

Accurate Home Inspections

Property Inspection Report

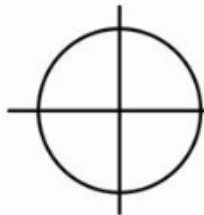


123 Sunset Street, Somerland Key, FL 33042
Inspection prepared for: Customer
Real Estate Agent: Unknown -

Date of Inspection: 4/7/2016 Time: 1:00 PM
Age of Home: 1 Year Old Size: 1,307 Sq. Ft.
Weather: Clear

Inspector: Douglas Mudge
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ACCURATE HOME INSPECTIONS

Providing our customers the information they
need in a timely manner.

First and most importantly, we at **Accurate Home Inspections Co.** would like to Thank You for allowing us to perform your inspections. It has truly been our pleasure to work for you.

Please carefully read your entire inspection report as not every item of concern is listed in the summary. After your review of the report, please contact us so that we may discuss any additional questions or concerns you may have. We are here for you, now and in the future.

A pre-purchase home Inspection is a non-invasive non-destructive visual examination of a property, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components will include a combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. The Inspection was conducted in accordance with the Florida Standards of Practice Statute 61-30.801.

An inspection is intended to assist in evaluation of the overall condition of the home and to help the Client make an informed decision. In the state of Florida, deficiencies cited in the report do not obligate any party to make repairs or renegotiate any written contracts. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection, within the allotted time frame and not the prediction of future conditions. Properties being inspected do not "Pass or Fail" but instead give an opinion of condition. An inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The information contained in this report is in the opinion of the Inspector, we are not trade professionals in every field. During our limited visual inspection we may list "Repair / Replacement Needed" and it is suggested that you contact a licensed trade professional for a second opinion, cost estimate, and to further evaluate any issues / defects listed during your inspection period.

The State of Florida requires that we report on the condition of all systems or components, so on the left side of the report pages you will see our conditions rating box. Not all items warrant a commentary, especially if conditions are normal, which is why we have the check boxes included in the report.

Rating System Definitions:

Normal (Functional) = System, item or component was functioning as intended allowing for normal wear and tear.

Monitor (Functional but suspect) = System, item or component was functioning, however has signs of prior damage, irregular noise or is near or past the average rated lifespan

Eval (Further Evaluation Needed) = System, item or component did not appear to be functioning correctly, structural integrity appears to be substandard or questionable workmanship or materials used, Suggest contacting a licensed trade professional to further evaluate.

Improv (Improvement Needed) = System, item or component is in need of correction, service, adjustment or normal maintenance.

Repair / Replac = System, item or component is not functioning as intended, is in poor condition, presently causing damage or has the potential to cause damage to the structure or presents a safety hazard.

Inspection Details

1. Property ID

Identification:

- The Property / Tax Identification Number is: 00162010-000100

Location:

- The Physical Location of the Property is: Lat.24.662492 North / Lon. - 81.592750 West

2. Inspection Start Time

Start Time:

- The Home Inspection began at: 12:50 PM

Finish Time:

- The Home Inspection ended at: 2:23 PM

3. Parties Involved

Parties in Privy:

- Client: Lance Bardell
- Buyers Agent / Realtor: Douglas Goethel
- Owner: KWest LLC
- Sellers Agent / Realtor: Pam Stangler
- Inspector: Douglas Mudge

Legal Notice:

• This report has been prepared for the exclusive use of the above named Client in accordance with the Terms and Conditions of a written Property Inspection Employment Contract, which are incorporated herein by reference. The content of this written report is copyrighted material owned by Accurate Home Inspections, Co. to which the Client and Parties involved in this particular transaction have been granted rights. The Inspection and this report are confidential and may not be shared or sold in whole or in part to any outside third party or other prospective buyers that are not in contract with Accurate Home Inspections, Co. Further, Accurate Home Inspections, Co. and / or the Inspector accepts no responsibility for use or misinterpretation of this written report by outside third parties not in privy with this particular transaction to which Accurate Home Inspections, Co and the Client named above have entered into.

4. Present during the inspection

Present during part or all of the inspection:

- Client
- Buyer Agent
- Inspector

5. Weather Conditions During The Inspection

Weather:

- The weather conditions at the time and during the inspection were:
- Sunny
- Clear
- The outside temperature at the time of inspection was approx. 86 Degrees
- The outside humidity level at the time of inspection was approx.48 %
- It has recently rained in the last three days at the inspection site.
- Soil conditions were damp at the time of inspection.

6. Flood Zone

Flood Zone:

- The home is located in an AE-8 Zone
- Definitions of FEMA Flood Zones

Flood zones are geographic areas that FEMA has defined according to varying levels of flood risk and type of flooding. These zones are depicted on the published Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM).

- AE Zones, A1-A30 Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)

7. Building Type

Classification:

- Single Family Home
- Three story building
- Elevated on concrete columns

8. Type of Construction

Materials:

- Wood frame construction (modular home)

9. Building Orientation

Orientation:

- Building faces Northwest

10. Year Built

Year:

- The home was built in: 2015

11. Approx. Conditioned Living sq. ft.

Conditioned Space:

- The homes property record card indicate that the home has 1,307 sq. ft. of conditioned living space.

Lot Size:

- The homes property record card indicate the size of land parcel is 2800 sq. ft. (Approx. Frontage 35' X Approx Depth 75')

12. Electric Service

Electric:

- During our inspection of the property, The electrical service was on and functional.

Water:

- During our inspection the water supply was turned on at the meter.

13. Number of Bedrooms

Bedrooms:

- The home has 3 bedrooms.

Wet Rooms:

- The home has 3 full bathrooms.
- The home has 1 kitchen
- The home has 1 laundry closet.

14. Occupancy

Occupancy:

- The building is vacant, and lightly furnished
- Note: Access to some items such as electrical outlets / receptacles, windows, wall / floor surfaces, cabinet interiors were restricted by furniture and or personal belongings. All such items and areas are excluded from this report and hidden damage may exist.

