

Report ID  
AP-736-000985

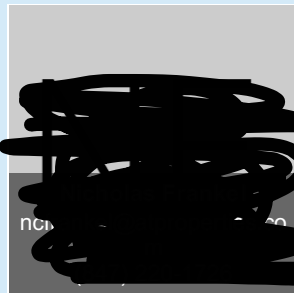
Inspection Date  
February 28, 2023 at 04:00 PM

Inspector



**CP**  
**Christopher Pasten**  
 cpasten@clearpointhomei  
 nspection.com  
 (773) 299-0105

Agent



Redacted agent information

Client

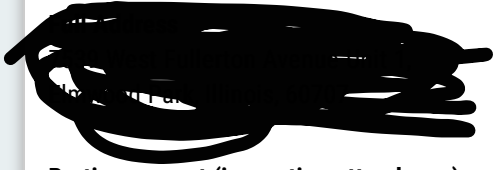


Redacted client information



# INTRODUCTION

## PROPERTY & INSPECTION INFORMATION



**Year Built**  
2005

**Square Footage**  
1800

**Parties present (inspection attendance)**  
Buyer, Buyer's Agent

**Type of building**  
Condominium

**Style of home**  
Low-Rise

**Weather**  
Cloudy

**Temperature**  
Below 60 (F)

Listed below is a description of the categories used throughout the report to help understand the severity of an item. Any items listed in the below categories may be based on the inspector's opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform our client of the current condition of the property and structure that may or may not be used in negotiations between real estate professionals.

**Low Priority**- The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair. Items that fall into this category can frequently be addressed by a **homeowner or qualified handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

**Medium Priority**- The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category should be addressed by a **licensed contractor or tradesman** and are not considered routine maintenance or DIY items.

**High Priority- Safety Concern/Issue.** The item, component, or system poses a risk to occupants, structure, or general habitability in or around the home. Some listed items may have been considered acceptable for the time of the structure's construction, but may now pose a current risk after wear and tear or ever-changing industry standards.

**Repair:** The item, component or system is not functioning as intended, or needs further inspection and correction or replacement; possible damage to the item or component or failure of system may occur if not resolved/addressed. Repairs may be possible to satisfactory condition without replacement.

**Scope of the inspection:** This inspection was performed in accordance with the current InterNACHI (International Association of Certified Home Inspectors) which can be found at <https://www.nachi.org/sop.htm> and is subject to the terms and conditions accepted upon signature of our pre-inspection agreement. The information contained in the Standards of practice will explain, that this inspection is a non-invasive or technically exhaustive, visual examination, of the visible and accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. No destructive testing or dismantling of components is performed. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not readily accessible in a competently performed inspection. The inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place. The scope of work can be modified by the client and inspector prior to the inspection process but should be documented in the agreement that is signed.

















No warranty, guarantee or insurance is expressed or implied by our company. This report does not include inspection for, mold, lead, asbestos or wood destroying insects. A limited visible inspection of the accessible areas is performed **at the time of the inspection**. The report was produced exclusively for our client. Not to be used or interpreted by anyone other than our client or their representative. If you're reading this report but did not hire our company to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Minor problems noted may have become worse, new issues may have occurred, and items may even have already been corrected and improved. Not all defects will be identified during this inspection. Unexpected repairs that are not visible or are outside of the inspection process should be anticipated.

You are advised to seek three professional opinions from licensed contractors, and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the items in question, and the system in question further, in order to discover related problems that were not identified in the report. We strongly recommend that all inspections, repairs and cost estimates, be completed prior to closing or buying the property.

**Thermal Scans:** Infrared cameras or other equipment will be used, just like any other tool for portions of the inspection process, as determined by the inspector in his sole discretion and is always "limited in nature" as part of a home inspection and not to be construed as a full thermal scan and report. Typically our company scans the electrical panel, outlets, ceilings and walls.








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## TABLE OF CONTENT

#	Section Name
1.	 <a href="#">Report Introduction</a>
2.	 <a href="#">Comment Key Or Definition Of Recommendation</a>
3	 <a href="#">Report Summary</a>
4.	 <a href="#">Property Information</a>
5.	 <a href="#">Grounds</a>
6.	 <a href="#">Exterior</a>
7.	 <a href="#">Garage</a>
8.	 <a href="#">Kitchen</a>
9.	 <a href="#">Bathroom</a>
10.	 <a href="#">Plumbing</a>
11.	 <a href="#">Heating</a>
12.	 <a href="#">Cooling</a>
13.	 <a href="#">Electrical</a>
14.	 <a href="#">Interior</a>
15.	 <a href="#">Laundry</a>
16	 <a href="#">Closing Statement</a>



## COMMENT KEY OR DEFINITION OF RECOMMENDATIONS

#	Image	Name	Description
1.		Inspected(I)	I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
2.		Not Inspected(N)	I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
3.		Absent(A)	This item, component or unit is not in this home or building and I am unable to determine if it is needed.
4.		Repair/Replace(R)	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
5.		High	
6.		Medium	
7.		Low	
8.		Repair or Replace	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
9.		Safety Issues	



## REPAIR OR REPLACE

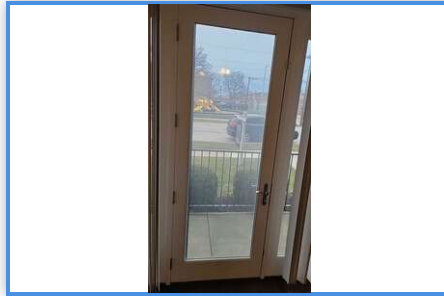
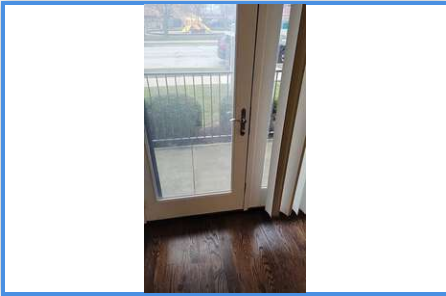
### 3. Exterior

#### 3.2.1 Exterior door binding (Unable to Open)

Medium

**Comment Location :** FRONT

One or more exterior doors are binding in the frame and is difficult to open. I recommend the affected area(s) be evaluated and corrected as needed by a qualified person.



#### 3.5.1 Caulking damage or deterioration

Low

At the time of inspection, caulk was missing, damaged or deteriorated in some areas around windows and doors, at siding seams or joints with trim, or at flashings/penetrations. This is a regular maintenance issue as caulk tends to shrivel and crack from weather. I recommend that the affected area(s) be evaluated and recaulked as needed by a qualified person.



Location: REAR



Location: REAR



Location: LEFT SIDE FACING FRONT

## 5. Kitchen

### 5.5.1 Garbage disposal-inoperable

Medium

**Comment Location :** KITCHEN

The garbage disposal was inoperable. The unit should be repaired or replaced as needed by an appliance repair contractor.



### 5.9.1 Slow drain

Low

**Comment Location :** KITCHEN

At the time of inspection, the kitchen sink was slow to drain. The cause of a slow drain can range from a cleaning at trap to problems down line. I recommend further inspection and correction as needed by a qualified plumbing contractor.



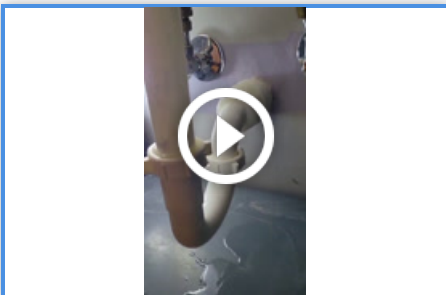
## 6. Bathroom

### 6.5.1 Leaking Drain Connections

Low

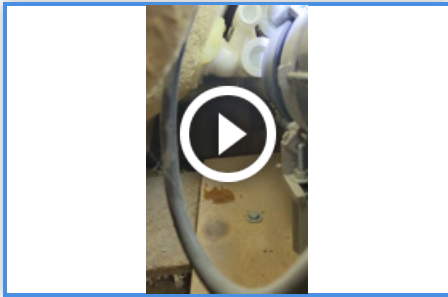
**Comment Location :** HALLWAY BATHROOM

At the time of inspection, the bathroom sink had leaking drain connections. I recommend the drain be repaired as needed to avoid any further leakage that could damage cabinet bottom or lead to microbial growth. A professional plumbing contractor should perform the work.



