof Warranty is valid for 5 years from the date of the full home inspection. To make a claim the home buyer would get a repair estimate from a licensed contractor that has the cause of failure stated as well as parts and labor broken down and submit the claim online at www.SubmitYourClaim.net

Inspection Details

1. Attendance

In Attendance: *Client not present • Seller present*

2. Home Type

Home Type: *Detached • Single Family Home*

3. Occupancy

Occupancy: *Occupied - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.*

Structure

1. Exterior Walls

Materials: *Concrete • Masonry*

OBSERVATIONS:

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

1.2. Monitor: Settlement/shrinkage cracks were observed at one or more locations. These cracks should be sealed, painted and monitored for signs of ongoing movement and the need for further action.



Cracks

2. Foundation

Materials: *Poured Concrete • 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.

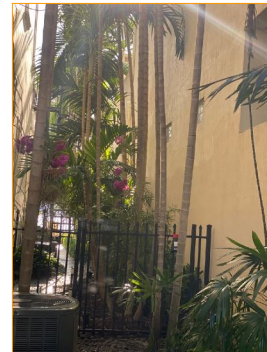
4. LIMITATIONS

4.1. Limitation: No access was gained to the exterior rear left elevation.

4.2. Limitation: Due to heavy vegetation and or planters, the foundation walls were not fully visible/accessible. This restricted the inspection.



Restricted Visibility



Elevation Not Accessible

Roof/Attic

ROOF AGE: All roof ages, within this report, are obtained through "BuildFax" a third party, national company, which does not always contain accurate information. The written roof ages, within this report, should be used as an "approximate" only and it is strongly recommended that the municipality be contacted directly for exact roof ages. **WIND-DRIVEN RAIN NOTICE:** Wind driven rain refers to rain that comes through an opening (roof, window, door, etc.) because it is being propelled by the wind. Many openings ie; windows, doors, roofs, are NOT designed to prevent wind driven rain from infiltrating. So if wind was out of the equation, the rain water would never have made it in the house in the first place. In many cases, water infiltration will occur ONLY during wind driven rain events and cannot be predicted during the course of a pre-purchase home inspection.

1. Method of Inspection

Walked on the Roof

2. Sloped Roof

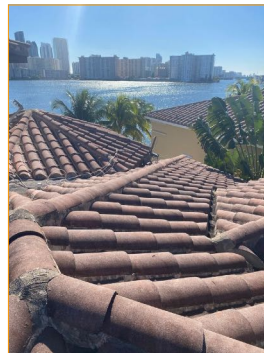
Descriptions: Roofing Material(s): • Tile • Roof Age: • 2003 • Roof Shape: • Hip • Roof Ventilation: • Soffit Vents

OBSERVATIONS:

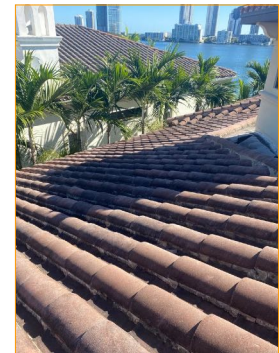
2.1. Significant Budget Item: An online BuildFax permit record search shows the roof was installed in 2003. This type of covering has an approximate estimated life span of 20-25 years +/- with frequent monitoring and maintenance. The visible roof coverings are old, deteriorating and in, generally, declining condition. In conclusion, the visible roof coverings are very near the end of their useful and serviceable life. Ideally, the roof should be replaced; however, repairs and preventative maintenance may prolong the life of the roof. In many cases replacing the roof coverings now will be more cost effective then performing repairs.



Roof



Roof



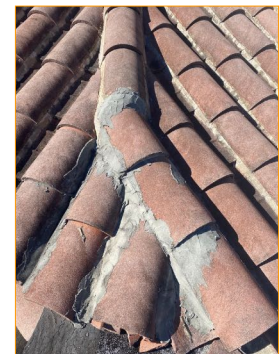
Roof



Previous Roof Repairs



Previous Roof Repairs



Previous Roof Repairs

3. Flashing

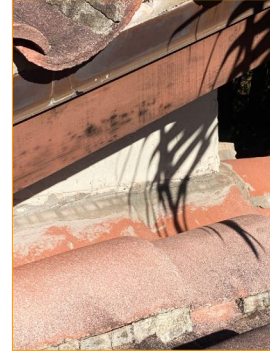
Materials: *Metal-Majority Not Visible • Roll Roofing-Majority Not Visible*

OBSERVATIONS:

3.1. Monitor, Budget Item: All of the visible roof flashing is old, exhibiting signs of “wear” and should be replaced in combination with recommended near future re-roofing.



Previous Patching



Previous Patching

4. Drainage

Materials: *Rain Gutters and Downspouts*

OBSERVATIONS:

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

5. Attic

Method: *Viewed from the Attic Hatch Only-Not Fully Visible*

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

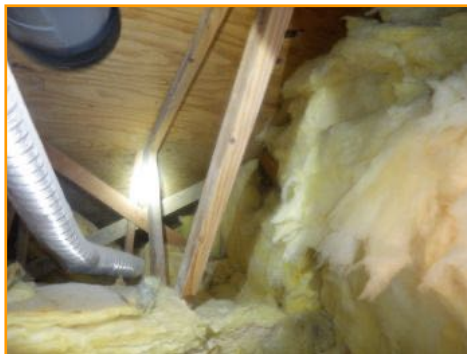
OBSERVATIONS:

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

5.2. Limitation: Entering and maneuvering the attic space was not possible today. The attic was viewed from the access hatch. This restricted the inspection.



