



Sterling Home Inspection Services, Inc
4255 US HWY 1 South Suite 18-B11
St. Augustine, FL 32086



100 Lemon Peel Way
Anytown, FL. 55555



Recommend Maintenance Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Observed - The driveway has settled and heaved. This is a possible trip hazard. I recommend contacting a contractor for repair.
2. Walks: Observed - There are bricks have settled. This is a possible trip hazard. I recommend contacting a local landscape contractor for repair. This is is a potential safety issue.

Bathroom

3. Bathroom Shower/Surround: Observed - The shower door sticks and is difficult to operate. I recommend contacting a local glass company for repair.

Living Space

4. Living Space Windows: Inspected - The handle is loose. I recommend contacting a licensed handyman for repair.



Repair/Replace Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Porch: Observed - There is a missing brick at the column. I recommend contacting a licensed handyman for repair.

Exterior

2. Door Bell: Observed - The doorbell is not working. I recommend contacting a licensed handyman for repair.
3. Exterior Lighting: Observed - The light fixture was not working at the time of inspection. This may be a burned out bulb. Recommend replacing the bulb and if this does not cure the problem recommend contacting a licensed electrician for repair.
4. Exterior Electric Outlets: The GFI outlet was not working at the time of inspection. The cover was missing. The moisture cover is missing. I recommend contacting a licensed electrician for repair.

Air Conditioning

5. Pad Mounted AC System A/C System Operation: Observed - The AC is not cooling. The minimum temperature differential should be at least 15 degrees. Recommend contacting a local HVAC contractor for repair.
6. Pad Mounted AC System Exterior Unit: Pad mounted - The AC is not cooling. The minimum temperature differential should be at least 15 degrees. I recommend contacting a local HVAC contractor for repair.
7. Cooling/Heating Temperature: Observed - The AC is not cooling. The minimum temperature differential should be at least 15 degrees. I recommend contacting a local HVAC contractor for repair.
8. Filters: Observed - The filter is dirty and should be changed. I recommend contacting a licensed handyman to install a new filter. I recommend replacing the filter as necessary in the future.

Plumbing

9. Laundry Room, Closet Water Heater Tank Condition: Inspected - There is rust at the top of the tank. I recommend contacting a licensed plumber for further evaluation.
10. Laundry Room, Closet Water Heater Plumbing Lines: Observed - There is corrosion at the top of the fittings. I recommend contacting a licensed plumber for further evaluation.

Attic

11. Attic Access: Inspected - The pull down steps in the master bedroom is missing appropriate hardware. I recommend contacting a licensed handy man to replace. This is a safety issue.

Kitchen

12. Kitchen Stove & Oven: DCS - The control panel is not working. There is a missing lens cap on the control knob. I recommend contacting an appliance repair company for repair.
13. Kitchen Ice Maker: Observed
14. Kitchen Lighting: Observed - The light is out



Repair/Replace Summary (Continued)

Bathroom

15. Bathroom Ceiling: Observed - There is a water stain at the vent and closet ceiling. This may have been caused by the air handler and condensation at the vent. I recommend monitoring.
16. Bathroom Lighting: Observed - The light is out. This may be a burned out bulb. I recommend bulb replacement first. If that does not cure the problem I recommend contacting a licensed electrician for repair.
17. Bathroom Spa Tub/Surround: Observed - There is no water pressure at the tub spout. I recommend contacting a licensed plumber for repair.
18. Bathroom Lighting: Observed - The light is out.
19. Bathroom Tub/Surround: Observed - There was no water at the main sewer head. I recommend contacting a licensed plumber for repair.
20. Half Bathroom Faucets/Traps: Observed - There is a broken stop and mechanism. I recommend contacting a licensed plumber for repair.
21. Half Bathroom Electrical: Inspected - The ground fault outlet is not working. I recommend contacting a licensed electrician for repair.
22. Half Bathroom Lighting The lights are out.
23. Half Bathroom Ventilation: The vent fan is not working. I recommend contacting a licensed electrician for repair.

