INSPECTION REPORT

Report Number
0818201

Property Information

14693 Martin Drive
Fort Myers, Florida
33908

Client Information

Client Name **Lori Weiss**

,

Inspected on

Inspection Date **Monday, August 20, 2018**

Inspection Time 9:00 AM

Inspection Conducted By

Safeguard Inspectors LLC
1217 E. Cape Coral Pkwy 100
Cape Coral, Florida
33904
Phone: (239) 898-6241
FAX: (239) 244-8244
E'Mail: Christian@SafeguardInspectors.com
Web: www.SafeguardInspectors.com

Inspected by:
Christian White

Inspector's Signature:

Signature Date
August 20, 2018

SCOPE AND CONTRACT

Report Number
0818201

Inspection Address
14693 MARTIN DRIVE, FORT MYERS, FLORIDA, 33908

Inspection Date & Time
August 20, 2018
9:00 AM

Client Information

Name
Lori Weiss

Mailing Address

, , ,

Phone No Home	Phone No Work	Phone No Alternate	Phone No Cell	E-mail Address
			954-401-9935	Lori.morganweiss@att.net

PLEASE READ THE FOLLOWING CAREFULLY BEFORE SIGNING

1. In agreeing to proceed with the inspection of the property identified above, I/we have carefully read, understood, and accepted this Contract, as well as the section entitled **"SCOPE OF INSPECTION"**.
2. I/we have been afforded advance notification to review this contract before agreeing to authorizing Safeguard Inspectors LLC to proceed with this inspection. Notification methods include one or more of the following: this contract was forwarded to me/us either in e-mail or FAX format; the contract was mailed to me/us; I/we have been advised that this contract was available for me/us to review at the web site of Safeguard Inspectors LLC (www.SafeguardInspectors.com); advertising media indicated services provided would be conducted under contract and the described the means of reviewing the contract.
3. The inspection of the property identified above is subject to the following **Terms and Conditions**:
   a) The inspection by Safeguard Inspectors LLC will be performed in accordance with the Standards of Practice of the National Association of Certified Home Inspectors.
   b) The inspection will be attended by and will be under the direction of a Registered Home Inspector with membership in the National Association of Certified Home Inspectors.
   c) A report will be provided at the conclusion of the inspection. This Report will be based on a limited visual inspection of the readily accessible aspects of the building. The Report is representative of the Inspector's opinion of the observable conditions on the day and time of inspection.
   d) This inspection does not constitute an engineering evaluation and is not provided as either an engineering or architectural service.
   e) The Inspection Report reflects the present condition of the subject property at the time of inspection.
   f) This Report does not imply or constitute a guarantee, warranty, or an insurance policy with regards to this property.
4. I/we agree to pay the fee specified in the "Receipt" section of this Report.
5. I/we acknowledge that the inspection was scheduled to commence on the date noted in the information above.

SCOPE OF INSPECTION

1. VISUAL INSPECTION:

This inspection is a visual inspection only of readily accessible aspects of the property. A home inspection does not include identifying defects that are hidden behind walls, floors, or ceilings. This includes structure, wiring, plumbing, ducting, and insulation that are hidden or inaccessible. The inspector will not conduct any invasive or destructive testing of the property. Safety, accessibility, or other considerations may present the inspector with restrictions in examining specific home elements or components.

2. LIMITED ASSESSMENT

The home inspection will provide you with a basic overview of the condition of the property. This inspection is not technically exhaustive or all encompassing, as your inspector has only a limited amount of time, as well as constraints in methodology, to complete the inspection. The inspector is a generalist, not a specialist in all disciplines, and may refer the home owner to specialists for further investigation of certain items.

SCOPE AND CONTRACT

3. CONTEXT OF INSPECTION

This inspection should also be considered in the context of a "snapshot in time", reflecting the conditions of the home at the date of inspection. Future performance of components and elements of the home is outside the context of this inspection. For example, your inspector may not discover leaks that occur only under certain weather conditions. Some conditions noted, such as cracks in foundations, may be either cosmetic in nature or indicators of settlement; however predicting whether an individual condition will present future problems is beyond the scope of the inspection.

4. NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION

Jurisdiction for Building Code, Electrical Code, Gas Code, Fire Code, Plumbing Code, or other statutory or by-law compliance inspections resides with the appropriate mandated authorities. The services provided by your home inspector are not conducted in the context of Code or By-Law compliance inspections. The client acknowledges that it may be necessary to confer directly with the appropriate authorities to determine whether specific conditions comply with Code or By-Law requirements.

5. ENVIRONMENTAL AND AIR QUALITY CONCERNS

This inspection will not assess for environmental or air quality concerns. The scope on inspection does not include examination for hazardous materials that may be on the property, in or behind surfaces, or are constituent to building materials. The inspection does not include determination for irritants, pollutants, toxic materials, or contaminants; presence of mold, spores, or fungus; asbestos, radon gas, or carcinogens; etc. As well, the inspection does not include the determination of presence of insect, bird, rodent, or other infestations.

By signing below, I/we acknowledge that we have reviewed, understood, and accepted the Terms and Conditions and the SCOPE OF INSPECTION described above. I/we also understand that legal liability of the Inspector and the Inspection Company for damages arising from action or inaction, however caused, is limited in amount to the fee paid for this inspection.

CLIENT'S Signature:_____ Date:_____

RECEIPT

Inspection Fee:	**$345.00**
4-Point Inspection :	**$100.00**
Wind Mitigation :	**$75.00**
Tax:	**$0.00**
Total Fee:	**$520.00**

Received by: **Safeguard Inspectors LLC**

Inspector: _____
Christian White

Signature above acknowledges receipt of payment in full to Safeguard Inspectors LLC on the "Inspection Date" noted above.

Property
The property of 14693 Martin Drive, Fort Myers, was inspected on Monday, August 20, 2018 at approximately 9:00 AM.

The style of this building is: Detached
The approximate age of this building in years is: 1956
Stories above grade: 1

AMBIENT CONDITIONS
90 to 100 °F
Variably Cloudy
Calm/Light Wind

Location orientations in this report are with reference to viewing the property from the front, representing either facing the front entry door or facing the property from the primary street viewing position.

This Report is provided as information to the contracted party(s): Lori Weiss

In attendance at the inspection were:

METHOD AND EXTENT OF INSPECTION

A visual inspection of readily accessible systems and components was conducted with the objective of reporting the overall condition of the home and identifying those systems and components that are significantly deficient or are near the end of their service life. The inspection as undertaken by this inspection firm is performed in accordance with guidelines provided by current home inspection standards of practice.

Deficiencies as observed in the course of inspection are noted in the attached Deficiencies Report. In interpreting results from this home inspection, this report should be taken in context of the full report.

The following systems were inspected, with the full report describing the characteristics of these systems:

- Roof System
- Exterior Elements
- Structural System
- Interior Elements
- Insulation and Ventilation Systems
- Heating and Cooling Systems
- Plumbing System
- Electrical System

LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion of the condition of the property at the date and time of inspection. This Report does not imply or constitute a guarantee, warranty, or an insurance policy with regards to this property. The client is advised that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may become apparent in the future. The report is limited to the components of the property which were visible to the inspector during the process of inspecting the property. Note that this inspection and report does not constitute a Code or Bylaw inspection, and that further interpretation from the appropriate authority/agency may be required. The recipient of this Report should also review the Contract for this inspection and the Standards of Practice, if included, as information and advisement to the nature and extent of the property inspection.

TERMINOLOGY

Terms used in the Deficiency Report section provide details of observations made in the course of the home inspection. In reporting an observation, the inspector is providing an opinion that the condition is considered to be a deficiency when the function or operation of the observed item does not meet an aspect of acceptable or intended performance.

LOCATION: The physical location of the noted condition as reported by the inspector.

CONDITION: A description of the observation, phrased to reflect a statement of deficiency.

EXPLANATION: A description of the nature of the deficiency.

IMPACT OR CONSEQUENCES: A description of impact of the condition to the homeowner based on the system or component not meeting its intended function. Where applicable, a description of consequence for not taking action to resolve the deficiency may be provided, and may provide information on the affect to the homeowner in terms of damage, or the affect to the home's occupants in terms of health or safety.

RECOMMENDED ACTION: The inspectors opinion for action by the homeowner. Action statements may include:

Repair: the noted item or system should be repaired to restore it to its intended function or condition
Replace: the noted item is deficient to a degree that actions for achieving intended performance will likely best be accomplished by removing and replacing the affected item.
Review: the item should be reviewed by the homeowner, possibly with input from other experts, and where the condition applies to a new home, may require review with the builder. The need for repair may be of a subjective nature requiring considerations of a scope broader than merely replacing or fixing the item.
Monitor: the item should be monitored on a periodic basis, with action as appropriate to the degree of change over time.
Service: the noted item has an aspect of functionality that can be improved by servicing the item, with the intended result being to restore the item to its expected level of operation and functionality.
Install: the noted item is not installed in a manner to achieve a required function or operation.
Adjust: the noted item requires an adjustment to achieve its intended operation and function.
Complete: the noted item is partially completed in terms of installation, with further work required to achieve completion.
Remove: an item requires removal as it constitutes an aspect not required.
Consult Specialist: the nature of an observation is such that the services or opinion of a specialist is required to ascertain cause, effect, and/or remedial action for the specific condition. The inspector defers opinions of the condition to that of an expert or specialist with appropriate qualifications, training, and knowledge of the noted condition to provide advise to the client.

FUNCTION

The primary purpose of the roofing system is to protect the interior of the home from the elements, including sun, wind, rain, and snow. The design and selection of materials including the roof structural elements, sheathing, roof coverings, flashings, ventilation, and protruding components affect the performance and durability of the system as a whole. As the roof system is intended to provide a weather tight covering over the home, it is critical that this system be periodically checked; a thorough review twice a year is recommended, and any deficiencies noted should be immediately corrected.

INSPECTION PROCESS

As documented by this Report, the inspection of the roofing system included the examination of: the roof covering(s); the roof drainage system; the flashings; and penetrations through the roof surface including skylights, chimneys, roof vents, etc. Reported below are the description of the roof system and the methods used to inspect this system. Items excluded from this examination, if present, include: antennae; interiors of flues or chimneys which are not readily accessible; and installed accessories such as solar panels, lightning arrestors, etc.

As a primary function of the roof system is to protect against water infiltration, it should be noted that there may be leaks in the roof system that may only become apparent under specific weather conditions that were not encountered at the time of the inspection. Also note that although the inspector may provide a statement estimating the apparent age of roof cover, this is expressed as an opinion only. The actual age may vary considerably from this stated estimate. Factors such as manufactured shingle quality, installation methods, weather, roof system ventilation, orientation of roof surface, etc. affect the life expectancy of the roof cover, and as such accurate statements on age can often not be provided.

SYSTEM CHARACTERISTICS:

LOCATION	ROOF COVER	SLOPE	AGE	INSPECTION METHOD
Main	Foam Covered Roofing	Medium	Over 20 Years	Visual: Walked on Surface(s)
Left and Rear Flat Roof	Foam Covered Roofing	Flat	Over 20 Years	Visual: Walked on Surface(s)
Left Rear Addition	Asphalt Roll Roofing	Low	Over 20 Years	Visual: Walked on Surface(s)

ROOF PENETRATIONS

ROOF VENTS: One or More Observed
PLUMBING STACK: One or more observed
CHIMNEYS: Brick Masonry
SKYLIGHTS: Raised (Above Roof Line)
ELECTRICAL MAST: Mast Penetrates Roof

ROOF DRAINAGE

SOFFITS: Aluminum
FASCIA: Aluminum; Wood
GUTTERS: Aluminum
DOWNSPOUTS: Aluminum

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

No restrictions noted

ROOF SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Major Deficiencies Noted. In assessing the various aspects of the roofing system, conditions are noted that are of a major nature, affecting the ability of the roof to meet all aspects of intended use and functionality.

DEFICIENCY SUMMARY:

1 **CONDITION:** Roofing is old

OBSERVED AT LOCATION(s): Throughout

EXPLANATION & IMPACT: *The foam sealed roofing is deteriorated and appears to be beyond it's useful life. A licensed roofing specialist should be consulted. The foam is typically applied when the roofing surface is past it's useful life. Now, even the foam is deteriorated. As a result of a review of the roof covering, the overall condition is such that the roof is deemed to be at or beyond its limits of its serviceable life. Extensive indicators of age are noted. Consideration should be given to replacing the roof covering; the timing to ultimate failure of the roof covering in preventing water infiltration is unpredictable. Failing to replace the roof covering may result in damage to the structure and contents of the home.*

RECOMMENDED ACTION: Consult Licensed Roofing Specialist, consider replacing

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2 **CONDITION:** Asphalt roll roofing is old

OBSERVED AT LOCATION(s): Left Building Addition

EXPLANATION & IMPACT: *The shingle roof surface is displaying indicators that the protective roof covering is at or near the end of its service life. Significant areas of roof leakage is suspected. As a result of a review of the roof covering, the overall condition is such that the roof is deemed to be at or beyond its limits of its serviceable life. Extensive indicators of age are noted. Consideration should be given to replacing the roof covering; the ultimate failure of the roof covering in preventing water infiltration is unpredictable. Failing to replace the roof covering may result in damage to the structure and contents of the home.*

RECOMMENDED ACTION: Consult Licensed Roofing Specialist; consider replacing

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3 **CONDITION:** Staining on the soffit was observed

OBSERVED AT LOCATION(s): Roof, Multiple Locations

EXPLANATION & IMPACT: *Staining on the soffit may be an indication of rotted fascia and possibly damaged roof sheathing. Damage to the sheathing and roofing structure is suspected. The area is enclosed by metal and could not be examined with out pulling the soffit down. Rotted wood at fascias is an indication that the ability of the fascia to protect against water infiltration and pest entry has been compromised. This also may be an indication that water is getting past the roof covering.*

RECOMMENDED ACTION: Consult Specialist

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4 **CONDITION:** Soffit has areas of potential pest entry

OBSERVED AT LOCATION(s): Roof

EXPLANATION & IMPACT: *Openings in soffitting are observed that may be sufficiently large as to permit pest entry. Openings of sufficient size, in soffits, can allow for pest to enter the house.*

RECOMMENDED ACTION: Repair

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5 **CONDITION:** Fascia is deteriorated

OBSERVED AT LOCATION(s): A Few Locations

EXPLANATION & IMPACT: *The fascia is observed to be in a deteriorated condition. Repairs are required to restore the fascia. The fascia areas at roof edges are vulnerable to water and pest infiltration if not adequately sealed. Adding/restoring fascia in this area is recommended.*

RECOMMENDED ACTION: Repair

6 **CONDITION:** Gutter is damaged

OBSERVED AT LOCATION(s): Roof

EXPLANATION & IMPACT: *Damage is noted at the roof edge gutter. Damaged gutters may prevent the controlled drainage of water from roof areas as intended. Gutters are a key component in the controlled drainage of run-off water away from the home's exterior elements. Gutters that do not perform as intended may result in saturation of soils near the foundation. Repair should include repairing or replacing damaged sections of gutters and assuring that water freely flows and drains from the gutter.*

RECOMMENDED ACTION: Repair or replace

OBSERVATIONS & SUGGESTIONS:

Your upper roof should be checked after strong storms (tropical storms, tropical depressions, hurricanes, etc.) to ensure upper roof vents are not damaged. Blocked vents can lead to condensation problems in attic areas and damaged vents can lead to water penetration to the attic. If roof vents are damaged, contact a roofing contractor for immediate repair to prevent interior damage.

Periodic roof examinations are suggested, with attention to monitoring for missing or damaged shingles, and deterioration over time. A visual examination of all roof surfaces should be done as part of your twice-yearly exterior maintenance activities.