**Comment Location :** MASTER BATHROOM

There was an active leak at the connections under the tub when the jet tub was operated. I recommend having a qualified plumbing contractor repair as needed.

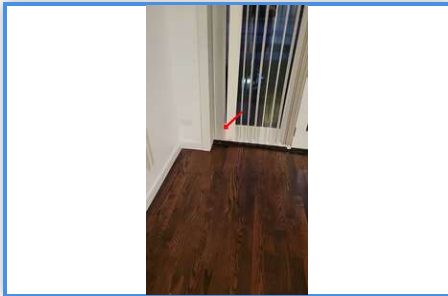


## 11. Interior

### 11.6.1 Active Moisture (Failed Exterior flashing)

**Comment Location :** FRONT PATIO ENTRY

At the time of the inspection active moisture was present near the exterior door. It appears the exterior flashing or other door components have failed to keep water from entering the home. I recommend having a qualified contractor further evaluate and repair as needed.







## 5. Kitchen

### 5.1.1 GFCI test button had no response

  Low

**Comment Location :** KITCHEN

The GFCI protected outlets did not trip off by using the test button on the unit. The outlets are defective and in need of replacement. They should be replaced by a professional electrical contractor.



## 6. Bathroom

### 6.1.1 Bathroom GFCI receptacle (Not tripping off)

  Low

**Comment Location :** MASTER BATHROOM

At the time of inspection, the GFCI protected outlet did not trip off when it was tested. Recommended this is evaluated and corrected by a professional electrical contractor.



## 12. Laundry

### 12.6.1 No GFCI

Low

**Comment Location :** LAUNDRY ROOM

One or more receptacle(s) in the laundry room are not GFCI protected. It is recommended to have this receptacle switched/updated to a GFCI outlet for protection, to help prevent possibility of electrical shock. GFCI protection was required in laundry rooms or anywhere within 6 feet of a water source since 2005. All repairs involving wiring should be performed by a licensed electrical contractor.





[Life Expectancy](#)



[Roof Protection](#)



[Mold Safe](#)



[Seasonal Maintenance Checklist](#)



[90 Day](#)



[RecallChek](#)



[SewerGard](#)



[Tips for Homebuyers](#)

## PROPERTY INFORMATION IMPORTANT INFORMATION

### All On

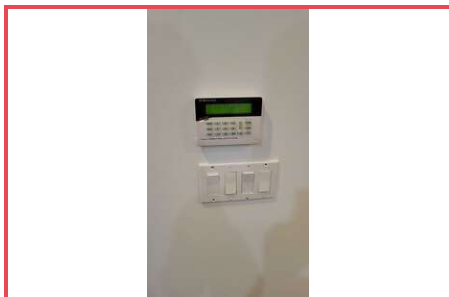
All utilities were on at the time of inspection.

### Condo Inspections

This condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Condo inspections consist of the interior walls and components only. The roof, siding and common areas are not inspected. This can also limit the exterior half of the HVAC unit being inspected if there is no access provided for the roof top or common area. If the only access to the roof is a multi-story exterior ladder the roof top is also not accessed due to safety reasons. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

### Alarm systems

Note: The inspector does not inspect alarm systems. It is not part of this inspection. Be sure to ask the seller for a copy of the alarm code before closing if one is available.



## PROPERTY INFORMATION LIMITATION

### House occupancy - VACANT

Note: The home was vacant at the time of inspection. The time in which the home has been vacant is unknown. Plumbing supply and waste pipes leaks cannot always be seen during the time frame of a typical home inspection. Any occasional problems with roots in waste lines cannot be found most times due to paper products not being used during the inspection. Small leaks in shower or waste lines in walls and ceilings cannot be seen if there are no signs of previous leaks. (For example - The shower is tested for 1-2 minutes during the home inspection and is typically used daily between 5 to 20 minutes, depending on the user) Due to the broad spectrum of items covered during our inspection, it not possible to test the systems under normal use of someone living in the home.

## GROUNDS SECTION STANDARD

### Grounds Standards

This inspection is not intended to address or include any geological conditions or site stability information. The inspector does not comment on coatings or cosmetic deficiencies or the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grade is limited to only exposed areas around the exterior of foundation or exterior walls. The inspector cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and 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. Any areas too low to enter or not accessible are excluded from this report. The Inspector does not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. The inspector does not evaluate decorative or low-voltage lighting nor irrigation systems. Any such mention of these items is informational only and not to be construed as inspected. If you wish to know the condition of any of the option features on the home you should contact a qualified professional for evaluation of them before closing on the home.

## GROUNDS LIMITATION

### Grounds (HOA Controlled)

The ground components are not part of a standard condo inspection. Only those components listed as inspected in the report were actually checked.

Please check with the homeowner association bylaws to consult for ground maintenance and repairs.

## GROUNDS MATERIAL

### Patio type

Concrete

# GROUNDS SECTION REPORT



Section Items	I	N	A	R	Comments	
2.1 Patio, Patio Covers	✓				0	
2.2 Stairs/Handrails/Guardrails	✓				0	
2.2 Driveway And Walkways Findings		✓			0	
2.3 Grading, Drainage And Vegetation Findings		✓			0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

## EXTERIOR SECTION STANDARD

### Exterior Standards

The home inspector shall observe: Wall cladding, flashings, and trim, Entryway doors and a representative number of windows, Garage door operators, Decks, balconies, stoops, steps, areaways, porches and applicable railings, Eaves, soffits, and fascias, and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials, Operate all entryway doors and a representative number of windows, Operate garage doors manually or by using permanently installed controls for any garage door operator, Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing, and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, Fences, Presence of safety glazing in doors and windows, Garage door operator remote control transmitters, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities, Detached buildings or structures, or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## EXTERIOR LIMITATION

### EXTERIOR (HOA CONTROLLED)

The Exterior components are not part of a standard condo inspection. Only those components listed as inspected in the report were actually checked.

Please check with the homeowner association bylaws to consult for exterior maintenance and repairs.

Section Items	I	N	A	R	Comments
3.1 Trim, Soffits, And Fascia		✓			0
3.2 Exterior Doors				✓	1 <a href="#">View Comments</a>
3.3 Exterior Windows/Shutters		✓			0
3.4 Wall Flashing		✓			0
3.5 Paint, Wood Finish, Or Caulking				✓	1 <a href="#">View Comments</a>
3.6 Vents and Misc. Problems		✓			0
3.7 Exterior Electrical		✓			0
3.8 Exterior Plumbing		✓			0

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

## COMMENTS

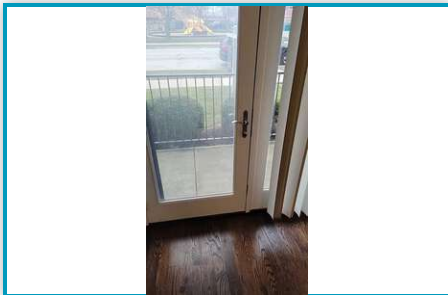
### 3.2.1 Exterior door binding (Unable to Open)

Medium


Repair or Replace

**Comment Location** - FRONT

One or more exterior doors are binding in the frame and is difficult to open. I recommend the affected area(s) be evaluated and corrected as needed by a qualified person.