Bedroom

24. Bedroom Windows: Inspected - The crank mechanism is stripped. I recommend contacting a licensed handyman for repair.

Living Space

25. Living Space Lighting: Observed - The light fixture does not work. This may be a burned out bulb.. Recommend replacing the bulbs. If this does not cure the problem recommend contacting a licensed electrician for repair.
26. Living Space Lighting: Inspected - The ceiling light is out.
27. Living Space Lighting: Observed - The light is out.
28. Living Space Plumbing: The disposal does not work. I recommend contacting a licensed plumber for repair.
29. Living Space Lighting: Inspected - The light is out.
30. Living Space Windows: Inspected - The crank mechanism is stripped. I recommend contacting a licensed handyman for repair.

The window is missing the screen. I recommend contacting a local window company for replacement.

Laundry Room/Area

31. Laundry Room/Area Doors: Inspected - The door latch is not engaging. I recommend contacting a licensed handyman for repair.



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Definitions

STERLING HOME INSPECTION SERVICES, INC.

Because of the visual nature of this home inspection, it is not possible to inspect or report on conditions in areas that are inaccessible, obstructed, or concealed. We can only address those areas that are readily accessible at the time of the inspection. The inspector is not required, and should not be expected, to move furnishings or other items during the inspection, disassemble equipment or open wall coverings. A home inspection is a "snapshot" of the home at the time of the inspection; it is designed to educate a buyer about the home, not to replace the obligation of a home seller to disclose known defects.

A home inspection is not a guarantee or warranty of the condition of the home or property; neither is it a guarantee that conditions will change in the future.

We strongly recommend that the buyer perform a thorough pre-closing walk-through inspection in order to confirm the condition of the house, systems and appliances, and to check areas that may have been obstructed from view at the time of the home inspection.

Observed	Functional with no obvious signs of defect.
Cosmetic	Items that are decorative or superficial and do not pose any structural issues in the opinion of the inspector. Interpretation of the rating as to the contract should be determined by others, not the inspector or inspection company.
Recommend Maintenance	This describes areas that the inspector is recommending maintenance to be performed to allow the item to perform with better efficiency and safety. The item is working at the time of the inspection however maintenance needs to be performed.
Repair/Replace	Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Observed	At the time of inspection the item was in a spot that was not accessible or could not be observed.
Not Present	The item was not present/installed at the time of inspection.

General Information

Property Information

Property Address 100 Lemon Peel Way
City Anytown State FL. Zip 55555
Agent Name Best Agent

Client Information

Client Name Mr. John Smith

Inspection Company

Inspector Name Don Pires
Company Name Sterling Home Inspection Services, Inc
Address 4255 US HWY 1 South Suite 18-B11
City St. Augustine State FL Zip 32086
Phone 904-794-2104
Fax 866-645-0704
E-Mail info@shis-inc.com

Conditions



General Information (Continued)

Others Present Buyer's Agent and Buyer Property Occupied Vacant
Estimated Age 2006 Entrance Faces North
Inspection Date 06/27/2016
Start Time 9:00 am End Time 12:00 pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 76 degrees
Weather Clear Soil Conditions Damp
Space Below Grade None
Building Type Single family Garage Detached

Roof

Roof Surface

1. Method of Inspection: On The Roof
2. Not Observed Unable to Inspect: 25% - There were areas of the the roof that were not walk able.
3. Observed Material: Metal





Roof (Continued)

Material: (continued)



- 4. Type: Gable
- 5. Approximate Age: Age not verified
- 6. Observed Flashing: Observed
- 7. Observed Valleys: Observed
- 8. Observed Plumbing Vents: Observed



Roof (Continued)

9. Observed

Skylights: Observed - There were repairs noted around the skylight.



Chimney

10. Observed

Chimney: Observed



11. Observed

Flue/Flue Cap: Observed

12. Observed

Chimney Flashing: Observed

Structure

1. Observed

Structure Type: Concrete

2. Observed

Foundation: Observed

3. Observed

Bearing Walls: Observed

4. Not Observed

Joists/Trusses: Not Observed

5. Observed

Floor/Slab: Observed

6. Observed

Stairs/Handrails: Observed

7. Not Observed

Subfloor: Not Observed



Lots and Grounds

1. Recommend Maintenance Driveway: Observed - The driveway has settled and heaved. This is a possible trip hazard. I recommend contacting a contractor for repair.