Foundation

1. Foundations

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Reinforced solid concrete over auger piles

Observations:

- The number of supporting columns is 12
- The visible portions of the homes foundation appear to be solid and in good condition. No defects were observed in regard to settlement or deterioration during the inspection.
- Note: A portion and sometimes all of the homes foundation is buried or covered in cladding and is not visible for inspection. Such areas are excluded from our report as defects could exist in areas not visible or readily accessible.

Floor Systems

1. Floor System

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Unknown

Conditions / Suggestions:

- **Limitations:**
- Not visible and or accessible for inspection.

2. Sub Flooring

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The homes sub flooring is 3/4" OSB

Conditions / Suggestions:

- **Limitations:**
- Most areas not visible for inspection

3. Floor System Restraint

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Bolted Connections

Observations:

- The homes floor system restraint / tie down appears to be in good condition, no visible defects observed during the inspection.

Post, Beams & Girders

1. Post / Beam / Girder

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- 6 x 6 PT Post

Observations:

- The homes installed supporting post were properly anchored down and appeared to be in good condition during the inspection.

Deck Systems

1. Exterior Deck System

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Wood pressure treated floor joist

Observations:

- The visible portions of the homes structural deck system appear to be in good condition with no defects observed.

2. Decking

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The exterior decking material is pressure treated 5/4 1 x 6

Observations:

- The exterior decking material was found to be in good condition with no visible defects observed.

3. Deck System Restraint

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Bolted Connections

Observations:

- The homes floor system restraint / tie down appears to be in good condition, no visible defects observed during the inspection.

4. Deck Roof

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Same as / part of main roof structure. See roof section.

Structural Walls

1. Bearing Wall

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- 2 x 6 wood frame walls

Observations:

- The visible portions of the homes exterior bearing walls appear to be solid and in good condition, visible mis-alignment observed on the right side of the home.
- Note: We do our best to inspect for signs of problems and or failures, however a portion and sometimes all of the homes structural bearing walls may be covered in cladding or finishes making it not visible for inspection. Such areas are excluded from our report as defects could exist in areas not visible or readily accessible.

2. Non-Bearing Wall

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- 2 x 4 wood frame walls

Observations:

- The visible portions of the homes interior walls appear to be solid and in good condition. No defects were observed in regard to settlement or deterioration during the inspection.
- Note: We do our best to inspect for signs of problems and or failures, however a portion and sometimes all of the homes interior walls may be covered in cladding or finishes making it not visible for inspection. Such areas are excluded from our report as defects could exist in areas not visible or readily accessible.

3. Wall Anchorage

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Methods:

- Not Visible for inspection

Conditions / Suggestions:

- **Limitations:**
- Not visible and or accessible for inspection.

Structural Ceiling

1. Structural Ceiling

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Conditions / Suggestions:

- **Limitations:**
- Not visible and or accessible for inspection.

Attic Space

1. Access

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type:

- None

Conditions / Suggestions:

• **Task:**

- Add accessible attic access opening

• **Time Frame:**

- Discretionary

• **Implications:**

- Monitoring a serviceability of attic and attic mechanicals (ie. duct work, wiring, insulation etc)

• **Current Code Reference:**

- FI Building Code R807.1 Requires all attic areas with over 30 sq. ft and / or 30" in height to have an approved means of access at least 22" x 30" and be located in an accessible area.

Observations:

- The home is missing an attic access.

Roof Structure

1. Method of Inspection.

Method:

- The home does not have an attic access, therefor all observations of the roofs structural conditions are excluded from this report. It is possible for defects to exist.

2. Roof Design

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Configuration:

- Gable Roof

Observations:

- No visible defects were observed concerning the design or configuration of the homes roof.

3. Roof Pitch

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Slope:

- Your roof pitch is 3/12 (14 degree angle)

Observations:

- No visible defects observed in regard to the pitch of the roof.

4. Roof Trusses

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Conditions / Suggestions:

• **Limitations:**

- Not visible and or accessible for inspection.

5. Roof Sheathing

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Conditions / Suggestions:

• **Limitations:**

- Not visible and or accessible for inspection.

6. Gable Bracing

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Conditions / Suggestions:

- **Limitations:**
- Not visible and or accessible for inspection.

7. Roof to Wall Connection

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Conditions / Suggestions:

- **Limitations:**
- Not visible and or accessible for inspection.

Insulation / Ventilation

1. Floor Insulation

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Unknown
- Conditions / Suggestions:**
- **Limitations:**
- Not visible or accessible for inspection

2. Wall Insulation

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Unknown
- Conditions / Suggestions:**
- **Limitations:**
- Not visible and or accessible for inspection.
- Observations:**
- Note: The walls are typically not open or visible for inspection, so the determination of what kind and how much insulation is present is difficult if not impossible, What we typically do is use thermal infrared detectors to determine if any wall insulation exist. That is about the extent of it.
- It appears as though the exterior walls are insulated.

3. Ceiling Insulation

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Unknown
- Conditions / Suggestions:**
- **Limitations:**
- Not visible and or accessible for inspection.
- Observations:**
- Note: The ceilings were not open or visible for inspection, so the determination of what kind and how much insulation is present is difficult if not impossible, What we typically do is use thermal infrared detectors to determine if any ceiling insulation exist.
- It appears as though the ceilings are insulated.

4. Attic Ventilation

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- Soffit Vents
- Observations:**
- The homes attic space appears to be adequately ventilated, no visible defects observed.

5. Kitchen Exhaust

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

- Re-circulating unit noted.