Attic



Attic



Attic

6. LIMITATIONS

6.1. Limitation: The attic access panel in the master bathroom was obstructed today. This attic opening was not entered or evaluated.

Exterior

WIND-DRIVEN RAIN NOTICE: Wind driven rain refers to rain that comes through an opening (roof, window, door, etc.) because it is being propelled by the wind. Many openings ie; windows, doors, roofs, are NOT designed to prevent wind driven rain from infiltrating. So if wind was out of the equation, the rain water would never have made it in the house in the first place. In many cases, water infiltration will occur ONLY during wind driven rain events and cannot be predicted during the course of a pre-purchase home inspection.

1. Walls Covering

Materials: *Stucco*

OBSERVATIONS:

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

1.2. Repair: Minor stucco damage was observed (left exterior elevation). Identify all locations and repair as needed. Anticipate hidden damage.

*Approximate Costs: (low) +/--\$400 to (high) +/--\$600 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



Stucco Damage

2. Eaves

Materials: *Stucco*

OBSERVATIONS:

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



Eaves

3. Lot Drainage

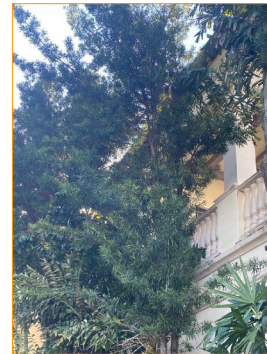
OBSERVATIONS:

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

3.2. Improve: The proximity of several trees around the property could disrupt drainage pipes, cause mechanical damage to the exterior of the building or influence the foundation over time. It would be wise to consider removal and relocation of these trees.



Tree Proximity



Tree Proximity

4. Doors

Materials: *Glass Insert (Approved Storm Protection)*

OBSERVATIONS:

4.1. *Positive Attributes: The doors appear to be in, generally, satisfactory/good condition.

5. Windows

Materials: *Casement (Approved Storm Protection) • Fixed Pane (Approved Storm Protection)*

OBSERVATIONS:

5.1. *Positive Attributes: The exterior of the windows are in, generally, satisfactory/good condition. Sealing and caulking windows is recommended as an ongoing maintenance requirement as wind driven rain may allow infiltration.

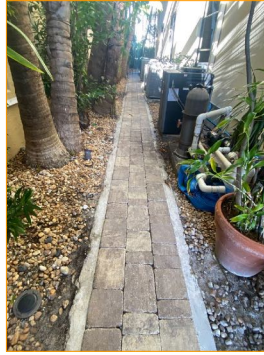
5.2. Monitor, Budget Item: The majority of windows operated as intended today; however, the windows are aging. Improvements are needed. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are maintained well to avoid rot or water infiltration. Sealing and caulking windows is recommended as an ongoing maintenance requirement as wind driven rain may allow infiltration.

6. Walkways

Materials: *Pavers*

OBSERVATIONS:

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



Walkway

7. Porches/Decks/Steps/Railings

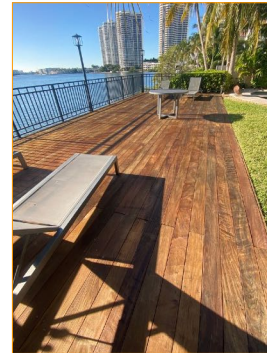
Materials: *Tile • Wood*

OBSERVATIONS:

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



Rear patio



Rear deck

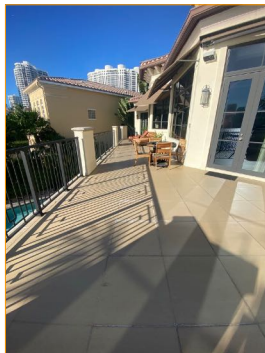
8. Balcony

Materials: *Tile • Metal Railings • Stone / Concrete Railings*

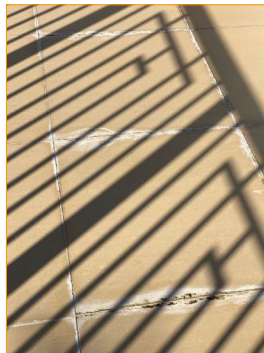
OBSERVATIONS:

8.1. Investigate Further, Possible Repair: The balcony floor finishes are exhibiting signs of what appears to be calcium buildup. The source of this condition was not determined today. Ask the current owner to disclose any historical data regarding this condition and proceed cautiously.

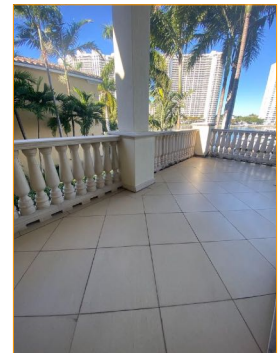
8.2. *Positive Attributes: The accessible/visible balcony appears to be in satisfactory/good condition.



Balcony



Investigate further



Balcony



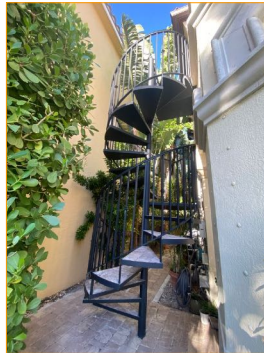
Balcony

9. Stairways

Materials: *Metal • Metal Handrails*

OBSERVATIONS:

9.1. *Positive Attributes: The accessible/visible staircase and railings are in, generally, satisfactory/good condition.