2. Recommend Maintenance Walks: Observed - There are bricks have settled. This is a possible trip hazard. I recommend contacting a local landscape contractor for repair. This is is a potential safety issue.





Lots and Grounds (Continued)

Walks: (continued)



- 3. Observed
- 4. Repair/Replace

Plantings: Observed

Porch: Observed - There is a missing brick at the column. I recommend contacting a licensed handyman for repair.



- 5. Observed
- 6. Observed
- 7. Observed
- 8. Observed
- 9. Observed
- 10. Observed

Patio: Observed

Grading: Observed

Balcony: Observed

Steps/Stoops: Observed

Deck: Observed

Lawn Sprinklers: All zones were operated - Irrigation systems are typically run through a cycle as a courtesy. I recommend contacting an irrigation company to perform a thorough inspection. Irrigation systems require service. The heads may require replacing and or adjustment.



Exterior

All Exterior Surface

- 1. Observed
- 2. Observed
- 3. Observed
- 4. Observed
- 5. Repair/Replace

Type: Shingles
Trim: Observed
Fascia: Observed
Soffits: Observed
Door Bell: Observed - The doorbell is not working.
I recommend contacting a licensed handyman for repair.



- 6. Observed
- 7. Observed
- 8. Repair/Replace

Entry Doors: Observed
Patio Door: Observed
Exterior Lighting: Observed - The light fixture was not working at the time of inspection. This may be a burned out bulb. Recommend replacing the bulb and if this does not cure the problem recommend contacting a licensed electrician for repair.





Exterior (Continued)

Exterior Lighting: (continued)



9. Repair/Replace

Exterior Electric Outlets: The GFI outlet was not working at the time of inspection. The cover was missing. The moisture cover is missing. I recommend contacting a licensed electrician for repair.





Exterior (Continued)

10. Observed Hose Bibs:

Garage/Carport

Garage

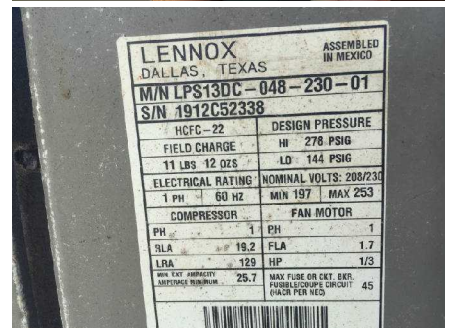
- 1. Type of Structure: Attached Car Spaces: 3
- 2. Observed Service Doors: Inspected
- 3. Observed Garage Doors: Inspected
- 4. Observed Door Operation: Inspected
- 5. Observed Door Opener: Inspected
- 6. Observed Electrical Outlets: Inspected
- 7. Observed Lighting: Inspected
- 8. Observed Floor/Foundation: Observed
- 9. Observed Walls: Observed
- 10. Observed Ceiling: Observed
- 11. Observed Windows: Observed - The windows were not inspected. The windows were not accessible due to the homeowners belongings. I recommend verifying these operate prior to closing.

Air Conditioning

Pad Mounted AC System

1. Observed A/C System Operation: Observed

2. Manufacturer: Lennox



3. Area Served: 1st floor Approximate Age: 2012

4. Type: Heat pump Capacity: 4 Ton



Air Conditioning (Continued)

5. Observed

Exterior Unit: Pad mounted



6. Observed

Visible Coil: Observed

7. Observed

Refrigerant Lines: Observed

8. Observed

Electrical Disconnect: Observed



9. Observed

Interior HVAC unit: Observed



10. Observed

Condensate Removal: Observed

11. Observed

Float/Pan Switch:

Pad Mounted AC System

12. Observed

A/C System Operation: Observed





Air Conditioning (Continued)

13. Manufacturer: Lennox



- 14. Area Served: 2nd floor Approximate Age: 2012
- 15. Type: Heat pump Capacity: 4 Ton
- 16. Observed Exterior Unit: Pad mounted



- 17. Observed Visible Coil: Observed
- 18. Observed Refrigerant Lines: Observed
- 19. Observed Electrical Disconnect: Observed



- 20. Observed Interior HVAC unit:





Air Conditioning (Continued)

- 21. Electrical Disconnect:
 - 22. Condensate Removal:
 - 23. Float/Pan Switch:
 - Pad Mounted AC System
 - 24. Repair/Replace
- A/C System Operation: Observed - The AC is not cooling. The minimum temperature differential should be at least 15 degrees. Recommend contacting a local HVAC contractor for repair.