PURPOSE

The primary purpose of the exterior elements of the home is to provide a weatherproof "envelope" to the house and its interior, with protection from the adverse affects of rain, wind, snow and sun, as well as to secure against entry by intruders.

INSPECTION PROCESS

As documented by this Report, the inspection of the exterior elements included examination of: the exterior wall coverings, flashings, and trims; exterior doors; attached decks, balconies, steps, porches, and their associated railings; the eaves, soffits, and fascias; the vegetation, grading, surface drainage, and retaining walls on the property where these are likely to adversely affect the building; and walkways, patios, and driveways leading to the home's entrances. Also examined are windows, window wells, and the interior of the garage. Garage door openers with permanently installed controls will be operated to verify auto-reverse and safety mechanism operation. Reported below are the characteristics of the exterior elements examined, as well as other appropriate information noted during the course of inspection. The mode of examination was primarily visual, although aids such as binoculars, ladders, and selective nondestructive probing may have been employed to ascertain the condition of specific components or elements.

Note that the exterior inspection does not normally include and report on: storm doors, storm windows, screens, shutters, awnings or similar seasonal accessories; presence of safety glazing in doors and windows; remote operators for automatic garage door openers; fences; geological, geotechnical, or hydrological conditions; soil conditions; recreational facilities such as swimming pools, spas, saunas, playground equipment, tennis courts, etc.; barns, sheds or other outbuildings or structures; buried fuel storage tanks; and erosion control or earth stabilization measures. The home inspector is not required to move stored items, equipment, furniture, vegetation, soil, snow, ice, debris, or other items that obstruct access or visibility. The inspector at his/her discretion is not required to enter confined spaces where such entry is in the opinion of the inspector not safe.

SYSTEM CHARACTERISTICS:

WALL CLADDING(s)
- EXTERIOR WALL FINISHES: Stucco/EIFS; Wood
- EXTERIOR WALL TRIMS: Stucco; Wood
- CHIMNEYS: Brick Masonry

ROOF EDGE ELEMENTS AND DRAINAGE
- SOFFITS: Aluminum
- FASCIA: Aluminum; Wood
- GUTTERS: Aluminum
- DOWNSPOUTS: Aluminum
- DOWNSPOUT DISCHARGE: Above Grade

GARAGE & DRIVEWAY
- GARAGE STYLE: Attached/Integral
- GARAGE DOORS: Entry Door to House; Vehicle Door; Door To Yard
- GARAGE DOOR OPERATORS: Auto Door Opener; Interior Door Closers
- DRIVEWAY: Concrete

LOT GRADING & DRAINAGE
- LOT GRADING: Generally Flat
- LOT DRAINAGE: A significant amound of water was observed around the home.

PORCHES, DECKS, STAIRS, & PATIOS
- PORCHES AND DECKS: N/A
- EXTERIOR STAIRS: None
- EXTERIOR STAIR/DECK RAILINGS: N/A
- PATIOS: Concrete
- WALKWAYS: Concrete
- RETAINING WALLS: N/A

DOORS & WINDOWS
- WINDOW STYLES: Awning
- WINDOW SASH MATERIAL: Metal
- WINDOW GLAZE FEATURES: Single Glaze
- EXTERIOR DOOR STYLES: Single; Sliding
- EXTERIOR DOOR MATERIALS: Metal

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Walls: Shrubs, Greenery Obstruct Viewing
Foundation: Shrubs, Greenery Obstruct Viewing

EXTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Condition: Major Deficiencies Noted. In assessing the various aspects of the exterior elements of this home, conditions are noted that are of a major nature, affecting the ability of the exterior components to meet all aspects of intended use and functionality. Correction of these deficiencies should be considered as a priority.

DEFICIENCY SUMMARY:

1 **CONDITION:** Exterior has a damaged screen

OBSERVED AT LOCATION(s): A Few Locations

EXPLANATION & IMPACT: *Damage is observed to the screen. The primary purpose of the screen is to prevent pest entry when the door is opened for ventilation. A secondary function of the screen is to restrict the ability of children or pets to unintentionally leave the house. Damaged screens will often result in unintended consequences, such as pest entry (insects, birds, rodents, etc.) or unintended "escape" of small children or pets. Although screens can be breached, their presence often restricts small children from leaving the home, and becoming exposed to risks to their safety. Damaged screens will often be considered cosmetically detracting,*

RECOMMENDED ACTION: Repair

2 **CONDITION:** Window unit is damaged; performance affecting

OBSERVED AT LOCATION(s): Throughout

EXPLANATION & IMPACT: *Damage is noted to the window(s) that affect window operability and performance. Some of the windows were replaced with plastic. Most windows will not open as intended. Exterior window operation and performance considerations include: ability to restrict forced entry; ability to open and close with relative ease; ability to securely close and latch; ability to restrict entry of air, water, and pests. A priority consideration for exterior windows is that they meet each of its key operability and performance requirements. Immediate repair/replacement of affected window components should be considered as a priority action. A qualified door/window contractor may be required to implement action needs.*

RECOMMENDED ACTION: Repair or replace

3 **CONDITION:** Exterior door is damaged; performance affecting

OBSERVED AT LOCATION(s): Multiple Locations

EXPLANATION & IMPACT: *Damage is noted to the exterior door that affects the door's operability and performance. The front garage door was not tested due to deterioration. Exterior door operation and performance considerations include: ability to restrict forced entry; ability to open and close with relative ease; ability to securely close and latch; ability to provide a weather tight seal against air, water, and pests entry. A priority consideration for exterior doors is that they meet each of its key operability and performance requirements. Immediate repair/replacement of affected door components should be considered as a priority action. A qualified door/window contractor may be required to implement action needs.*

RECOMMENDED ACTION: Repair or replace

4 **CONDITION:** Garage door has loose or damaged spring.

OBSERVED AT LOCATION(s): Garage

EXPLANATION & IMPACT: *Hardware required for proper operation and function of the door is damaged or loose. A primary function of the exterior door is to operate in a manner that ensures the door will open and close with relative ease, and with the capability to restrict forced entry. The door fails to stay in the open position. A priority consideration for exterior doors is that they meet each of its key operability and performance requirements. Failure to take corrective action may result in a safety issue. Immediate repair/replacement of affected door components should be considered as a priority action. A qualified door/window contractor may be required to implement action needs.*

RECOMMENDED ACTION: Repair

5 **CONDITION:** Exterior door has damaged door latch hardware

OBSERVED AT LOCATION(s): Exterior Rear Garage Door

EXPLANATION & IMPACT: *Hardware required for latching or locking the exterior door is damaged. Absence of functional hardware impairs security at this entry door. The door will not stay locked. Damage of this hardware impairs security at this entry door, and exposes the home to the risk of entry by intruders. This is a safety concern. Immediate action is required to repair or install suitable hardware to ensure the door can be securely latched and locked.*

RECOMMENDED ACTION: Repair, replace, or install as required

6 **CONDITION:** Exterior door frame/sill is rotted

OBSERVED AT LOCATION(s): A Few Locations

EXPLANATION & IMPACT: *Deterioration of the door frame is noted, with rot observed. Wood rot is an indication of deterioration of wood components of the door that have been exposed to the effects of water and weather. Failure to correct this condition increases the risk of water infiltration and damage to structural components and interior finishes. Replacing the door unit should be considered.*

RECOMMENDED ACTION: Repair, consider replacing

7 **CONDITION:** Cracks in exterior stucco wall surfaces

OBSERVED AT LOCATION(s): A Few Locations

EXPLANATION & IMPACT: *Cracks are visible in the stucco wall surface. Cracks in this form of finish present the vulnerability to water infiltration to areas behind the wall surface. Unless apparent by observations of visible damage, a home inspection will not generally be able to ascertain whether water is penetrating past the exterior finish. Water penetration past the exterior wall system may cause significant and costly damage to the structure, interior features, and interior contents of a home. Undetected water penetration can lead to mold and rot issues within the structure with possible consequential health effects and costly remedial actions. All cracks should be sealed to prevent water entry. Vigilance is required for all repairs; should new cracks appear, the causes may be due to a structural issue. A stucco specialist may be required to provide assessment as to cause(s) of this condition and to provide recommendations for remedy.*

RECOMMENDED ACTION: Repair

8 **CONDITION:** Paint is chipping

OBSERVED AT LOCATION(s): Multiple Locations

EXPLANATION & IMPACT: *Exterior paint was observed to be chipping. Paint is a water proof barrier. If the integrity of the paint is compromised water infiltration is possible.*

RECOMMENDED ACTION: Review

9 **CONDITION:** Poor yard grading and/or drainage

OBSERVED AT LOCATION(s): Exterior

EXPLANATION & IMPACT: *The yard or surrounding property is causing a drainage issue. Absence of proper drainage will promote standing water. Water accumulation in the yard can promote mosquito growth. This condition is also considered visually unattractive.*

RECOMMENDED ACTION: Consult Specialist

10 **CONDITION:** Hole in wall is not sealed

OBSERVED AT LOCATION(s): Exterior Left Side

EXPLANATION & IMPACT: *Sealing of holes through the wall are essential to preventing air, water, and pest infiltration to the home's interior. Unintended water infiltration into the house can result in significant damage to surfaces and property, and if not corrected, may lead to damage and rot to structural elements. Unintended air infiltration may affect interior air quality and conditioning. Unintended pest entry can result in damage to interior finishes and belongings, and is some cases may present health risks. Corrective action is required to seal all openings through the exterior wall system.*

RECOMMENDED ACTION: Repair

11 **CONDITION:** Pool equipment has a leak

OBSERVED AT LOCATION(s): Exterior Left Side

EXPLANATION & IMPACT: *At time of inspection the pool equipment was observed to be leaking. A leak may impair the functionality of the equipment.*

RECOMMENDED ACTION: Repair

12 **CONDITION:** Exterior window has a missing screen

OBSERVED AT LOCATION(s): Throughout

EXPLANATION & IMPACT: *A window screen is observed to be missing at the noted location(s). The primary purpose of the screen is to prevent pest entry when the window unit is used for ventilation. A secondary function of the screen is to restrict the ability of children or pets to unintentionally leave the house. Damaged screens will often result in unintended consequences, such as pest entry (insects, birds, rodents, etc.) or unintended "escape" of small children or pets. Although screens can be breached, their presence often restricts small children from leaving the home, and becoming exposed to risks to their safety. Windows are often at sufficient height from the ground that fall hazards should be considered as a primary safety concern. Damaged screens at windows are often considered to be cosmetically detracting.*

RECOMMENDED ACTION: Replace

13 **CONDITION:** Damage to the pool surface.

OBSERVED AT LOCATION(s): Exterior

EXPLANATION & IMPACT: *At the time of the inspection the pool lining appeared to be damaged. Damage to a pool lining may prevent the pool from maintaining an adequate and safe water level. Unsafe water levels could cause premature damage to equipment and more liner damage if not corrected.*

RECOMMENDED ACTION: Consult Specialist

14 **CONDITION:** Patio has settled

OBSERVED AT LOCATION(s): Exterior

EXPLANATION & IMPACT: *Settlement is observed at the patio. Settlement of the patio may be due to poor soil or compaction issues and poor drainage. This condition may impair drainage. Settlement can result in water ponding on the patio, which may promote deterioration of the patio over time. Uneven surfaces can present the risk of trip hazards.*

RECOMMENDED ACTION: Review

15 **CONDITION:** Wood siding is rotted

OBSERVED AT LOCATION(s): Exterior Left Side

EXPLANATION & IMPACT: *Rot is noted in portions of the exterior wood siding. Wood damaged by rot should be removed and replaced. Rot in wood is an indication of excessive moisture and insufficient drying over time. Failing to replace the affected wood will most often result in further wood deterioration over time, and will often result in water damage to wall areas behind the siding. Rotting wood provides an attractive environment for insects. The cause(s) for the wood rot should be understood and corrected as part of the remedial actions, thus preventing future recurrence of this condition.*

RECOMMENDED ACTION: Replace

16 **CONDITION:** Sliding door does not roll smoothly

OBSERVED AT LOCATION(s): Exterior Rear

EXPLANATION & IMPACT: *The sliding door does not appear to slide smoothly on its tracks and requires greater than expected force to close and latch. The electric shutters were not working. Sliding doors require periodic adjustment and cleaning to the rails and rollers to ensure smooth operation of the door. The door may also be binding due to insufficient support below the sill or at the lintel, or due to damage. Failure to correct this condition will result in further deterioration of the door sliding and latching hardware. A door installer/contractor may be required to perform the required adjustments or repairs.*

RECOMMENDED ACTION: Repair

OBSERVATIONS & SUGGESTIONS:

Exterior elements should be inspected at least twice a year (spring and fall) to assess for items requiring repair or maintenance. This includes all exterior surface finishes; trims and flashings; eavestrough and downspouts; soffits and fascias; porches, decks and stairs; sidewalks and driveways; doors and windows; and roofs. Be particularly vigilant for conditions that may result in pest or water infiltration.

Improvements to your property include a private pool. This inspection has included a limited visual structural inspection of the pool and if possible, a limited test of the pool equipment. If the pool is in a deteriorated condition at the time of inspection, the inspector may exclude the pool from this inspection to avoid causing damage to equipment. If the pool has an intricate system with multiple pumps and/or valves a pool specialist should be consulted for a more comprehensive pool system check. Any deficiencies regarding the pool will be noted in the Deficiencies Report, Section 10, of this report.

PURPOSE

The primary purpose of the your home's structural system is to support the loads placed in and on the house. The structure of the house includes elements that form the home's "skeleton", specifically the footings, foundation, walls, floors, and roof. Sound structural design resists site and external factors that could result in undesired physical changes to the structure as a whole, such as settlement, effects of both static loads (such as the weight of the structure and its contents) and dynamic loads (such as snow loads, and number and movement of people in the house), effects of strong winds and major temperature variation on the structure, and deterioration or failure of specific structural elements.

INSPECTION PROCESS

As documented by this Report, the inspection of the structural system includes examination of the structural components and framing of the home, and may include probing a representative number of structural components where deterioration is suspected or where there is a clear indication that possible deterioration exists. Probing is NOT performed where probing would damage any finished surface or where no deterioration is visible. Elements of the structural system that are examined and reported include: the foundation, the floor structure, the wall structure, the ceiling structure, and the roof structure. Also reported are signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. Methods used to inspect the underfloor crawl space and attic, if present and accessible, are reported. The primary mode of structural examination is visual in nature; surfaces, coverings, and obstructions are not disturbed in the course of examination.

Note that the inspection may have restrictions to examination due to design and access. For example, attic areas containing loose-fill insulation are most commonly viewed at the hatch, and physical entry into the attic is not undertaken as it may result in disturbing insulation as installed and may present risk to the physical safety of the inspector. Also note that there may be leaks from the exterior into or through the structural components, such as walls, roof structure, ceilings, and foundation, that may only become apparent under specific weather conditions that were not encountered at the time of inspection. It should be further noted that moisture, condensation, and water infiltration conditions may exist at the time of inspection but are not apparent due to factors that conceal the direct observation of the condition(s). This may include coverings, furnishings, belongings, restricted access, etc., or are visible under specific lighting conditions or viewing positions.

The inspector does not normally provide any engineering or architectural services, or offer an opinion on the adequacy of any structural system or component.

