



ALL IN ONE INSPECTIONS

*** Residential Inspection Report ***

**Client's Name**

Walt Disney

On

March 26, 2014

Inspection Address

123 Main Street
Orlando , FL 32222

Inspected By

Doug Konschnik
All In One Inspections
Clermont, Florida 34711
352-678-8218

douglas@allin1inspections.com
www.allin1inspections.com



LIC# HI2786



ALL IN ONE INSPECTIONS

Date Of Inspection: March 26, 2014

Inspection Address: 123 Main Street, Orlando , FL 32222

General Information

Client Information

Name: Walt Disney

Street Address: 123 Main Street

City, State, Zip: Orlando , FL 32222

Phone #: 407-Wdisney

Email Address: Walt@disney.com

Inspection Address

Street Address: 123 Main Street

City, State, Zip: Orlando , FL 32222

Weather Conditions

Weather Type: Clear

Temperature: 70 Degrees

Structure Type

Single Family /Single Story

Construction Type

CBS/FRAME

Number of Bedroom/Bath

3 Bedroom / 2 Bath / 2 Car Garage

Estimated Year Built

2002

Estimated sq. ft.

1,552

Time of Inspection

10:00am

Inspected by

Douglas Konschnik

Buyer Agent

Name: Rob Realtor

Phone #: 407-999-1000

Email Address: Bestrealor@orlando.com

Listing Agent

Name:

Phone #:

Email Address:





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Inspection / Report limitations

This report is the exclusive property of inspection company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without inspection company express written approval. Inspection company copyrights this report, which is protected by copyright law.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

Be advised that this inspection is confined to visual and accessible areas only. Inspectors shall not inspect any area of the property considered dangerous or hazardous to their safety and health. The purpose of the inspection is to give the client an overview of the general condition of various systems in the property, both structurally and component-wise. Be advised that inspectors are not engineers and can only render a visual report on the functional conditions of the structure and components at time of inspection. The inspectors do not note cosmetic or aesthetic conditions. Be advised that warranties and guarantees are not given on any inspected components. The inspector's report is limited to the day and time of inspection and cannot be liable for future unforeseen malfunctions of any components. Some inspection components may or may not be covered by your Real Estate Contract. Consult your Realtor or attorney regarding your contractual conditions. Although some safety issues may be addressed in this inspection, this inspection is not a safety or code inspection. This inspection may not reveal all deficiencies but is intended to help reduce some of the risk involved in purchasing a property.

The client agrees and understands that the maximum liability incurred by the Inspector/The Company for errors and omissions in the inspection shall be limited to the inspection fee. The client agrees that if a dispute between the client and company results from this inspection, arbitration will be required to be performed by Construction Arbitration Services, Inc. If the dispute cannot be resolved through arbitration and if the client initiates a lawsuit against the company, then the client shall be responsible for all court costs and attorney fees.

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Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes well need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Utility Systems and Components

Electrical : Correction Needed

- Front fixtures need sealing.

Grounds

Yard: Correction Needed

- Trees too close to roof.

Sprinkler System: Correction Needed

- Maintenance needed on all heads.

Structural Systems

Garage - Door and Floor: Inspected

- Noted: Garage had a lot of personal items in it. Windows and pedestrian door in garage were not inspected due to stuff.

Walls (Interior) and Ceiling: Correction Needed

- Seam on ceiling in family room was repaired. Need minor sealing.

Walls (Exterior): Correction Needed

- Reseal stucco cracks

Window(s): Correction Needed

- Windows on the interior and exterior need resealing. One marble sill is damaged.

Door(s) (Interior & Exterior) : Interior room doors:

- French doors hinges need to be secured. Side pedestrian door has rot on bottom of door and frame.

Roof and Attic

Roof Covering: Inspected

- Patched area noted on ridge caps.

Ventilation: Correction Needed

- Ridge vent needs to be secured and sealed. Nails coming up.

Bathroom(s)

Shower/Tub : Correction Needed

- Tub and shower surrounds need to be sealed. Tub diverter needs repairing.

Water Heating System(s)

Water Heating System: Functional

- Noted: clean stuff away from unit.

Pool / Spa

Structure Condition, Decking and Coping: Recommend Maintenance

- Stains on interior of walls and floor of the pool.