- 25. Observed
 - 26. Repair/Replace
- Condensate Removal: Observed
Exterior Unit: Pad mounted - The AC is not cooling. The minimum temperature differential should be at least 15 degrees. I recommend contacting a local HVAC contractor for repair.



- 27. Manufacturer: Lennox



- 28. Area Served: Guest Suite Approximate Age: 2015
 - 29. Type: Heat pump Capacity: 1.5 Ton
 - 30. Observed
 - 31. Observed
- Visible Coil: Observed
Refrigerant Lines: Observed



Air Conditioning (Continued)

32. Observed

Electrical Disconnect: Observed



33. Repair/Replace

Cooling/Heating Temperature: Observed - The AC is not cooling. The minimum temperature differential should be at least 15 degrees. I recommend contacting a local HVAC contractor for repair.

34. Observed

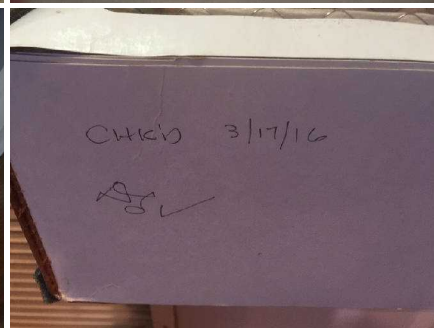
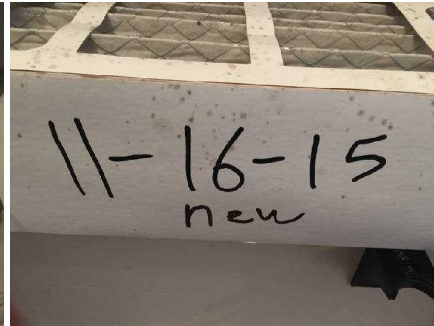
Exposed Ductwork: Observed

35. Observed

Thermostats: Observed

36. Repair/Replace

Filters: Observed - The filter is dirty and should be changed. I recommend contacting a licensed handyman to install a new filter. I recommend replacing the filter as necessary in the future.





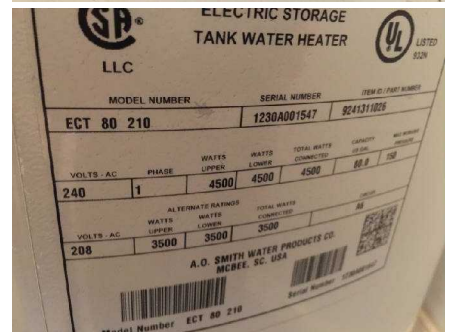
Plumbing

- | | |
|-----------------------------------|-----------------------------------|
| 1. Not Observed | House Water Shutoff: |
| 2. Observed | Water Lines: Observed |
| 3. Not Observed | Service Caps: |
| 4. Observed | Gas Service Lines: Inspected |
| Laundry Room, Closet Water Heater | |
| 5. Observed | Water Heater Operation: Inspected |

6. Repair/Replace Tank Condition: Inspected - There is rust at the top of the tank. I recommend contacting a licensed plumber for further evaluation.

7. Manufacturer: A.O. Smith

8. Type: Electric Capacity: 80 Gallon
9. Approximate Age: 2012 Area Served: Whole building





Plumbing (Continued)

10. Repair/Replace

Plumbing Lines: Observed - There is corrosion at the top of the fittings. I recommend contacting a licensed plumber for further evaluation.