 Repair or Replace

At the time of inspection, caulk was missing, damaged or deteriorated in some areas around windows and doors, at siding seams or joints with trim, or at flashings/penetrations. This is a regular maintenance issue as caulk tends to shrivel and crack from weather. I recommend that the affected area(s) be evaluated and recaulked as needed by a qualified person.



Location: REAR



Location: REAR



Location: LEFT SIDE FACING FRONT

## GARAGE SECTION STANDARD

### Garage Standards

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage . Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

Determining the heat resistance rating of firewalls is beyond the scope of this inspection company. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. Unless otherwise noted in this report that efflorescence is considered a cosmetic issue.

## GARAGE MATERIAL

Garage/Carport Type Size	Auto-Opener Manufacturer	Number of Automatic Openers
Detached garage, Three car garage	Lift-Master	2
Ceiling type(s)	Wall type(s)	Floor type(s)
Exposed framing	Block Walls	Concrete

## GARAGE SECTION REPORT



Section Items	I	N	A	R	Comments	
4.1 Door Issues (To Interior)	✓				0	
4.2 Floors				✓	1	<a href="#">View Comments</a>
4.3 Walls	✓				0	
4.4 Ceiling	✓				0	
4.5 Vehicle Doors/Operators/Switch				✓	1	<a href="#">View Comments</a>
4.6 Garage Electrical	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

## 4.2.1 Floor, typical cracks

Low

### Comment Location - GARAGE

There were typical cracks identified throughout the garage floor. It is recommended to seal these cracks to prevent water penetration and expansion.



## 4.5.1 Lubricant needed

Low

### Comment Location - GARAGE

At the time of inspection, the garage door track hardly had any grease and made the door difficult to open or close/was noisy. I recommend correction as needed by a qualified person.



## KITCHEN SECTION STANDARD

### Kitchen Standards

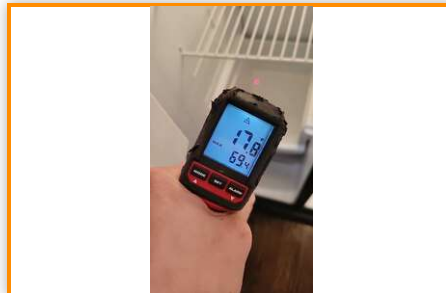
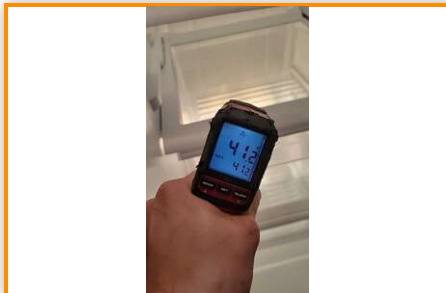
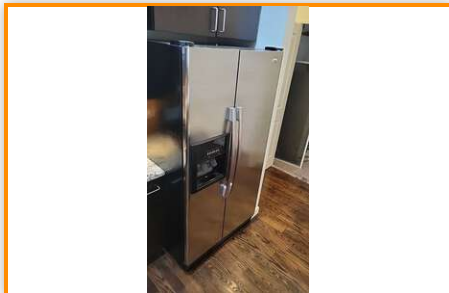
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle, Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal, Ventilation equipment or range hood, and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation, Non built-in appliances, or Refrigeration units. The home inspector is not required to operate: Appliances in use, or Any appliance that is shut down or otherwise inoperable. The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## KITCHEN LIMITATION

### Do not test fridge

#### Comment Location - KITCHEN

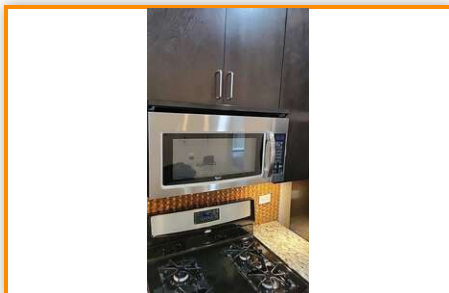
Note: Refrigerators are not inspected nor are the icemaker lines inspected. If there is a refrigerator installed in the home at the time of inspection we do not move the refrigerator to inspect behind it. By moving the refrigerator it may cause damage to the floor, icemaker line and/or the refrigerator itself. If you wish to know its overall condition you should consult a qualified appliance repairman for review prior to closing.



### Microwave Not inspected

#### Comment Location - KITCHEN

The built-in microwave oven was not tested or operated for function at the time of inspection. Running a microwave with nothing in it may cause damage to unit. This is for your information.



## Water Filter System

### Comment Location - KITCHEN

Note: Water Filter Systems are outside the scope of this home inspection company. They are not part of this report. You may wish to ask the seller when the filter was last replaced and how often it is replaced.



# KITCHEN MATERIAL

## Countertop

Granite

## Cabinetry

Wood

## Exhaust Vent Type(s)

Internal via the microwave

## Dishwasher Type(s)

Built-in Standard Dishwasher

## 5.3 Kitchen Sink Type(s)

Stainless Steel



## 5.4 Cook Top/Range Type(s)

Gas



## 5.5 Oven Type #1

Gas Free Standing Range



# KITCHEN SECTION REPORT



Section Items	I	N	A	R	Comments	
5.1 Kitchen Outlets				✓	1	<a href="#">View Comments</a>
5.2 Switches And Lighting	✓				0	
5.3 Cabinets And Counters				✓	1	<a href="#">View Comments</a>
5.4 Range Hood	✓				0	
5.5 Garbage Disposal				✓	1	<a href="#">View Comments</a>
5.6 Dishwasher	✓				0	
5.7 Microwave	✓				0	
5.8 Refrigerator	✓				0	
5.9 Fixtures, Plumbing, And Drains				✓	1	<a href="#">View Comments</a>
5.10 Range And Cook Tops	✓				0	
5.11 Oven(s)	✓				0	

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## COMMENTS

### 5.1.1 GFCI test button had no response

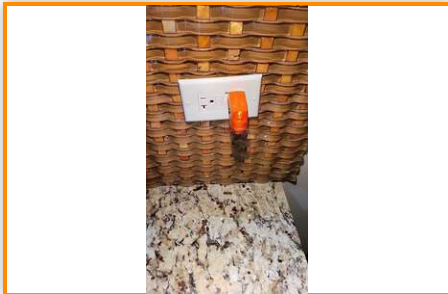
Low



#### Safety Issues

#### Comment Location - KITCHEN

The GFCI protected outlets did not trip off by using the test button on the unit. The outlets are defective and in need of replacement. They should be replaced by a professional electrical contractor.

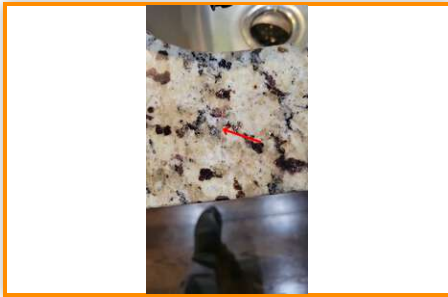


### 5.3.1 Counter tops cracked

Low

#### Comment Location - KITCHEN

At the time of the inspection, one or more cracks were visible on the countertop. Recommended that the cracks be evaluated and repaired as needed by a professional countertop repair contractor.



### 5.5.1 Garbage disposal-inoperable

Medium



Repair or Replace

#### Comment Location - KITCHEN

The garbage disposal was inoperable. The unit should be repaired or replaced as needed by an appliance repair contractor.



### 5.9.1 Slow drain

Low



Repair or Replace

#### Comment Location - KITCHEN

At the time of inspection, the kitchen sink was slow to drain. The cause of a slow drain can range from a cleaning at trap to problems down line. I recommend further inspection and correction as needed by a qualified plumbing contractor.