Plumbing: Correction Needed

- Leak in PVC piping next to pump.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Electrical System

The inspection and operation of security systems are beyond the scope of this inspection

Electrical Service Connection and Components

General Observation

Inspected

Satisfactory / Fair

Service Connection

Main panel location Inside of Garage Main Cut off Switch Yes

Main Cut off Switch Location Inside of Garage Grounded: Yes

Service size main panel: 120 / 240 Volt (Nominal) Amp: 150 Amp service

Services connection: Public Utilities (Underground Service) Service on during inspection: Yes

Type of wiring: Copper

Electrical Observations

Noted; Main panel needs two screws on top.



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Damaged / Repair

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Electrical: Interior

Switches / Fixtures / Ceiling Fans

Inspected

Satisfactory

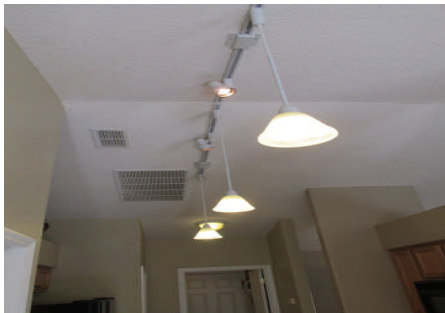
Switches:

Toggle

Ceiling fans:

Functional

Observation: No concerns observed



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Electrical

GFCI/Outlets/Smoke Detectors/ Door Bells and Miscellaneous

Correction Needed		Minor Repair Needed							
GFCI:	Yes	Outlets:	3 prong	Various light bulbs burned out:	No	Smoke Detectors	Functional	Door Bell	Present

Observation: Front fixtures need sealing.



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Plumbing Systems

Gas system

General Observation

Absent / None

Water Supply System

General Observation

Inspected

Satisfactory

Service Connection

Location: Water meter with main shut off located next to street

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Type of supply lines: PVC and CPVC

Water Pressure
sufficient : Yes

Further Comments

No concerns observed



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Sewage Supply System

General Observation

Inspected

Satisfactory

Service Connection

Location: Cleanouts located exterior of home **Services connection:** Public Utilities (Underground)

Drain Flow: Sufficient

Type of drain pipes: PVC piping

No concerns observed

Noted: Opening old service valves may cause them to leak. We do not test them and recommend that you not do so unless you are knowledgeable about how to repair or replace them. We recommend that you use the main water shut off valve to the home as an alternative if you need to repair or replace a faucet.

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Inspected

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Damaged / Repair

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Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice are inspected visually for positive grading and drainage that are essential to the welfare of a property and does not attempt to determine the condition of any underground piping, including municipal water, sewer service piping or septic systems. Also inspected are the trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. While driveways and sidewalks of a residence may be dirt, gravel or paved with a hard, solid surface, such as concrete or asphalt. Some cracking in driveways and walkways can be expected; however, they should not cause a tripping hazard, erosion or in any way negatively impact the house. This report is to inform you of current condition as observed at time of inspection.

Yard

General Observation

Correction Needed

Minor Repair Needed

Description

Material: Grass / Vegetation

Further Comments: Trees too close to roof.



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Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
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Color of selection below will indicate the level of concern for each area at time of inspection

Driveway / Sidewalks

General Observation

Inspected	Satisfactory / Fair
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Description

Material: Concrete
Further Comments: Stress cracks noted.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Sprinkler System

General Observation

Correction Needed			Repair Needed		
Type:	Automatic	Water Source:	Public Utilities (Underground Service)	Number of Zones	# 5
Any Leaks	No	Sprinkler Heads:	4+ Heads need adjusting.	Vacuum Breaker	Yes
Timer:	Functional	Coverage:	Sufficient		

Further Comments: Maintenance needed on all heads.