ACCESS TO INSPECTED AREAS:

ATTIC HATCH LOCATION(S)	EXAMINATION METHOD	CRAWL SPACES
Hall Ceiling	Attic Examined by Entering Attic Space(s)	None present

SYSTEM CHARACTERISTICS:

GRADE LEVEL/SUB-GRADE ELEMENTS
FOUNDATION WALLS: Slab On Grade
BASEMENT FLOOR: Slab-On-Grade
CRAWL SPACES: None present
COLD STORAGE: No cold storage area present

ROOF STRUCTURE
ROOF STRUCTURE: Wood Truss
ROOF SHEATHING: Plywood

WALL AND FLOOR STRUCTURE
EXTERIOR WALLS: Stucco/CBS; Wood and/or Metal Frame, Exterior Cladding
FLOOR JOISTS: Not visible
FLOOR SHEATHING: Concealed
BEAMS: Concealed ; Wood
BEAM SUPPORT: Concealed ; Columns ; Load Bearing Walls
COLUMNS: Concealed ; Wood

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Exterior Walls: Shrubs, Vines, Trees

STRUCTURAL SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Monitor Closely. In assessing the various aspects of the structural elements of this home, no major deficiencies were noted, but ongoing monitoring is required to conditions with observed concerns.

DEFICIENCY SUMMARY:

No reported deficiencies were identified in the inspection of this system and its principal components.

OBSERVATIONS & SUGGESTIONS:

Visible wood structure elements (such as door frames, garage sills and headers, wood window frames, wood fascia boards, etc.) should be checked at least twice a year for indications of deterioration or change. Items to check include visible areas of the floor structure (such as viewed from the basement), and an attic examination for the condition of the roof structure. Checks should include observing for water damage, pest infiltration, and deterioration.

The condition of the foundation should checked twice a year (spring and fall) for indication of change, movement, or deterioration. In addition, look for evidence of moisture infiltration, dampness, and mold.

PURPOSE

The primary purpose of your home's interior elements is to serve the living and space requirements of its occupants. Defining elements include walls, ceilings, floors, doors, windows, and storage needs. In addition, the heating, cooling, ventilation, plumbing, and electrical systems are arranged to meet the needs of each room and space.

INSPECTION PROCESS

As documented by this report, the focus of the home inspection is to the functional rather than appearance aspects of your home's interior elements. The inspection of the interior elements includes examination of walls ceilings and floors; steps, stairways, and railings; balconies; countertops and a representative number of installed cabinets, and a representative number of doors and windows. This inspection does not normally include examination of surface finishes such as paint, wallpaper, or other forms of finish treatment, or installed elements such as carpeting, window treatments, central vacuums, household appliances, and recreational facilities (pools, spas, etc.).

The primary mode of examination of interior elements is visual in nature; surfaces, coverings, and obstructions are not disturbed in the course of examination. If observed, the inspector will report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. This examination does not normally include assessment for air quality, moisture problems that may result in visible or concealed mold growth, presence of toxic or hazardous materials, presence of radon gas, and contaminants either present from construction or past use of the property. A qualified environmental service or expert should be consulted should there be concerns on any of these issues.

SYSTEM CHARACTERISTICS:

INTERIOR FINISHES
INTERIOR WALL FINISHES: Drywall; Paneling
CEILING FINISHES: Drywall
FLOOR FINISHES: Rigid Tile; Laminate ; Hardwood Strip
FLOOR SHEATHING: Concealed
PARTY WALLS: N/A

FIREPLACES
FIREPLACE STYLE: Masonry
FIREPLACES: Wood-Burning
METHOD OF FUME VENTING: Chimney

DOORS AND WINDOWS
INTERIOR DOOR STYLES: Regular Hinged; Bi-fold; Pocket
WINDOW STYLES: Awning
WINDOW SASH MATERIALS: Metal
WINDOW GLAZE: Single Glaze

INTERIOR STAIRS
STAIRS: N/A

OTHER INTERIOR ELEMENTS
CABINETS AND COUNTERTOPS: Kitchen; Bathrooms

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Items not inspected include:
Cable Systems, Smoke or Fire Detectors, Telephone Systems, Security Systems
Limited visual inspection of interior elements is due to restrictions including:
Finished Interior Surfaces, Surfaces Under Floor Coverings

INTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Condition: Major Deficiencies Noted. In assessing the various aspects of the interior elements of this home, conditions are noted that are of a major nature, affecting the ability of the interior components to meet all aspects of intended use and functionality. Correction of these deficiencies should be considered as a priority.

DEFICIENCY SUMMARY:

1 **CONDITION:** Evidence of bee entry into to home structure

OBSERVED AT LOCATION(s): Attic

EXPLANATION & IMPACT: *There is indication of bees entering the home structure. Bees can pose a health risk. The local health authority or pest control specialist should be consulted.*

RECOMMENDED ACTION: Consult Specialist

2 **CONDITION:** Wall and ceiling covering are cracked

OBSERVED AT LOCATION(s): A Few Locations

EXPLANATION & IMPACT: *The most common defect in wall and ceiling coverings such as drywall and plaster is cracks. The most common cause is due to wood framing drying and shrinking over time. These cracks, once formed, are usually stable. Minor cracks in drywall and plaster are normally a cosmetic issue, which can be readily repaired.*

RECOMMENDED ACTION: Review

3 **CONDITION:** Evidence of pest entry to roof space

OBSERVED AT LOCATION(s): Attic

EXPLANATION & IMPACT: *There is indication of pest entry into a roof area. Pest droppings can pose a health risk. The local health authority, pest control specialist, or environmental specialist should be consulted. Entry into the roof area is not recommended until the level of risk is determined. If insulation or other materials are disturbed due to pest entry, after the pest issue and safety concerns are addressed, restoring the affected materials to their intended condition is recommended.*

RECOMMENDED ACTION: Consult Specialist

4 **CONDITION:** Mold or fungus is visible on interior surfaces

OBSERVED AT LOCATION(s): Garage

EXPLANATION & IMPACT: *Mold and fungus require a moist environment to survive and thrive. The presence of organic growths is an indication that a potentially detrimental moisture condition is present. Possible causes include: continuously high indoor humidity; condensation issues; or leaks. Leaks may be due to in-home issues (such as leaky pipes or fixtures), or due to water infiltration through the exterior elements of the home (roof, walls, or foundation). Moisture was detected at the time of the inspection. Mold or fungus can present health issues to those with allergy sensitivities, and in some circumstances can present potentially fatal toxic conditions. Presence of mold and fungus are usually attributable moisture-related causes, which are often intensified if the conditions include insufficient ventilation. The cause of this condition needs to be effectively addressed to prevent recurrence. Caution is advised when attempting to remove molds and mold-affected materials. We recommend consulting with your local health authority on personal respiratory protection and safe removal procedures before attempting any remedial activities.*

RECOMMENDED ACTION: Consult Licensed Mold Specialist

5 **CONDITION:** Mold or fungus is visible on interior surfaces

OBSERVED AT LOCATION(s): Throughout, The original home

EXPLANATION & IMPACT: *Mold and fungus require a moist environment to survive and thrive. The presence of organic growths is an indication that a potentially detrimental moisture condition is present. Possible causes include: continuously high indoor humidity; condensation issues; or leaks. Leaks may be due to in-home issues (such as leaky pipes or fixtures), or due to water infiltration through the exterior elements of the home (roof, walls, or foundation). Moisture was detected at the time of the inspection. Mold or fungus can present health issues to those with allergy sensitivities, and in some circumstances can present potentially fatal toxic conditions. Presence of mold and fungus are usually attributable moisture-related causes, which are often intensified if the conditions include insufficient ventilation. The cause of this condition needs to be effectively addressed to prevent recurrence. Caution is advised when attempting to remove molds and mold-affected materials. We recommend consulting with your local health authority on personal respiratory protection and safe removal procedures before attempting any remedial activities.*

RECOMMENDED ACTION: Consult Licensed Mold Specialist

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6 **CONDITION:** Mold or fungus is visible on interior surfaces

OBSERVED AT LOCATION(s): Wood Frame Addition, Master Bedroom Area

EXPLANATION & IMPACT: *Mold and fungus require a moist environment to survive and thrive. The walls also had water damage. The presence of organic growths is an indication that a potentially detrimental moisture condition is present. Possible causes include: continuously high indoor humidity; condensation issues; or leaks. Leaks may be due to in-home issues (such as leaky pipes or fixtures), or due to water infiltration through the exterior elements of the home (roof, walls, or foundation). High moisture was detected at the time of the inspection. Mold or fungus can present health issues to those with allergy sensitivities, and in some circumstances can present potentially fatal toxic conditions. Presence of mold and fungus are usually attributable moisture-related causes, which are often intensified if the conditions include insufficient ventilation. The cause of this condition needs to be effectively addressed to prevent recurrence. Caution is advised when attempting to remove molds and mold-affected materials. We recommend consulting with your local health authority on personal respiratory protection and safe removal procedures before attempting any remedial activities.*

RECOMMENDED ACTION: Consult Licensed Mold Specialist

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7 **CONDITION:** Mold or fungi is visible on interior surfaces

OBSERVED AT LOCATION(s): Master Bedroom

EXPLANATION & IMPACT: *Mold/ fungi require a moist environment to survive and thrive. The presence of organic growths are an indication that a potentially detrimental moisture condition is present. Possible causes include: continuously high indoor humidity; condensation issues; or leaks. Leaks may be due to in-home issues (such as leaky pipes or fixtures), or due to water infiltration through the exterior elements of the home (roof, walls, or foundation). Moisture was detected at the time of the inspection. Mold or fungi can present health issues to those with allergy sensitivities, and in some circumstances can present potentially fatal toxic conditions. Presence of mold and fungus are usually attributable moisture-related causes, which are often intensified if the conditions include insufficient ventilation. The cause of this condition needs to be effectively addressed to prevent recurrence. Caution is advised when attempting to remove molds and mold-affected materials. We recommend consulting with your local health authority on personal respiratory protection and safe removal procedures before attempting any remedial activities.*

RECOMMENDED ACTION: Consult Licensed Mold Specialist

8 **CONDITION:** Physical impact damage noted in wall surface finish.

OBSERVED AT LOCATION(s): Multiple Locations

EXPLANATION & IMPACT: *Physical damage is noted to the wall surface finish. Some damaged and missing trim was also observed. Damage of this nature is usually the result of impact. The nature of the damage is typically cosmetic in nature. Surface repairs should be considered to establish a visually acceptable wall finish.*

RECOMMENDED ACTION: Repair

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9 **CONDITION:** Interior door is missing

OBSERVED AT LOCATION(s): Multiple Locations

EXPLANATION & IMPACT: *A door is missing at a location where a door would normally be expected to be installed. Some damaged doors were also observed. The primary purpose of interior doors is to meet the privacy needs to various rooms and areas of the home, and in the case of closets, to enclose storage areas. This condition represents the absence of expected functionality at the noted location.*

RECOMMENDED ACTION: Review

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10 **CONDITION:** Mold or fungus is visible in cabinets

OBSERVED AT LOCATION(s): Throughout

EXPLANATION & IMPACT: *Mold or fungus in cabinets is an indication of a moisture issue at the cabinet. Mold or fungus on cabinet surfaces is generally indicative of conditions that are promoting this growth, and are generally related to moisture. In addition to undertaking corrective rework, the cause of this problem should be identified and corrected to prevent recurrence.*

RECOMMENDED ACTION: Review

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11 **CONDITION:** Garbage disposal is not working.

OBSERVED AT LOCATION(s): Kitchen

EXPLANATION & IMPACT: *At the time of the inspection the garbage disposal did not function correctly or function at all. Garbage disposal will not serve its intended purpose.*

RECOMMENDED ACTION: Review

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12 **CONDITION:** Water stains visible on interior ceiling surfaces

OBSERVED AT LOCATION(s): Main House Structure, Multiple Locations

EXPLANATION & IMPACT: *Water stains are noted on the interior ceiling surface. This condition may be due to a specific event, or may be a condition that is likely to occur again in the future. No moisture was detected at the time of inspection. The cause of the water stain should be investigated to determine whether the condition is due to a specific event that is likely not occur again in the future, or whether the condition is due to circumstances that carry the risk of reoccurring again in the future. The relative risk of this observation can only be properly assessed when the causes of the water staining are fully understood. The immediate action should be to investigate/query for cause of the water staining; further action may be required based on understanding the cause and the need for repair.*

RECOMMENDED ACTION: Review

13 **CONDITION:** Floor cover is damaged

OBSERVED AT LOCATION(s): Kitchen

EXPLANATION & IMPACT: *Damage is noted in the floor cover due to wear, impact, abrasion, scratches, stains, etc., that affect the cosmetic appearance of the floor cover. Provided the floor cover is otherwise sound and the condition does not present a trip hazard, damage to the floor cover is generally considered as visually detracting. Should the condition present a trip hazard, corrective action should be taken to remove the hazard, either by a repair at the location of the hazard or by replacing the floor cover. Otherwise, the decision to change the floor cover due to damage is generally discretionary, based on aesthetic and use factors.*

RECOMMENDED ACTION: Repair

14 **CONDITION:** Fireplace has missing damper

OBSERVED AT LOCATION(s): Kitchen

EXPLANATION & IMPACT: *The fireplace damper provides control in drafting for the fireplace during operation. The fireplace chimney cannot be closed off from drafts when the fireplace is not in use, A missing damper results in absence of the ability to close off the chimney when the fireplace is not in use. A missing damper will result in heat loss in the home due to drafts, and this heat loss can be quite significant. An missing damper on a fireplace can also result in unwanted "guests" entering the home, such as birds, bats, insects, and rodents. The damper should be replaced to ensure operation of this device as intended. A fireplace specialist may be required to perform repairs.*

RECOMMENDED ACTION: Repair

OBSERVATIONS & SUGGESTIONS:

Periodic inspection of your attic is suggested, to examine for evidence of water infiltration, as evidenced by water stains, rot, or mold. Examination after heavy rainstorms is suggested as the best opportunity to view current issues.

A review of your home should be conducted at least twice a year. Items to include in this review include: checking all doors and windows for safe operation and protection against forced entry; checking smoke, fire, and carbon monoxide detectors, and fire extinguishers; practicing routines for fire safety and emergency situations; checking stair and railings for safety; etc.

Although inspection and operation of your home's installed appliances is not typically included in a home inspection, the inspector has tested all installed appliances. Appliances that were not operated or failed to perform as expected will be noted in the deficiencies report. The inspector has also exercised due diligence in observing for signs of mold in this home. Any areas where mold was suspected to be present are noted in the deficiencies report with further investigation recommended.

PURPOSE

The primary purpose of the home's insulation system is to reduce heat loss in the winter and heat gain in the summer. This system is comprised of the insulation material which provides a thermal blanket, as well as other system elements that may include an air barrier, a vapor retarder, and ventilation to control the flow of air and moisture. The primary purpose of the home's ventilation systems are to remove excess heat and moisture from the home; the absence of adequate ventilation can cause detrimental effects to the home structure, its contents, and its occupants.

INSPECTION PROCESS

As documented by this report, the inspection of the insulation and ventilation systems includes examination of: the insulation and vapor retarders in unfinished spaces; the ventilation of attics and foundation areas; and the mechanical ventilation systems for controlling indoor air quality. Reported below are the descriptions of the insulation and vapor retarder systems in unfinished areas, including any reported absences of insulation in unfinished spaces at conditioned surfaces. The inspection process is such that the inspector is not required to disturb the insulation and vapor retarders. The inspector at his/her discretion is not required to enter confined spaces where such entry is in the opinion of the inspector not safe or could result in damage to property. The inspector may provide below an estimate of the thermal resistance value as a courtesy, and if provided, is expressed as an opinion; the determination of the actual thermal value(s) is outside the scope of a home inspection and would normally require independent testing. The composition of insulation may vary from that stated below, as in some cases more than one type of insulation may be installed but this may not be apparent without probing and sampling. The inspector is also not required to determine indoor air quality, as this is outside the scope of inspection.