11. Observed

Shut Off: Inspected



12. Observed

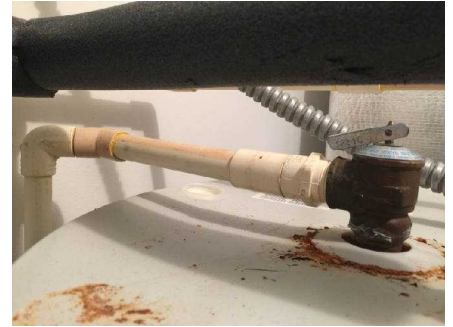
Electrical Connection: Observed





Plumbing (Continued)

13. Observed TPRV and Drain Tube: PVC



Utility Room Water Heater

14. Observed Water Heater Operation: Inspected
15. Observed Tank Condition:



16. Manufacturer: Rheem



17. Type: Electric Capacity: 40 Gal.
18. Approximate Age: 2015 Area Served: Guest Area
19. Observed Plumbing Lines: Observed





Plumbing (Continued)

20. Observed

Shut Off: Observed



21. Observed

Electrical Connection: Observed



22. Observed

TPRV and Drain Tube: PVC





Electrical

Electric Panel

1. Not Observed

Interior Panel Condition: Inspected - The main panel cover because of size was not removed. No action required.



2. Observed

Manufacturer: Square D

3. Observed

Main Breaker Size: 600 amp



4. Not Observed

Conductor Type:

5. Observed

Breakers: Observed

Electric Panel

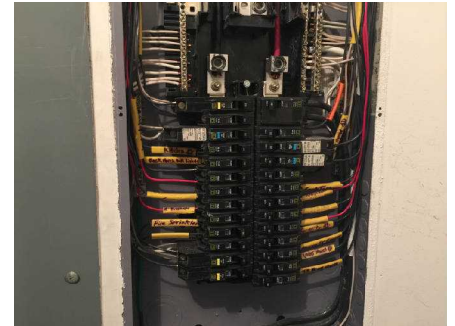


Electrical (Continued)

6. Observed Manufacturer: Square D



7. Observed Breakers: Observed

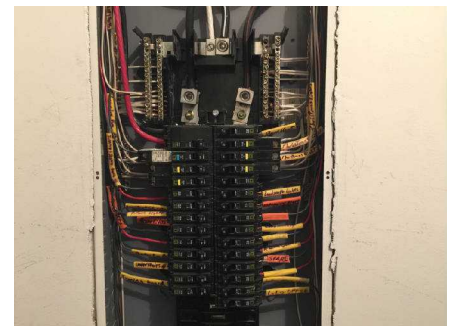


Electric Panel

8. Observed Manufacturer: Square D



9. Observed Breakers: Observed



Electric Panel



Electrical (Continued)

10. Observed

Manufacturer: Square D



11. Observed

Main Breaker Size: 200 Amps



12. Observed

Breakers:



Electric Panel

13. Observed

Manufacturer: Square D





Electrical (Continued)

14. Observed

Breakers: Observed



Electric Panel

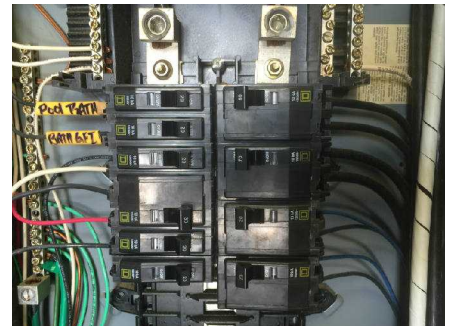
15. Observed

Manufacturer: Square D



16. Observed

Breakers: Observed





Attic

Attic

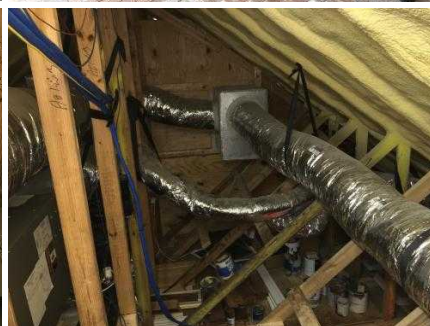
- 1. Method of Inspection:
- 2. Repair/Replace

Access: Inspected - The pull down steps in the master bedroom is missing appropriate hardware. I recommend contacting a licensed handy man to replace. This is a safety issue.



- 3. Not Observed

Unable to Inspect: 65% - There is limited access due to the framing and areas that are concealed. All visible areas were inspected. Note: There are two points of access that were not accessible do to the homeowners belongs. No action required this time.





