



Property Inspection Report

Prepared for:

Property address: Windermere, FL 34768

Inspection date: October 21, 2015 8:54 am

Prepared by: Inspector Express
320 Pinesong Dr.
Casselberry, FL 32707
Main Phone: (407) 342-1022
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Inspector: James Brady/Edward Santana

Report ID: R20151021085452

Present during inspection: Customer: **Yes** Buyer's agent: Owner: **No** Seller's agent:

The following Conventions are used in this report:

Acceptable: denotes a system or component that is in good/satisfactory condition.

Major Concern: a system or component which is considered significantly deficient, at or near end of useful life, or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Description Only: denotes a description about a category, feature, or inspection method.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair/Replace: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Maintenance: Denotes an item which needs attention to ensure damage or wear to the Item does not occur or continue to occur.

Not Inspected: denotes a system or component that was not visible for inspection.

Not Present: denotes system or component does not exist for inspection.

Further Evaluation: Denotes a system that requires evaluation by a qualified technician to ensure proper working order or appropriate size for the home



Property General Information



Property comments: **OVERALL THIS HOME IS IN EXCELLENT CONDITION**

Property type: **Single Family**

Water source: **Public Water**

Approximate age: **8 yrs**

Sewage source: **Public Sewer**

Number of units: **1**

Water on: **Yes**

Property faces: **East**

Electric on: **Yes**

Gas on: **Yes**

Weather conditions: **Sunny**

Space below grade: **Concrete Slab**

Ground cover: **Damp**

Occupancy situation: **Fully Occupied**

Outdoor temperature: **82**





Scope Of Inspection

This Inspection is performed using INTERNACHI SOP Guidelines which can be viewed at <http://www.nachi.org/sop.htm>

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, mold and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever.





Report Summary

The following is a summary of the issues identified during this inspection. Please refer to the body of this inspection report for more details concerning the component/feature. Also refer to the body of the report for details about other components/features inspected.

Safety Issue

Safety Issue: ([Electrical / Exterior Outlets\(2\)](#)) Open Jnction box above grill at ceiling. [Location: Back](#)

Repair/Replace

Repair/Replace: ([Grounds / Deck](#)) Loose Pavers. [Location: Back](#)

Repair/Replace: ([Grounds / Steps](#)) Several lose tiles. [Location: Steps down to pool deck from home](#)

Repair/Replace: ([Grounds / dock](#)) Lighting not functional over boat lift. [Location: Dock](#)

Repair/Replace: ([Exterior / Patio door\(2\)](#)) Base of frame has water damage. [Location: Back door off of family room](#)

Repair/Replace: ([Exterior / Windows\(2\)](#)) Locking mechanism missing. [Location: Work out room](#)

Repair/Replace: ([Swimming Pool / Deck](#)) Loose tile in a few locations. [Location: Around pool](#)

Repair/Replace: ([Swimming Pool / Pump](#)) Electrical to pump motor not secure. [Location: Side Yard](#)

Repair/Replace: ([Swimming Pool / Pool Light](#)) Does not light. [Location: in pool](#)

Repair/Replace: ([Kitchen / Dishwasher](#)) Dishwasher door hits cabinet. [Location: Kitchen](#)

Repair/Replace: ([Bathroom / Shower](#)) Cracked Tile. cracked tiles at the bottom of the shower, also the glass door is touching the other glass. [Location: Upstairs bedroom on south side of house](#)

Repair/Replace: ([Living Space / Doors](#)) Scrapes on the tile. [Location: Upstairs Utility room](#)

Maintenance

Maintenance: ([Laundry Room / Dryer Vent](#)) Dryer vent should be cleaned before use.





Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Sidewalks

Status: **Acceptable**

Description: **Brick Paver**

Comment: **Good condition**

Driveway

Status: **Acceptable**

Description: **Brick Paver**

Comment: **Good Condition**



Porch

Status: **Acceptable**

Description: **Brick Paver**





Grounds *continued*

Patio

Status: **Acceptable**

Description: **Brick**

Location: **Back**

Comment: **Good condition**



Deck

Status: **Repair/Replace**

Description: **Brick Paver**

Location: **Back**

Comment: **Loose Pavers**





Grounds *continued*

Steps

Status: **Repair/Replace**
Location: **Steps down to pool deck from home**

Description: **Concrete Tiles**
Comment: **Several lose tiles**



Landscape

Status: **Acceptable**

Description: **Landscape near foundation**
Comment: **Good condition**





Grounds *continued*

Fence/Wall

Status: **Acceptable**

Description: **Block with metal fence**

Location: **Back yard**

Comment: **Good condition minor cracking of stucco finish**





Grounds *continued*

Davits

Status: **Acceptable**

Description: **Metal motorized**

Location: **At dock**

Comment: **Good condition**





Grounds *continued*

dock

Status: **Repair/Replace**

Description: **Lighting**

Location: **Dock**

Comment: **Lighting not functional over boat lift**





Grounds *continued*

Outdoor Kitchen /Grill

Status: **Acceptable**

Description: **Gas Grill**

Location: **Back Patio**

Comment: **Good condition**





Structure

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Foundation

Status:	Acceptable	Description:	Concrete slab
Location:	Full	Comment:	Good condition

Columns/Beams

Status:	Acceptable	Description:	Manufactured
Location:	Various locations	Comment:	Good condition

Floor Structure

Status:	Acceptable	Description:	Wood joists 2nd, concrete first
		Comment:	Good condition

Wall Structure

Status:	Acceptable	Description:	Concrete Block/ Wood Frame 2nd
		Comment:	Good condition

Ceiling Structure

Status:	Acceptable	Description:	Wood rafter and joists
		Comment:	Good condition

Roof Structure

Status:	Acceptable	Description:	Plywood
		Comment:	Good condition





Exterior

Exterior Surface

Status: **Acceptable**

Description: **Stucco**

Location: **Entire exterior surface**

Comment: **Good condition**

Additional comments: Minor cracks found, paint and seal



Fascia

Status: **Acceptable**

Description: **Aluminum**

Comment: **Good condition**

Soffits

Status: **Acceptable**

Description: **Metal**

Comment: **Good condition**





Exterior *continued*

Entry door

Status: **Acceptable**

Description: **Wood**

Comment: **Good condition**

Patio door

Status: **Acceptable**

Description: **Metal sliding**

Location: **Back door**

Comment: **Good condition**

Patio door (2)

Status: **Repair/Replace**

Description: **Metal entry door**

Location: **Back door off of family room**

Comment: **Base of frame has water damage**



Windows

Status: **Acceptable**

Description: **Aluminum clad single hung Insulated**

Location: **Throughout**

Comment: **Good condition**





Exterior *continued*

Windows (2)