ACCESS TO INSPECTED AREAS:

ATTIC HATCH LOCATION(S)	EXAMINATION METHOD	CRAWL SPACES
Hall Ceiling	Attic Examined by Entering Attic Space(s)	None present

SYSTEM CHARACTERISTICS:

INSULATED SPACES

ATTIC INSULATION: Fibreglass - Loose
ATTIC EST. NOMINAL INSULATION VALUE [RSI]: R-13
ATTIC VAPOR RETARDER: Not Determined
FOUNDATION WALL INSULATION: N/A
FOUNDATION WALL EST. NOMINAL INSULATION VALUE [RSI]: N/A
FOUNDATION WALL VAPOR RETARDER: N/A
CRAWL SPACE INSULATION: No crawl spaces present

VENTILATION

ATTIC VENTILATION: Soffit Vents; Passive Roof Vent(s)
INTERIOR VENTILATION SYSTEMS: Bathroom Exhaust Fans
EXTERIOR AIR MAKE-UP: None Observed

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Attic Insulation and Ventilation: Attic design significantly restricts ability for full evaluation. There was only one acessible attic hatch. There was also a large bees nest in the attic.

INSULATION AND VENTILATION SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Repairs Required. In assessing the various aspects of the insulation and ventilation elements of this home, conditions are noted where repairs or corrections are required. Assuming the noted conditions are repaired/corrected, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

DEFICIENCY SUMMARY:

1 **CONDITION:** Insulation is compressed

OBSERVED AT LOCATION(s): Attic

EXPLANATION & IMPACT: *Insulation is observed to be disturbed and compressed in such a manner that the insulation value has been reduced at some locations. Insulation that has been disturbed and compressed can result in greater than intended heat loss or gain, and possibly result in condensation issues in the affected area. Restoring the condition (density) of the insulation, and possibly installing additional insulation, is suggested.*

RECOMMENDED ACTION: Adjust

OBSERVATIONS & SUGGESTIONS:

Regular home maintenance activities should include a review of the home for signs of moisture and mold. We recommend reviewing all rooms and areas at least twice a year.

Be conscious of air quality: molds need moisture to grow. Any signs of water leaks to the interior should be immediately addressed. Monitor indoor humidity; keeping relative humidity below 50% is suggested.

To ensure moisture from dryer exhaust is safely vented to the exterior, clean your dryer filter every time the dryer is used. Check the dryer duct and exterior exhaust cover at least twice a year for blockages and lint build-up.

PURPOSE

The primary function of the heating and cooling systems of the home is to provide an indoor environment that is comfortable in terms of temperature. The heating system in your home converts energy from one source (such as natural gas, propane, oil, wood, solar, or electricity) into heat. Heating may be from either or both of a forced air system (characterized by heat distribution through heating ducts) or a radiant heating system (for example electric baseboards heaters or water/steam radiators). Air conditioning, when used, removes heat and moisture from the home, and generally uses electricity as the source of energy for the cooling process. The most common form of air conditioning is with an air conditioning unit attached to the central duct system. In centrally controlled ducted systems, a thermostat generally located on the main floor is used to set and control the heating and cooling conditions.

INSPECTION PROCESS

As documented by this report, the inspection of the heating and cooling systems includes examination of installed heating equipment and installed central and through-wall cooling equipment. The inspector will open readily-opened access panels provided by the manufacturer for typical homeowner maintenance. Ambient conditions permitting, the inspector will operate the system(s) using normal operating controls. Reported below are the characteristics of the heating and cooling systems, including the energy source(s) as well as the distinguishing characteristics of the heating and cooling methods. Note that the inspection does not normally include and report on: aspects of the heating system that are not readily accessible, such as the heat exchanger and the interiors of chimneys and flues; attached or supplemental equipment to the heating and/or cooling systems, such as humidifiers, dehumidifiers, electronic air filters, etc.; and solar space heating systems. The nature of the inspection is primarily visual, and is such that this examination is not intended to determine the adequacy of the system as a whole or the heating or cooling distribution balance. The services of a heating and air conditioning specialist is normally required for these determinations and adjustments. The services of an air quality specialist should be considered where either air quality or excessive moisture conditions are encountered and cannot be resolved by the home owner.

Where fireplaces and solid fuel-burning appliances are installed, the inspection includes examination of the system components, including the vent systems, flues, and chimneys. Reported below are the characteristics of the installed fireplaces and fuel-burning appliances, and chimneys. Note that the inspection does not normally include the examination of: the interiors of flues or chimneys; fire screens and doors; seals and gaskets; automatic fuel feed devices; mantles and fireplace surrounds; the combustion make-up air devices; and heat distribution assists whether fan assisted or gravity controlled. The inspector will not normally ignite or extinguish fires, determine draft characteristics, or move fireplace inserts or stoves or fireplace contents. The services of a certified technician is normally required to assess, correct, or make recommendations to wood-burning fireplaces and stoves.

SYSTEM CHARACTERISTICS:

HEATING ENERGY SOURCE

HEATING SYSTEM FUEL TYPE(S): Electric
GAS METER OR FUEL FILLER LOCATION: N/A

HEATING SYSTEM DETAILS

HEATING SYSTEM TYPE: Central Forced Air
HEATING UNIT NAME PLATE DATA:
- MANUFACTURER: A] Amana; B] Daikin
- MODEL NUMBER: A] BHA36TB002A; B] CAN NOT READ DATA TAG
- SERIAL NUMBER: A] 9505304758; B] CAN NOT READ DATA TAG
- UNIT CAPACITY: A] 3 Ton; B] Unknown

ENERGY EFFICIENCY: A] Conventional; B] Conventional
HEATING UNIT FRESH AIR SUPPLY: A] N/A; B] N/A
HEATING UNIT RETURN AIR FILTER LOCATION: A] Integrated; B] Integrated
HEATING UNIT EXHAUST: A] N/A; B] N/A
HEATING SYSTEM AGE (EST.): A] 1994; B] 25-30 years

SYSTEM ASSOCIATED EQUIPMENT OR APPLIANCES
OTHER INSTALLED EQUIPMENT: N/A
FIREPLACES & FUEL-BURNING STOVES: Wood-Burning
FIREPLACE/STOVE STYLE: Masonry
EXHAUST FUME VENTING: Chimney

COOLING SYSTEM DETAILS
COOLING SYSTEM TYPE: Air Cooled, Central
COOLING SYSTEM ENERGY SOURCE: Electricity
COOLING UNIT NAME PLATE DATA: MANUFACTURER: A] Amana; B] Daikin MODEL NUMBER: A] RHD30A2A; B] CAN NOT READ DATA TAG SERIAL NUMBER: A] 9410197200; B] CAN NOT READ DATA TAG CAPACITY: A] 2.5 Ton; B] Unknown
COOLING UNIT AGE (EST.): A] 1994; B] 25-30 years

SYSTEM ASSOCIATED EQUIPMENT
OTHER INSTALLED EQUIPMENT: N/A
FIREPLACES & FUEL-BURNING STOVES: Wood-Burning FIREPLACE/STOVE STYLE: Masonry EXHAUST FUME VENTING: Chimney

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Heating System:
Not Operated

Cooling System:
Unit Not Operational

HEATING AND COOLING SYSTEMS ASSESSMENT SUMMARY:

Overall Condition: Major Deficiencies Noted. In assessing the various aspects of the heating/cooling systems of this home, conditions are noted that are of a major nature, affecting the ability of the heating/cooling components to meet all aspects of intended use and functionality. Correction of these deficiencies should be considered as a priority.

DEFICIENCY SUMMARY:

1 **CONDITION:** Air conditioner failed to operate when inspected

OBSERVED AT LOCATION(s): Throughout, Both Systems

EXPLANATION & IMPACT: *The air conditioner did not respond to normal homeowner controls when checked in the course of inspection. In making this observation, our inspection activities included observing that electrical disconnects or switches are in a set position to provide electrical power to the air conditioner, the blower or fan was operational, and the thermostat was adjusted to a setting where the air conditioner would be expected to operate. The cause for the air conditioner failing to operate is normally outside the scope of the home inspection. The air conditioner operation could not be verified, as the air conditioner failed to operate under normal operating conditions and normal control operation. Failure to correct this condition will result in the inability to provide central cooling to the home. The air conditioner should be examined and serviced by a cooling system specialist.*

RECOMMENDED ACTION: Consult Specialist, Consider Replacing

2 **CONDITION:** Air conditioner and/or air handler is older than half of expected life

OBSERVED AT LOCATION(s): Throughout

EXPLANATION & IMPACT: *Aspects of our review of the air conditioning system have raised concerns regarding its age. The average life expectancy of an air condenser and air handler are 12-15 years. The system for the main house appears to be 1997. The system that cools the master appears to be even older. I was not able to read the data tag. As a minimum, it is suggested that the cooling system be checked and tested by a cooling specialist to better evaluate its current condition and future capability to provide cooling. Alternatively, consideration should be given to provide for future replacement should the system fail to functionally and economically meet the cooling needs for this home.*

RECOMMENDED ACTION: Consult Specialist, Consider Replacing

OBSERVATIONS & SUGGESTIONS:

To ensure safe operation of the key components of the heating, cooling, and ventilation systems, annual service by a qualified specialist is recommended.

Filters that are part of your heating/cooling system should be checked periodically, and cleaned or replaced when required.

PURPOSE

The primary purpose of the plumbing system is to provide a supply of water for domestic usage for the home's occupants, and to manage the safe discharge of waste water. Water supply may be from a well located on this property if the home has a private supply, or from the municipal water mains running beneath streets and roadways if the water is provided by the municipality. Drainage of wastewater is to either a septic system for private systems or to the municipal sewer system where this system is provided by the municipality.

INSPECTION PROCESS

As documented by this report, the inspection of the plumbing system includes the examination of: the interior supply and distribution systems including all fixtures and faucets; the drain, waste and vent systems including traps, piping, and piping support; the water heating equipment including the associated vent systems, flues and chimneys; the fuel storage and fuel distribution systems; and the drainage sumps, sump pumps, and related piping. Reported below are the characteristics of the plumbing elements examined, including a description of the supply, drain, waste, and vent piping materials, the water heating equipment including its energy source, and the location of the main water and main fuel shut-off valves, as well as other appropriate information noted during the course of inspection.

Note that the plumbing systems inspection does not normally include and report on: the clothes washing machine connections; the interiors of flues or chimneys that are not readily accessible; wells, well pumps, or water storage related equipment; spas; swimming pools; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; water supply quantity and quality; and private waste disposal systems. The inspection process does not normally involve the operation of safety valves or shut-off valves. Also note that there may exist leaks in the plumbing system that are not apparent at the time of inspection, or which may only become apparent under specific plumbing fixture/component operating conditions. For example, if a minor leak exists below a fixture, the leak may only become apparent when the fixture is frequently used, in which case the limited operation of the fixture would not have detected this condition during the inspection process.

SYSTEM CHARACTERISTICS:

WATER SUPPLY SYSTEM
- WATER SUPPLY SERVICE TYPE: Private/Well
- WATER METER PICK-UP: N/A
- WATER METER LOCATION: N/A
- WATER SHUT-OFF VALVE LOCATION: Left Side Of House
- WATER SUPPLY PIPE MATERIAL: Plastic

WATER DISTRIBUTION SYSTEM
- FACILITIES SERVICED INCLUDE: Bathrooms; Kitchen; Laundry Taps
- WATER DISTRIBUTION PIPING MATERIALS: Plastic; Copper

WATER HEATING
- HOT WATER HEATER SYSTEM TYPE: Hot water tank
- HOT WATER HEATER ENERGY SOURCE: Electricity
- HOT WATER HEATER ENERGY SOURCE SHUT-OFF: Breaker In Main Electrical Panel
- HOT WATER HEATER CAPACITY: 40 Gallon
- HOT WATER HEATER VENTING: Venting not required for this style

HOT WATER TANK
- HWT MANUFACTURER: AO Smith
- HWT SERIAL NUMBER: MF980024524
- HWT APPROX AGE: 1998

DRAINAGE AND VENTING SYSTEM
- SANITARY / STORM DRAINAGE CONNECTIONS: Private Septic System, Verify With Listing Agent
- DRAINAGE & VENTING SYSTEM PIPING MATERIALS: Plastic
- DRAINAGE PROVISIONS: N/A
- PLUMBING STACKS: One or more observed

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Concealed water distrubution pipes not inspected
Well not inspected
Septic system not inspected

Water shut-off valves not operated
Water heater temperature not measured
Water supply to residence is turned off

PLUMBING SYSTEMS ASSESSMENT SUMMARY:

Overall Condition: Major Deficiencies Noted. In assessing the various aspects of the plumbing system of this home, conditions are noted that are of a major nature, affecting the ability of the plumbing components to meet all aspects of intended use and functionality. Correction of these deficiencies should be considered as a priority.

DEFICIENCY SUMMARY:

1 **CONDITION:** Pump does not work

OBSERVED AT LOCATION(s): Exterior Left

EXPLANATION & IMPACT: *At the time of inspection, the water pump did not work. The pump was turning on but it was not pumping water. This is the pump that pressurizes the home. There was no running water in the home. The pump and piping was not securely attached. An operating water pump and supply system is required to meet the domestic water supply needs of the home.*

RECOMMENDED ACTION: Repair

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2 **CONDITION:** Well equipment is old

OBSERVED AT LOCATION(s): Exterior Left

EXPLANATION & IMPACT: *All or some of the well equipment is observed to be old and is showing signs of deterioration. Old well equipment is prone to failure and may not be working as intended. Equipment failure may result in loss of running water into the home. Equipment failure can also result in loss of clean running water.*

RECOMMENDED ACTION: Consult Specialist

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3 **CONDITION:** Holding tank float switch is not working correctly

OBSERVED AT LOCATION(s): Exterior Left

EXPLANATION & IMPACT: *At the time of inspection the float switch, in the holding tank, did not work as intended. Water was observed to be overflowing from the tank. Water will continuously pour from the holding tank.*

RECOMMENDED ACTION: Repair or Replace

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4 **CONDITION:** Water tank is old

OBSERVED AT LOCATION(s): Utility Closet

EXPLANATION & IMPACT: *The tank as installed appears to be at or beyond its normal expected service life. The unit is rusted and it is a 1998. The water heater could not be tested. The risk of catastrophic failure from rupture increases with the age of the tank. The advice of the inspector is that replace in the near term be considered.*

RECOMMENDED ACTION: Replace

5 **CONDITION:** Shutoff valve is deteriorated

OBSERVED AT LOCATION(s): Throughout

EXPLANATION & IMPACT: *The shutoff valve is deteriorated and/or corroded. The water supply, to the fixture, will not be able to be controlled. Shutoff valves are used to stop the water supply to fixtures so they can be fixed, replaced or removed. Without functioning shutoff valves the water supply to a fixture can not be shut off making repairs difficult.*

RECOMMENDED ACTION: Replace

6 **CONDITION:** Water pipes are exposed to damage

OBSERVED AT LOCATION(s): Exterior

EXPLANATION & IMPACT: *A water pipe is noted to be routed in a location vulnerable to damage. Water pipes should be routed in locations where they are not exposed to potential sources of physical damage.*

RECOMMENDED ACTION: Repair

7 **CONDITION:** Bathtub area has missing, damaged, or loose tiles

OBSERVED AT LOCATION(s): Main Bathroom

EXPLANATION & IMPACT: *Tiles at the bathtub enclosure are observed to be missing, damaged or loose. In addition to being cosmetically detracting, tiles that are missing, loose, or damaged will compromise the effectiveness of the bathtub enclosure in preventing moisture from seeping into walls and floors, and causing damage associated with leaks. Failure to correct tile deficiencies can result in damage and costly repairs.*

RECOMMENDED ACTION: Repair

8 **CONDITION:** Shower enclosure has grout that is incomplete or open between tiles

OBSERVED AT LOCATION(s): Master Bathroom

EXPLANATION & IMPACT: *The purpose of grout is to prevent water penetration between the edges of tiles at the shower area. Grouting is observed to be inadequate to meet the intended requirements for sealing against water leakage. Grouting is required to complete the cosmetic appearance of a tiled area, and to serve to prevent water from seeping between tiles and into walls and floors. Failure to provide effective grout application can result in damage and costly repairs due to water leaks behind and below finished areas.*

RECOMMENDED ACTION: Repair

OBSERVATIONS & SUGGESTIONS:

Operate all shut off valves at least twice a year to ensure valves operate and to prevent the valve mechanisms from seizing over time.