Attic (Continued)

Unable to Inspect: (continued)



- 4. Observed
- 5. Observed
- 6. Observed
- 7. Observed
- 8. Observed
- 9. Observed

- Roof Framing: Observed
- Bathroom Fan Venting: Observed
- Vent Pipes: Observed
- Ventilation: Observed
- Insulation: Observed
- Wiring/Lighting: Observed

Fireplace/Wood Stove

Fireplace

- 1. Observed

Fireplace Construction: Brick



- 2. Type: Gas log
- 3. Not Observed

Fireplace Insert: The fireplace was not inspected. I recommend contacting a local fireplace company to perform a thorough inspection.



Fireplace/Wood Stove (Continued)

- 4. Not Observed
- 5. Not Observed

- 6. Not Observed
- 7. Observed

Smoke Chamber:

Flue: The fireplace was not inspected. I recommend contacting a local chimney sweep to perform a thorough cleaning and inspection.

Damper:

Hearth: Raised

Kitchen

Kitchen

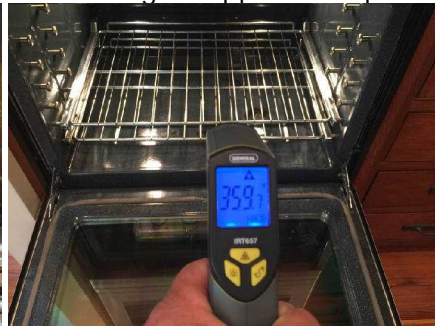
- 1. Observed

Overview: Observed



- 2. Repair/Replace

Stove & Oven: DCS - The control panel is not working. There is a missing lens cap on the control knob. I recommend contacting an appliance repair company for repair.





Kitchen (Continued)

Stove & Oven: (continued)





Kitchen (Continued)

3. Repair/Replace Ice Maker: Observed



4. Observed Wine Cooler: Viking



5. Observed Ventilator: Ventahood
6. Observed Dishwasher: Bosch
7. Observed Microwave: DCS



8. Observed Refrigerator: Sub-Zero



9. Observed Cabinets: Inspected



Kitchen (Continued)

- 10. Observed
- 11. Observed

Counter Tops: Inspected
Electrical: Inspected - The purpose of this switch is unknown. No action required.



- 12. Observed
- 13. Observed
- 14. Observed
- 15. Observed
- 16. Repair/Replace

Faucet: Observed
Sink: Inspected
Plumbing: Inspected
Disposal: Inspected
Lighting: Observed - The light is out



- 17. Observed
- 18. Observed
- 19. Observed
- 20. Observed
- 21.
- 22. Observed

Pantry: Observed
Ceiling: Observed
Walls: Observed
Floor: Observed
Doors:
Windows: Inspected



Bathroom

Bathroom

1. Observed

Overview:



2. Repair/Replace

Ceiling: Observed - There is a water stain at the vent and closet ceiling. This may have been caused by the air handler and condensation at the vent. I recommend monitoring.



3. Observed

Walls: Observed

4. Observed

Floor: Observed

5. Observed

Doors: Inspected

6. Not Observed

Windows: Inspected - The windows were not inspected due to height. No action required.





Bathroom (Continued)

7. Repair/Replace

Lighting: Observed - The light is out. This may be a burned out bulb. I recommend bulb replacement first. If that does not cure the problem I recommend contacting a licensed electrician for repair.



8. Observed

Electrical: Inspected

9. Observed

Counter/Cabinet: Observed

10. Observed

Sink/Basin: Observed

11. Observed

Faucets/Traps: Observed

12. Observed

Shower/Surround: Observed

13. Repair/Replace

Spa Tub/Surround: Observed - There is no water pressure at the tub spout. I recommend contacting a licensed plumber for repair.



14. Observed

Toilets: Observed

15. Observed

Ventilation: Observed

Bathroom

16. Observed

Overview:



17. Observed

Ceiling: Observed

18. Observed

Walls: Observed

19. Observed

Floor: Observed

20. Observed

Doors: Inspected



Bathroom (Continued)

21. Observed

Windows: The window is missing the screen. I recommend contacting a local window company for replacement.