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Inspected

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Damaged / Repair

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Grading / Slope

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Structural Components / Foundation / Sub Areas

Our inspection of the Structural Components / Foundation / Sub Areas in accordance with industry standards of practice, that includes the visually accessible areas of carports, patio covers, awnings, decks, walls, flooring, ceilings, fascia, trim, soffits, balconies, doors, windows, basement and stairways. We visually inspect the foundation and look for any evidence of structural deficiencies, while foundation type and material of construction may defer such as concrete, masonry block, brick, stone and or wood foundation, they can experience some degree of cracking due to stress, settlement, shrinkage and various temperature change. We will not inspect any detached structures unless contracted to do so. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. This inspector is not required to enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. This inspector will not enter crawlspaces or any areas where headroom clearance is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where inspector reasonably determines conditions or materials are hazardous to his health or safety. This report is to inform you of current condition as observed at time of inspection. Hurricane Shutters or roll ups are not part of the inspection. Fences, gates and sheds are beyond the scope of this inspection.

Foundation

General Observation

Inspected

Satisfactory

Description

Type of Foundation(s) Concrete slab

Further Comments: No concerns observed

Floors

General Observation

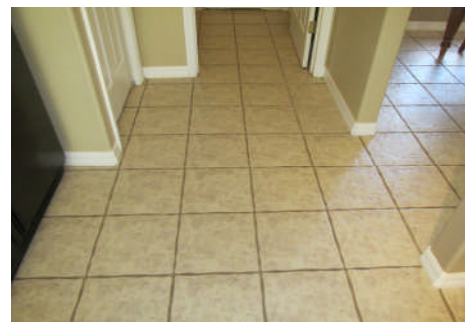
Inspected

Satisfactory / Fair

Description

Material: Laminate and tile

Further Comments: Stress cracks noted by kitchen.



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Inspected

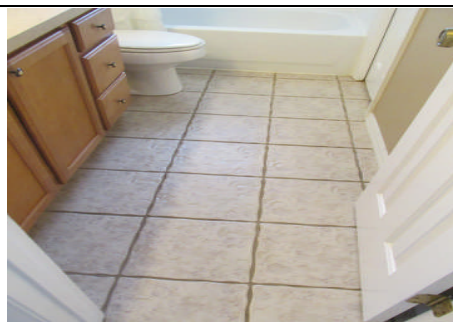
Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Garage - Door and Floor

General Observation

Inspected

Satisfactory

Description

Type	Two car garage door (Metal)	Attached
Door Operation	Automatic	Auto Reverse Functional
Vent screens:	None	Door Jambs Satisfactory Gasket Complete

Further Comments: Noted: Garage had a lot of personal items in it. Windows and pedestrian door in garage were not inspected due to stuff.



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Damaged / Repair

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Walls (Interior) and Ceiling

General Observation

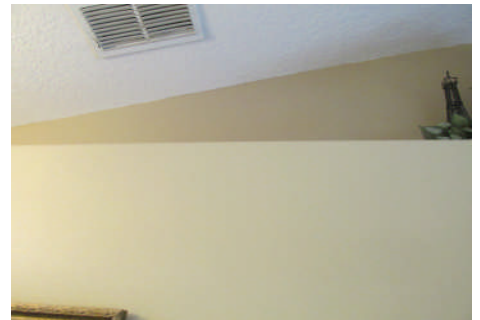
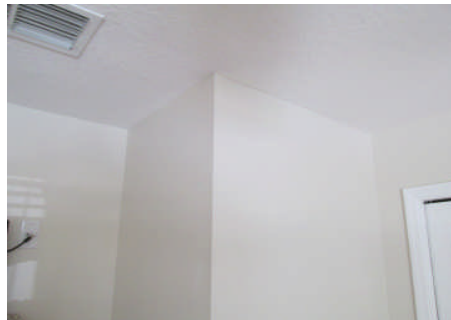
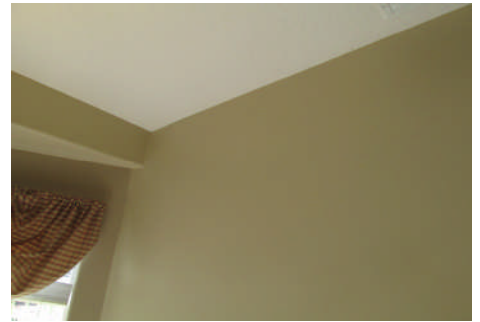
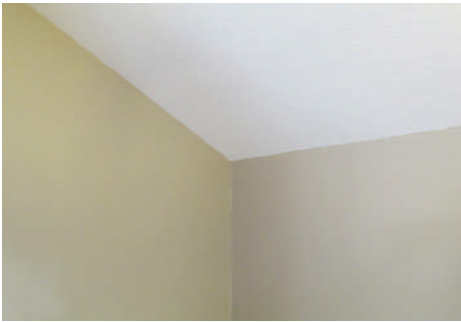
Correction Needed

Minor Repair Needed

Description

Material: Drywall / Plaster

Further Comments: Seam on ceiling in family room was repaired. Need minor sealing.