Staircase

10. LIMITATIONS

10.1. Limitation: Exterior lights were not tested today. This restricted the inspection.

10.2. Limitation: The sprinklers and sprinkler equipment are outside the scope of this inspection.

10.3. Limitation: The wood deck pilings are outside the scope of this inspection. Note that the seller reported that the pilings are original to the home. Based on the age, replacement of pilings should be expected in the near future.

Garage

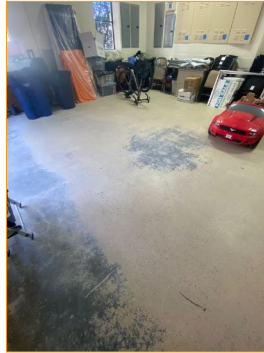
1. Garage

Materials: *Overhead Door - Tested • Metal-Unglazed • Cannot be Identified as Protected*

2. Garage Floors

OBSERVATIONS:

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



Floors

3. Garage Doors Observations

OBSERVATIONS:

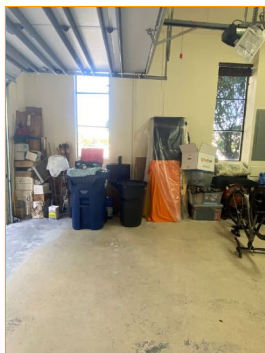
3.1. *Positive Attribute: The garage door operated as intended today and appears to be in, generally, good condition.



Operated as intended

4. LIMITATIONS

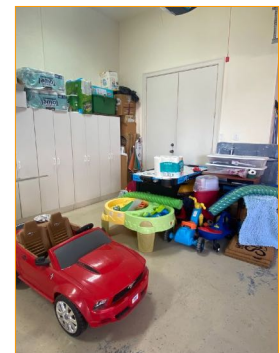
4.1. Limitation: Stored items prevented complete evaluation of the garage walls, floors, ceilings, windows and doors. This restricted the inspection. Perform a property walkthrough before closing.



Stored Items



Stored Items



Stored Items



Stored Items

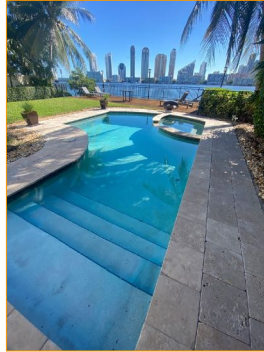
Pool

1. Pool Structure

Materials: *Underground*

OBSERVATIONS:

1.1. Monitor, Budget Item: The pool surface is exhibiting signs of discoloring and deterioration. Consult a licensed pool contractor for proper maintenance advice and information regarding re-surfacing.



Pool

2. Pool Pump

Materials: *Circulation*

OBSERVATIONS:

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



Pool Pump

3. Pool Heater

Materials: *Gas*

OBSERVATIONS:

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



Heater Operation

4. Pool Blower

Materials: *Air*

OBSERVATIONS:

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



Blower Function

5. Pool Filter

Materials: *Cartridge*

OBSERVATIONS:

5.1. Repair: The filter gauge is damaged and or did not operate at the time of the inspection.

*Approximate Costs: (low) +/--\$150 to (high) +/--\$175, depending on conclusions, type, approach and further evaluation by licensed contractors.



Filter



Filter Gauge

6. Pool Deck

Materials: *Pavers*
OBSERVATIONS:

6.1. *Positive Attributes: The majority of 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.

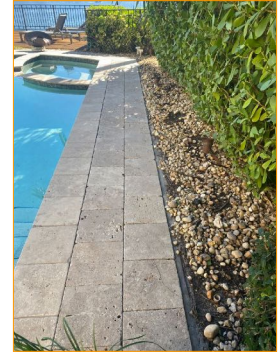
6.2. Safety Improvement: The pool deck presents a tripping hazard.



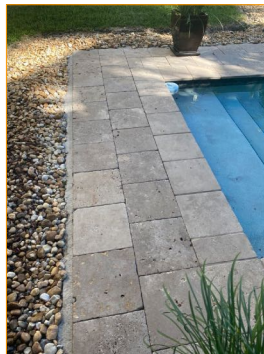
Tripping Hazards



Deck



Deck



Deck

7. Pool Skimmer

OBSERVATIONS:

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

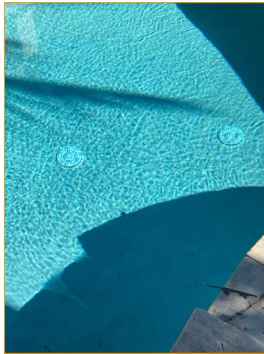


Skimmer

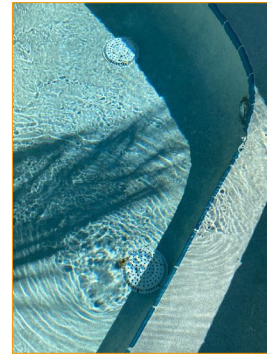
8. Pool Drain

OBSERVATIONS:

8.1. *Positive Attributes: The drain appears to operate as intended. A suction test was not performed today. Have the seller disclose any historical data.