22. Observed

Lighting: Observed

23. Observed

Electrical: Inspected

24. Observed

Sink/Basin: Observed

25. Observed

Faucets/Traps: Observed

26. Observed

Shower/Surround: Observed

27. Observed

Toilets: Observed

Bathroom

28. Observed

Overview:



29. Observed

Ceiling: Observed

30. Observed

Walls: Observed

31. Observed

Floor: Observed

32. Observed

Doors: Inspected

33. Observed

Windows: Inspected - The window is missing the screen. I recommend contacting a local window company for replacement.



34. Observed

Lighting: Observed

35. Observed

Electrical: Inspected

36. Observed

Sink/Basin: Observed



Bathroom (Continued)

- 37. Observed Faucets/Traps: Observed
- 38. Recommend Maintenance Shower/Surround: Observed - The shower door sticks and is difficult to operate. I recommend contacting a local glass company for repair.



- 39. Observed Toilets: Observed

Bathroom

- 40. Observed Overview:



- 41. Observed Ceiling: Observed
- 42. Observed Walls: Observed
- 43. Observed Floor: Observed
- 44. Observed Doors: Inspected
- 45. Observed Windows: Inspected
- 46. Observed Electrical: Inspected
- 47. Repair/Replace Lighting: Observed - The light is out.



- 48. Observed Sink/Basin: Observed
- 49. Observed Faucets/Traps: Observed



Bathroom (Continued)

50. Repair/Replace Tub/Surround: Observed - There was no water at the main sewer head. I recommend contacting a licensed plumber for repair.



51. Observed Toilets: Observed
52. Observed Ventilation: Observed

Half Bathroom

53. Observed Overview: Observed



54. Observed Ceiling: Observed
55. Observed Walls: Observed
56. Observed Floor: Observed
57. Observed Doors: Inspected
58. Observed Electrical: Inspected
59. Observed Lighting: Observed
60. Observed Sink/Basin: Observed
61. Repair/Replace Faucets/Traps: Observed - There is a broken stop and mechanism. I recommend contacting a licensed plumber for repair.



62. Observed Toilets: Observed
63. Observed Ventilation: Observed



Bathroom (Continued)

Half Bathroom

64. Observed

Overview:



65. Observed

Ceiling: Observed

66. Observed

Walls: Observed

67. Observed

Floor: Observed

68. Observed

Doors: Inspected

69. Observed

Windows: Inspected

70. Repair/Replace

Electrical: Inspected - The ground fault outlet is not working. I recommend contacting a licensed electrician for repair.



71. Repair/Replace

Lighting The lights are out.



72. Observed

Sink/Basin: Observed

73. Observed

Faucets/Traps: Observed

74. Observed

Toilets: Observed



Bathroom (Continued)

75. Repair/Replace

Ventilation: The vent fan is not working. I recommend contacting a licensed electrician for repair.



Bedroom

Bedroom

1. Observed

Overview:



2. Observed

Closet: Observed - There is an old water stain. It does not appear this is an ongoing leak. Recommend painting with a stain blocker such as Bin or Kilz and monitoring to verify that it does not appear prior to finish painting.



3. Observed

Ceiling: Observed

4. Observed

Lighting: Inspected

5. Observed

Walls: Observed

6. Observed

Floor: Observed

7. Observed

Doors: Inspected



Bedroom (Continued)

8. Not Observed

Windows: Inspected - The windows were not inspected due to height. No action required.



9. Observed

Electrical: Inspected - The purpose of this switch is unknown. No action required.



Bedroom

10. Observed

Overview:



- 11. Observed
- 12. Observed
- 13. Observed
- 14. Observed
- 15. Observed
- 16. Observed
- 17. Observed

- Closet: Observed
- Ceiling: Observed
- Lighting: Inspected
- Walls: Observed
- Floor: Observed
- Doors: Inspected
- Windows: Inspected



Bedroom (Continued)

18. Observed

Electrical: Inspected - There may be concealed outlets that were not inspected due to the homeowners belongings. No action required at this time.



Bedroom

19. Observed

Overview:



- 20. Observed
- 21. Observed
- 22. Observed
- 23. Observed
- 24. Observed
- 25. Observed
- 26. Repair/Replace

Closet: Observed
Ceiling: Observed
Lighting: Inspected
Walls: Observed
Floor: Observed
Doors: Inspected
Windows: Inspected - The crank mechanism is stripped. I recommend contacting a licensed handyman for repair.