Status: **Repair/Replace**

Description: **Aluminum clad single hung Insulated**

Location: **Work out room**

Comment: **Locking mechanism missing**



Balcony

Status: **Acceptable**

Description: **Upper balcony**

Location: **Back**

Comment: **Good condition**



Exterior lighting

Status: **Acceptable**

Description: **Exterior lighting**

Comment: **Good Condition**





Swimming Pool

Pool Type

Status: **Description Only**
Location: **Back yard**

Description: **Inground**
Comment: **Concrete**

Cap and Side Tiles

Status: **Acceptable**

Description: **Cap Tiles**
Comment: **Good condition**

Deck

Status: **Repair/Replace**
Location: **Around pool**

Description: **Paver**
Comment: **Loose tile in a few locations**





Swimming Pool *continued*

Liner

Status: **Acceptable**

Description: **Exposed aggregate**

Location: **Inground Pool**

Comment: **Good condition**



Pump

Status: **Repair/Replace**

Description: **StaRite NSF approved**

Location: **Side Yard**

Comment: **Electrical to pump motor not secure**





Swimming Pool *continued*

Filter

Status: **Acceptable**

Description: **Cartridge**

Location: **Back Yard**

Comment: **Good condition**



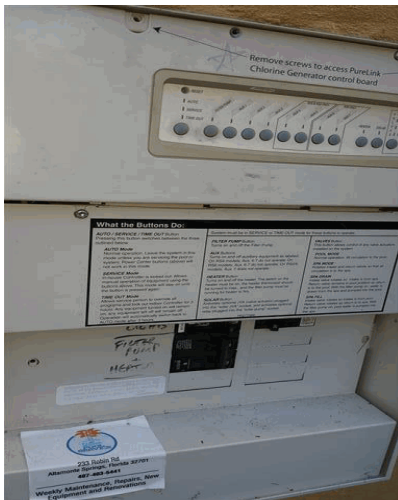
Timer / Box

Status: **Acceptable**

Description: **Timer box**

Location: **at pool equipment**

Comment: **Good condition**





Swimming Pool *continued*

Pool Heater

Status: **Acceptable**
Location: **Side yard**

Description: **Natural Gas/Propane**
Comment: **Good Condition**



Plumbing Pipes

Status: **Acceptable**
Location: **At pool equipment**

Description: **PVC**
Comment: **Good Condition**

Pool Light

Status: **Repair/Replace**
Location: **in pool**

Description: **in wall pool light**
Comment: **Does not light**

Safety Rails/ Fences

Status: **Acceptable**
Location: **At pool**

Description: **Safety Fences**
Comment: **Good Condition**





Roof

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Inspect Method

Status: **Description Only**

Description: **On Ground**

Comment: **On ground using binoculars**

Roof Type

Status: **Description Only**

Description: **Hip**

Comment: **Original contruction**

Roof Age

Status: **Acceptable**

Location: **Main roof section**

Comment: **8 Yrs old**





Roof *continued*

Roof Surface

Status: **Description Only**

Description: **Clay tile**

Comment: **Good condition**





Roof *continued*

Plumbing vents

Status: **Acceptable**

Description: **PVC**

Comment: **Good condition**

Gutters

Status: **Acceptable**

Description: **Aluminum**

Comment: **Good condition**

Downspouts

Status: **Acceptable**

Description: **Aluminum**

Comment: **Install splash pads**

Additional comments:

We did not inspect any plumbing that goes under ground



Chimney

Status: **Acceptable**

Description: **Stucco & frame covered 3 wall pipe**

Comment: **Good condition**





Garage

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

Garage Type

Status: **Description Only**

Description: **Attached**

Comment: **3 Car**



Garage Doors

Status: **Acceptable**

Description: **Metal**

Comment: **Good condition**





Garage *continued*

Automatic Opener

Status: **Acceptable**

Description: **Liftmaster**

Comment: **Operable**



Garage Floor

Status: **Acceptable**

Description: **Concrete**

Comment: **Good condition**

Exterior Service Door

Status: **Acceptable**

Description: **Metal**

Location: **Side**

Comment: **Good condition**

Garage ceiling

Status: **Acceptable**

Description: **Knockdown**

Comment: **Good condition**

Walls

Status: **Acceptable**

Description: **Drywall**

Comment: **Good condition**





Attic

Attic Access

Status: **Acceptable**

Description: **Access panel in ceiling**

Location: **Bedroom**

Comment: **Good Condition**



Attic Space

Status: **Acceptable**

Description: **No Floor**

Location: **Above Living Area**

Comment: **Good Condition**





Attic *continued*

Attic Ventilation

Status: **Acceptable**

Description: **Roof Vents**

Location: **Above Living Area**

Comment: **Good Condition**



Attic Insulation

Status: **Acceptable**

Description: **Fiberglass Batt**

Location: **Above Living Area**

Comment: **Adequate**





Electrical

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Service Entry

Status: **Acceptable**
Location: **Underground**

Description: **200 Amp Service X 2**
Comment: **Good Condition**



Exterior Outlets

Status: **Acceptable**

Description: **Outside Electric Outlets**
Comment: **Good Condition G.F.C.I. present**





Electrical *continued*

Exterior Outlets (2)