Pool drains



Spa drains

9. Pool Fencing

Materials: *None*

OBSERVATIONS:

9.1. Safety Repair/Improvement: No safety railings or fencing was observed in place around the pool today. This is a significant safety concern as a small child can wander into the pool and drown. Installing proper fencing and or railings around the pool with proper gates and gate mechanisms is critical. Go to: <http://www.poolsafely.gov/> to obtain important pool safety information.

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



No safety fence

10. Visible Pool Piping

OBSERVATIONS:

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



Piping

11. Electrical/Lights

OBSERVATIONS:

11.1. Repair: The spa 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.

11.2. *Positive Attributes: The pool light switch was located and the light operated with normal controls today.



Lights Inoperative



Pool light

12. LIMITATIONS

12.1. NOTE: The majority of the pool equipment is old and may fail without notice.

Electrical

1. Service Observations

Service Drop: • Underground • Service Grounding: • Water Pipe Connection • Ground Rod Connections (2)

OBSERVATIONS:

1.1. *Positive Attributes: The system is grounded to a water pipe and (2) ground rods (the grounding is not tested for proper continuity).



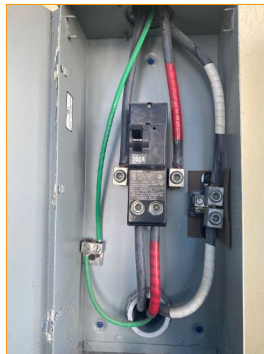
Underground electrical service

2. Main Panel #1

Located: • Front Exterior Elevation • Brand Name: • Murray • Panel Rating: • Undetermined (worn/missing labels)

OBSERVATIONS:

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



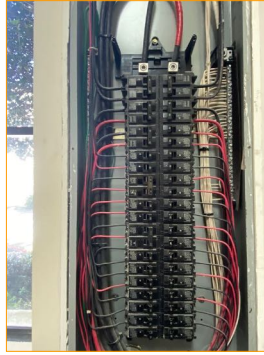
Electric Panel

3. Sub-Panel #1

Located: • Garage • Brand Name: • Murray • Panel Rating: • 225 amps

OBSERVATIONS:

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



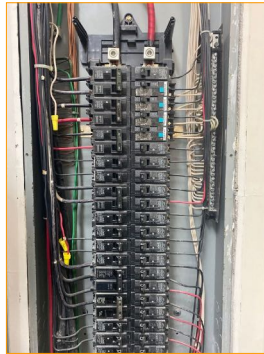
Electric Panel

4. Sub-Panel #2

Located: • Garage • Brand Name: • Murray • Panel Rating: • 225 amps

OBSERVATIONS:

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



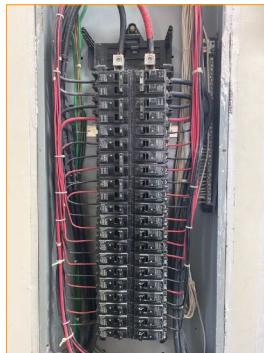
Electric Panel

5. Sub-Panel #3

Located: • Garage • Brand Name: • Murray • Panel Rating: • 225 amps

OBSERVATIONS:

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

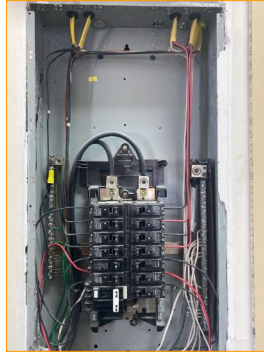


6. Sub-Panel #4

Located: • Garage • Brand Name: • Murray • Panel Rating: • 200 amps

OBSERVATIONS:

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



7. AC Disconnect Panel

Located: • Right Exterior Elevation

OBSERVATIONS:

7.1. *Positive Attributes: The **A/C** disconnect panel(s) appears to be in, generally, good condition.



Air conditioner disconnect panels

8. Switches

OBSERVATIONS:

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

9. Visible Outlets

Grounded

OBSERVATIONS:

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

10. Visible Distribution Wiring

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

OBSERVATIONS:

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

11. Visible Light Fixtures

OBSERVATIONS:

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

11.2. Investigate Further: Multiple light fixtures in the first floor guest bedroom are inoperative (guest bathroom ceiling). 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 walkthrough for operability.



Inoperative

12. Smoke Detectors

OBSERVATIONS:

12.1. Limitation, Notice: One or more smoke detectors were present today; however, smoke detectors are not tested as part of this visual inspection. It may be recommended that additional units be added in all appropriate locations (this does not mean you need more; however, more units may be recommended). It would be wise to have the seller demonstrate proper function of all detectors. Installing smoke and carbon detectors (if there are gas appliances), in all appropriate locations, is strongly recommended.



Smoke Detectors Present

13. LIMITATIONS

13.1. Limitation: The cover of one or more electrical panel(s) could not be removed today as they are heavily painted over and covers are "stuck". This restricted the inspection.



Cover Not Removed



Cover Not Removed

Air Conditioning (Main)

1. Air Conditioner

Energy Source: • Electric • *Location:* • Right Elevation • *System Type:* • Central Split Systems •
Age: • 2004, 2004, 2020, 2020 • *Tons:* • 3, 3.5, 4, 4

OBSERVATIONS:

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

1.2. Matching split system air conditioners is not always possible. The inspector does his/her best to match the exterior unit to the interior unit; however, not in all cases is this accomplished. Interior configurations vary and air handlers may not be located in the same area, which they are serving. The main point is to determine if the air conditioner is older/newer and if it is functioning as intended. Each air handler and condenser unit should be analyzed on their own regardless of where on the report they are found.