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Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

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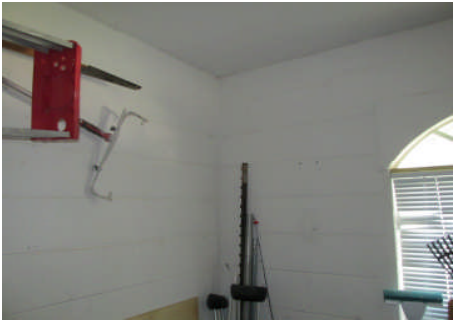
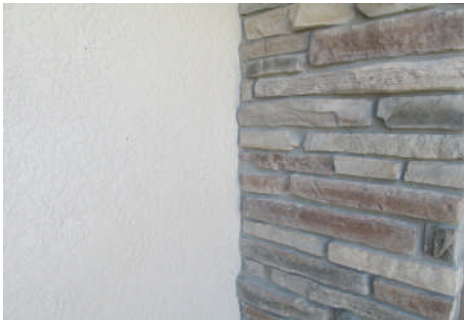
Walls (Exterior)

General Observation

Correction Needed Repair Needed

Description

Material: Stucco and stone
Further Comments: Reseal stucco cracks



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Inspected

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Not Present

Damaged / Repair

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Window(s)

General Observation

Correction Needed

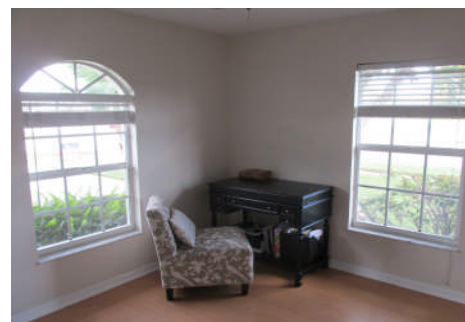
Minor Repair Needed

Description

Material: Aluminum

Type Single Hung

Further Comments: Windows on the interior and exterior need resealing. One marble sill is damaged.



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Damaged / Repair

Safety Hazard

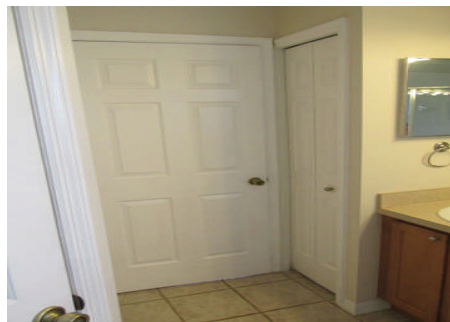
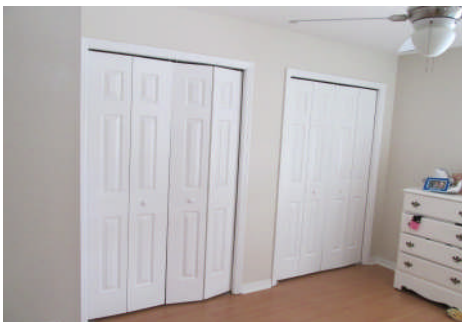
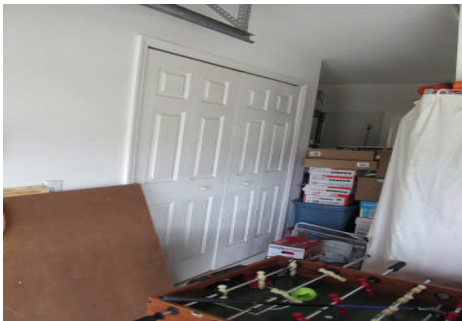
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Door(s) (Interior & Exterior)

General Condition of Doors: Satisfactory

Interior room doors:	Inspected	Type:	Hollow core (six panel)
Front and Side Home Door	Correction Needed	Type:	Metal
Rear Glass Doors	Correction Needed	Type:	French doors
Closet Doors	Inspected	Type:	Bi-fold

Further Comments: French doors hinges need to be secured. Side pedestrian door has rot on bottom of door and frame.