Status: **Safety Issue**

Description: **Outside Electric Outlets**

Location: **Back**

Comment: **Open Jcnction box above grill at ceiling**





Electrical *continued*

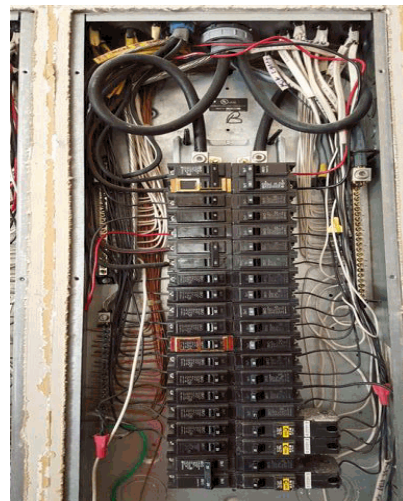
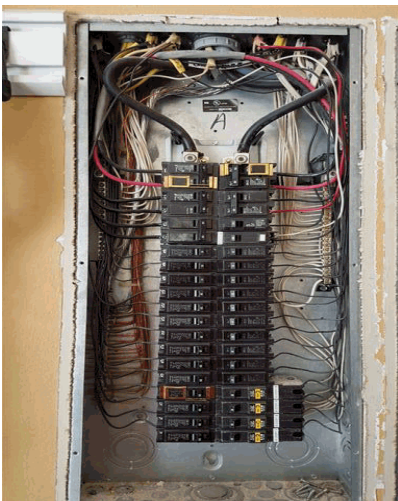
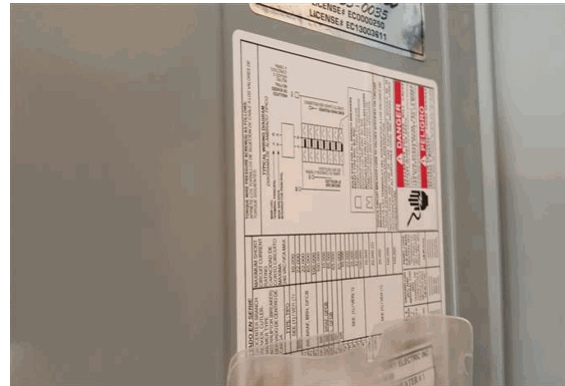
Service Panel

Status: **Acceptable**

Description: **Circuit Breaker Box**

Location: **Garage**

Comment: **Good Condition**



Main Wire

Status: **Acceptable**

Description: **Aluminum**

Comment: **Good Condition**

Branch Wire

Status: **Acceptable**

Description: **Copper**

Location: **Main Living Area**

Comment: **Good Condition**





Electrical *continued*

Interior Outlets

Status:	Acceptable	Description:	Inside Electric Outlets
Location:	Main Living Area	Comment:	Good Condition

Switches and Fixtures

Status:	Acceptable	Description:	Switches and Lights/Fans
Location:	Main Living Area	Comment:	Good Condition

Smoke Alarms

Status:	Acceptable	Description:	Smoke Alarms
Location:	Main Living Area	Comment:	Good Condition

Additional comments: Replace your smoke alarm batteries at every time change





Cooling System

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

System Type

Status: **Description Only** Description: **Central Air Electric Heat Pump**
Location: **First floor Masterbed side** Comment: **Forced Air**
Additional comments: Manufacturer: Rheem Tons: 5 Mfg Date: 2007



System Type (2)

Status: **Description Only** Description: **Central Air Electric Heat Pump**
Location: **First floor** Comment: **Forced Air**
Additional comments: Manufacturer: Rheem Tons: 4 Mfg Date: 2007





Cooling System *continued*

System Type (3)

Status: **Description Only** Description: **Central Air Electric Heat Pump**
Location: **2nd floor** Comment: **Forced Air**
Additional comments: Manufacturer: Rheem Tons: 3 Mfg Date: 2007