## BATHROOM SECTION STANDARD

### Bathroom Standards

In accordance with the Standards of Practice, the inspector is not required to comment on simple cosmetic deficiencies, evaluate window coverings, steam showers or air-entrainment systems such as those in whirlpool tubs and Jacuzzis. Saunas are not operated but will be examined for visual defects. The inspector does not perform leak-testing of shower pans or shower enclosures but will comment on obvious leakage when fixtures are operated during the inspection. Inspection of bathrooms typically includes examination of the following: ROOM -Window, skylight and door (condition and operation) -Wall, ceiling and floor condition -Moisture meter survey for moisture trapped beneath vinyl or tile floor coverings around toilets, tubs and showers. CABINET -Exterior and interior -Door and drawer function SINK -Basin and overflow (overflow not tested) -Faucet valves and stopper (condition and operation) -Water supply shut-offs (not operated) -Waste pipe (condition and trap configuration) -Adequate water flow and drainage TUB and SHOWER -Tub condition -Moisture meter check for moisture behind any wall or floor tile -Faucet valve and shower head (condition and operation) -Shower diverter (diverts water from tub faucet to the shower head) Shower enclosure (condition and operation) -Adequate water flow and drainage TOILETS -Condition and operation -Secure connection to floor -Tank connection to toilet - Leakage at flapper valve -Water supply valve condition (not operated) ELECTRICAL -Switch

## BATHROOM IMPORTANT INFORMATION

### Tile shower

Note: When the tub/shower surround in the home is tile it will require continual maintenance around the perimeter of enclosure. The grout sealant is a typical part of home maintenance and should be resealed every 6 months to a year to prevent water penetration or concealed damage behind walls and under floors.



Location: HALLWAY BATHROOM



Location: MASTER BATHROOM



Location: MASTER BATHROOM

## BATHROOM LIMITATION

### Tub Overflow not tested

Tub overflows are not tested at the time of inspection. I am unable to determine if the overflow is connected properly in the wall. If the overflow line is not connected properly, testing them can cause damage to the property.



Location: HALLWAY BATHROOM



Location: MASTER BATHROOM

## BATHROOM MATERIAL

### Shower and Tub

Tile Surround

### Exhaust Vent

Fan w/ light, Window

## BATHROOM SECTION REPORT



Section Items	I	N	A	R	Comments	
6.1 Electrical Receptacles				✓	1	<a href="#">View Comments</a>
6.2 Switches And Lighting				✓	1	<a href="#">View Comments</a>
6.3 Ventilation	✓				0	
6.4 Cabinets And Counters	✓				0	
6.5 Bathroom Sinks And Plumbing				✓	2	<a href="#">View Comments</a>
6.6 Toilet				✓	1	<a href="#">View Comments</a>
6.7 Bathtub And Whirlpool				✓	2	<a href="#">View Comments</a>
6.8 Shower	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

## 6.1.1 Bathroom GFCI receptacle (Not tripping off)

Low



### Safety Issues

#### Comment Location - MASTER BATHROOM

At the time of inspection, the GFCI protected outlet did not trip off when it was tested. Recommended this is evaluated and corrected by a professional electrical contractor.

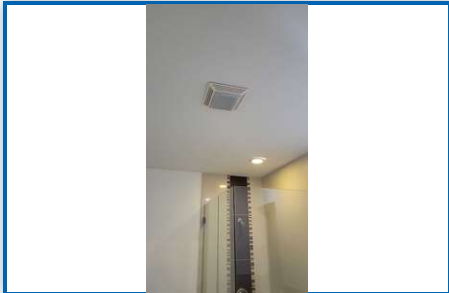


## 6.2.1 Burnt out bathroom light bulbs

Low


#### Comment Location - 2ND FLOOR BATHROOM

At the time of inspection, one or more light bulbs were burnt out or missing. It is recommended to replace the bulb(s) and testing the light fixture. If after replacement and the light bulb fails, consider evaluation by a professional electrical contractor.



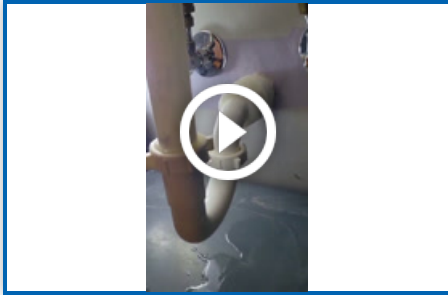
### 6.5.1 Leaking Drain Connections

Low

 Repair or Replace

**Comment Location** - HALLWAY BATHROOM

At the time of inspection, the bathroom sink had leaking drain connections. I recommend the drain be repaired as needed to avoid any further leakage that could damage cabinet bottom or lead to microbial growth. A professional plumbing contractor should perform the work.

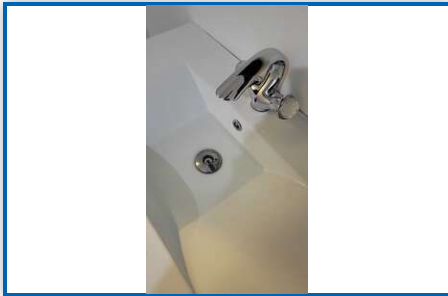


### 6.5.2 Poor sink stopper operation

Low

**Comment Location** - MASTER BATHROOM

At the time of inspection, the bathroom sink stopper did not function correctly when the sink was full of water and then drained. I recommend the stopper be repaired or replaced as needed by a qualified person.

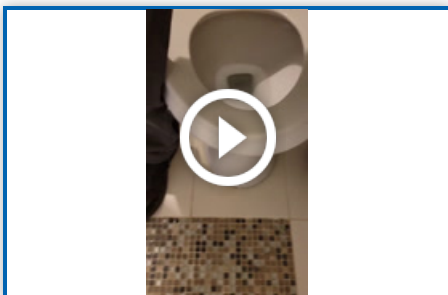


### 6.6.1 Loose at floor

Medium

**Comment Location** - HALLWAY BATHROOM

The toilet in this bathroom was loose at the floor. The tank bolts can be tightened, or in severe cases the wax seal may need to be replaced. When the toilet is removed the area should be checked for water damage. All work should be done by a qualified plumbing contractor.



### 6.7.1 Weak jet response

Low

#### Comment Location - MASTER BATHROOM

There were one or more jets that were responding weakly. We recommend that the jets be evaluated and repaired as needed by a plumbing contractor.



### 6.7.2 Jetted tub - Active Leak

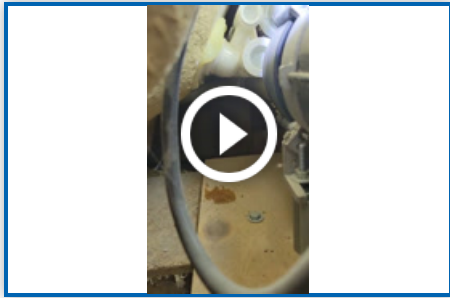
Medium



Repair or Replace

#### Comment Location - MASTER BATHROOM

There was an active leak at the connections under the tub when the jet tub was operated. I recommend having a qualified plumbing contractor repair as needed.



## PLUMBING SECTION STANDARD

### Plumbing Standards

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow, leaks, and cross connections, Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage, Hot water systems including: water heating equipment, normal operating controls, automatic safety controls; and chimneys, flues, and vents, Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials, Drain, waste, and vent piping materials, Water heating equipment, and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices, Determine whether water supply and waste disposal systems are public or private, Operate automatic safety controls, Operate any valve except water closet flush valves, fixture faucets, and hose faucets, Observe: Water conditioning systems, Fire and lawn sprinkler systems, On-site water supply quantity and quality, On-site waste disposal systems; Foundation irrigation systems, Spas, except as to functional flow and functional drainage, Swimming pools; Solar water heating equipment, or Observe the system for proper sizing, design, or use of proper materials.