1.3. Positive Attributes: Units 1 and 4 are relatively newer and appear to have been maintained well. Regular maintenance will, of course, be necessary.

1.4. Significant Replacement Item: Units 2 and 3 are very old (obsolete). Based on the age, replacing the entire air conditioning systems is advisable in the near future. (interior and exterior units). Replacing the systems is more cost effective than performing any repairs.

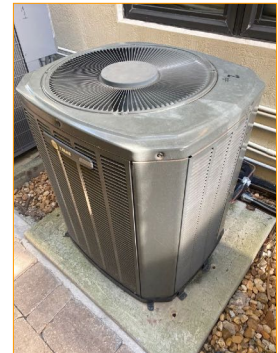
*Approximate Costs: (low) +/- \$3,500 to (high) +/- \$5,500, depending on type, name brand, size, conclusions, approach and further evaluation by licensed air conditioning contractors.



Air Conditioner 1



Air Conditioner 1 return temperature



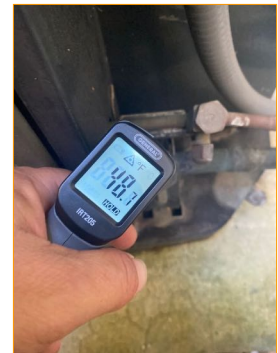
Air Conditioner 2



Air Conditioner 2 return temperature



Air Conditioner 3



Air Conditioner 3 return temperature



Air Conditioner 4



Air Conditioner 4 return temperature

2. Air Handler

Materials: *Energy Source:* • Electric • *Age:* • 2021, 2003, 2012, 2020 • *Serving Area:* • Living Area • Kitchen Area • Family Room Area • Master Bedroom/Bathroom Area • 2nd Floor Area
Observations:

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

2.2. Matching split system air conditioners is not always possible. The inspector does his/her best to match the exterior unit to the interior unit; however, not in all cases is this accomplished. Interior configurations vary and air handlers may not be located in the same area, which they are serving. The main point is to determine if the air conditioner is older/newer and if it is functioning as intended. Each air handler and condenser unit should be analyzed on their own regardless of where on the report they are found.

2.3. Positive Attributes: Units 1 and 4 are relatively newer. Regular maintenance will, of course, be necessary.

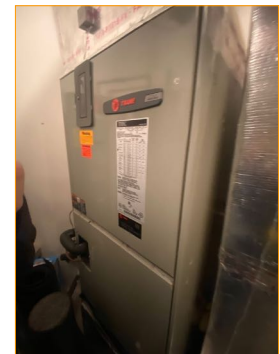
2.4. Monitor, Budget Item: Units 2 and 3 are older. Based on the age of the units, replacement should be anticipated in the short-term. The units have or are close to exceeding their average estimated life span. A complete system replacement budget of \$ 3,500± / \$ 5,500± should be in place as the unit 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.



Air Handler 1 (2021)



Air Handler 2 (2003)



Air Handler 3 (2012)



Air Handler 4 (2020)

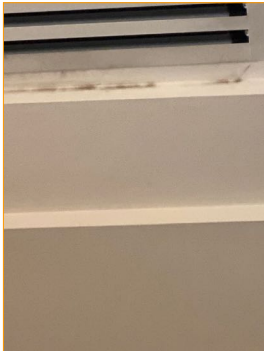
3. Ductwork

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

OBSERVATIONS:

3.1. *Positive Attributes: The visible ductwork, in the accessible areas of the property appear to be in, generally, satisfactory/good condition.

3.2. Air Quality Notice: Signs of, what appears to be, mold or mildew was observed at/in the diffuser cover (living area/room ceiling). Ask the seller about any known air quality issues before proceeding. Mold detection is outside the scope of this inspection. Testing for mold is recommended.



What Appears to be Mold



Ducts



Ducts

Plumbing

1. General Plumbing

Main Water Valve Location: • Not Found - Ask the Seller about Emergency Shut Off • Service Pipe to the Property: • Undetermined - Not Located

2. Gas

Natural Gas

OBSERVATIONS:

2.1. *Positive Attributes: The gas appliances operated as intended today. Note: Gas pipes are not visible or inspected during the course of this inspection.



Gas meter

3. Waste Pipes

Visible Materials: *Plastic*

OBSERVATIONS:

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

Water Heater (Main)

1. Water Heater

Location: • Air Handler Closet • *Age:* • 2014, 2014, Unknown • *Gallons:* • 40, 40, Unknown • *Energy Source:* • Electric

OBSERVATIONS:

1.1. *Positive Attribute: Hot water was obtained at all of the fixtures throughout the property.

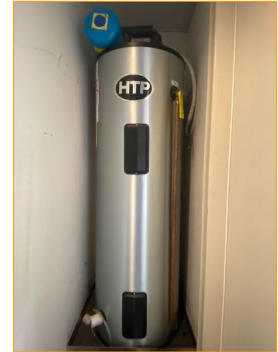
1.2. *Positive Attribute: The water heaters are new or relatively newer and should have remaining useful and serviceable life. Ask the seller to provide any applicable warranties for the unit. Hot water was obtained at all of the fixtures throughout the property today.