6. Bath Exhaust Vent

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

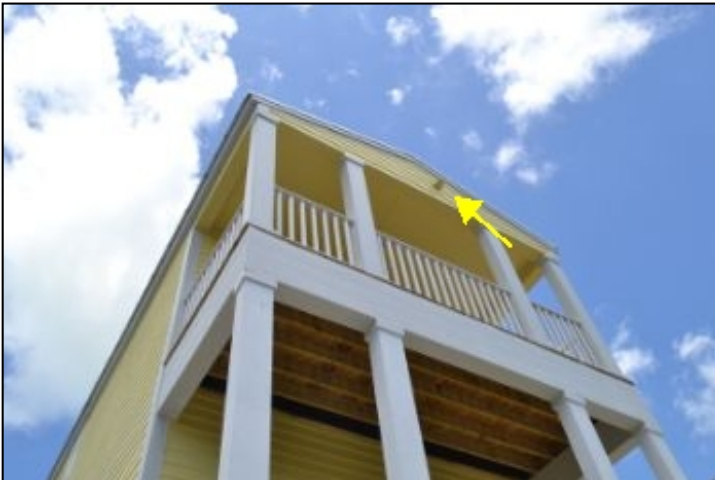
- Broan

Conditions / Suggestions:

- **Task:**
- Repair / correct exhaust duct

Observations:

- The bathroom exhaust fan was tested and found to be in good operating condition during the inspection.
- Bath vent exhaust covers are tapped closed or damaged.



Bath exhaust is tapped shut



Broken cover / pest entree

7. Dryer Exhaust

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Dryer vent is smooth galv. metal.

High Voltage Electric

1. Electrical Condition

Conditions:

- Note: This section is primarily provided for your insurance company, most agencies want a one word description on the condition of the homes electric as well as any upgrades that have been made.
- The homes electrical system is in need of immediate repair. (Electrical shorts discovered inside the home.)

Upgrades:

- The home's electrical system appears to be original to the home with no visible signs of upgrade.

2. Main Service Conductor

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Service:

- Triplex Aluminum Wire
- Triplex Copper Wire
- The home has a overhead service drop.

Observations:

- Power is supplied from overhead utility poles located at the street
- The service conductor cables appear to be correctly sized for the homes service amperage. No defects observed during the inspection.

3. Mast Head

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location:

- The mast is mounted to the side of the building

Observations:

- The homes mast appeared to be in good condition, properly secured with no visible defects observed
- The homes service conductors have a proper drip loop installed.

4. Electric Meter

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location:

- Front of the home.
- The size of meter is: 200 Amp CL

Observations:

- The homes electrical meter and meter box appear to be correctly sized and properly located with no visible defects observed.

5. Service Ground

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The electrical service ground is connected to a ground rod near the electric meter service box. No visible defects observed during the inspection.

6. Main Disconnect Panel

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

- ITE Siemens
- The homes main disconnect (shut off switch) is located next to the electrical meter outside the home.

Observations:

- The main disconnect panel box is in good condition with no visible defects observed.

7. Main Amp Breaker

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ratings:

- 200 Amp

Observations:

- The homes main amp breaker appears to be in good condition and sufficiently sized with no visible defects observed.

8. Circuit Distribution Panel

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

• ITE Siemens

Observations:

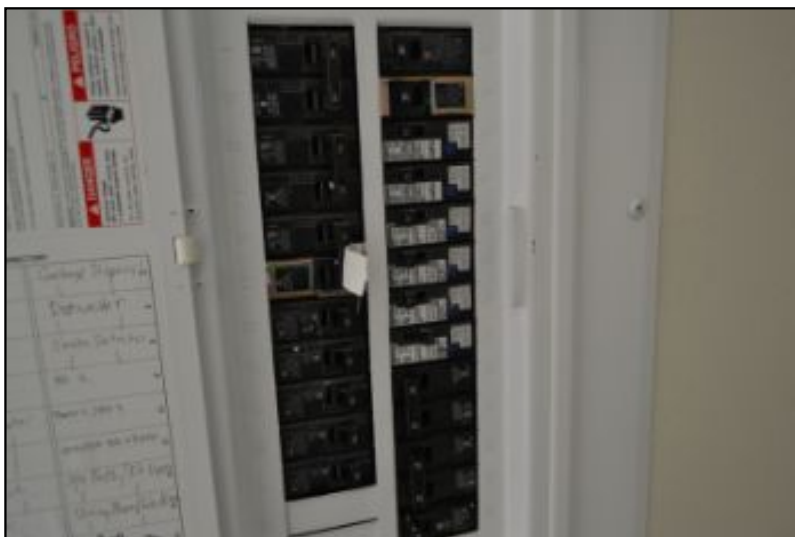
- The branch circuit panel (breaker panel) is located: hallway second level.
- The breaker panels was inspected and found to be in good condition, properly installed in an approved location with no visible defects observed.

9. Circuit Breakers

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- The home has 14 single pole 120 volt breakers.
- The home has 5 double pole 240 volt breakers
- The number of reserve breaker slots or unused breakers is 6
- Two breakers were tripped and would not reset, we suspect a short circuit in a couple of areas.



Two tripped breakers would not re-set

10. GFCI Protection

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Definition: GFCI Protection (Ground Fault Circuit Interrupters) are designed to monitor the electrical circuit and shut the flow of electricity off, when even the slightest flow is going to a grounded item. GFCI protection can be provided by GFCI outlets or GFCI breakers Installed in the breaker panel. Base on the year your home was built, you may or may not have GFCI protection in all of the currently required locations. Because this is a life safety issue, we always recommend upgrading to current standards.
- The home does not have GFCI breakers installed in the breaker panel.
- The home has GFCI outlets in all required areas.

11. AFCI Protection

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Conditions / Suggestions:

- **Task:**
- Further evaluation needed by a licensed trade professional
- **Time Frame:**
- Immediate

Observations:

- **Definition:** AFCI protection (Arc Fault Circuit Interrupter) This is much like the GFCI but instead shuts down the flow of power if an arc or excessive heat is detected. This could be caused by faulty electrical cord, defective wiring, mice or squirrels chewing on an electrical wire, or hanging a picture and a nail hitting a wire and even a small child inserting something into an outlet. AFCI protection can be attained by breakers or outlets. AFCI Protection became a safety requirement is Jan. of 2002 in all sleeping rooms.
- The home has AFCI breakers installed in the breaker panel. One would not reset when tested.