## PLUMBING IMPORTANT INFORMATION

### Sewer clean out location

#### Comment Location - REAR CLOSET

The sewer clean-out is located in the home and is identified in the photo discription. It is not recommend to flush feminine hygiene products down a sanitary drain line or toilet. Materials can catch on tree roots or cracks creating a blockage and result in costly repairs to clean out the obstructions. It is also not recommended to dump cooking grease or oils down sinks or sanitary drains. Grease and oils have a tendency to cool and will collect creating a build-up and/or blockage in the main sewer line creating costly repairs.



## Water heater info

### Comment Location - HALLWAY CLOSET

Note: The water heater was equipped with a cold-water supply shut-off valve and a gas shut off valve. The valves were not operated during the inspection; however, they should be "exercised" periodically so that it will remain functional when the need arises. Maintenance note: A water heater life span varies per area and there is no set maximum expected service life. In some parts it is normal to expect between 10-15 years, while in others a homeowner is fortunate if the water heater lasts 8 years. The life span of water heaters depends upon the, quality of the unit, the chemical composition of the water, the long-term water temperature settings, and the quality/ frequency of past and future maintenance.

Maintenance tips: You should keep the water temperature set at a minimum of 120 degrees and a maximum of 130 degrees to prevent scalding. Hot Water can cause third degree burns:

In 1 second at 156xB0F

In 2 seconds at 149xB0F

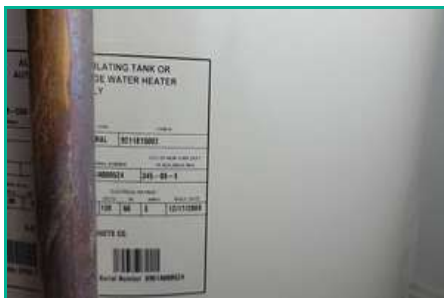
In 5 seconds at 140xB0F

In 15 seconds at 133xB0F

You should drain your water heater a least once a year to avoid sediment build up in the tank. Excessive sediment, high heat and pressure over a period of time will cause the glass liner to crack. Once the liner is compromised, water comes in contact with the steel tank. At this point the tank will begin to rust. Eventually the tank will begin to leak or even burst.

Step 1 - You will need to connect a garden hose to the drain, and run it to the exterior of the home, or a floor drain. For newer tanks, 5 gallons should be drained from the bottom. For older tanks, you will need to shut down the gas and water supply, before draining the tank. Step 2- After the tank is drained you will need to partially fill it again, and then drain it again. After this, you will need to shut the drain valve off.

Step 3- You will need to turn the water and gas valves back on, and re-light the water heater. Typically, the directions are on the side of the water heater.



## PLUMBING LIMITATION

### Did Not Test Shut offs

Note: We do not turn, test or operate the water main shut off valve or shut-off valves to individual fixtures. By turning the valves it may cause them to leak causing damage to the property.

## Shut offs not applicable

The main water and fuel shut offs are HOA controlled and inaccessible or not within the unit and were not inspected. Please consult with building maintenance for assistance in the event of an emergency or when planning to make repairs/modifications.

## PLUMBING MATERIAL

<b>Sewage Ejector</b>	<b>Water Supply Source</b>	<b>Main Water Supply Pipe</b>
None Found	Condo-HOA controlled	Not visible
<b>Water Distribution Pipes</b>	<b>Sewage System Type</b>	<b>Drain Waste and Vent Pipe Materials</b>
Copper	Public	Polyvinyl Chloride (PVC), Not Inspected, Unable to view
<b>Gas Pipe Material</b>	<b>Type of Gas</b>	<b>#1 Water Heater Type</b>
Black Steel	Natural Gas	Tank (conventional)
<b>#1 Water Heater Power Source</b>	<b>#1 Water Heater Capacity</b>	<b>#1 Water Heater Location</b>
Gas	50 gallons	Hall closet
<b>#1 Water Heater Manufacturer</b>	<b>#1 Water Heater Age</b>	<b>Sump Pump</b>
A.O. Smith	2009	None found

## PLUMBING SECTION REPORT



Section Items	I	N	A	R	Comments	
7.1 Gas Water Heater				✓	1	<a href="#">View Comments</a>
7.2 Combustion Air Vents	✓				0	
7.3 Water Supply and Distribution	✓				0	
7.4 Sewage and DWV Systems	✓				0	
7.5 Gas System Components	✓				0	
7.6 Sump Pump	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,



## 7.1.1 Water heater-past design life

Medium

### Comment Location - HALLWAY CLOSET

The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near, at, or beyond this age and/or its useful lifespan and may need replacing at any time. I recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak. All work should be performed by a professional plumbing contractor.



1.1 MFD in 2009

## HEATING SECTION STANDARD

### Heating Standards

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

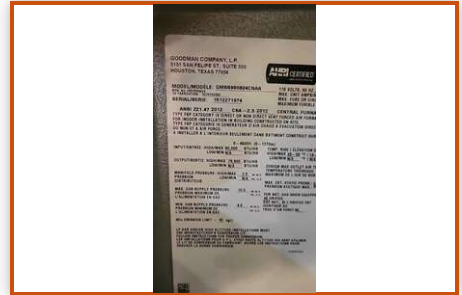
# HEATING IMPORTANT INFORMATION

## Furnace use information

### Comment Location - HALLWAY CLOSET

The electrical equipment disconnect was located near the furnace and acts as an emergency shut-off switch or can be used while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use. Heating systems are usually trouble-free and easy to maintain. Efficient operation is a direct result of proper and regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition.

You will need to change your filter regularly or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace routinely serviced at least once a year to ensure it is functioning as intended. If you have a humidifier, keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life expectancy.



## Thermostat location

### Comment Location - HALLWAY

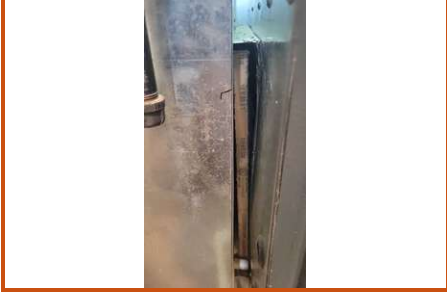
The thermostat location is identified in the photo below. This is for your information. To save energy, set your thermostat back at night or when you know your home will be unoccupied for an extended period of time (be mindful of different family schedules.) Savings can be as much as 1% of your heating bill for every degree lowered every 8 hours!



## Filter location/info

### Comment Location - HALLWAY CLOSET

See photo below for where to change your filter. Typical recommendations range depending on your needs. A filter may last 30 days for cheaper fiberglass filters, to as long as 12 months for higher-end pleated filters. These estimates assume average use and depend on the type and size of your filter. A general rule of thumb is to check your filter every 30 to 90 days and replace as needed. As your filter traps more dirt, dust, and allergens from the air, the heating unit's efficiency decreases. This is considered a normal maintenance item. Cheaper 30 day filters allow more air to flow through your unit to make the blower motor work less hard. Higher end filters are good for catching dust and allergens. The choice is yours!



## Gas Fireplace (Operable Damper/Safety info)

### Comment Location - LIVING ROOM

At the time of inspection, the damper of the homes gas fireplace was usable (closes and opens). Be aware a closed damper while using the fireplace allows toxic gasses to enter the living space.



## HEATING LIMITATION

### Note: dont inspect interior of ducts

Note: During this inspection it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

## Fireplaces not tested/operated

As per the Standards of Practice for both the National Association of Certified Home Inspectors (NACHI), the inspector does not light fireplaces, pilots, or operate gas valves during inspections. These appliances were only visually inspected and not fully evaluated or tested for function. It is recommended to get a full inspection of the fireplace and interior of the chimney flue before use.