Hot Water Heater 1



Hot Water Heater 2



Hot Water Heater 3

Interior Areas

WIND-DRIVEN RAIN NOTICE: Wind driven rain refers to rain that comes through an opening (roof, window, door, etc.) because it is being propelled by the wind. Many openings ie; windows, doors, roofs, are NOT designed to prevent wind driven rain from infiltrating. So if wind was out of the equation, the rain water would never have made it in the house in the first place. In many cases, water infiltration will occur ONLY during wind driven rain events and cannot be predicted during the course of a pre-purchase home inspection.

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 written report.

1. Walls/Ceilings

Materials: *Drywall • Plaster • Tile • Wall Paper • Wood Paneling*

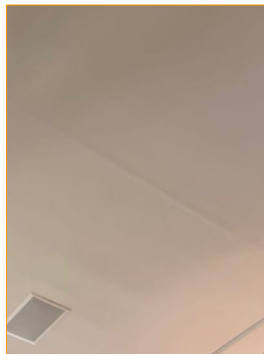
OBSERVATIONS:

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

1.2. Investigate Further, Possible Repair: Bubbling paint was observed (living area/room ceiling). This condition may be due to water infiltration. The area tested was not accessible and could not be tested with a moisture meter today.

Anytime water is present and in contact with **cellulose** material, the opportunity for the existence of mold is possible. Beware of the possibility of "hidden" mold (it is not visible to the naked eye). Mold testing should be considered as part of due diligence.

*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.



Bubbling paint/damage (not accessible)

2. Floors

Materials: *Carpet • Tile • Wood*

OBSERVATIONS:

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

3. Doors

Materials: *Glass Insert (Approved Storm Protection)*

OBSERVATIONS:

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

3.2. Improve: The doors require caulking and sealing.

4. Windows

Type: *Casement (Approved Storm Protection) • Fixed Pane (Approved Storm Protection)*

OBSERVATIONS:

4.1. Monitor, Budget Item: The majority of the windows operated as intended today; however, the windows are aging, lacking maintenance and deteriorating. 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.

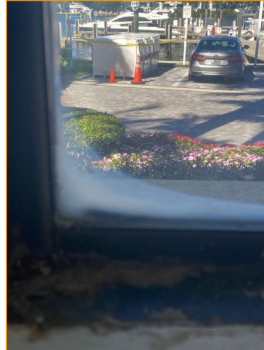
4.2. Monitor: Water stains, efflorescence and or moisture deterioration, near the windows, tested dry with a moisture meter today (STAIRS). Anytime water is present and in contact with cellulose material, the opportunity for the existence of mold is possible. Beware of the possibility of "hidden" mold (it is not visible to the naked eye). Mold testing should be considered as part of due diligence.

4.3. Safety Repair: The window pane delaminated/damaged. (various locations throughout).

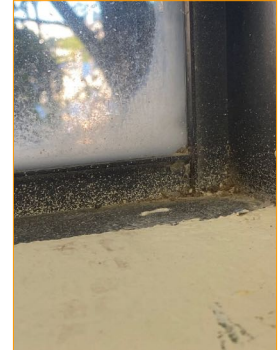
*Approximate Costs: (low) +/--\$1000 to (high) +/--\$2000 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



Delamination



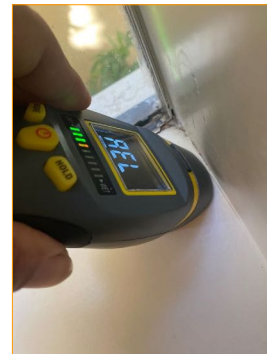
Delamination



Delamination



Efflorescence/damage (stairs)



Efflorescence/damage (stairs)

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.

6. Stairway(s)

Materials: Stone • Metal Rails • Wood Rails

OBSERVATIONS:

6.1. *Positive Attributes: The accessible/visible staircase and railings are in, generally, satisfactory/good condition.



Stairs

7. Fireplace

OBSERVATIONS:

7.1. Limitation: The fireplace and chimney are outside the scope of this inspection.



Out of scope

8. LIMITATIONS

8.1. Limitation: The interior of the property was congested during the course of the inspection. Performing a careful walkthrough before closing the sale of the property is recommended.

Laundry

1. Cabinets/Counters

OBSERVATIONS:

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



Cabinets

2. Dryer

OBSERVATIONS:

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



Operated as Intended

3. Washer

OBSERVATIONS:

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



Operated as Intended

4. Laundry Sink

OBSERVATIONS:

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



Operated as Intended

5. LIMITATIONS

5.1. Limitation: Sink base cabinet left door was blocked by washer and could not be opened or inspected.

Kitchen

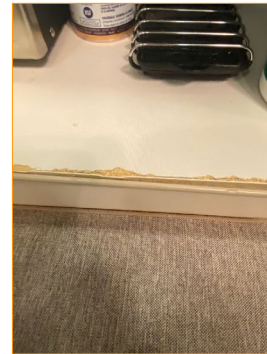
1. General Kitchen

OBSERVATIONS:

1.1. *Positive Attributes: The majority of kitchen appears to be in, generally, good/satisfactory working order.

1.2. 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.



Damaged

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).

2.2. Budget Item: The refrigerator/freezer is very old. Normally refrigerators last about 9-13 years. Replacement is imminent. Note on life expectancy: Based on InterNACHI's Estimated Life Expectancy Chart for Florida Homes.