12. Circuit Wiring

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Copper single strand non-metallic sheathed cable.
- Copper multi-strand non metallic sheathed cable

Observations:

- The circuit wiring inside the electrical panel appears to be in good condition with no visible defects observed.
- The electrical wiring inside and outside the home appeared to be in good condition with no visible defects observed.

13. Interior Switch / Outlet

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Modern Decora Switches
- Modern Decora 15 Amp outlets
- GFCI outlets

Conditions / Suggestions:

- **Task:**
- Repair / replace as needed.

Time Frame:

- Immediate

Implications:

- Safety issue

Current Code Reference:

- NEC 210.8 GFCI protection is required at Kitchen Countertops, Bathrooms, Crawlspace, Garages, Outdoors, Laundry Rooms, and any place that is within 6' of a water source.

Observations:

- Kitchen outlets are GFCI type however one did not pass the 6 Milliampere trip test.



Kitchen GFCI failed trip test

14. Exterior Switch / Outlet

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Standard switches
- GFCI outlets

Conditions / Suggestions:

- **Task:**
- Repair / replace as needed
- **Time Frame:**
- Immediate

Observations:

- All accessible switches were found to be operating correctly during the inspection . No visible defects observed.
- Outlets are GFCI type however one did not reset properly and has no power now.



GFCI at right of entree door would not reset.

15. Interior Light Fixtures

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Type:

- Hanging Fixtures
- Ceiling mounted fixtures
- Wall mounted fixtures
- Recessed lighting
- Fan / light combo units

Conditions / Suggestions:

• Task:

- Repair or replace as needed

• Time Frame:

- Immediate

• Implications:

- Safety issue

• Current Code Reference:

- FI. Building Code R303.6 Stairway illumination. All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. For interior stairs the artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 footcandle (11 lux) measured at the center of treads and landings. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway.

Observations:

- Most lighting fixtures appear to be in good condition with no defects observed during the inspection.
- Light above the interior stairway does not have power.



Three way switch and stair light not working properly.

16. Exterior Light Fixture

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Types:

- Wall mounted fixtures

Conditions / Suggestions:

• **Task:**

- Repair / replace as needed
- Add fixture as required

• **Time Frame:**

- Immediate

• **Implications:**

- Safety issue

• **Current Code Reference:**

- FI. Building Code R303.6 Stairway illumination. All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. For interior stairs the artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 footcandle (11 lux) measured at the center of treads and landings. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway.

Observations:

- Light fixture next to the front door does not have power.
- Light fixtures are missing above the stairway.



Missing light fixture above the stairs



Light fixture has no power (right of entree door)

17. Interior Ceiling Fans

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Standard interior fan unit

Conditions / Suggestions:

- **Task:**
- Repair / replace as needed
- **Time Frame:**
- Immediate

Observations:

- One ceiling fan in the living had power but the fan did not operate. The other fans in the home operated normally.



Living room ceiling fan is not working properly.

18. Smoke Detector

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- Hardwired smoke detectors with battery backup installed.

Observations:

- The smoke detectors operated normally during the inspection.

Heating & Air Conditioning

1. Heating & Air Condition

Opinion:

- Note: This tab is primarily provided for your insurance company. Most agencies want a one word answer on the condition of the homes systems.
- The homes heating system is in good condition.
- The homes air condition system is in good condition.

Upgrades:

- The homes heating / air conditioning system is original to the home, no visible signs of upgrade observed.

2. Interior Conditions

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Conditions:

- The homes interior temperature during the home inspection was 80 degrees.
- The home interior humidity level during the inspection was 65 %

Conditions / Suggested:

- **Task:**
- Suggest running the AC when outside humidity levels are above 60%
- **Time Frame:**
- Discretionary

Observations:

- During the home inspection we found the temperature or humidity levels to be elevated. Humidity levels over 60% are conducive to the growth of molds and fungi.

3. Heating Condition

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- The home is heated by an electric heat strip located in the evaporator of the central forced air system.

Observations:

- The homes heating system was tested using normal operating controls and found to be in good condition with no visible defects observed.
- The listed amps of the heating system is 17.3 / 20

4. AC Condition

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- The air conditioning system is a direct expansion system (compressor outside, air handler inside)

Observations:

- The homes air conditioning system was tested using normal operating controls and found to be operating normally and in good condition.
- The air temperature differential at the time of inspection was 25 degrees. The average acceptable temperature differential is anywhere between 15-20 degrees.
- The effective age of your air conditioning system is 1 years old.
- According to the Dept. of Housing and Urban Development (HUD) The average lifespan of a central air conditioning system is 15 years
- Note: Mixed system observed, (meaning different manufactures of compressor & evaporator) Manufacturers may not honor a warranty if the components are not a matched set.

5. Condensing Unit

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

- Goodman
- Model # GSX140301KA
- Serial # 1509356108

Observations:

- The condensing unit appears to be of proper size and in good condition with no visible defects observed during the inspection.
- The condensing unit is located @ Elevated left side of the home.
- The age of the condensing unit is 1 years old.
- The size of the condensing unit is 2.5 Tons

6. Refrigerant Line

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- Type of refrigerant is R-410A (Difluoromethane / Pentafluroethane) Non-Ozone depleting.
- Semi Flexible Copper line set. (3/4" - 1 1/8" SL and 3/8" LL)

Observations:

- The refrigerant lines were inspected and found to be in good condition without any visible defects

7. Condensate Line

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location:

- The condensate drain line was located on the left side of the home.

Observations:

- During the inspection we found the condensate line to be in good condition and draining normally. No defects observed.

8. Evaporator Unit

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

- U.S. Alumacoil Company
- Model # AWIJF310516AE
- Serial # 1509020384

Observations:

- The evaporator unit is located @ hall closet
- The age of the evaporator unit is 1 years old.
- The evaporator unit appears to be in good condition with no visible defects observed during the inspection.