Septic owners should use a live organic bacteria that break down the presence of unnatural substances and solids, like detergents and soaps that sometimes enter your septic system. If these common household substances penetrate your septic system, they kill off the natural occurring bacteria that allow your system to function properly. Bacteria additives are an inexpensive insurance policy that keeps your pipes clean & clear, odor free, and your system functioning properly.

PURPOSE

The primary purpose of the electrical system is to provide for the electrical needs for your home. This includes providing the means and metering of the electrical supply, the distribution of electricity via protected branch circuits to areas in the home, and providing lighting fixtures, switches, and outlets to meet the needs for powering lighting, appliances, and personal electrical and electronic devices.

INSPECTION PROCESS

As documented by this report, the inspection of the electrical system includes examination of: the service drop; the service entrance conductors, cables and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and subpanels; the conductors; the overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and the ground fault circuit interrupts. Reported below are the characteristics of the electrical system elements examined, including the amperage and voltage rating of the service; the location of the main disconnect and subpanels; and the wiring methods, as well as other appropriate information noted during the course of inspection.

Note that this inspection of the electrical system does not normally include and report on: the remote control devices unless the device is the only control device; the alarm system and components; the low voltage wiring, systems, and components; and the ancillary wiring, systems and components not part of the primary power distribution system. Measurement of amperage, voltage or impedance are not normally conducted as part of the inspection process.

SYSTEM CHARACTERISTICS:

ELECTRICAL SERVICE
ELECTRICAL METER LOCATION: Exterior Rear Wall
ELECTRICAL SERVICE SIZE: 200 Amperes
ELECTRICAL SERVICE VOLTAGE: 120/240 Volts
ELECTRICAL SERVICE CABLE TYPE: Overhead Cable

MAIN DISCONNECT
MAIN DISCONNECT LOCATION: Exterior Rear Wall
MAIN DISCONNECT SIZE: 200 Amperes
MAIN DISCONNECT TYPE: Circuit Breaker Disconnect

ELECTRICAL SYSTEM GROUND
ELECTRICAL SYSTEM GROUND LOCATION: Near Service

ELECTRICAL SYSTEM MAIN PANEL
MAIN PANEL LOCATION: Laundry Room
MAIN PANEL SIZE: 200 Amperes
MAIN PANEL BRANCH CIRCUIT PROTECTION: Circuit Breakers

DISTRIBUTION WIRING
DISTRIBUTION WIRING TYPE: Copper; Grounded; Multi Strand
Aluminum; Ungrounded; Original

SECONDARY ELECTRICAL PANELS
SECONDARY PANEL LOCATION(S): Exterior Right Wall
Secondary Panel 2: Exterior Left Wall
Secondary Panel 3; Garage Interior Wall
SECONDARY PANEL SIZE(S): Unknown
Secondary Panel 2; Unknown
Secondary Panel 3; Unknown

SECONDARY PANEL BRANCH CIRCUITS
BRANCH CIRCUITS PROTECTION: Circuit Breakers

ELECTRICAL OUTLETS
ELECTRICAL OUTLET TYPE(s): 3-Prong; 2-Prong
GROUND-FAULT PROTECTED OUTLETS AT: Bathroom
ARC-FAULT PROTECTED OUTLETS AT: N/A

INSTALLED SAFETY DEVICES
SMOKE DETECTORS: 1st Floor
CARBON MONOXIDE DETECTORS: No fixtured CO detectors

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Main electrical disconnect was not operated
Wiring that is concealed is not inspected
Smoke/Fire/CO detectors were not tested
Circuit breakers in "Off" position not operated

ELECTRICAL SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Repairs Required. In assessing the various aspects of the electrical system of this home, conditions are noted where repairs are required. Assuming the noted conditions are repaired, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

DEFICIENCY SUMMARY:

1 **CONDITION:** An exterior outlet as installed is not in a weather tight box

OBSERVED AT LOCATION(s): A Few Locations

EXPLANATION & IMPACT: *Outlets installed on outdoor locations or locations where water can come in contact with the outlet should be installed in a weather tight box with a weather tight cover. This condition exposes the outlet to risks including shorting, damage, and deterioration. Receptacles displaying damage or deterioration should be immediately replaced and a suitable box and cover installed. This condition is a safety concern and should be immediately rectified.*

RECOMMENDED ACTION: Replace

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2 **CONDITION:** Electrical outlet is damaged

OBSERVED AT LOCATION(s): Exterior Left

EXPLANATION & IMPACT: *An electrical outlet is observed to be damaged. The usual cause is due to impact or other forms of mechanical action to fracture the insulating body of the outlet. An outlet that has been damaged may result in the internal contacts not being secured as required, and the risk of short circuiting and arcing is now possible. Damaged outlets should be considered a safety hazard and should be immediately replaced.*

RECOMMENDED ACTION: Replace

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3 **CONDITION:** Ground-fault circuit interrupter (GFCI) fails to trip or is miswired

OBSERVED AT LOCATION(s): Exterior Left

EXPLANATION & IMPACT: *The Ground Fault Circuit Interrupt (GFCI) outlet as tested by an independent device/tester does not function as intended. The GFCI receptacle is provided as a safety device in locations where the presence of water increases the risk of electrical shock. Failure to correct this deficiency may result in serious injury and possibly death from electrical shocks should the device not operate when needed. Immediate repair or replacement is recommended.*

RECOMMENDED ACTION: Repair

---

4 **CONDITION:** Switch as installed is not in a weather tight box

OBSERVED AT LOCATION(s): Exterior Left

EXPLANATION & IMPACT: *Switches installed on outdoor locations or locations where water can come in contact with the switch. The switch should be installed in a weather tight box with a weather tight cover. The box is damage and there is no cover installed. A switch not installed in a weather tight box, and when in an location where water can enter the box, is subject to shorting, damage, and deterioration. Switches displaying damage or deterioration should be immediately replaced and a suitable box and cover installed.*

RECOMMENDED ACTION: Replace

5 **CONDITION:** Electrical fixture doesn't work

OBSERVED AT LOCATION(s): A Few Locations

EXPLANATION & IMPACT: *A fixture is observed to be inoperative at the time of inspection An inoperative fixture may indicate that the fixture or its switch(es) are not correctly installed or wired. In some cases, this may present a safety issue. If the fixture remains inoperative after verifying that the bulb is not burned out, then investigation by an electrician is recommended.*

RECOMMENDED ACTION: Repair

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6 **CONDITION:** Pool light doesn't work

OBSERVED AT LOCATION(s): Exterior Left

EXPLANATION & IMPACT: *The pool light was observed to be inoperative at the time of inspection. The pool light is also observed to be loose. An inoperative fixture may indicate that the fixture or its switch(es) are not correctly installed or wired. In some cases, this may present a safety issue. The pool light is usually a low voltage light system. If the fixture remains inoperative after verifying that the bulb is not burned out, then investigation by an electrician is recommended.*

RECOMMENDED ACTION: Repair

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7 **CONDITION:** The electrical panel and electrical breakers are made by Federal Pacific

OBSERVED AT LOCATION(s): Garage

EXPLANATION & IMPACT: *Federal Pacific electrical stab-loc breakers may be defective. Federal pacific Stab-Loc breakers may cause*

serious electrical issues including fire. A specialist should be consulted.

RECOMMENDED ACTION: Consult Specialist

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8 **CONDITION:** Electrical box is loose

OBSERVED AT LOCATION(s): Exterior Back and Kitchen

EXPLANATION & IMPACT: *Electrical box is observed to be inadequately secured to the building structure. A loose electrical box may, in certain circumstances, present a risk of fire and electrical shock should the wiring in the box become detached. This would expose live copper wires. Loose electrical boxes should properly secured. An electrician may be required to make repairs.*

RECOMMENDED ACTION: Consult Specialist

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9 **CONDITION:** Electrical outlet does not work

OBSERVED AT LOCATION(s): A Few Locations

EXPLANATION & IMPACT: *An electrical outlet is observed to be inoperative. An outlet that is inoperative is an indication of a wiring error or defective device. In certain circumstances, the condition may present the risk of electrical shock if the cause is due to a loose wire. Homeowner troubleshooting should be limited to assuring that the circuit breaker for the affected outlet is in the "on" position, and confirming that the outlet is not controlled by a wall switch. Further investigation by an electrician is recommended.*

RECOMMENDED ACTION: Repair

10 **CONDITION:** The primary electrical system ground is not securely attached

OBSERVED AT LOCATION(s): Exterior Back

EXPLANATION & IMPACT: *The point of connection of the system ground to its grounding element is not attached or is not secure. To assure proper operation of circuit breakers under over-current or short-circuit situations, the point of attachment of the system bonding to its system grounding point must be present and secure. Failure to achieve a secure grounding component for the electrical system may constitute a safety hazard, and may result in damage to electrical components and appliances attached to the home's electrical system. This condition is a safety concern and should be immediately rectified.*

RECOMMENDED ACTION: Repair

---

11 **CONDITION:** Missing protection of wires at boxes or panels

OBSERVED AT LOCATION(s): Garage

EXPLANATION & IMPACT: *Wiring entering protective boxes and panels requires mechanical protection and protection from sharp edges. Bushings or other suitable means of protecting wires entering boxes and panels is required to secure the wire and reduce the risk of damage to the wire from sharp edges at the point where the wire penetrated the box. Missing protection should be added to protect the wires. Where damage is observed to the wire insulation or conductors, the wire should be repaired or replaced.*

RECOMMENDED ACTION: Repair

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12 **CONDITION:** Exterior wiring conduit damaged

OBSERVED AT LOCATION(s): A Few Locations

EXPLANATION & IMPACT: *An exterior protective conduit was observed to be damage at the time of inspection. The damaged conduit leaves the wire exposed to possible damage. Damaged wiring is a safety hazard to the home and it occupants.*

RECOMMENDED ACTION: Repair

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13 **CONDITION:** Receptacle installed with ground connection not found

OBSERVED AT LOCATION(s): Multiple Locations

EXPLANATION & IMPACT: *An independent testing of the outlet indicated the outlets ground connection is not bonded (connected) to the home's electrical grounding system. Some of the wiring in the home is the original two conductor wiring. Proper grounding is required to assure breakers operate as intended should short circuit situations occur, as well as provide an additional degree of protection for personal safety and protection of attached devices. This condition should be investigated and repaired immediately, to assure safe operation of connected devices provided with grounding provision.*

RECOMMENDED ACTION: Consult Licensed Electrical Specialist

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14 **CONDITION:** Ground fault protection (GFCI) for an outlet is recommended

OBSERVED AT LOCATION(s): Multiple Locations

EXPLANATION & IMPACT: *An electrical outlet is installed in a location that for safety, should have ground fault protection. Outlets at outdoor locations, and at indoor locations near sinks, tubs, or showers, should have ground fault protection to reduce the risk of fatal shock. Upgrading the outlets to provide ground fault protection to these receptacle locations is recommended.*

RECOMMENDED ACTION: Install

15 **CONDITION:** Electrical fixture flickers

OBSERVED AT LOCATION(s): Kitchen

EXPLANATION & IMPACT: *An illumination fixture is observed to be flickering at the time of inspection. The fan also did not appear to be working properly. A flickering fixture may indicate that the fixture, related switches, or associated wiring may be loose or defective. In some cases, this may present a safety issue. If the fixture remains inoperative after verifying that the bulb(s) is/are correctly installed, then investigation by an electrician is recommended.*

RECOMMENDED ACTION: Consult Specialist

16 **CONDITION:** Unterminated active wiring observed

OBSERVED AT LOCATION(s): Hall Closet

EXPLANATION & IMPACT: *Wires are observed to be not terminated in a protective box, and this wiring is active. Active wiring should be properly terminated at a protective box, panel, or fixture. Exposed wire ends present the risks of electrical shock or fire. This condition is a safety concern and should be immediately rectified.*

RECOMMENDED ACTION: Repair

OBSERVATIONS & SUGGESTIONS:

It is recommended that the main disconnect and circuit breakers be operated (turned "off" and "on") periodically, to exercise these protective devices. Suggested frequency for this maintenance activity is once or twice a year. Circuit breakers that are not periodically operated may over time fail to operate to specifications.

Ground Fault Circuit Interrupt [GFCI] outlets should be tested in accordance with manufacturer's recommendations, to confirm these devices are operable and providing protection. Failure to operate periodically may result in the mechanical components of these devices becoming "sticky" or inoperable, thus not providing the intended personal protection. If uncertain about the frequency of testing, the suggested frequency of testing is once per month.

Smoke detectors, fire detectors, and carbon monoxide detectors should be tested periodically in accordance with manufacturer's recommendation, to assure these devices are operable and providing protection. Failure to perform periodic test reduces assurance that the home's occupants will be alerted in the event of hazardous events. If uncertain about the frequency of testing, the suggested frequency of testing is once per month. If devices are operated by or contain batteries as back-up power, it is suggested that batteries be changed in accordance with manufacturer's recommendations, or every 6 months if not specified.

Do not open electrical boxes or fixtures, or remove wall plates, without first assuring circuits are powered off.

10 DEFICIENCIES REPORT

SUMMARY OF OBSERVED DEFICIENCIES

Report Number
0818201

The residence at 14693 Martin Drive, Fort Myers, Florida, 33908 was inspected on Monday, August 20, 2018 with the inspection commencing at approximately 9:00 AM.

This home is a 1 storey detached residence of approximate age 1956. Ambient conditions at the time of inspection were: Variably Cloudy; Calm/Light Wind; Temp 90 to 100 °F.

Location orientations in this report are with reference to viewing the property from the front, representing either facing the front entry door or facing the property from the primary street viewing position.

This Report is provided as information to the contracted party(s): Lori Weiss. This Report is for the exclusive use of the contracted party(s) . No use of the information by any other party is intended.

Information as provided within this Deficiencies Report is for summary purposes only, and does not represent the full report. This inspection is visual in nature, with examination limited to those aspects of the property that were readily accessible during the inspection process, and the inspection was performed in context of conditions as presented at the date and time of inspection.

The inspection report in its entirety should be reviewed for the purpose of understanding the overall condition of the property and the condition of specific home systems and components. Each report section for the systems inspected contains information concerning assessment of the system as a whole, restrictions to examination, and the comments and suggestions of the inspector.

1

LOCATION: Attic **SYSTEM:** Interior

CONDITION: Evidence of bee entry into to home structure

EXPLANATION: There is indication of bees entering the home structure.

IMPACT/CONSEQUENCES: Bees can pose a health risk. The local health authority or pest control specialist should be consulted.

RECOMMENDED ACTION: Consult Specialist

2



LOCATION: Throughout **SYSTEM:** Roof

CONDITION: Roofing is old

EXPLANATION: The foam sealed roofing is deteriorated and appears to be beyond it's useful life. A licensed roofing specialist should be consulted. The foam is typically applied when the roofing surface is past it's useful life. Now, even the foam is deteriorated.