Distribution System

Status: **Acceptable** Description: **Flex duct**
Comment: **Good Condition**





Cooling System *continued*

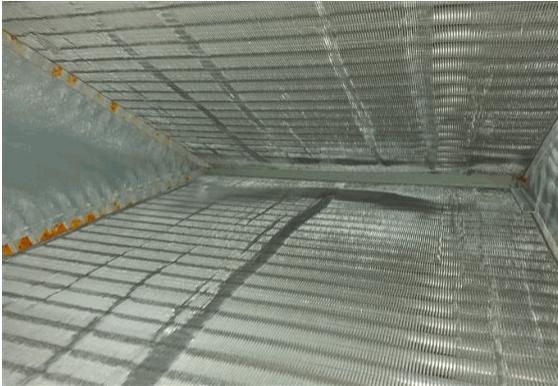
Evaporator Coil

Status: **Acceptable**

Description: **Coil in air handler**

Location: **All Zones**

Comment: **Good Condition**



Refrigerant Lines

Status: **Acceptable**

Description: **Refrigerant Line**

Location: **Outside**

Comment: **Good Condition**

Condensate Line

Status: **Acceptable**

Description: **Condensation Drain Line**

Location: **Outside**

Comment: **Good Condition**

System Test

Status: **Acceptable**

Description: **Turned down thermostat**

Location: **All Zones**

Comment: **15-20 degree temp. difference from in to out.**

Mounting Pad

Status: **Acceptable**

Description: **Pad that condenser is mounted on**

Location: **All Zones**

Comment: **Good Condition**





Heating System

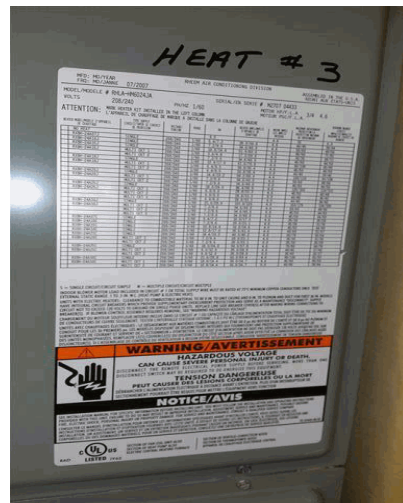
The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

System Type

Status: **Description Only** Description: **Electric Heat Pump**
Location: **Master bed side** Comment: **Forced Air**
Additional comments: Manufacturer: Rheem Mfg Date: 2007

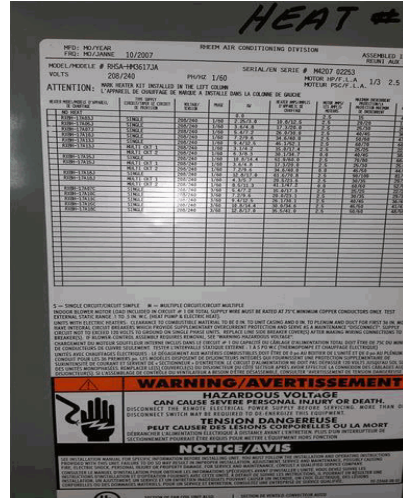




Heating System *continued*

System Type (2)

Status: **Description Only** Description: **Electric Heat Pump**
Location: **2nd floor** Comment: **Forced Air**
Additional comments: Manufacturer: Rheem Mfg Date: 2007

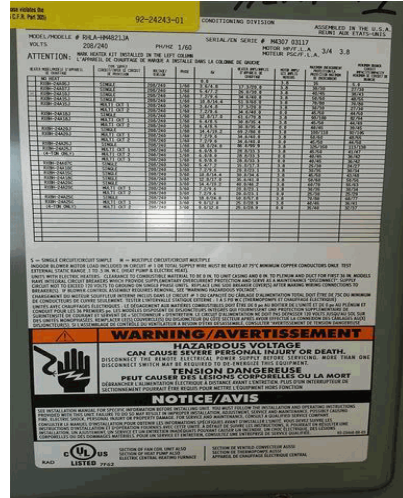




Heating System *continued*

System Type (3)

Status: **Acceptable** Description: **Electric Heat Pump**
Location: **Downstairs unit** Comment: **Forced Air**
Additional comments: Manufacturer: Rheem Mfg Date: 2007



System Test

Status: **Acceptable** Description: **Turned up thermostat**
Location: **All Zones** Comment: **Good Condition**

Plenum Box

Status: **Acceptable** Description: **Plenum Box**
Location: **All Zones** Comment: **Good Condition**

Filters

Status: **Acceptable** Description: **Filter**
Location: **All Zones** Comment: **Good Condition**





Plumbing

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Distribution Piping

Status: **Acceptable**

Description: **CPVC**

Location: **Throughout house**

Comment: **Good condition**

Additional comments:

Main water shut-off location: Exterior Left side of house



Drainage Pipes

Status: **Acceptable**

Description: **Plastic**

Location: **Throughout house**

Comment: **Good condition**



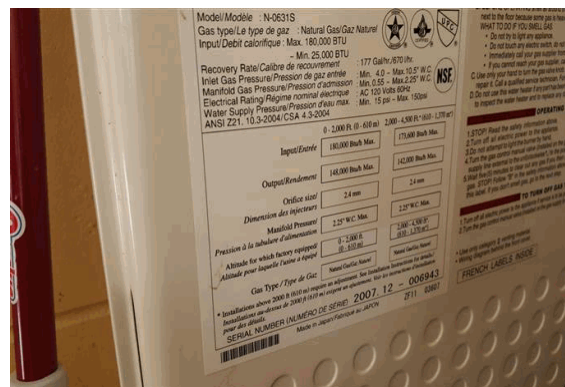
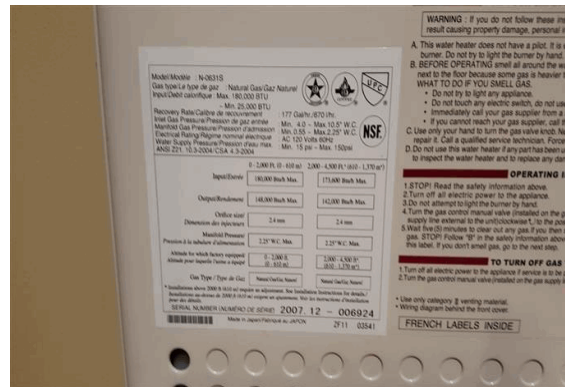


Plumbing *continued*

Water Heater

Status: **Acceptable**
Location: **Garage/ Closet**
Additional comments: Mfg 2007

Description: **Gas Tankless**
Comment: **Good condition**



Exterior Faucets

Status: **Acceptable**

Description: **Exterior Faucets**
Comment: **Good condition**





Plumbing *continued*

Irrigation

Status: **Not Inspected**

Comment: **System Locked**



Septic Tank Pump

Status: **Not Inspected**

Additional comments:

Evaluation of any septic system should be performed by a qualified company and certified





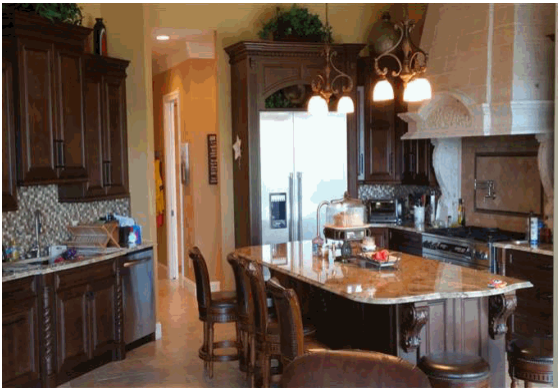
Kitchen

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Overview

Status: **Description Only**

Description: **Overview of kitchen**



Cabinets

Status: **Acceptable**

Description: **Wood**

Comment: **Good condition**

Countertops

Status: **Acceptable**

Description: **Granite**

Comment: **Good condition**





Kitchen *continued*

Range

Status: **Acceptable**

Description: **Gas**

Comment: **Good condition**



Range Hood

Status: **Acceptable**

Description: **Outside venting**

Comment: **Good condition**

Oven

Status: **Acceptable**

Description: **Gas**

Comment: **Good condition**





Kitchen *continued*

Sink

Status: **Acceptable**

Location: **All**

Comment: **Good condition**

Faucet

Status: **Acceptable**

Description: **Single handle**

Location: **All**

Comment: **Good condition**

Dishwasher

Status: **Repair/Replace**

Description: **Dishwasher**

Location: **Kitchen**

Comment: **Dishwasher door hits cabinet**





Kitchen *continued*

Garbage Disposal

Status: **Acceptable**

Description: **Electric Disposal**

Comment: **Good condition**



Refrigerator

Status: **Acceptable**

Description: **Refrigerator**

Comment: **Good condition**

Outlets near sink

Status: **Acceptable**

Description: **GFCI**

Location: **Within 6 feet of water**

Comment: **Good condition**





Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very small openings can allow water access the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.