9. Electrical

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- 240 volt power sources energizes the central AC system
- Disconnect by breaker in the disconnect box
- Disconnect is by std. power disconnect box.

Observations:

- The condensing unit disconnect is properly located within sight and 6' of the condensing unit. No defects observed during the inspection.
- The evaporator unit disconnect is properly located within sight and 6' of the evaporator unit. No visible defects observed during the inspection.

10. Thermostat

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- Digital

Observations:

- During our inspection we found the thermostat was properly located near the AC air return and it appeared to operated normally. No defects observed.

11. AC Ductwork

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Insulated round Flex duct

Conditions / Suggestions:

Limitations:

- Not visible and or accessible for inspection.

12. Drain Pan & Line Condition

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Float switch in the main condensate line

Observations:

- The unit has a safety float switch installed that tested normally during the inspection.

13. Air Supply

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ventilation:

- During the inspection we found all interior rooms had an AC supply vent

Observations:

- The airflow appeared to be normal in all rooms with supply vent.

14. Supply Registers

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Adjustable Aluminum Vents

Observations:

- The rooms supply registers appeared to be in good condition with no visible defects observed during the inspection.

15. Filters

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location:

- The AC filter is located under or at the return side of the air handler unit.

Observations:

- The AC filter was properly sized and fitted with no visible defects observed in the filter or location.

16. Return Registers

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Fixed aluminum vent.

Observations:

- Return air vents are in good condition with no visible defects observed.

Roof Coverings

1. Method of Inspection

Method:

- The roof coverings were inspected from the ground using binoculars

2. Roof Coverings

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Metal V- crimped roof.

Observations:

- During our inspection we found the roofing materials to be in good condition and wearing normally, (consistent with age).

3. Roof Covering Age

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age:

- The age of the roof, according to public record is 1 years old.

Observations:

- Insurance Question : Based on the inspection of the roof, taking into account the present wear, I would expect the roof to last another 35+ years.

4. Roof Flashing

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Drip Edge Flashing

Observations:

- The roofs flashings appear to be in good condition, no visible defects were observed during the inspection.

5. Roof Vent

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- None

6. Plumbing Vents

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Deck tight flashing installed

Observations:

- The plumbing vents are properly flashed, no visible defects observed during the inspection.

7. Roof Drainage

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Uncontrolled drainage / No gutter system installed.

Conditions / Suggestions:

- **Task:**

- Add Gutter system to protect deck, siding trim and foundation.

- **Time Frame:**

- Discretionary

- **Implications:**

- Controlled drain protects the homes exterior finishes and reduces algae growth on the home, decks and steps.

- **Current Code Reference:**

- R318.6 Protection against decay and termites.

Condensate lines, irrigation/sprinkler system risers for spray heads, and roof downspouts shall discharge at least 1 foot (305 mm) away from the structure sidewall, whether by underground piping, tail extensions or splash blocks.

Gutters with downspouts are required on all buildings with eaves of less than 6 inches (152 mm) horizontal projection except for gable end rakes or on a roof above another roof.

Observations:

- Gutter & downspouts are missing. These are required when overhang is less than 6"



Missing gutters observed / overhang less than 6"

Plumbing System

1. Plumbing Condition

Opinion:

- Note: The tab is primarily provided for your insurance company. Most agencies want a one word answer on the condition of the homes plumbing system.
- The homes plumbing supply and drain systems are in good condition.

Upgrades:

- The homes plumbing system appears to be original to the home, no visible signs of upgrade were observed during the inspection.

2. Water Supply

Source:

- The homes water is supplied by the Florida Keys Aqueduct Authority.

3. Water Meter

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type:

- New digital meter installed.

Conditions / Suggestions:

• **Task:**

- Raise water meter box even with grade

• **Time Frame:**

- Discretionary

Observations:

- The water meter box was not recessed even with grade.



Meter is recessed below grade

4. Water Shut Off

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location:

- The main water shut off valve is located on the right side of the home.

Observations:

- The homes main water shut off valve is in good condition with no visible defects observed.

5. Water Pressure

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pressure:

- 40 PSI

Conditions / Suggestions:

• **Task:**

- Monitor

Observations:

- The homes water pressure tested low during the inspection. (40 PSI is the minimum allowable by HUD standards)

6. Main Supply Lines

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- PVC (polyvinyl chloride)
- PEX (cross-linked polyethylene)

Observations:

- Most of the homes visible plumbing supply lines appear to be in good condition with no defects observed.
- Note: Much of the homes plumbing supply lines can be buried or hidden inside walls and floor cavities. Our inspection is of visible accessible areas only, it is possible for defects to exist in hidden areas.

7. Main Drain Lines

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- PVC (polyvinyl chloride)

Observations:

- The homes visible plumbing drain lines appear to be in good condition with no defects observed.
- Note: Much of the homes plumbing drain lines can be buried or hidden inside walls and floor cavities. Our inspection is of visible accessible areas only, it is possible for defects to exist in hidden areas.

8. Plumbing Vents

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Vertical wet vents
- Studor Vents Observed

9. Faucets / Hose Bib

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Locations:

- Right side of home

Observations:

- The homes hose bibs are properly secured and in good condition with no visible defects observed.

10. Sewage System

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The home is noted as being connected to a community / city / county sewer system.

11. Kitchen / Bar Sinks

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The sink was inspected for fit and function and found to be in good condition with no visible defects.

12. Bath Sinks

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Ceramic sink
- Under mount

Observations:

- The bath sinks were inspected for finish / function and found to be in good condition during the inspection.

13. Interior Plumbing Fixtures

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- Shower heads
- Mixing valves
- Faucets
- Drain stops

Conditions / Suggestions:

- **Task:**
- Repair / replace as needed
- **Time Frame:**
- Discretionary

Observations:

- Kitchen faucets / spray wands appear to be in good condition at the time of inspection, no defects observed.
- Bath faucets appear to be in good condition at the time of inspection, no defects observed.
- Shower head connection is leaking. Repair needed.