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Awning(s) / Patio cover(s) / Carport(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood structure

Further Comments: No concerns observed



Balcony / Decks / Porches / Patios

General Observation

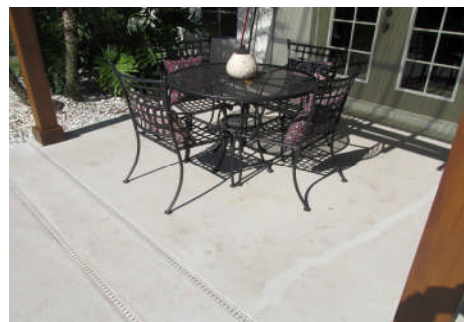
Inspected

Satisfactory / Fair

Description

Material: Concrete and Tile

Further Comments: Stress crack noted.



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Roof and Attic

Our inspection of the Roof and Attic area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy or inspect underground downspout diverter pipes, remove debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. **An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this.** This report is to inform you of current condition as observed at time of inspection. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

This is a roof cover inspection only (Not A Guarantee) No inspection has been made for such structural defects as same would require engineering skill and practice. In addition, it is impossible to state that leaks do not exist when inspecting a roof covering in dry weather. The only way an inspector can check for leaks is by visually observing stains inside the residence. No work has been completed. Inspector is not responsible for any attachments to roof including but not limited to skylights, turbines, gutters, etc. The inspection of roofs and rooftop elements is limited to readily visible and accessible elements; areas and elements that are concealed from view for any reason cannot be inspected. If any roof deficiencies are reported, a qualified licensed roofer should be contacted to determine what action is required and the cost for the repairs or replacement necessary.

Roof Structure

General Observation

Inspected

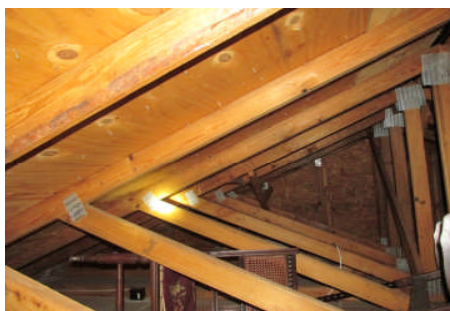
Satisfactory

Description

Normal life expectancy of this roof is based on the opinion of the inspector at the time of the inspection which is :

7-9
years

Further Comments: No concerns observed



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Roof Covering

General Observation

Inspected

Satisfactory / Fair

Description

Material: Fiberglass-asphalt shingles

Viewed from: Walking on roof

Further Comments: Patched area noted on ridge caps.



Roof Slope

General Observation

Inspected

Satisfactory

Description

Further Comments: Medium Slope



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Gutters and Down Spouts

General Observation

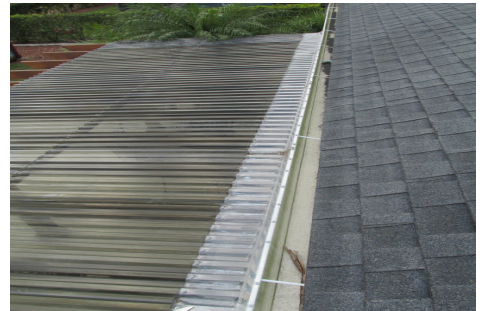
Inspected

Satisfactory

Description

Material: Metal

Further Comments: No concerns observed



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Fascia

General Observation

Inspected

Satisfactory

Description

Material: Metal and Wood

Further Comments: No concerns observed



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Ventilation

General Observation

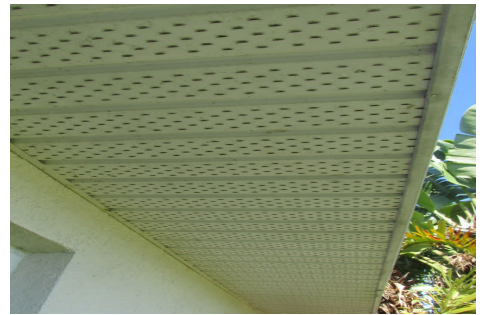
Correction Needed

Repair Needed

Description

Ventilation: Soffit and Ridge

Further Comments: Ridge vent needs to be secured and sealed. Nails coming up.