Bedroom (Continued)

27. Observed

Electrical: Inspected - There may be concealed outlets that were not inspected due to the homeowners belongings. No action required at this time.



Living Space

Living Space

1. Observed

Overview:



- 2. Observed
- 3. Observed
- 4. Repair/Replace

Closet: Observed
Ceiling: Observed
Lighting: Observed - The light fixture does not work. This may be a burned out bulb.. Recommend replacing the bulbs. If this does not cure the problem recommend contacting a licensed electrician for repair.



- 5. Observed
- 6. Observed
- 7. Observed

Walls: Observed
Windows: Inspected
Floor: Observed



Living Space (Continued)

8. Observed Doors: Inspected
9. Observed Electrical: Inspected

Living Space

10. Observed Overview:



11. Not Observed Closet: Observed - The closet was not fully inspected due to the homeowners belongings. No action required.



12. Observed Ceiling: Observed
13. Observed Lighting: Inspected
14. Observed Walls: Observed
15. Observed Floor: Observed
16. Observed Electrical: Inspected

Living Space

17. Observed Overview:



18. Observed Ceiling: Observed



Living Space (Continued)

19. Repair/Replace Lighting: Inspected - The ceiling light is out.



20. Observed Walls: Observed
21. Observed Floor: Observed
22. Observed Windows: Inspected
23. Observed Electrical: Inspected

Living Space
24. Observed

Overview:



25. Observed Ceiling: Observed
26. Observed Lighting: Inspected
27. Observed Walls: Observed
28. Observed Floor: Observed
29. Recommend Maintenance Windows: Inspected - The handle is loose. I recommend contacting a licensed handyman for repair.



30. Observed Electrical: Inspected



Living Space (Continued)

Living Space

31. Observed

Overview:



32. Observed

Ceiling: Observed

33. Observed

Walls: Observed

34. Observed

Floor: Observed

35. Not Observed

Windows: Not Inspected - The windows were not inspected due to height. No action required.



36. Observed

Electrical: Inspected - The purpose of this switch is unknown. No action required.



37. Repair/Replace

Lighting: Observed - The light is out.



Living Space (Continued)

Lighting: (continued)



Living Space
38. Observed

Overview:



39. Observed
40. Observed
41. Observed
42. Observed
43. Observed
44. Observed

Closet: Observed
Ceiling: Observed
Walls: Observed
Floor: Observed
Doors: Inspected
Windows: Inspected



Living Space (Continued)

45. Observed

Electrical: Inspected



46. Repair/Replace

Plumbing: The disposal does not work. I recommend contacting a licensed plumber for repair.



Living Space

47. Observed

Overview:



48. Observed

Ceiling: Observed

49. Observed

Walls: Observed

50. Observed

Floor: Observed

51. Observed

Doors: Inspected



Living Space (Continued)

52. Repair/Replace Lighting: Inspected - The light is out.



53. Repair/Replace Windows: Inspected - The crank mechanism is stripped. I recommend contacting a licensed handyman for repair.

The window is missing the screen. I recommend contacting a local window company for replacement.

54. Observed Electrical: Inspected

Laundry Room/Area

Laundry Room/Area

1. Observed Overview:



2. Observed

Ceiling: Observed

3. Observed

Walls: Observed

4. Observed

Floor: Observed

5. Repair/Replace

Doors: Inspected - The door latch is not engaging. I recommend contacting a licensed handyman for repair.





Laundry Room/Area (Continued)

- | | |
|--------------|--|
| 6. Observed | Windows: Inspected |
| 7. Observed | Electrical: Inspected |
| 8. Observed | Washer & Dryer Operation Observed |
| 9. Observed | Washer and Dryer Electrical: Observed |
| 10. Observed | Washer Hose Bib: Observed |
| 11. Observed | Dryer Vent: Observed - The dryer vent because of it's location (inside wall) travels vertical before exiting the home. This method is more likely to have a build up of lint. This can cause inefficiency if not properly maintained. I recommend contacting a local dryer vent company to perform regular cleaning. |
| 12. Observed | Washer Drain: Observed |

Final Comments

Smoke detectors, fireplaces, wood stoves, outbuildings, wells and septic systems are not inspected.