Leaks at shower head

14. Interior Supply / Drain Lines

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Supply lines are:
- Plastic
- Drain Lines are:
- PVC

Observations:

- No visible defects observed in the interior supply or drain lines.

15. Toilets

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Bristol Bay
- Floor mounted
- Elongated
- Standard height

Observations:

- The bathroom toilet operated normally with no visible defects observed during the inspection.

16. Shower Base / Curb

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Shower base and walls are one piece unit.
- Fiberglass base

Observations:

- The shower base materials appear to be in good condition, properly pitched toward the drain. No defects observed during the inspection.

17. Bath Tubs

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Standard size (average 58 Gal.)
- Acrylic

Observations:

- The bath tubs were inspected for finish and function and found to be in good condition with no visible defects observed.

Water Heater

1. Water Heater Condition

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

- State
- Model # SHN50DORTE5100

Observations:

- The water heater appears to be operating normally and tested consistently with thermostat settings.

2. Water Heater Location

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Locations:

- In the bathroom closet

Observations:

- The water heater is properly located in an approved location.

3. Sizing

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tank Size:

- 50 Gal.

Observations:

- The homes water heater appears to be sized appropriately to the home.
- According to A.O. Smith (a water heater manufacturer) The recommended storage tank size required is:
- 50 Gal. for three bath home.

4. Energy Source

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source:

- Electric 220 volt.

Observations:

- The wiring to the water heater appears to be in good condition, no visible defects observed.

5. Exterior Casing

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- This is the aluminum or steel casing on the outside of your water heater, not the inside tank.

Observations:

- The water heater casing appear to be in good condition, no visible defects observed during the inspection.

6. Enclosure

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Enclosure inside the home

7. Tie Down

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Metal Straps

Observations:

- The water heater is properly tied down / strapped in place. No defects observed during the inspection.

8. TPR Valve

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Locations:

- The TPR valve is located on the side of the water heater.

Observations:

- Definition: TPR valve (Temperature Pressure Relief) valve is designed to relieve pressure when the temperature exceeds 212 Degrees or 150 PSI. This valve protects the tank from failure / explosion. Since the 1960's, All water heaters are and have been required to have this safety device installed.

- The TPR valve appears to be in satisfactory condition.

9. Supply lines

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Copper Flex
- PEX (Cross Linked Polyethylene)

Observations:

- The supply line connections to the water heater are in good condition with no visible defects observed.

10. Overflow Line

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- PVC (polyvinyl chloride)

Observations:

- Note: The water heater overflow line is a very important safety feature. The two very important things this line does is: (1) in case of water heater failure it directs scalding hot water to within 6" of the ground or floor, which prevents personal injury and (2) the 6" space between the ground or floor allows for monitoring for failures of the water heater.
- The water heater overflow line is properly installed with no visible defects observed during our inspection.

11. Catch Pan & Drain

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Metal catch pan with secondary drain line

Observations:

- The water heater catch pan is in good condition and the drain line is properly extended to the homes exterior. No defects observed during the inspection.

Gas / Propane

1. Fuel Tanks

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type / Size:

- No visible signs of an above or below ground fuel tank on site.
- No fuel fired equipment or appliances on site.

Observations:

- Note: This section will appear on all reports, even if your home does not have gas / propane appliances, as this question is typically ask by most insurance companies.

Interior Rooms

1. Windows Interior

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Window Manufacturer: Shwinco
- Vinyl Clad
- Single Hung
- Double pane
- Egress Units
- Impact rated (Miami / Dade missile impact tested and approved)
Commonly referred to as hurricane rated.

Observations:

- The window units were tested for operation during the inspection and found to be in good condition with no visible defects.

2. Window Sills

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Marble

Conditions / Suggestions:

- **Task:**
- Add guards or restrict window opening to 4"
- **Time Frame:**
- Immediate
- **Implications:**
- Safety issue
- **Current Code Reference:**
- FI Building Code R312.1 Where required.

Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

Observations:

- Window sill has excessive overhang unsupported.
- Window sill heights are less than 36" and outside distance to grade is more than 30" .



Sills are too big / unsupported overhang



Sill heights are less than 36" / no fall protection at windows.

3. Exterior Doors Interior

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Aluminum French door unit

Observations:

- The exterior door units and hardware are in good condition with no visible defects observed.

4. Closet Condition

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description:

- Closets have wire shelving installed

Conditions / Suggestions:

- **Task:**
- Finish / seal closets
- **Time Frame:**
- Discretionary

Observations:

- Most closets were inspected and found to be in good / serviceable condition with no defects observed.
- AC closet ceiling needs drywall repair



Hole in AC closet ceiling

5. Interior Trim

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- Wood / MDF
- Room has crown molding
- Room has door trim
- Room has window trim
- Room has baseboard

Conditions/ Suggestions:

- **Task:**
- Finish trim joints
- **Time Frame:**
- Discretionary
- **Implications:**
- Cosmetic issue

Observations:

- The homes visible trim boards appear to be in good condition, however visible joints observed. Not finished.

6. Interior Railings

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Wood finish

Conditions / Suggestions:

• **Task:**

- Repair or replace as needed

• **Time Frame:**

- Immediate

• **Implications:**

- Safety issue

• **Current Code Reference:**

- FL. Building Code 312.1 Requires that all stair railing to be 34" to 38" tall, measured from the nosing of a stair tread.

Observations:

- Interior railings are too short in height.



Stair railing is mounted too low, must be 34"-38"

7. Interior Stairway

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials:

- Wood Frame
- Wood finish

Conditions / Suggestions:

• **Task:**

- Repair / replace as needed

• **Time Frame:**

- Immediate

• **Implications:**

- Safety concern / trip hazard

• **Current Code Reference:**

- FL. Building Code R311.5.3.1 only allows for minor differences in step height. 3/8" is the maximum allowable difference in any set of stairs. Any greater difference than that is considered a trip hazard.