Refrigerator temperature



Freezer temperature

3. Range

OBSERVATIONS:

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

3.2. Budget Item: Older unit. Normally stoves/ovens last about 13-17 years. Replacement is imminent. Note on life expectancy: Changed from 15-20 years based on InterNACHI's Estimated Life Expectancy Chart for Florida Homes. Electric (13-15 years), Gas (15-17 years)



Operated as intended

4. Oven

OBSERVATIONS:

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



Right side oven



Left side oven

5. Dishwasher

OBSERVATIONS:

5.1. *Positive Attribute: The units 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.

5.2. Budget Item: The dishwasher appears to be an older unit, and may have reached the end of its useful life. Normally dishwashers last about 9 years. Note on life expectancy: based on InterNACHI's Estimated Life Expectancy Chart for Florida Homes.



Left side unit



Right side unit

6. Garbage Disposal

OBSERVATIONS:

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



Operated as Intended

7. Sinks

OBSERVATIONS:

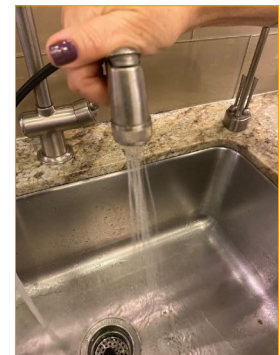
7.1. *Positive Attributes: The sink(s) operated as intended.



Operated as Intended



Operated as Intended

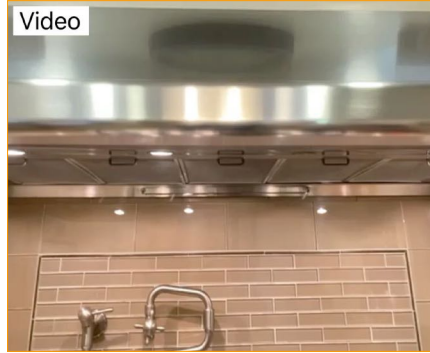


Operated as Intended

8. Vent Condition

Type: *Exterior Vented*
OBSERVATIONS:

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



Operated as Intended

9. LIMITATIONS

- 9.1. Limitation: Ice makers are outside the scope of this inspection. Please have the seller demonstrate proper operation.
- 9.2. Limitation: The coffee maker is outside the scope of this inspection.
- 9.3. Limitation: The detached microwave is outside the scope of this inspection.

Master Bathroom

1. General Bathroom

OBSERVATIONS:

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



Bathroom

2. Showers

OBSERVATIONS:

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

2.2. Repair/Replace: The tile shower stall requires repair. Damaged tile grout, and caulk should be repaired or replaced as necessary.

*Approximate Costs: (low) +/- \$425 to (high) +/- \$1500, depending on conclusions, extent of repair/replacement needed, approach and further evaluation by licensed contractors.



Operated as intended



Damaged tile on floor

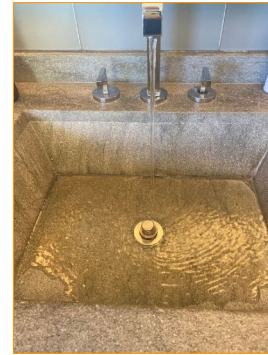
3. Sinks

OBSERVATIONS:

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



Right side sink

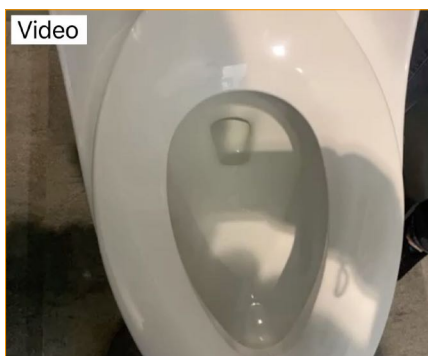


Left side sink

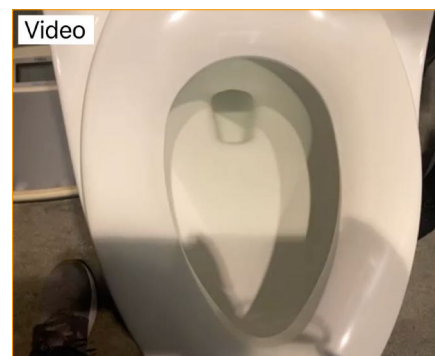
4. Toilets

OBSERVATIONS:

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



Operated as Intended



Operated as Intended

5. Whirlpool

OBSERVATIONS:

5.1. Notice: The whirlpool's motor access was not located today. Ask the current owner to disclose the location of the access. If there is no access to the motor, then one will have to be created. Depending on location and approach, this could be costly.

5.2. Repair: The whirlpool was filled, attempted to test and drained during the course of the inspection. The whirlpool bath was inoperative or did not respond to normal controls at the time of the inspection.

*Approximate Costs: (low) +/- \$250 to (high) +/- \$800++ (per location), depending on conclusions, approach and further evaluation by licensed plumbers.

6. Bidet

OBSERVATIONS:

6.1. Repair: Poor water supply was obtained from the hot side today. The shut-off valves are not operated as part of this inspection. Have the seller demonstrate proper operation during a final walkthrough.

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



Poor hot water pressure

Guest Bathroom

1. General Bathroom

OBSERVATIONS:

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



Bathroom

2. Showers

OBSERVATIONS:

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



Operated as intended



Operated as intended

3. Sinks

OBSERVATIONS:

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



4. Toilets

OBSERVATIONS:

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



Operated as Intended

Guest Bathroom 2

1. General Bathroom

OBSERVATIONS:

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

1.2. Repair/Replace: The bathroom vanity, cabinets, counter-tops or inner cabinet is water or physically damaged and in need of repair or replacement.