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Attic Structure

General Observation

Limited Inspection

Satisfactory

Description

Viewed From: By entering crawl space Access: Pull-down and hatch
Vent Screens Adequate % of Attic Inspected: 40
Further Comments: Limited access due to vents and trusses



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Insulation

General Observation

Inspected

Satisfactory

Description

Materials: Fiberglass batt **Approx Thickness**

Further Comments:



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Bathroom(s)

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes flushing toilet(s), testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Shower pans/Tubs are visually checked for possible leakage concerns, but leaks often do not show except when the shower/tub is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout, caulking and other sealants used in the bathroom areas. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

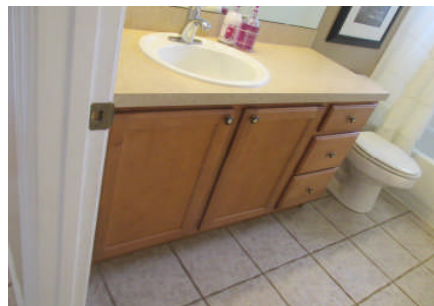
Cabinet(s)

Inspected

Satisfactory

Material: Wood Cabinets

Further Comments: No concerns observed



Countertop(s)

Inspected

Satisfactory

Material: Laminate countertop

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Sink

Inspected

Satisfactory

Sink stopper Yes **H/C Lines Reversed:** No

Further Comments: No concerns observed



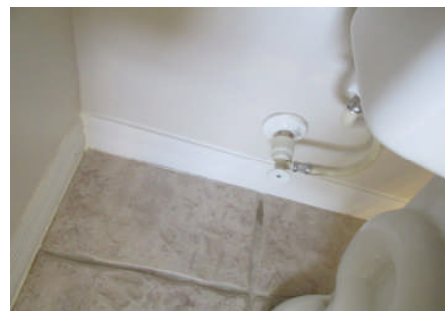
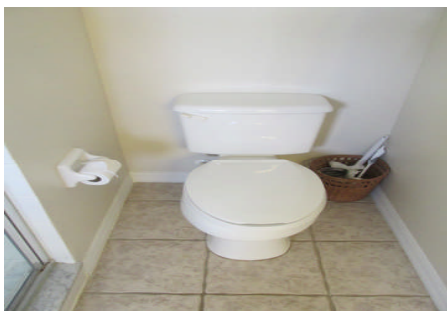
Toilet(s)

Inspected

Satisfactory

Type: Porcelain **Toilet Secure:** Yes

Further Comments: No concerns observed



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Shower/Tub

Correction Needed

Minor Repair Needed

Type: Porcelain, Plastic jacuzzi and tile

Tub Stopper: Yes

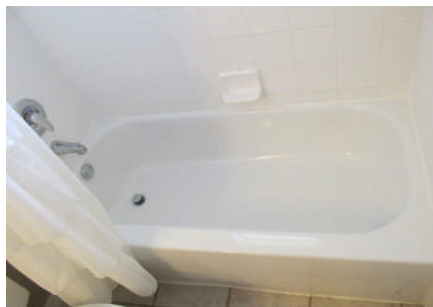
H/C Lines Reversed: No

Tub Diverter valve working: No

Shower stall needs sealed: Yes

Shower head missing No

Further Comments: Tub and shower surrounds need to be sealed. Tub diverter needs repairing.