- FL. Building Code R311.5.3.1 Requires that all step rises be less than 7 3/4"

Observations:

- Interior stairs have uneven step rises.



Damaged tread finish



Rise is too tall at top of steps



Rise is too tall at bottom of steps

8. Interior Doors

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- Masonite panel doors

Conditions / Suggestions:

- **Task:**
- Adjust as needed
- **Time Frame:**
- Discretionary

Observations:

• The interior door units were inspected for fit and function and found to be in good condition, however some adjustment needed at master bedroom closet doors.



Hinge bound closet doors

9. Kitchen Cabinet / Shelving

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Cabinets are wood faced.

Observations:

- The cabinets were inspected for fit and function and found to be in good condition. No defects observed.

10. Kitchen Countertop

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Granite

Observations:

- The homes countertops are in good condition with no visible defects observed during the inspection.

11. Kitchen Backsplash

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Granite
- Standard height.

Observations:

- The homes backsplashes are in good condition with no visible defects observed at the time of inspection.

12. Bath Cabinet / Shelving

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- Cabinets are wood faced.

Conditions / Suggestions:

- **Task:**
- Repair / replace as needed

Observations:

- The cabinets were inspected for fit and function and found to be in good condition. However some delamination observed at base shelf



Delamination at bath cabinet

13. Bath Countertop

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Granite

Observations:

- The homes countertops are in good condition with no visible defects observed during the inspection.

14. Mirror Condition

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Locations:

- Bathrooms

Observations:

- The bath mirrors are in good condition, no defects observed.

15. Shower Wall Condition

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Ceramic tile
- Fiberglass

Observations:

- The shower walls appeared to be in good condition at the time of inspection with no visible defects observed.

16. Shower Enclosure Condition

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Standard framed enclosure

Observations:

- The shower / tub enclosure was inspected and found to be in good condition, no visible defects observed.

17. Interior Ceiling

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Gypsum Board

Observations:

- The homes / area ceilings were inspected for finish and function and found to be in good condition with some minor cracks at tape joints.

18. Interior Walls

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- The walls are gypsum board

Observations:

- The homes / area walls were inspected for finish and function and found to be in good condition.

19. Interior Flooring

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- Ceramic Tile

Conditions / Suggestions:

- **Task:**
- Repair / replace as needed
- **Time Frame:**
- Discretionary
- **Implications:**
- Cosmetic

Observations:

- The visible accessible areas of flooring were inspected and found to be in good condition with some minor exceptions:
- Upper level hall Flooring is not even / level



Uneven floor tiles

Installed Appliances

1. Refrigerator Condition

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

- Whirlpool
- with ice maker installed
- Model # WRS325FDAW04
- Serial # HR53706555

Observations:

- The refrigerator was inspected for temperature, function and parts including seals. No defects were observed during the inspection.
- Note: The refrigerator is tested for operation during the inspection and not thermostat calibration.
- The approx age if the refrigerator is 1 years old.
- According to the Dept. of Housing and Urban Development (HUD) The average lifespan of a refrigerator 14-17 years

2. Stove

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

- Whirlpool
- Electric glass top unit.
- Model # WFE515S0EW0
- Serial # R53740649

Observations:

- The heating elements and controls were tested and appeared to operate normally during the inspection.
- Note: The oven is tested for operation during the inspection and not thermostat calibration.
- The approx age if the stove is 1 years old.
- According to the Dept. of Housing and Urban Development (HUD) The average lifespan of an electric range is 17 years

3. Microwave

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Whirlpool
- Model # WMH31017AW-3
- Serial # TR53491041

Observations:

- The microwave appeared to be properly installed and was operating normally during the inspection, no defects observed.
- Note: During the inspection, the microwave is tested for operation only and not for radioactive leaks.
- The age of the microwave is 1 years old.
- According to the Dept. of Housing and Urban Development (HUD) The average lifespan of a microwave oven is 11 years.

4. Dishwasher

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

- Whirlpool
- Model # WDT720PADW1
- Serial # F52315058

Observations:

- The dishwasher appears to be properly installed, operates normally with no visible defects were observed during the inspection.
- The dishwasher is 1 years old.
- According to the Dept. of Housing and Urban Development (HUD) The average lifespan of a dishwasher is 10 years.
- Note: Not all cycles were tested / operated during the home inspection. Maintenance records and owners manuals should be provided by the seller prior to closing.

5. Disposal

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

- Badger
- 1/3 HP
- Model # 100-1
- Serial # 15121143781

Observations:

- The disposal operated normally during the inspection, no defects were observed.

6. Washing Machine

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

- None Installed

7. Clothes Dryer

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer:

- None Installed

Exterior

1. Building Address

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location:

- Face of the building

Observations:

- The building address is mounted on the front of the building and clearly visible from the street. No defects observed.

2. Siding / Veneer

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- Hardie Board lap siding
- Conditions / Suggestions:**

- **Task:**
- Replace siding in affected areas
- **Time Frame:**
- Discretionary
- **Implications:**
- Voided manufactures warranty

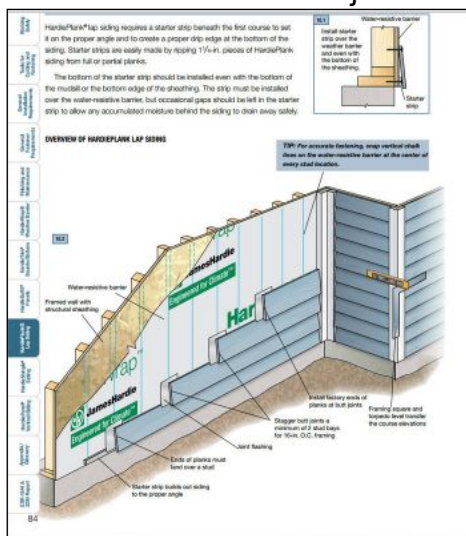
Observations:

- The exterior siding / veneer was found to be in fair condition in most areas. Some visible unevenness observed on the right side of the home.
- The Hardie Board siding was improperly installed. Butt joints are not properly staggered between courses.