## HEATING MATERIAL

<b>First Floor Heating Equipment Type</b>	<b>First Floor Heating System Manufacturer</b>	<b>First Floor Heating System Age</b>
Forced air (furnace)	Amana	2015
<b>First Floor Heating Equipment Fuel Type</b>	<b>First Floor Filter Type</b>	<b>First Floor Filter Size</b>
Natural Gas	Disposable	16x20



Section Items	I	N	A	R	Comments	
8.1 Gas/LP Firelogs/Fireplaces	✓				0	
8.2 Heat Source Missing/Inoperable (Interior Rooms)	✓				0	
8.3 Furnace	✓				0	
8.4 Thermal Scan (HVAC)	✓				1	<a href="#">View Comments</a>
8.5 Combustion Air Vents	✓				0	
8.6 Flues and Vents for Heat Systems	✓				0	
8.7 Duct Work Issues	✓				0	
8.8 Return And Supply Registers	✓				0	
8.9 Thermostat	✓				0	
8.10 Air Filters And Tracks				✓	1	<a href="#">View Comments</a>
8.11 Carbon Monoxide Levels	✓				1	<a href="#">View Comments</a>

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

## COMMENTS

### 8.4.1 Heating ok

During the inspection we take a piece of paper and stick to the HVAC system air returns to ensure functionality. We then do a temperature read at the return to compare it to the heat or cooling being supplied to each room. There were no problems with the temperature splits, and all of the heat runs tested were functioning, unless noted in other areas in this report.

### 8.10.1 Dirty air filter

Low

#### Comment Location - HALLWAY CLOSET

The furnace air filter is dirty and should be changed to avoid unhealthy indoor air conditions and damage to the furnace blower. The furnace air filter has a rating on the side of the filter. Depending on the one you buy it can be a 30, 60, or 90 day filter. You will need to change your filter according the filter rating on the package.



### 8.11.1 Carbon Monoxide (Not present)

At the time of inspection, carbon monoxide was not detected. Levels were safe with no further recommendations. Note: Carbon monoxide detectors should be installed and monitored on a regular basis as conditions can change over time.

## COOLING SECTION STANDARD

### Cooling Standards

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

## COOLING IMPORTANT INFORMATION

### Air Conditioner Information

#### Comment Location - ROOF

The air conditioner electrical disconnect was located within arms reach at the condenser unit outside. This is the shut-off that will turn the equipment off in an emergency.

Central air conditioner maintenance and precautions:

A- Properly balance the compressor fan. Consult with a licensed HVAC Contractor.

B- Keep compressor clean of shrub and debris in a 6 foot radius.

C- Keep compressor unit level.

D- Clean the cooling fins and coils each season before using system.

E- Replace filter monthly or more often if it becomes dirty.

F- Lubricate fan motor with a non-detergent motor oil.

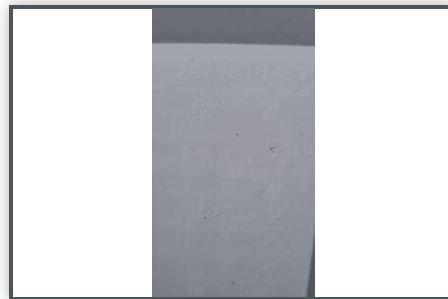
G- Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed HVAC contractor for service.

H- Do not run system if exterior temperature is below 65 degrees F.

I- Have a licensed HVAC contractor check the amount of refrigerant and the possibility of leaks in the system.

J- It is recommend that drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.

K- If the house is purchased in the winter and the unit is only inspected visually, the seller should guarantee the cooling system is in working order or provide a home warranty.





# COOLING LIMITATION

## Humidifier Installed

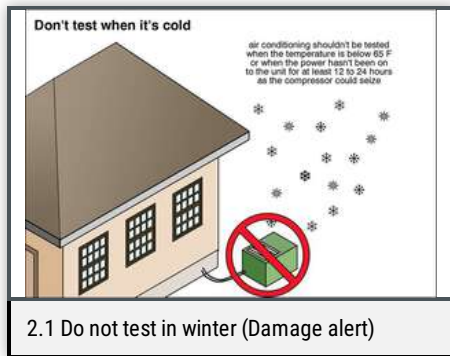
Note: There is a humidifier installed that can add comfort to the home during the heating season. These units are not inspected as they are outside the scope of this companies home inspection. Most units will require service annually.



## A/C Not Tested / Temperature Under 65 F\*

### Comment Location - ROOF

The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. It is also impossible to determine if the HVAC system is cooling properly as even if no or low refrigerant is in the system, the air will still register at ambient exterior temperature. Client should be aware of this limitation when inspecting unit in cooler temperatures.



# COOLING MATERIAL

<b>Number of cooling systems (excluding window AC)</b>	<b>Main Floor Air Conditioning Type</b>	<b>Main Floor Air Conditioning System Manufacturer</b>
One	Central, Electric system	Carrier
<b>Main Floor Cooling System Age</b>	<b>Main Floor Air Conditioning System Fuel Source</b>	
2009	Electric 220 Volt	



Section Items	I	N	A	R	Comments	
9.1 Air Conditioner Units				✓	1	<a href="#">View Comments</a>

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

## COMMENTS

### 9.1.1 Damaged/missing foam sleeve

■ Low

#### Comment Location - ROOF

The foam sleeve on suction line, was missing foam sleeve or damaged in area(s) at outside AC unit. Missing foam on suction line can cause energy loss and condensation. I recommend the affected area(s) be replaced as needed by a qualified person.



## ELECTRICAL SECTION STANDARD

### Electrical Standards

The home inspector shall observe: Service entrance conductors, Service equipment, grounding equipment, main over current device, and main and distribution panels, Amperage and voltage ratings of the service, Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters, and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials, Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels, Test or operate any over current device except ground fault circuit interrupters, Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels, or Observe: Low voltage systems, Security system devices, heat detectors, or carbon monoxide detectors, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system, or Built-in vacuum equipment.

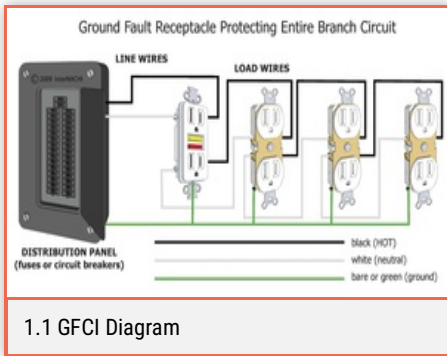
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator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

# ELECTRICAL IMPORTANT INFORMATION

## Branch circuit locations

Note - this home is equipped with GFCI outlets in "wet" locations. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are suddenly applied (example: the use of a motor operated appliance or a "hotter" appliance such as a hair dryer.) If during the course of your home ownership you lose power in the kitchen, bathroom, garage or outdoor outlets, chances are you may have tripped a GFCI breaker. Check the following locations before calling an electrician to be sure that is isn't just a tripped GFCI.

GFCI Outlets Testing Info: By detecting dangerous current flow and instantly shutting off power, ground fault circuit interrupters save hundreds of lives each year. But after 10 years or so, the sensitive circuitry inside a GFCI wears out. Usually, the test button on the GFCI doesn't tell you there's anything wrong: When you press the button, it shuts off the power as always. So the only reliable way to check an older GFCI is to use a circuit tester that has its own GFCI test button (sold at home centers and hardware stores.) Plug in the tester and push its test button. If the power goes off, the GFCI is working. Press the reset button to restore power. If the power doesn't go off, replace the GFCI.



## Smoke/CO Detectors

Smoke detectors should be present/installed in every bedroom and common area. The batteries should be tested every month and replaced every year.

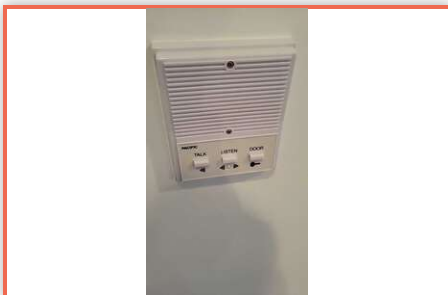
Carbon monoxide detectors should be present/installed within 15 feet of gas-fired equipment, sleeping quarters, or at least one in every level. The batteries should be tested every month and replaced every year.