Bathroom

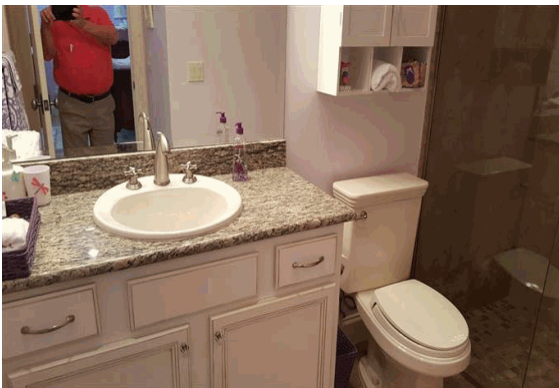
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Location

Status: **Description Only**

Description: **Overview**

Location: **All Bathrooms**





Bathroom *continued*

Location cont.

Status: **Description Only**

Description: **Overview**

Location: **All Bathrooms**





Bathroom *continued*

Doors

Status:	Acceptable	Description:	Wood
Location:	All Bathrooms	Comment:	Good condition

Shower

Status:	Repair/Replace	Description:	5 foot wide
Location:	Upstairs bedroom on south side of house	Comment:	Cracked Tile

Additional comments: cracked tiles at the bottom of the shower, also the glass door is touching the other glass.





Bathroom *continued*

Shower (2)

Status: **Acceptable**

Location: **Master Bathroom**

Comment: **Good condition**





Bathroom *continued*

Shower (3)

Status: **Acceptable**

Description: **Sauna**

Location: **Master Bathroom**

Comment: **Good condition**



Tub

Status: **Acceptable**

Description: **Shower tub combo**

Location: **All Bathrooms**

Comment: **Good condition**



**Bathroom** *continued*

Tub (2)Status: **Acceptable**Description: **Whirlpool**Location: **Master Bathroom**Comment: **Good condition**

ToiletStatus: **Acceptable**Description: **Kohler**Location: **All Bathrooms**Comment: **Good condition**

SinkStatus: **Acceptable**Description: **Ceramic**Location: **All Bathrooms**Comment: **Good condition**

Sink CabinetStatus: **Acceptable**Description: **Wood**Location: **All Bathrooms**Comment: **Good condition**

Sink CountertopsStatus: **Acceptable**Description: **Granite**Location: **All Bathrooms**Comment: **Good condition**

Outlets near sinkStatus: **Acceptable**Description: **GFCI**Location: **All Bathrooms**Comment: **Good condition**



**Bathroom** *continued*

Venting

Status:	Acceptable	Description:	Fan
Location:	All Bathrooms	Comment:	Good condition

Floors

Status:	Acceptable	Description:	Tile
Location:	All Bathrooms	Comment:	Good condition

Wall Hardware

Status:	Acceptable	Description:	Towel Holder
Location:	All Bathrooms	Comment:	Good condition





Laundry Room

Washer

Status: **Not Inspected**



Washer hook-ups

Status: **Acceptable**

Description: **Hot and cold Valves**

Comment: **Good condition**

Additional comments: Recommend upgrading to steel braided washer hoses

Dryer

Status: **Not Inspected**

Dryer Vent

Status: **Maintenance**

Description: **Vent**

Additional comments: Dryer vent should be cleaned before use.





Fireplace

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Fireplace Type

Status: **Acceptable**

Description: **Gas**

Location: **Family Room/ Master bedroom/ rear patio**

Comment: **Good Condition**





Bedroom

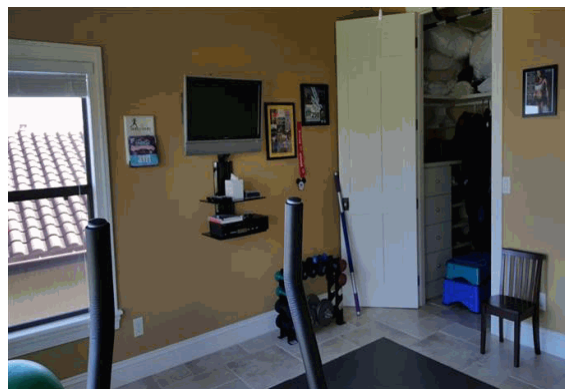
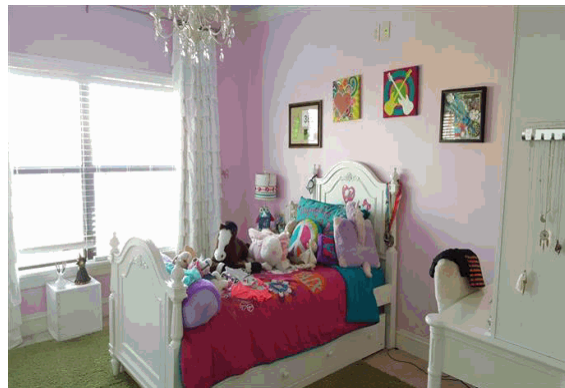
General Photos