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Not Present

Damaged / Repair

Safety Hazard

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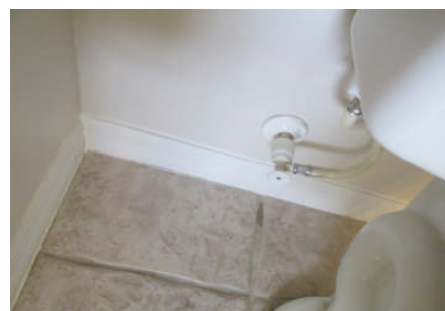
Bathroom Plumbing

Inspected

Satisfactory

Type: CPVC and PVC

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen

Our inspection of the Kitchen area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

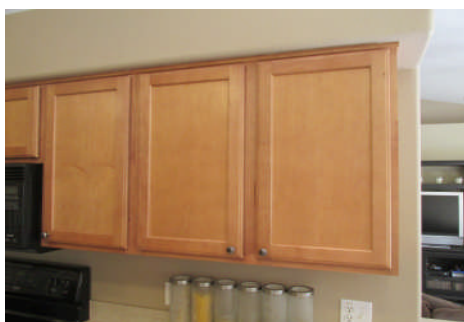
Cabinet(s)

Inspected

Satisfactory

Material: Wood Cabinets

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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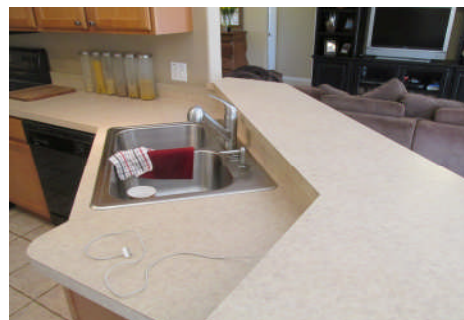
Countertop(s)

Inspected

Satisfactory

Material: Laminate countertop

Further Comments: No concerns observed



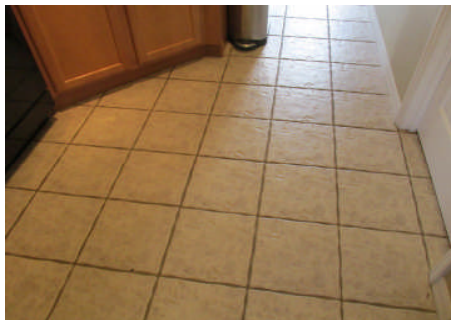
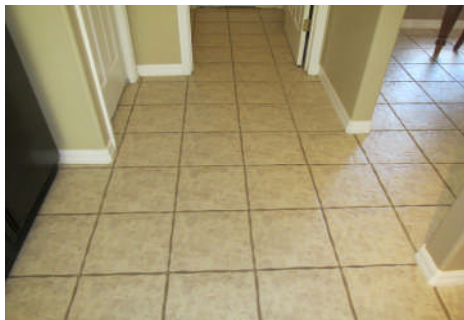
Floor Covering (Kitchen)

Inspected

Satisfactory / Fair

Material: Tile

Further Comments: Stress crack noted.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Kitchen Plumbing

Inspected

Satisfactory

Material: CPVC and PVC

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen Appliances

We perform a visual and brief operational inspection of built-in appliances listed within this report. This inspector will not operate: Any system that is shut down, any system that does not function properly, any system that does not turn on with the use of normal operating controls, any gas appliance that requires the use of a match or other remote burner lighting device, or determine leakage from microwave ovens, Inspector will not move any personal items or other obstructions, Inspector will not dismantle, open, or uncover any system or component or enter or access any area which may, in the opinion of the inspector, be unsafe or where damage might occur. The following items are excluded from this report; Portable appliances, appliances timers & thermostats, water filtration devices, icemakers, instant hot water makers, clothes washer & dryer operation, appliances that are concealed. While kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement even though functional at time of inspection, NO warranty is expressed or implied. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances five years or older of course, are more prone to failure. While every effort was made by this inspector to find all areas of concern, some areas can go unnoticed. Any repair items mentioned within this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection needed or repair issues as it relates to the comments within this inspection report.

Refrigerator / Freezer

General Observation

Functional

Satisfactory

Description

Location: Kitchen

Brand: Kenmore

Further Comments

No concerns noted



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Microwave and Exhaust

General Observation

Functional

Satisfactory

Description

Location: Kitchen

Brand: Kenmore

Further Comments

No concerns observed



Range/Oven

General Observation

Functional

Satisfactory

Description

Location: Kitchen

Brand: Kenmore

Further Comments

No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Dishwasher

General Observation

Functional

Satisfactory

Description

Location:

Kitchen

Brand:

Kenmore

Further Comments

No concerns observed



Washing Machine

General Observation

Absent / None

None

Dryer

General Observation

Absent / None

Minor Repair Needed

Dryer vent should be cleaned.