IMPACT/CONSEQUENCES: As a result of a review of the roof covering, the overall condition is such that the roof is deemed to be at or beyond its limits of its serviceable life. Extensive indicators of age are noted. Consideration should be given to replacing the roof covering; the timing to ultimate failure of the roof covering in preventing water infiltration is unpredictable. Failing to replace the roof covering may result in damage to the structure and contents of the home.

RECOMMENDED ACTION: Consult Licensed Roofing Specialist, consider replacing

3



LOCATION: Left Building Addition **SYSTEM:** Roof

CONDITION: Asphalt roll roofing is old

EXPLANATION: The shingle roof surface is displaying indicators that the protective roof covering is at or near the end of its service life. Significant areas of roof leakage is suspected.

IMPACT/CONSEQUENCES: As a result of a review of the roof covering, the overall condition is such that the roof is deemed to be at or beyond its limits of its serviceable life. Extensive indicators of age are noted. Consideration should be given to replacing the roof covering; the ultimate failure of the roof covering in preventing water infiltration is unpredictable. Failing to replace the roof covering may result in damage to the structure and contents of the home.

RECOMMENDED ACTION: Consult Licensed Roofing Specialist; consider replacing

4



LOCATION: Roof, Multiple Locations **SYSTEM:** Roof

CONDITION: Staining on the soffit was observed

EXPLANATION: Staining on the soffit may be an indication of rotted fascia and possibly damaged roof sheathing. Damage to the sheathing and roofing structure is suspected. The area is enclosed by metal and could not be examined with out pulling the soffit down.

IMPACT/CONSEQUENCES: Rotted wood at fascias is an indication that the ability of the fascia to protect against water infiltration and pest entry has been compromised. This also may be an indication that water is getting past the roof covering.

RECOMMENDED ACTION: Consult Specialist

5


LOCATION: Roof **SYSTEM:** Roof

CONDITION: Soffit has areas of potential pest entry

EXPLANATION: Openings in soffitting are observed that may be sufficiently large as to permit pest entry.

IMPACT/CONSEQUENCES: Openings of sufficient size, in soffits, can allow for pest to enter the house.

RECOMMENDED ACTION: Repair

6

LOCATION: A Few Locations **SYSTEM:** Electrical

CONDITION: An exterior outlet as installed is not in a weather tight box

EXPLANATION: Outlets installed on outdoor locations or locations where water can come in contact with the outlet should be installed in a weather tight box with a weather tight cover.

IMPACT/CONSEQUENCES: This condition exposes the outlet to risks including shorting, damage, and deterioration. Receptacles displaying damage or deterioration should be immediately replaced and a suitable box and cover installed. This condition is a safety concern and should be immediately rectified.

RECOMMENDED ACTION: Replace

7

LOCATION: Exterior Left **SYSTEM:** Electrical

CONDITION: Electrical outlet is damaged

EXPLANATION: An electrical outlet is observed to be damaged. The usual cause is due to impact or other forms of mechanical action to fracture the insulating body of the outlet.

IMPACT/CONSEQUENCES: An outlet that has been damaged may result in the internal contacts not being secured as required, and the risk of short circuiting and arcing is now possible. Damaged outlets should be considered a safety hazard and should be immediately replaced.

RECOMMENDED ACTION: Replace

8

LOCATION: Exterior Left **SYSTEM:** Electrical

CONDITION: Ground-fault circuit interrupter (GFCI) fails to trip or is miswired

EXPLANATION: The Ground Fault Circuit Interrupt (GFCI) outlet as tested by an independent device/tester does not function as intended.

IMPACT/CONSEQUENCES: The GFCI receptacle is provided as a safety device in locations where the presence of water increases the risk of electrical shock. Failure to correct this deficiency may result in serious injury and possibly death from electrical shocks should the device not operate when needed. Immediate repair or replacement is recommended.

RECOMMENDED ACTION: Repair

9

LOCATION: Exterior Left **SYSTEM:** Electrical

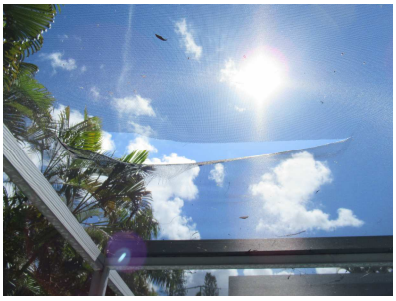
CONDITION: Switch as installed is not in a weather tight box

EXPLANATION: Switches installed on outdoor locations or locations where water can come in contact with the switch. The switch should be installed in a weather tight box with a weather tight cover. The box is damage and there is no cover installed.

IMPACT/CONSEQUENCES: A switch not installed in a weather tight box, and when in an location where water can enter the box, is subject to shorting, damage, and deterioration. Switches displaying damage or deterioration should be immediately replaced and a suitable box and cover installed.

RECOMMENDED ACTION: Replace

10




LOCATION: A Few Locations **SYSTEM:** Exterior

CONDITION: Exterior has a damaged screen

EXPLANATION: Damage is observed to the screen. The primary purpose of the screen is to prevent pest entry when the door is opened for ventilation. A secondary function of the screen is to restrict the ability of children or pets to unintentionally leave the house.

IMPACT/CONSEQUENCES: Damaged screens will often result in unintended consequences, such as pest entry (insects, birds, rodents, etc.) or unintended “escape” of small children or pets. Although screens can be breached, their presence often restricts small children from leaving the home, and becoming exposed to risks to their safety. Damaged screens will often be considered cosmetically detracting,

RECOMMENDED ACTION: Repair

11



LOCATION: A Few Locations **SYSTEM:** Electrical

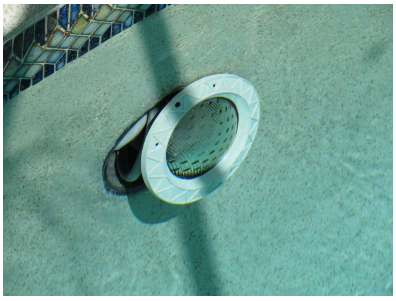
CONDITION: Electrical fixture doesn't work

EXPLANATION: A fixture is observed to be inoperative at the time of inspection

IMPACT/CONSEQUENCES: An inoperative fixture may indicate that the fixture or its switch(es) are not correctly installed or wired. In some cases, this may present a safety issue. If the fixture remains inoperative after verifying that the bulb is not burned out, then investigation by an electrician is recommended.

RECOMMENDED ACTION: Repair

12



LOCATION: Exterior Left **SYSTEM:** Electrical

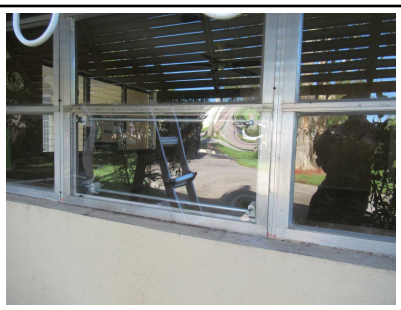
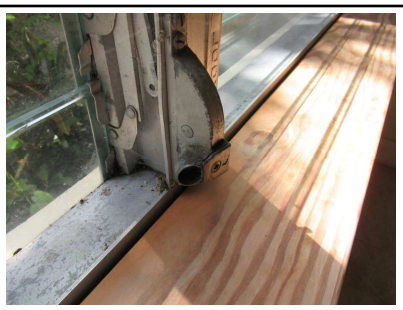
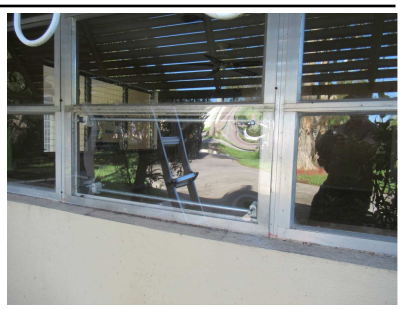
CONDITION: Pool light doesn't work

EXPLANATION: The pool light was observed to be inoperative at the time of inspection. The pool light is also observed to be loose.

IMPACT/CONSEQUENCES: An inoperative fixture may indicate that the fixture or its switch(es) are not correctly installed or wired. In some cases, this may present a safety issue. The pool light is usually a low voltage light system. If the fixture remains inoperative after verifying that the bulb is not burned out, then investigation by an electrician is recommended.

RECOMMENDED ACTION: Repair

13

LOCATION: Throughout **SYSTEM:** Exterior

CONDITION: Window unit is damaged; performance affecting

EXPLANATION: Damage is noted to the window(s) that affect window operability and performance. Some of the windows were replaced with plastic. Most windows will not open as intended. Exterior window operation and performance considerations include: ability to restrict forced entry; ability to open and close with relative ease; ability to securely close and latch; ability to restrict entry of air, water, and pests.

IMPACT/CONSEQUENCES: A priority consideration for exterior windows is that they meet each of its key operability and performance requirements. Immediate repair/replacement of affected window components should be considered as a priority action. A qualified door/window contractor may be required to implement action needs.

RECOMMENDED ACTION: Repair or replace

14



LOCATION: Multiple Locations **SYSTEM:** Exterior

CONDITION: Exterior door is damaged; performance affecting

EXPLANATION: Damage is noted to the exterior door that affects the door's operability and performance. The front garage door was not tested due to deterioration. Exterior door operation and performance considerations include: ability to restrict forced entry; ability to open and close with relative ease; ability to securely close and latch; ability to provide a weather tight seal against air, water, and pests entry.

IMPACT/CONSEQUENCES: A priority consideration for exterior doors is that they meet each of its key operability and performance requirements. Immediate repair/replacement of affected door components should be considered as a priority action. A qualified door/window contractor may be required to implement action needs.

RECOMMENDED ACTION: Repair or replace

15

LOCATION: Garage **SYSTEM:** Exterior

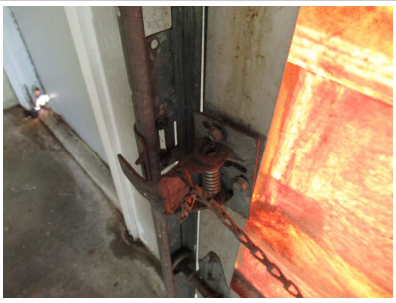
CONDITION: Garage door has loose or damaged spring.

EXPLANATION: Hardware required for proper operation and function of the door is damaged or loose. A primary function of the exterior door is to operate in a manner that ensures the door will open and close with relative ease, and with the capability to restrict forced entry. The door fails to stay in the open position.

IMPACT/CONSEQUENCES: A priority consideration for exterior doors is that they meet each of its key operability and performance requirements. Failure to take corrective action may result in a safety issue. Immediate repair/replacement of affected door components should be considered as a priority action. A qualified door/window contractor may be required to implement action needs.

RECOMMENDED ACTION: Repair

16



LOCATION: Exterior Rear Garage Door **SYSTEM:** Exterior

CONDITION: Exterior door has damaged door latch hardware

EXPLANATION: Hardware required for latching or locking the exterior door is damaged. Absence of functional hardware impairs security at this entry door. The door will not stay locked.

IMPACT/CONSEQUENCES: Damage of this hardware impairs security at this entry door, and exposes the home to the risk of entry by intruders. This is a safety concern. Immediate action is required to repair or install suitable hardware to ensure the door can be securely latched and locked.

RECOMMENDED ACTION: Repair, replace, or install as required

17

LOCATION: A Few Locations **SYSTEM:** Exterior

CONDITION: Exterior door frame/sill is rotted

EXPLANATION: Deterioration of the door frame is noted, with rot observed.

IMPACT/CONSEQUENCES: Wood rot is an indication of deterioration of wood components of the door that have been exposed to the effects of water and weather. Failure to correct this condition increases the risk of water infiltration and damage to structural components and interior finishes. Replacing the door unit should be considered.

RECOMMENDED ACTION: Repair, consider replacing

18

LOCATION: A Few Locations **SYSTEM:** Exterior

CONDITION: Cracks in exterior stucco wall surfaces

EXPLANATION: Cracks are visible in the stucco wall surface. Cracks in this form of finish present the vulnerability to water infiltration to areas behind the wall surface. Unless apparent by observations of visible damage, a home inspection will not generally be able to ascertain whether water is penetrating past the exterior finish.

IMPACT/CONSEQUENCES: Water penetration past the exterior wall system may cause significant and costly damage to the structure, interior features, and interior contents of a home. Undetected water penetration can lead to mold and rot issues within the structure with possible consequential health effects and costly remedial actions. All cracks should be sealed to prevent water entry. Vigilance is required for all repairs; should new cracks appear, the causes may be due to a structural issue. A stucco specialist may be required to provide assessment as to cause(s) of this condition and to provide recommendations for remedy.

RECOMMENDED ACTION: Repair

19

LOCATION: A Few Locations **SYSTEM:** Interior

CONDITION: Wall and ceiling covering are cracked

EXPLANATION: The most common defect in wall and ceiling coverings such as drywall and plaster is cracks. The most common cause is due to wood framing drying and shrinking over time. These cracks, once formed, are usually stable.

IMPACT/CONSEQUENCES: Minor cracks in drywall and plaster are normally a cosmetic issue, which can be readily repaired.

RECOMMENDED ACTION: Review

20


LOCATION: Throughout, Both Systems **SYSTEM:** Heating/Cooling

CONDITION: Air conditioner failed to operate when inspected

EXPLANATION: The air conditioner did not respond to normal homeowner controls when checked in the course of inspection. In making this observation, our inspection activities included observing that electrical disconnects or switches are in a set position to provide electrical power to the air conditioner, the blower or fan was operational, and the thermostat was adjusted to a setting where the air conditioner would be expected to operate. The cause for the air conditioner failing to operate is normally outside the scope of the home inspection.

IMPACT/CONSEQUENCES: The air conditioner operation could not be verified, as the air conditioner failed to operate under normal operating conditions and normal control operation. Failure to correct this condition will result in the inability to provide central cooling to the home. The air conditioner should be examined and serviced by a cooling system specialist.

RECOMMENDED ACTION: Consult Specialist, Consider Replacing

21


LOCATION: Throughout **SYSTEM:** Heating/Cooling

CONDITION: Air conditioner and/or air handler is older than half of expected life

EXPLANATION: Aspects of our review of the air conditioning system have raised concerns regarding its age. The average life expectancy of an air condenser and air handler are 12-15 years. The system for the main house appears to be 1997. The system that cools the master appears to be even older. I was not able to read the data tag.

IMPACT/CONSEQUENCES: As a minimum, it is suggested that the cooling system be checked and tested by a cooling specialist to better evaluate its current condition and future capability to provide cooling. Alternatively, consideration should be given to provide for future replacement should the system fail to functionally and economically meet the cooling needs for this home.

RECOMMENDED ACTION: Consult Specialist, Consider Replacing

22



LOCATION: Attic **SYSTEM:** Interior

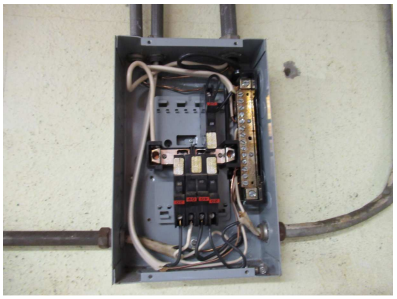
CONDITION: Evidence of pest entry to roof space

EXPLANATION: There is indication of pest entry into a roof area.

IMPACT/CONSEQUENCES: Pest droppings can pose a health risk. The local health authority, pest control specialist, or environmental specialist should be consulted. Entry into the roof area is not recommended until the level of risk is determined. If insulation or other materials are disturbed due to pest entry, after the pest issue and safety concerns are addressed, restoring the affected materials to their intended condition is recommended.