Status: **Acceptable**

Description: **General overview of bedrooms**

Location: **All Bedrooms**

Comment: **Good Condition**



**Bedroom** *continued*

Walls

Status:	Acceptable	Description:	Painted
Location:	All Bedrooms	Comment:	Good Condition

Floors

Status:	Acceptable	Description:	Carpet
Location:	All Bedrooms	Comment:	Good Condition

Doors

Status:	Acceptable	Description:	Entry and closet
Location:	All Bedrooms	Comment:	Good Condition

Trim and baseboard

Status:	Acceptable	Description:	Wood
Location:	All Bedrooms	Comment:	Good Condition

Ceilings

Status:	Acceptable	Description:	Knockdown
Location:	All Bedrooms	Comment:	Good Condition





Living Space

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.





Living Space

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

General Photos

Status: Description Only

Description: Over view of rooms



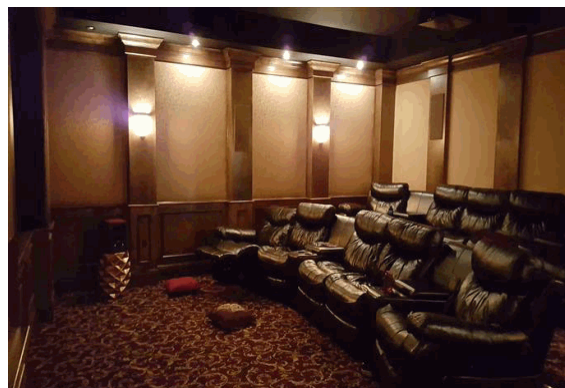
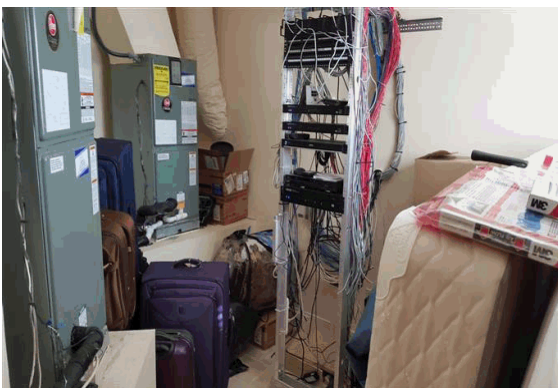


Living Space *continued*

General Photos cont.

Status: Description Only

Description: Over view of rooms





Living Space *continued*

General Photos cont.

Status: **Description Only**

Description: **Over view of rooms**



Walls

Status: **Acceptable**

Description: **Painted**

Location: **Throughout living area**

Comment: **Good Condition**

Ceilings

Status: **Acceptable**

Description: **Knockdown**

Location: **Throughout living area**

Comment: **Good Condition**

Floors

Status: **Acceptable**

Description: **Tile and carpet**

Location: **Throughout living area**

Comment: **Good Condition**

Trim and baseboard

Status: **Acceptable**

Description: **Wood casing and baseboard**

Location: **Throughout living area**

Comment: **Good Condition**





Living Space *continued*

Doors

Status: **Repair/Replace**

Description: **Wood**

Location: **Upstairs Utility room**

Comment: **Scrapes on the tile**



Ceiling fixtures

Status: **Acceptable**

Description: **Ceiling fixtures**

Location: **Throughout living area**

Comment: **Good Condition**

Stairway

Status: **Acceptable**

Description: **Wood**

Comment: **Good Condition**