Food Waste Disposer

General Observation

Functional

Satisfactory

Description

Location:

Kitchen

Brand:

Whirlaway

Further Comments

No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. **Temperature differential is the difference between input and output, 14 to 22 degrees F is ideal. This inspection does not determine balancing or sizing of system. When the temperature differential between the ambient and the air supply is out of the 14-20 degree range, the system is not functioning efficiently. This symptom may be indicative of internal problems which are beyond the scope of this inspection. Recommendation: Licensed air conditioning technician take apart the unit to clean the evaporator coils, condensate pan, turbine and cabinet interior to restore efficiency and determine if any components need replacement.

Heating System

General Observation

Inspected

Satisfactory

System Name: Carrier

Year Model: 2002

Heat source type: Heat Pump **Ducts insulated:** Yes

Temperature Register: 95

Fuel type: Electricity

Location: Garage

Further Comments

No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Cooling System

General Observation

Inspected		Satisfactory	
System Name	Carrier	Year Model	2002
Compressor		Compressor:	
System Name	Carrier	Year Model Air	2002
Air Handler:		Handler:	
Cooling type:	Central Air Conditioning System	# of zones	1
Location:	Yard		
Temperature at Return:	65	Temperature at Register	48
A/C Differential	Yes	Sufficient	
Filter:	Sufficient	Thermostat:	Secure
Suction Line Insulation:	Sufficient		

Further Comments

No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Water Heating System

General Observation

Functional

Satisfactory

Brand: Rheem

Year Model: 2002

Type of system: Conventional storage water heater

Rusted

No

Fuel type: Electric

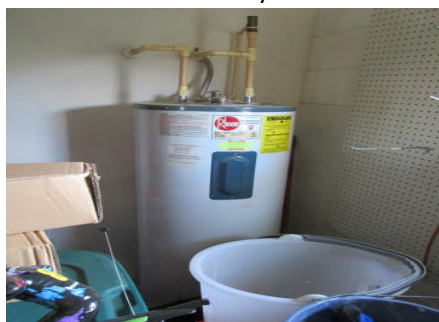
Tank capacity: 50 gallon

Location: Garage

Water heater covered in insulation: No

Further Comments

Noted: clean stuff away from unit.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Pool / Spa

Our inspection of the Pool / Spa area(s) in accordance with industry standards of practice includes the visually accessible areas of the pool, spa, pumps, heater, visible piping, liner, ladder, steps, railing, diving board, a visual exterior inspection for leaks. We visually inspect the Pools foundation and look for any evidence of structural deficiencies. The plumbing system and their components also are tested and observed for functional flow and leaks throughout system. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

Inspected

Satisfactory

Further Comments: No concerns noted



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Structure Condition, Decking and Coping

Recommend Maintenance

Satisfactory / Fair

Material: Concrete with aggregate finish

Further Comments: Stains on interior of walls and floor of the pool.



Pump(s) / Jets

Inspected

Satisfactory

Further Comments: No concerns observed



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Filter / Skimmer and Basket

Inspected

Satisfactory

Further Comments: No concerns observed



Pressure Gauge/ Drain covers

Inspected

Satisfactory

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Plumbing

Correction Needed

Repair Needed

Material: PVC piping

Further Comments: Leak in PVC piping next to pump.



Water Condition

Inspected

Satisfactory

Water condition: Clear

Water level at the time of inspection Normal



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Timer

Inspected

Satisfactory

Type: Single enclosure unit (125 volt)

Further Comments: No concerns observed



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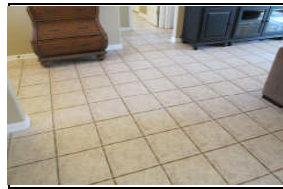
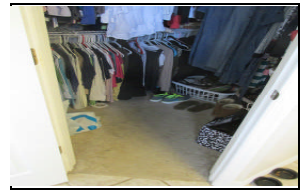
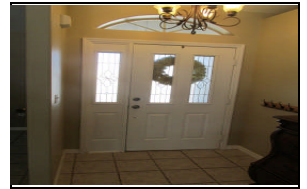
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Additional Photos



Damage by side pedestrian door.



Exhaust fans are functional.