Uneven wall surface

Butt joints are stacked rather than staggered



Required staggering of joints 32" apart

3. Exterior Trim

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- HardyBoard

Observations:

- The homes exterior trim was inspected and found to be in good condition with no defects observed during the inspection

4. Fascia Boards

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Hardy Board

Observations:

- The homes fascia boards were inspected and found to be in good condition, no defects were observed during the inspection.

5. Soffit

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Hardy Board

Observations:

- The home soffits appear to be in good condition, no defects were observed during the inspection.

6. Flashing

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Conditions/ Suggestions:

- **Limitations:**

- Flashing was not visible.

7. Window

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Window Manufacturer: Shwinco
- Vinyl Clad
- Single Hung
- Double pane
- Impact rated (Miami / Dade missile impact tested and approved)
Commonly referred to as hurricane rated.

Observations:

- The window units were tested for operation during the inspection and found to be in good condition with no visible defects.

8. Window Screen

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- Removable Screens

Conditions / Suggestions:

- **Task:**

- Install screens

- **Time Frame:**

- Discretionary

Observations:

- One or more missing window screens observed.



Missing window screens at several windows

9. Exterior Doors

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Aluminum French door unit
- Impact rated door unit

Observations:

- The exterior door units and hardware are in good condition with no visible defects observed.

10. Hurricane Shutters

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

- None installed

11. Exterior Stairway

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Wood Frame

Observations:

- The exterior stairway was inspected and found to be in good condition with no visible defects.

12. Exterior Railing

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

- Aluminum
- PVC

Conditions / Suggestions:

- **Task:**
- Repair / Replace as needed
- **Time Frame:**
- Discretionary
- **Implications:**
- Safety issue
- **Current Code Reference:**
- Fl. Building Code R312.1 Requires are guard railing to be a minimum of 36" tall

Observations:

- Exterior railings were inspected and found to be in good condition.
- Exterior railings are 1/2" short in height.



Exterior rails are 1/2" low.

Attached Carport

1. Parking Surface Condition

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Gravel

2. Interior Ceiling

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Gypsum Board

Observations:

- The homes / area ceilings were inspected for finish and function and found to be in good condition with no visible defects observed.

Grounds

1. Fence

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- There are no fences on the property.

2. Driveways

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Gravel driveway

Observations:

- The driveway appears to be in good condition with no visible defects observed during inspection..

3. Grading / Drainage

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type:

- Split drainage, meaning that the water drains away from the home and runs toward the front and rear of the property.

Conditions / Suggestions:

- **Task:**
- Add swales to retain rain water on site
- **Time Frame:**
- Discretionary
- **Current Code Reference:**
- FI Building Code R401.3 Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Observations:

- The grading on the lot has an improper pitch or sloped toward the canal.



Improper grading toward the canal. Swale needed.

4. Vegetation / Landscape

Normal	Monito	Evalua	Improv	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Various palms
- Various bushes and plants

Observations:

- The home has only a small amount of vegetation, that appears to be in good condition.

Termite / Pest

1. Termite / Pest

Normal	Monito	Evalua	Improv	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pest:

- Wood destroying organism

Conditions / Suggestions:

• **Task:**

- Suggest contacting a State licensed exterminator for further evaluation.

• **Time Frame:**

- Discretionary

Observations:

- Note: We are not State Certified Termite or Pest Exterminators. This section of the report is designed to alert the client of any visible signs of termites, termite damage, presents of pest / vermin or evidence that pest / vermin are or have been present. We always suggest contacting a licensed exterminator to inspect your property more thoroughly, prior to the end of your inspection period.

- During your home inspection, we did not find any visible signs of termites, termite damage or pest infestation.

Summary of Serious Defects

On these summary pages you will find a brief summary of observations and primary concerns of the inspector, as they relate to safety, function and property condition. We encourage you to obtain a second or third opinion from an appropriately licensed trade professional. If no items appear below, then no series issues or defects were discovered during the inspection.

Listed in the Summary below will be any major defects or action items that fall into one or more of the five categories:

- 1. Safety concerns and life safety issues. (regardless of year built and what the Building Code may have been at that that time.)**
- 2. Any defects that are presently causing damage or have the potential to cause damage to the home.**
- 3. Any items or defects that would be considered a major expense to repair / replace. (major being defined as costing over \$ 1,000.00)**
- 4. Any items or defects that would prevent your ability to obtain Home Owners or Flood Insurance. (depending on insurance providers requirements)**
- 5. Any Items or Defects that may prevent you from obtaining FHA / VA financing. (The FHA / HUD appraisers have their own inspection list and failure may prevent your ability to obtain a loan through them.)**

High Voltage Electric

Page 11 Item: 9	Circuit Breakers	• Two breakers were tripped and would not reset, we suspect a short circuit in a couple of areas.
Page 12 Item: 13	Interior Switch / Outlet	• Kitchen outlets are GFCI type however one did not pass the 6 Milliampere trip test.
Page 13 Item: 14	Exterior Switch / Outlet	• Outlets are GFCI type however one did not reset properly and has no power now.
Page 15 Item: 16	Exterior Light Fixture	• Light fixtures are missing above the stairway.

Roof Coverings

Page 20 Item: 7	Roof Drainage	• Gutter & downspouts are missing. These are required when overhang is less than 6"
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Interior Rooms

Page 28 Item: 2	Window Sills	• Window sill heights are less than 36" and outside distance to grade is more than 30" .
Page 30 Item: 6	Interior Railings	• Interior railings are too short in height.
Page 30 Item: 7	Interior Stairway	• Interior stairs have uneven step rises.