RECOMMENDED ACTION: Consult Specialist

23

LOCATION: Garage **SYSTEM:** Electrical

CONDITION: The electrical panel and electrical breakers are made by Federal Pacific

EXPLANATION: Federal Pacific electrical stab-loc breakers may be defective.

IMPACT/CONSEQUENCES: Federal pacific Stab-Loc breakers may cause serious electrical issues including fire. A specialist should be consulted.

RECOMMENDED ACTION: Consult Specialist

24



LOCATION: A Few Locations **SYSTEM:** Roof

CONDITION: Fascia is deteriorated

EXPLANATION: The fascia is observed to be in a deteriorated condition. Repairs are required to restore the fascia.

IMPACT/CONSEQUENCES: The fascia areas at roof edges are vulnerable to water and pest infiltration if not adequately sealed. Adding/restoring fascia in this area is recommended.

RECOMMENDED ACTION: Repair

25

LOCATION: Roof **SYSTEM:** Roof

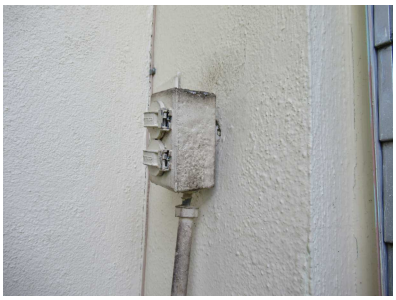
CONDITION: Gutter is damaged

EXPLANATION: Damage is noted at the roof edge gutter. Damaged gutters may prevent the controlled drainage of water from roof areas as intended.

IMPACT/CONSEQUENCES: Gutters are a key component in the controlled drainage of run-off water away from the home's exterior elements. Gutters that do not perform as intended may result in saturation of soils near the foundation. Repair should include repairing or replacing damaged sections of gutters and assuring that water freely flows and drains from the gutter.

RECOMMENDED ACTION: Repair or replace

26




LOCATION: Exterior Back and Kitchen **SYSTEM:** Electrical

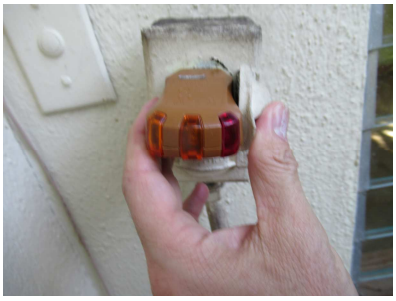
CONDITION: Electrical box is loose

EXPLANATION: Electrical box is observed to be inadequately secured to the building structure.

IMPACT/CONSEQUENCES: A loose electrical box may, in certain circumstances, present a risk of fire and electrical shock should the wiring in the box become detached. This would expose live copper wires. Loose electrical boxes should properly secured. An electrician may be required to make repairs.

RECOMMENDED ACTION: Consult Specialist

27



LOCATION: A Few Locations **SYSTEM:** Electrical

CONDITION: Electrical outlet does not work

EXPLANATION: An electrical outlet is observed to be inoperative.

IMPACT/CONSEQUENCES: An outlet that is inoperative is an indication of a wiring error or defective device. In certain circumstances, the condition may present the risk of electrical shock if the cause is due to a loose wire. Homeowner troubleshooting should be limited to assuring that the circuit breaker for the affected outlet is in the "on" position, and confirming that the outlet is not controlled by a wall switch. Further investigation by an electrician is recommended.

RECOMMENDED ACTION: Repair

28

LOCATION: Multiple Locations **SYSTEM:** Exterior

CONDITION: Paint is chipping

EXPLANATION: Exterior paint was observed to be chipping.

IMPACT/CONSEQUENCES: Paint is a water proof barrier. If the integrity of the paint is compromised water infiltration is possible.

RECOMMENDED ACTION: Review

29


LOCATION: Exterior Back **SYSTEM:** Electrical

CONDITION: The primary electrical system ground is not securely attached

EXPLANATION: The point of connection of the system ground to its grounding element is not attached or is not secure.

IMPACT/CONSEQUENCES: To assure proper operation of circuit breakers under over-current or short-circuit situations, the point of attachment of the system bonding to its system grounding point must be present and secure. Failure to achieve a secure grounding component for the electrical system may constitute a safety hazard, and may result in damage to electrical components and appliances attached to the home's electrical system. This condition is a safety concern and should be immediately rectified.

RECOMMENDED ACTION: Repair

30



LOCATION: Exterior **SYSTEM:** Exterior

CONDITION: Poor yard grading and/or drainage

EXPLANATION: The yard or surrounding property is causing a drainage issue. Absence of proper drainage will promote standing water.

IMPACT/CONSEQUENCES: Water accumulation in the yard can promote mosquito growth. This condition is also considered visually unattractive.

RECOMMENDED ACTION: Consult Specialist

31

LOCATION: Exterior Left Side **SYSTEM:** Exterior

CONDITION: Hole in wall is not sealed

EXPLANATION: Sealing of holes through the wall are essential to preventing air, water, and pest infiltration to the home's interior.

IMPACT/CONSEQUENCES: Unintended water infiltration into the house can result in significant damage to surfaces and property, and if not corrected, may lead to damage and rot to structural elements. Unintended air infiltration may affect interior air quality and conditioning. Unintended pest entry can result in damage to interior finishes and belongings, and is some cases may present health risks. Corrective action is required to seal all openings through the exterior wall system.

RECOMMENDED ACTION: Repair

32

LOCATION: Exterior Left **SYSTEM:** Plumbing

CONDITION: Pump does not work

EXPLANATION: At the time of inspection, the water pump did not work. The pump was turning on but it was not pumping water. This is the pump that pressurizes the home. There was no running water in the home. The pump and piping was not securely attached.

IMPACT/CONSEQUENCES: An operating water pump and supply system is required to meet the domestic water supply needs of the home.

RECOMMENDED ACTION: Repair

33

LOCATION: Exterior Left **SYSTEM:** Plumbing

CONDITION: Well equipment is old

EXPLANATION: All or some of the well equipment is observed to be old and is showing signs of deterioration.

IMPACT/CONSEQUENCES: Old well equipment is prone to failure and may not be working as intended. Equipment failure may result in loss of running water into the home. Equipment failure can also result in loss of clean running water.

RECOMMENDED ACTION: Consult Specialist

34

LOCATION: Exterior Left **SYSTEM:** Plumbing

CONDITION: Holding tank float switch is not working correctly

EXPLANATION: At the time of inspection the float switch, in the holding tank, did not work as intended. Water was observed to be overflowing from the tank.

IMPACT/CONSEQUENCES: Water will continuously pour from the holding tank.

RECOMMENDED ACTION: Repair or Replace

35

LOCATION: Exterior Left Side **SYSTEM:** Exterior

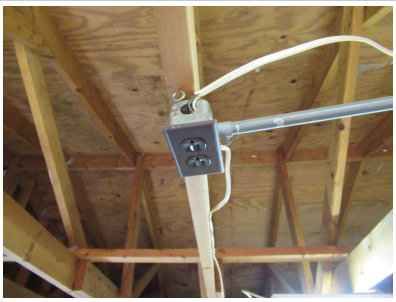
CONDITION: Pool equipment has a leak

EXPLANATION: At time of inspection the pool equipment was observed to be leaking.

IMPACT/CONSEQUENCES: A leak may impair the functionality of the equipment.

RECOMMENDED ACTION: Repair

36



LOCATION: Garage **SYSTEM:** Electrical

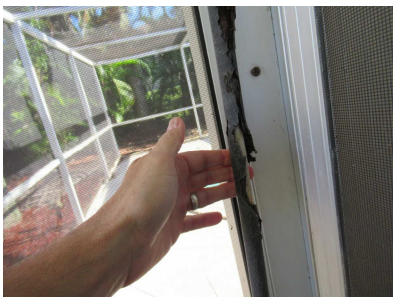
CONDITION: Missing protection of wires at boxes or panels

EXPLANATION: Wiring entering protective boxes and panels requires mechanical protection and protection from sharp edges.

IMPACT/CONSEQUENCES: Bushings or other suitable means of protecting wires entering boxes and panels is required to secure the wire and reduce the risk of damage to the wire from sharp edges at the point where the wire penetrated the box. Missing protection should be added to protect the wires. Where damage is observed to the wire insulation or conductors, the wire should be repaired or replaced.

RECOMMENDED ACTION: Repair

37



LOCATION: A Few Locations **SYSTEM:** Electrical

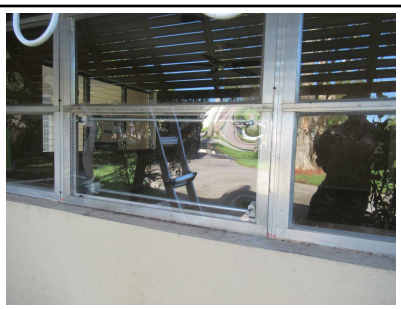
CONDITION: Exterior wiring conduit damaged

EXPLANATION: An exterior protective conduit was observed to be damage at the time of inspection.

IMPACT/CONSEQUENCES: The damaged conduit leaves the wire exposed to possible damage. Damaged wiring is a safety hazard to the home and it occupants.

RECOMMENDED ACTION: Repair

38



LOCATION: Throughout **SYSTEM:** Exterior

CONDITION: Exterior window has a missing screen

EXPLANATION: A window screen is observed to be missing at the noted location(s). The primary purpose of the screen is to prevent pest entry when the window unit is used for ventilation. A secondary function of the screen is to restrict the ability of children or pets to unintentionally leave the house.

IMPACT/CONSEQUENCES: Damaged screens will often result in unintended consequences, such as pest entry (insects, birds, rodents, etc.) or unintended “escape” of small children or pets. Although screens can be breached, their presence often restricts small children from leaving the home, and becoming exposed to risks to their safety. Windows are often at sufficient height from the ground that fall hazards should be considered as a primary safety concern. Damaged screens at windows are often considered to be cosmetically detracting.

RECOMMENDED ACTION: Replace

39

LOCATION: Garage **SYSTEM:** Interior

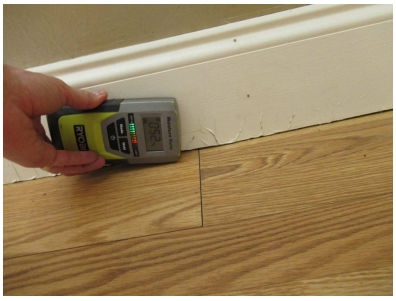
CONDITION: Mold or fungus is visible on interior surfaces

EXPLANATION: Mold and fungus require a moist environment to survive and thrive. The presence of organic growths is an indication that a potentially detrimental moisture condition is present. Possible causes include: continuously high indoor humidity; condensation issues; or leaks. Leaks may be due to in-home issues (such as leaky pipes or fixtures), or due to water infiltration through the exterior elements of the home (roof, walls, or foundation). Moisture was detected at the time of the inspection.

IMPACT/CONSEQUENCES: Mold or fungus can present health issues to those with allergy sensitivities, and in some circumstances can present potentially fatal toxic conditions. Presence of mold and fungus are usually attributable moisture-related causes, which are often intensified if the conditions include insufficient ventilation. The cause of this condition needs to be effectively addressed to prevent recurrence. Caution is advised when attempting to remove molds and mold-affected materials. We recommend consulting with your local health authority on personal respiratory protection and safe removal procedures before attempting any remedial activities.

RECOMMENDED ACTION: Consult Licensed Mold Specialist

40



LOCATION: Throughout, The original home **SYSTEM:** Interior

CONDITION: Mold or fungus is visible on interior surfaces

EXPLANATION: Mold and fungus require a moist environment to survive and thrive. The presence of organic growths is an indication that a potentially detrimental moisture condition is present. Possible causes include: continuously high indoor humidity; condensation issues; or leaks. Leaks may be due to in-home issues (such as leaky pipes or fixtures), or due to water infiltration through the exterior elements of the home (roof, walls, or foundation). Moisture was detected at the time of the inspection.

IMPACT/CONSEQUENCES: Mold or fungus can present health issues to those with allergy sensitivities, and in some circumstances can present potentially fatal toxic conditions. Presence of mold and fungus are usually attributable moisture-related causes, which are often intensified if the conditions include insufficient ventilation. The cause of this condition needs to be effectively addressed to prevent recurrence. Caution is advised when attempting to remove molds and mold-affected materials. We recommend consulting with your local health authority on personal respiratory protection and safe removal procedures before attempting any remedial activities.

RECOMMENDED ACTION: Consult Licensed Mold Specialist

41



LOCATION: Wood Frame Addition, Master Bedroom Area **SYSTEM:** Interior

CONDITION: Mold or fungus is visible on interior surfaces

EXPLANATION: Mold and fungus require a moist environment to survive and thrive. The walls also had water damage. The presence of organic growths is an indication that a potentially detrimental moisture condition is present. Possible causes include: continuously high indoor humidity; condensation issues; or leaks. Leaks may be due to in-home issues (such as leaky pipes or fixtures), or due to water infiltration through the exterior elements of the home (roof, walls, or foundation). High moisture was detected at the time of the inspection.

IMPACT/CONSEQUENCES: Mold or fungus can present health issues to those with allergy sensitivities, and in some circumstances can present potentially fatal toxic conditions. Presence of mold and fungus are usually attributable moisture-related causes, which are often intensified if the conditions include insufficient ventilation. The cause of this condition needs to be effectively addressed to prevent recurrence. Caution is advised when attempting to remove molds and mold-affected materials. We recommend consulting with your local health authority on personal respiratory protection and safe removal procedures before attempting any remedial activities.

RECOMMENDED ACTION: Consult Licensed Mold Specialist

42

LOCATION: Master Bedroom **SYSTEM:** Interior

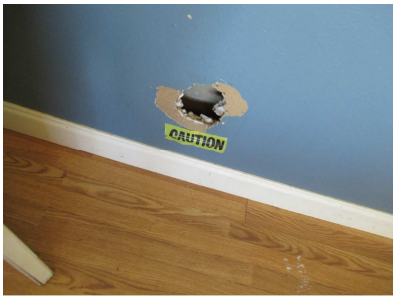
CONDITION: Mold or fungi is visible on interior surfaces

EXPLANATION: Mold/ fungi require a moist environment to survive and thrive. The presence of organic growths are an indication that a potentially detrimental moisture condition is present. Possible causes include: continuously high indoor humidity; condensation issues; or leaks. Leaks may be due to in-home issues (such as leaky pipes or fixtures), or due to water infiltration through the exterior elements of the home (roof, walls, or foundation). Moisture was detected at the time of the inspection.

IMPACT/CONSEQUENCES: Mold or fungi can present health issues to those with allergy sensitivities, and in some circumstances can present potentially fatal toxic conditions. Presence of mold and fungus are usually attributable moisture-related causes, which are often intensified if the conditions include insufficient ventilation. The cause of this condition needs to be effectively addressed to prevent recurrence. Caution is advised when attempting to remove molds and mold-affected materials. We recommend consulting with your local health authority on personal respiratory protection and safe removal procedures before attempting any remedial activities.

RECOMMENDED ACTION: Consult Licensed Mold Specialist

43



LOCATION: Multiple Locations **SYSTEM:** Interior

CONDITION: Physical impact damage noted in wall surface finish.

EXPLANATION: Physical damage is noted to the wall surface finish. Some damaged and missing trim was also observed. Damage of this nature is usually the result of impact.

IMPACT/CONSEQUENCES: The nature of the damage is typically cosmetic in nature. Surface repairs should be considered to establish a visually acceptable wall finish.