Newer devices are replaced every 10 years or as needed. This is for your information.

# ELECTRICAL LIMITATION

## Whole house speaker/intercom system

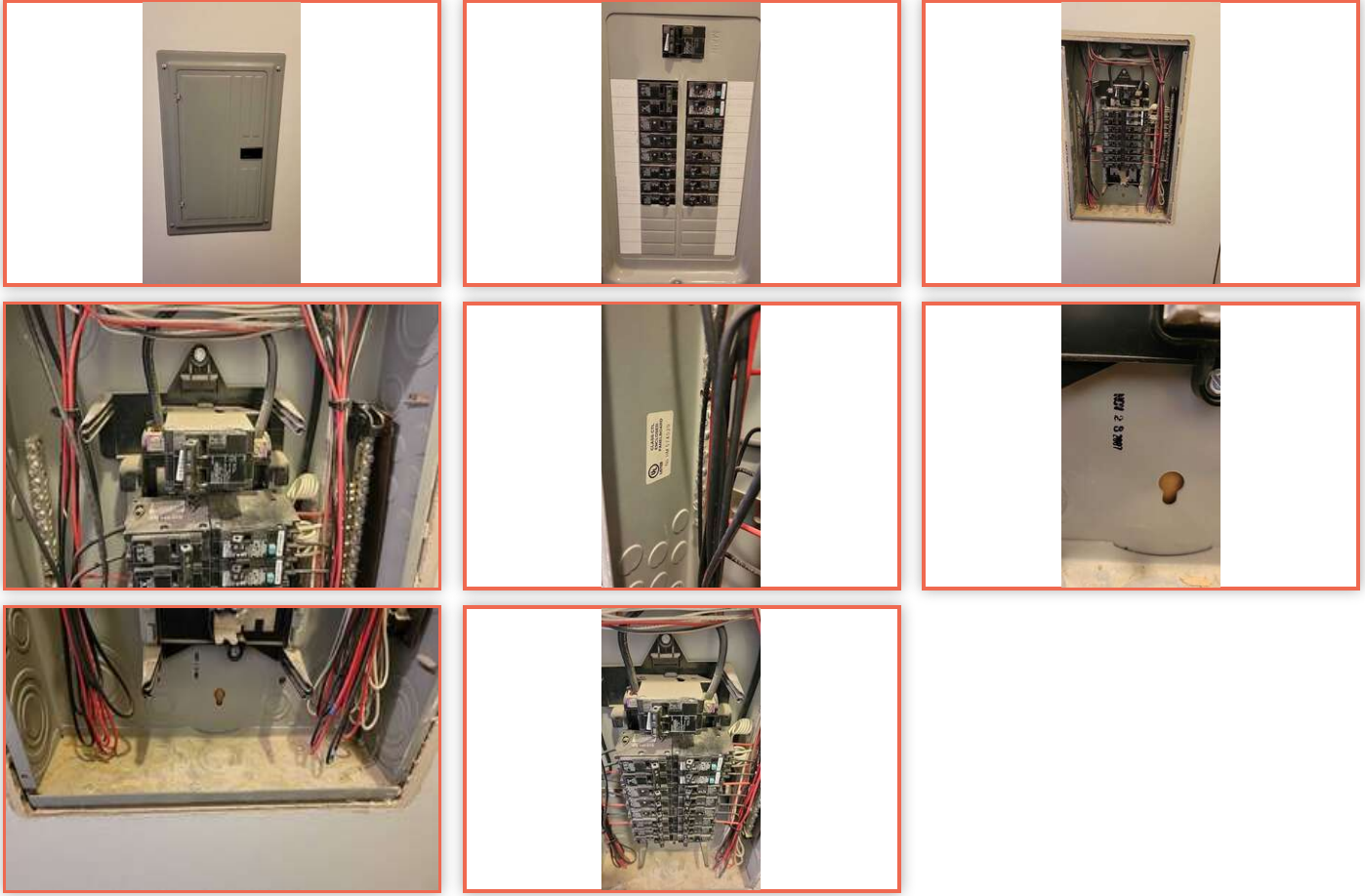
There is a whole house speaker/intercom system installed in this home, however it is outside the scope of this companies inspection. If you wish to know its condition you should ask the seller to show you it functions or contact a qualified professional for further evaluation before closing.



## Main Panel Limitations (Condo HOA Controlled)

### Comment Location - HALLWAY

The electrical Main Panel is typically not identified during a condo inspection and is HOA Controlled. The main panel is the area where you can shut off your electrical system, in case of an emergency or need for service. However there should at least should be a sub panel with breakers which are reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) at your electrical panel. Knowing if a circuit breaker is not functioning before a problem occurs can be a life saving event.



## ELECTRICAL MATERIAL

Electrical Service Conductors	Service Panel Ampacity	Service Panel Manufacturer
HOA Controlled	100 amps	Murray
Service Disconnect Location	Service Disconnect Type	Type of Branch Wiring
At Service Panel, HOA Controlled	Breaker	Vinyl-coated, Solid Copper, Stranded Copper
Service OCPD Type	Service Grounding Electrode	
Breakers	No visible grounding electrode	

Section Items	I	N	A	R	Comments	
10.1 Electric Meter Issues		✓			0	
10.2 Service Disconnect Issues		✓			0	
10.3 Service Entrance/Drip Loop/Mast/Attach		✓			0	
10.4 Main/Sub (Panel Cabinet/Cover/Labels)				✓	1	<a href="#">View Comments</a>
10.5 Main Or Sub Panel Wiring	✓				0	
10.6 Main/Sub (Panel Breaker/Fuse Issues)	✓				0	
10.7 Visible Wiring/Junction Boxes	✓				0	
10.8 Main/Sub (Ground/Bonding System)	✓				0	
10.9 Carbon Monoxide & Smoke Detectors	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

## COMMENTS

### 10.4.1 Dirt debris (Cabinet Interior)

■ Low

**Comment Location** - HALLWAY

There was paint ,debris or other materials in the panel. I recommend that the panel be cleaned and and repaired as needed.



## INTERIOR SECTION STANDARD

### Interior Standards

The home inspector shall observe: Walls, ceiling, and floors, Steps, stairways, balconies, and railings, Counters and a representative number of installed cabinets, and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors, and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, Carpeting, or Draperies, blinds, or other window treatments. The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## INTERIOR MATERIAL

Walls and Ceilings	Floor Covering Materials	Interior Doors
Drywall	Hardwood	Wood Raised Panel
Window Material	Window Glazing	Window Operation
Vinyl	Double-pane	Casement

## INTERIOR SECTION REPORT



Section Items	I	N	A	R	Comments	
11.1 Thermal Scan (Ceiling and walls)	✓				0	
11.2 Floor Issues	✓				0	
11.3 Walls Issues				✓	2	<a href="#">View Comments</a>
11.4 Ceilings Issues	✓				0	
11.5 Windows and Skylights				✓	1	<a href="#">View Comments</a>
11.6 Doors				✓	1	<a href="#">View Comments</a>
11.7 Interior Stairs	✓				0	
11.8 Lighting/Ceiling Fans				✓	1	<a href="#">View Comments</a>
11.9 Switches	✓				0	
11.10 Electrical Receptacles	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

# COMMENTS

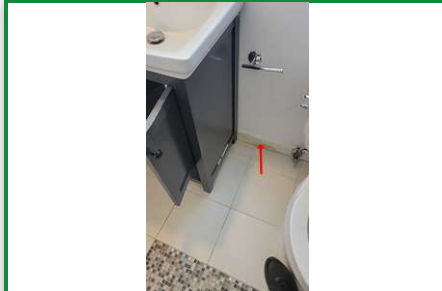
## 11.3.1 Walls (Past Moisture Stains)

Low

There were stains or areas with signs of leakage in one or more areas. These area do not appear to be from recent water related problems. The inspector recommends asking the seller or sellers agent about this occurrence and how it was repaired. There will need to be minor repairs to the areas after verification that the leak has been mitigated.