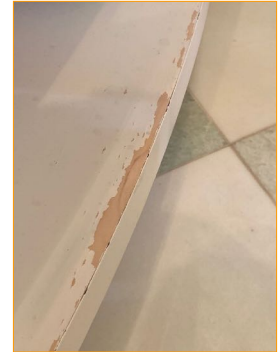
*Approximate Costs: (low) +/- \$850 to (high) +/- \$2500, depending on conclusions, type, material used, style, approach and further evaluation by licensed contractors.



Bathroom



Cabinetry Condition



Cabinetry Condition

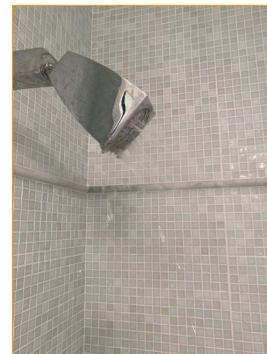
2. Bath Tubs

OBSERVATIONS:

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



Operated as intended

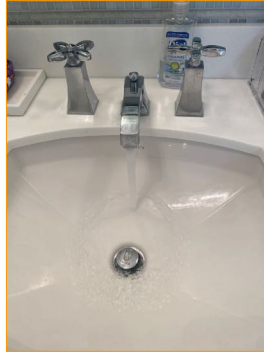


Operated as intended

3. Sinks

OBSERVATIONS:

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



Operated as intended

4. Toilets

OBSERVATIONS:

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



Operated as Intended

Guest Bathroom 3

1. General Bathroom

OBSERVATIONS:

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



Bathroom

2. Showers

OBSERVATIONS:

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



Operated as intended

3. Sinks

OBSERVATIONS:

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



Operated as intended

4. Toilets

OBSERVATIONS:

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



Operated as Intended

Guest Bathroom 4

1. General Bathroom

OBSERVATIONS:

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



Bathroom

2. Showers

OBSERVATIONS:

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

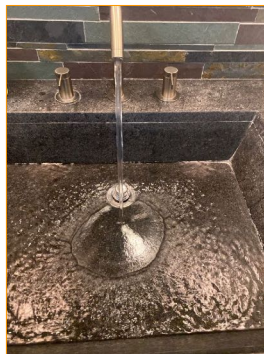


Operated as intended

3. Sinks

OBSERVATIONS:

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



Operated as intended

4. Toilets

OBSERVATIONS:

4.1. Improve: The toilet is loose. Consider changing the wax seal during tightening.



Loose



Toilet Operated

Guest Bathroom 5

1. General Bathroom

OBSERVATIONS:

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



Bathroom

2. Bath Tubs

OBSERVATIONS:

2.1. Repair/Replace: The diverter does not operate properly. Water continues to discharge, from the spout, when the showerhead is engaged.

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



Diverter

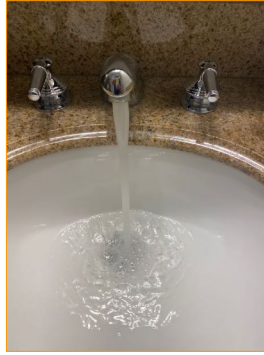


Showerhead Operated

3. Sinks

OBSERVATIONS:

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



Operated as intended

4. Toilets

OBSERVATIONS:

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



Operated as Intended

Powder Room

1. General Bathroom

OBSERVATIONS:

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



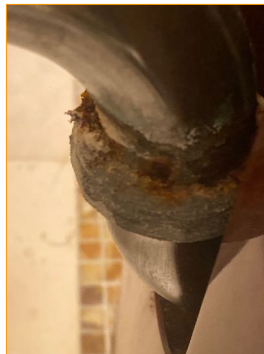
Bathroom

2. Sinks

OBSERVATIONS:

2.1. Repair: The trap is leaking . Anytime water is present and in contact with cellulose material, the opportunity for the existence of mold is possible. Beware of the possibility of "hidden" mold (it is not visible to the naked eye). Mold testing should be considered as part of due diligence).

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

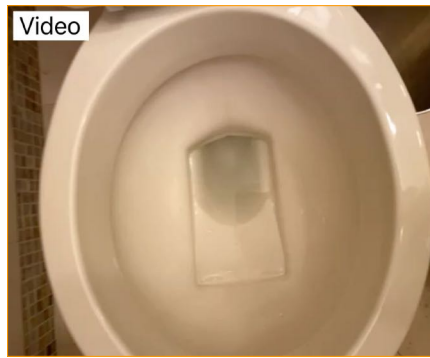


Leaking

3. Toilets

OBSERVATIONS:

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



Operated as Intended

Powder Room Second Floor

1. General Bathroom

OBSERVATIONS:

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



Bathroom

2. Sinks

OBSERVATIONS:

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

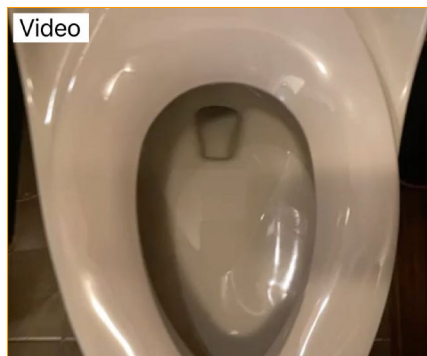


Operated as intended

3. Toilets

OBSERVATIONS:

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



Operated as Intended