RECOMMENDED ACTION: Repair

44



LOCATION: Multiple Locations **SYSTEM:** Interior

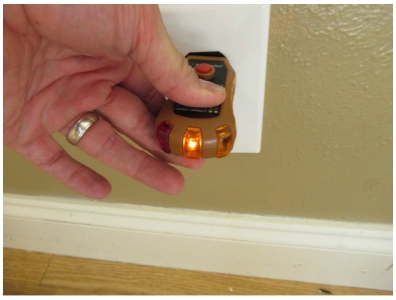
CONDITION: Interior door is missing

EXPLANATION: A door is missing at a location where a door would normally be expected to be installed. Some damaged doors were also observed.

IMPACT/CONSEQUENCES: The primary purpose of interior doors is to meet the privacy needs to various rooms and areas of the home, and in the case of closets, to enclose storage areas. This condition represents the absence of expected functionality at the noted location.

RECOMMENDED ACTION: Review

45




LOCATION: Multiple Locations **SYSTEM:** Electrical

CONDITION: Receptacle installed with ground connection not found

EXPLANATION: An independent testing of the outlet indicated the outlets ground connection is not bonded (connected) to the home's electrical grounding system. Some of the wiring in the home is the original two conductor wiring.

IMPACT/CONSEQUENCES: Proper grounding is required to assure breakers operate as intended should short circuit situations occur, as well as provide an additional degree of protection for personal safety and protection of attached devices. This condition should be investigated and repaired immediately, to assure safe operation of connected devices provided with grounding provision.

RECOMMENDED ACTION: Consult Licensed Electrical Specialist

46

LOCATION: Multiple Locations **SYSTEM:** Electrical

CONDITION: Ground fault protection (GFCI) for an outlet is recommended

EXPLANATION: An electrical outlet is installed in a location that for safety, should have ground fault protection.

IMPACT/CONSEQUENCES: Outlets at outdoor locations, and at indoor locations near sinks, tubs, or showers, should have ground fault protection to reduce the risk of fatal shock. Upgrading the outlets to provide ground fault protection to these receptacle locations is recommended.

RECOMMENDED ACTION: Install

47



LOCATION: Throughout **SYSTEM:** Interior

CONDITION: Mold or fungus is visible in cabinets

EXPLANATION: Mold or fungus in cabinets is an indication of a moisture issue at the cabinet.

IMPACT/CONSEQUENCES: Mold or fungus on cabinet surfaces is generally indicative of conditions that are promoting this growth, and are generally related to moisture. In addition to undertaking corrective rework, the cause of this problem should be identified and corrected to prevent recurrence.

RECOMMENDED ACTION: Review

48

LOCATION: Kitchen **SYSTEM:** Interior

CONDITION: Garbage disposal is not working.

EXPLANATION: At the time of the inspection the garbage disposal did not function correctly or function at all.

IMPACT/CONSEQUENCES: Garbage disposal will not serve its intended purpose.

RECOMMENDED ACTION: Review

49



LOCATION: Utility Closet **SYSTEM:** Plumbing

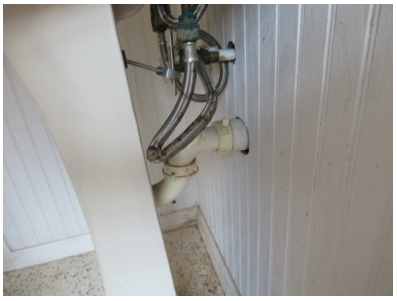
CONDITION: Water tank is old

EXPLANATION: The tank as installed appears to be at or beyond its normal expected service life. The unit is rusted and it is a 1998. The water heater could not be tested.

IMPACT/CONSEQUENCES: The risk of catastrophic failure from rupture increases with the age of the tank. The advice of the inspector is that replace in the near term be considered.

RECOMMENDED ACTION: Replace

50



LOCATION: Throughout **SYSTEM:** Plumbing

CONDITION: Shutoff valve is deteriorated

EXPLANATION: The shutoff valve is deteriorated and/or corroded. The water supply, to the fixture, will not be able to be controlled.

IMPACT/CONSEQUENCES: Shutoff valves are used to stop the water supply to fixtures so they can be fixed, replaced or removed. Without functioning shutoff valves the water supply to a fixture can not be shut off making repairs difficult.

RECOMMENDED ACTION: Replace

51

LOCATION: Main House Structure, Multiple Locations **SYSTEM:** Interior

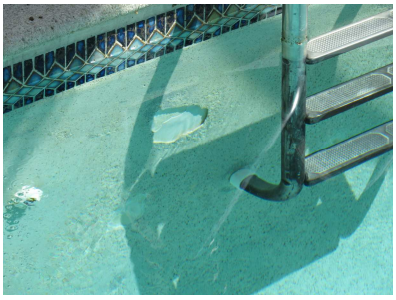
CONDITION: Water stains visible on interior ceiling surfaces

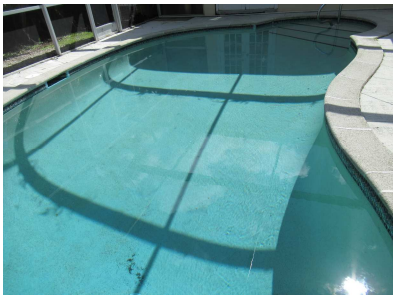
EXPLANATION: Water stains are noted on the interior ceiling surface. This condition may be due to a specific event, or may be a condition that is likely to occur again in the future. No moisture was detected at the time of inspection.

IMPACT/CONSEQUENCES: The cause of the water stain should be investigated to determine whether the condition is due to a specific event that is likely not occur again in the future, or whether the condition is due to circumstances that carry the risk of reoccurring again in the future. The relative risk of this observation can only be properly assessed when the causes of the water staining are fully understood. The immediate action should be to investigate/query for cause of the water staining; further action may be required based on understanding the cause and the need for repair.

RECOMMENDED ACTION: Review

52





LOCATION: Exterior **SYSTEM:** Exterior

CONDITION: Damage to the pool surface.

EXPLANATION: At the time of the inspection the pool lining appeared to be damaged.

IMPACT/CONSEQUENCES: Damage to a pool lining may prevent the pool from maintaining an adequate and safe water level. Unsafe water levels could cause premature damage to equipment and more liner damage if not corrected.

RECOMMENDED ACTION: Consult Specialist

53

LOCATION: Exterior **SYSTEM:** Exterior

CONDITION: Patio has settled

EXPLANATION: Settlement is observed at the patio. Settlement of the patio may be due to poor soil or compaction issues and poor drainage.

IMPACT/CONSEQUENCES: This condition may impair drainage. Settlement can result in water ponding on the patio, which may promote deterioration of the patio over time. Uneven surfaces can present the risk of trip hazards.

RECOMMENDED ACTION: Review

54

LOCATION: Exterior **SYSTEM:** Plumbing

CONDITION: Water pipes are exposed to damage

EXPLANATION: A water pipe is noted to be routed in a location vulnerable to damage.

IMPACT/CONSEQUENCES: Water pipes should be routed in locations where they are not exposed to potential sources of physical damage.

RECOMMENDED ACTION: Repair

55

LOCATION: Exterior Left Side **SYSTEM:** Exterior

CONDITION: Wood siding is rotted

EXPLANATION: Rot is noted in portions of the exterior wood siding. Wood damaged by rot should be removed and replaced.

IMPACT/CONSEQUENCES: Rot in wood is an indication of excessive moisture and insufficient drying over time. Failing to replace the affected wood will most often result in further wood deterioration over time, and will often result in water damage to wall areas behind the siding. Rotting wood provides an attractive environment for insects. The cause(s) for the wood rot should be understood and corrected as part of the remedial actions, thus preventing future recurrence of this condition.

RECOMMENDED ACTION: Replace

56

LOCATION: Kitchen **SYSTEM:** Electrical

CONDITION: Electrical fixture flickers

EXPLANATION: An illumination fixture is observed to be flickering at the time of inspection. The fan also did not appear to be working properly.

IMPACT/CONSEQUENCES: A flickering fixture may indicate that the fixture, related switches, or associated wiring may be loose or defective. In some cases, this may present a safety issue. If the fixture remains inoperative after verifying that the bulb(s) is/are correctly installed, then investigation by an electrician is recommended.

RECOMMENDED ACTION: Consult Specialist

57

LOCATION: Hall Closet **SYSTEM:** Electrical

CONDITION: Unterminated active wiring observed

EXPLANATION: Wires are observed to be not terminated in a protective box, and this wiring is active.

IMPACT/CONSEQUENCES: Active wiring should be properly terminated at a protective box, panel, or fixture. Exposed wire ends present the risks of electrical shock or fire. This condition is a safety concern and should be immediately rectified.

RECOMMENDED ACTION: Repair

58

LOCATION: Attic **SYSTEM:** Insulation/Ventilation

CONDITION: Insulation is compressed

EXPLANATION: Insulation is observed to be disturbed and compressed in such a manner that the insulation value has been reduced at some locations.

IMPACT/CONSEQUENCES: Insulation that has been disturbed and compressed can result in greater than intended heat loss or gain, and possibly result in condensation issues in the affected area. Restoring the condition (density) of the insulation, and possibly installing additional insulation, is suggested.

RECOMMENDED ACTION: Adjust

59

LOCATION: Exterior Rear **SYSTEM:** Exterior

CONDITION: Sliding door does not roll smoothly

EXPLANATION: The sliding door does not appear to slide smoothly on its tracks and requires greater than expected force to close and latch. The electric shutters were not working.

IMPACT/CONSEQUENCES: Sliding doors require periodic adjustment and cleaning to the rails and rollers to ensure smooth operation of the door. The door may also be binding due to insufficient support below the sill or at the lintel, or due to damage. Failure to correct this condition will result in further deterioration of the door sliding and latching hardware. A door installer/contractor may be required to perform the required adjustments or repairs.

RECOMMENDED ACTION: Repair

60

LOCATION: Kitchen **SYSTEM:** Interior

CONDITION: Floor cover is damaged

EXPLANATION: Damage is noted in the floor cover due to wear, impact, abrasion, scratches, stains, etc., that affect the cosmetic appearance of the floor cover.

IMPACT/CONSEQUENCES: Provided the floor cover is otherwise sound and the condition does not present a trip hazard, damage to the floor cover is generally considered as visually detracting. Should the condition present a trip hazard, corrective action should be taken to remove the hazard, either by a repair at the location of the hazard or by replacing the floor cover. Otherwise, the decision to change the floor cover due to damage is generally discretionary, based on aesthetic and use factors.

RECOMMENDED ACTION: Repair

61

LOCATION: Kitchen **SYSTEM:** Interior

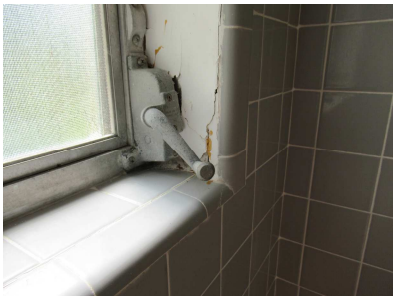
CONDITION: Fireplace has missing damper

EXPLANATION: The fireplace damper provides control in drafting for the fireplace during operation. The fireplace chimney cannot be closed off from drafts when the fireplace is not in use,

IMPACT/CONSEQUENCES: A missing damper results in absence of the ability to close off the chimney when the fireplace is not in use. A missing damper will result in heat loss in the home due to drafts, and this heat loss can be quite significant. An missing damper on a fireplace can also result in unwanted “guests” entering the home, such as birds, bats, insects, and rodents. The damper should be replaced to ensure operation of this device as intended. A fireplace specialist may be required to perform repairs.

RECOMMENDED ACTION: Repair

62



LOCATION: Main Bathroom **SYSTEM:** Plumbing

CONDITION: Bathtub area has missing, damaged, or loose tiles

EXPLANATION: Tiles at the bathtub enclosure are observed to be missing, damaged or loose.

IMPACT/CONSEQUENCES: In addition to being cosmetically detracting, tiles that are missing, loose, or damaged will compromise the effectiveness of the bathtub enclosure in preventing moisture from seeping into walls and floors, and causing damage associated with leaks. Failure to correct tile deficiencies can result in damage and costly repairs.

RECOMMENDED ACTION: Repair

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LOCATION: Master Bathroom **SYSTEM:** Plumbing

CONDITION: Shower enclosure has grout that is incomplete or open between tiles

EXPLANATION: The purpose of grout is to prevent water penetration between the edges of tiles at the shower area. Grouting is observed to be inadequate to meet the intended requirements for sealing against water leakage.

IMPACT/CONSEQUENCES: Grouting is required to complete the cosmetic appearance of a tiled area, and to serve to prevent water from seeping between tiles and into walls and floors. Failure to provide effective grout application can result in damage and costly repairs due to water leaks behind and below finished areas.

RECOMMENDED ACTION: Repair

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
HOME INSPECTORS LICENSING PROGRAM

LICENSE NUMBER
HI266

The HOME INSPECTOR
Named below IS CERTIFIED
Under the provisions of Chapter 468 FS.
Expiration date: JUL 31, 2018

WHITE, CHRISTIAN B
1217 E CAPE CORAL PKWY #100
CAPE CORAL FL 33904

ISSUED: 07/27/2016 DISPLAY AS REQUIRED BY LAW SEQ # L1607270000900

Certificate of Completion

This certificate is awarded to

Christian B. White

FL License: HI 266

For successfully completing the International Association of Certified Home Inspectors' online course and examination on the topic of

How to Perform Wind Mitigation Inspections

Issued by the International Association of Certified Home Inspectors
1750 30th Street
Boulder, CO 80301

Issued On: 5/30/2014
Exam Code: EDU-0000-5302-27
Credit Hours: 16.00 Hours

FL Licensing 0000059 Provider #: 0004455

CERTIFICATE OF COMPLETION

Certificate Number 1820428

Christian White

Has successfully completed the 7 hour class
and examination for Home Inspectors.
Completing the OIR-1802 Uniform Mitigation Verification Inspection

Class Date12/14/2010
Home Inspector License Number:

William H York
President, WHYork Consulting, Inc.

Inspectors listed on: www.1802inspectors.com

Chinese Drywall Addendum

The inspector of the subject property has looked for defective drywall. This area of the country is known to have many homes that have defective drywall. Defective drywall is suspected of emitting sulfide gases.

Defective drywall can cause corrosion damage to exposed copper elements of buildings, and may cause failure to vital systems in the property. Systems of a building that are most susceptible to the corrosion are the air conditioning coils in the air hander unit, exposed copper wiring and copper plumbing fixtures and piping.

Safeguard Inspectors LLC uses specialized methods to determine whether or not a home is suspected of having defective drywall. At the time of this inspection, there are no federal or state guidelines for testing for defective drywall.

The inspectors at Safeguard Inspectors LLC have gained specialized knowledge by examining large amounts of data available from industry experts and government agencies. Additional knowledge has been gained by comparing homes suspected to have defective drywall to those that do not have defective drywall. Through these controlled studies we have been able to identify common symptoms that may indicate defective drywall.

The inspector exhausted all available means to identify whether or not the home is suspected of having defective drywall. The methods include looking for the manufacturer or manufacturers of the drywall by identifying stamps, logos and tags. The inspector paid particular attention to the symptoms that are commonly associated with defective drywall. These symptoms include observing the distinct odor emitted by the defective drywall and excessive corrosion of copper in the electrical, plumbing and air conditioning systems.

It would not be possible to inspect every piece of drywall throughout the entire home without using destructive testing methods. The inspector has used all information and experience at their disposal, and it is in the inspector's opinion that the subject property is not suspected of having defective drywall.

This inspection addendum is not to be considered a certification, warranty or guarantee of the subject property.