Location: HALLWAY BATHROOM



Location: HALLWAY BATHROOM

## 11.3.2 Active Moisture (Monitor)

Medium

### Comment Location - BEDROOMS

There were one or more areas around window openings that had signs of active moisture. A moisture meter was used and detected elevated levels of water intrusion behind the covering. I am unable to determine the extent of damage until the covering is removed. I recommend the affected areas be further evaluated to determine the source of water intrusion and have end it repaired by a qualified contractor. (Leaving windows open is a Possible cause)



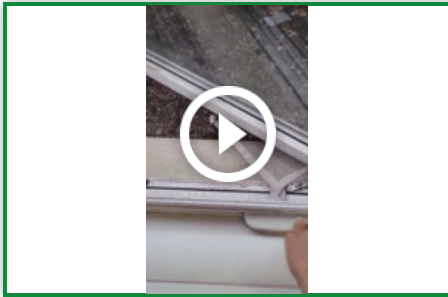


### 11.5.1 Broken operator arm

Low

#### Comment Location - LIVING ROOM

One or more hinges service the casement windows were broken. The Inspector recommends that the affected items be repaired or replaced as needed by a qualified contractor.



### 11.6.1 Active Moisture (Failed Exterior flashing)

Medium



Repair or Replace

#### Comment Location - FRONT PATIO ENTRY

At the time of the inspection active moisture was present near the exterior door. It appears the exterior flashing or other door components have failed to keep water from entering the home. I recommend having a qualified contractor further evaluate and repair as needed.

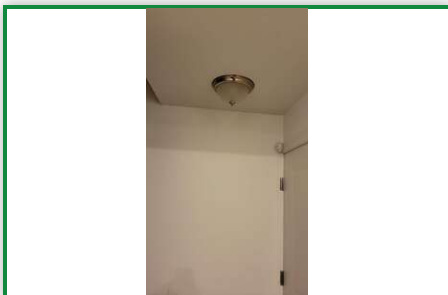


### 11.8.1 Burnt out bulbs

Low

#### Comment Location - HALLWAY

There were some light bulbs that were burnt out or missing at the time of inspection. You should re-test any inoperable light fixtures after replacing the bulbs. If after bulb replacement the lights still fail to respond to the switch, consider evaluation by a qualified electrical contractor.



## LAUNDRY SECTION STANDARD

### Laundry Standards

Inspection of the laundry room typically includes examination of the following: -Switches and outlets (120-volt and 240-volt if installed) -Exhaust fan -Room heat -Dryer vent -Presence of clothes washer connections and waste pipe -Sink, faucet, drain, and Under sink plumbing -Cabinets, -Floor, wall and ceiling surfaces -Door and window condition and operation. Clothes washers are operated at the discretion of the Inspector.

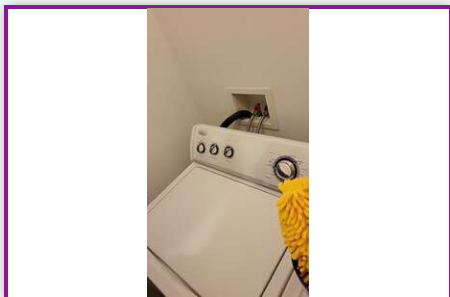
Laundry appliances are not tested at the discretion of the inspector or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if tested and therefore damage the property.

## LAUNDRY LIMITATION

### Washer - connections occupied

#### Comment Location - LAUNDRY ROOM

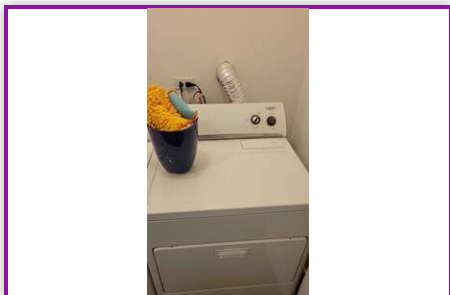
Note: The washer connections are not tested at the time of inspection. The connections and the wall around the area (when accessible or not blocked by the height of some washers) were visually inspected. There were no signs of stains or leaks noted at the time of inspection unless otherwise noted in the findings section below for further review or evaluation



### Dryer - vertical vent

#### Comment Location - LAUNDRY ROOM

Note: The dryer vent extends up into the wall through the attic or exits at the exterior roof or siding. Dryer vents that run vertical through walls can sometimes easily become clogged. The first sign that your line is becoming clogged is that it takes longer than usual to dry your clothes. It is recommended that you have these types of dryer vent lines cleaned on an annual basis.



## LAUNDRY MATERIAL

<b>Dryer Power</b>	<b>Cloths Dryer Vent Material</b>	<b>Washer Drain Size</b>
Gas	Flexibile Vinyl	2-inch Diameter
<b>Appliances Present</b>		
Washer, Dryer		

## LAUNDRY SECTION REPORT



Section Items	I	N	A	R	Comments	
12.1 Laundry Switches				✓	1	<a href="#">View Comments</a>
12.2 Laundry Lighting	✓				0	
12.3 Laundry Plumbing & Sinks	✓				0	
12.4 Laundry Dryer Venting	✓				0	
12.5 Washer And Dryer	✓				0	
12.6 Laundry Outlets				✓	1	<a href="#">View Comments</a>

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

## COMMENTS

### 12.1.1 Damaged Switch

Low

#### Comment Location - LAUNDRY ROOM

There was one or more damaged switches in the laundry room at the time of the inspection. We recommend that it be replaced as needed by a professional electrical contractor.





## Safety Issues

**Comment Location - LAUNDRY ROOM**

One or more receptacle(s) in the laundry room are not GFCI protected. It is recommended to have this receptacle switched/updated to a GFCI outlet for protection, to help prevent possibility of electrical shock. GFCI protection was required in laundry rooms or anywhere within 6 feet of a water source since 2005. All repairs involving wiring should be performed by a licensed electrical contractor.



# CLOSING STATEMENT

## Limitations

Home inspectors are not required to report on the following:

Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with local jurisdictional codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood destroying organisms, rodents/mammals, or other insects; Or cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to:

Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air surrounding the property; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.

## Final Walkthrough

### Final Walkthrough & Other Information

This report was written exclusively for our Client and is non-transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions or concerns. We are always attempting to improve quality of our service and our report.

The walk-through prior to closing is the time for you to re-inspect the property with or without the help of your licensed/InterNACHI certified home inspector. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the final walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to or at the closing.

The following are only recommendations for the final walk-through of your new property. Feel free to use the checklist provided on the home maintenance manual given to you at the time of inspection:

1. Use the thermostat to check the heating and cooling system is working. Air conditioners should not be checked if the temperature is below 65 degrees.
2. Verify all appliances included in the real estate contract are present and in working condition.
3. Run water at all fixtures and flush toilets.
4. Visually examine for any signs of water intrusion in basement that may have happened after the inspection or cosmetic damage that may have occurred during seller move-out.
5. Ask for all keys/remote controls to any garage door openers, fans, gas fireplaces , etc.
6. Ask seller questions about anything that was not covered during the home inspection or areas that may have been restricted at the time of the inspection..
7. Re-visit seller disclosure and ask seller about any prior/ongoing pest infestation treatment, maintenance plans for mechanical equipment, and warranties that may be transferable.

**SINCERELY,**  
**CLEAR POINT HOME INSPECTIONS, LLC**