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GENERAL INFORMATION

This section provides general information which must be read and considered in order to understand the report. The report format incorporates the information provided in each section. The information explains the limits of a visual inspection. It explains the limits created by the houses themselves.

There is no such thing as a perfect house. All houses have things that are in some stage of disrepair or failure. There are houses that meet the needs and desires of people who choose to live in them. To some a house may be considered their "perfect" home.

No two houses are alike, even though they may look alike. They were put together by different people, on different days, under differing weather conditions, using different materials and are located on different pieces of land. Existing houses have been subjected to different degrees of wear and tear and maintenance.

There can be no single form which will adequately report what is observed in every house. The variables are too many. This report has been designed to be flexible. In some areas the inspector will check items, in other areas the inspector will write in comments.

The format is computerized.

DEFINITIONS: Some words that will be used must be explained. They are explained in this section.

NO ACCESS: This is an entire concept and indicates the inspector was not able to enter into a space or area and therefore was not able to inspect or report on any conditions therein. If the CUSTOMER wishes to know about conditions in the area of no access, then access should be arranged. To create access may involve cutting holes in walls, floor, ceilings or foundations or it may just involve moving something which blocks an opening. Inspectors do not move stored items, as to do so could damage something or injure the inspector. Sometimes an inspector will not find a hidden opening. Often times, when a buyer moves into a home a previously hidden access will be readily accessible, because something has been removed. In such a case, the inspector would have reported no access.

AGE: indicates a general indication of the age of a component, usually in relationship to its life expectancy. It is not possible for an inspector to know the actual age of a component. Sometimes a manufacture date can be obtained from a tag, but that does not say how long the component stayed in the box before it was used.

LOCATION: indicates the general whereabouts where the item was observed. The item may exist in other locations, but not be observed during the inspection. This often happens, especially with some smaller items.

NONE NOTED: indicates the item was not observed during the inspection. The item may exist and not be found. The item may not exist. The item may be hidden from view, often times coming into view when contents of the house are moved. Typically, "None Noted" is used after looking for something and not finding it.

NOTED: indicates "something" was observed.

LIMITS OF VISUAL INSPECTION: Simply put, the inspector will look, feel, smell listen and sense things in and around the home. The inspection will be a visual inspection. Home Inspectors do not perform invasive procedures. Home Inspectors can not see inside of walls or through or past things which block the view. Home Inspectors do not have super human powers. Their inspections is limited to viewing those things that are in view. They can not be expected to see or report on things which are not readily visible.

ESTABLISHED STANDARDS OF PRACTICE

The Home Inspection profession is still young, growing profession with several different groups establishing Standards of Practice. Some of these groups are: American Society of Home Inspectors, Inc. (ASHI), the oldest group; National Association of Home Inspectors, Inc. (NAHI); Society of Professional Real Estate Inspectors (SPREI).

STANDARD OF CARE

The Standard of Care for the Home Inspection Profession is provided to establish a standard by which Home Inspectors should operate their business and by which they may be measured.

ACKNOWLEDGMENT

Acknowledgment is given to Home Inspection Institute of America, Inc., American Society of Home Inspectors, Inc., the National Association of Home Inspectors, Inc. the North Carolina Home Inspector Licensure Board, the Oregon Construction Contractors Board, the Society of Professional Real Estate Inspectors, the South Carolina Residential Builders Commission and other home inspector groups and organizations for their precursors to the standard of care. The Standard of Care for the HOME Inspection Profession is provided in the public domain and, provided it is copied and used in its full context, may be copied and used by people without concern of copyright violation.

Copies are available from the home Inspection Institute of America, Inc., 314 Main Street, P.O. Box 4174, Yalesville, CT 06492 phone: 203-284-2311, fax 203-284-0288, email: homeinspi@worldnet.att.net, web site: or the "COMPANY".

REPORT

INSPECTION REPORT

COMPANY: **Property Inspection Service, Inc.** web page www.hhipropertyinspector.com
P. O. Box 23581 e-mail adam@hhipropertyinspector.com
Hilton Head Island, SC 29925 ph/fax (843) 681-8047

A visual inspection in compliance with "South Carolina Residential Builders Commission" standards, the building and immediately surrounding grounds has been conducted, in accordance with the terms of the Pre-Inspection Agreement which was executed prior to the inspection and which is a part of this report. The general Information and Standards of Practice must ALL be read to fully understand the report. The Standard of Care for the HOME Inspection Profession is provided in the public domain and, provided it is copied and used in its full context, may be copied and used by people without concern of copyright violation. Copies are available from the HOME Inspection Institute of America, Inc., P.O. Box 4174, Yalesville, CT 06492, Phone 203-284-2311, fax 203-284-0288, e-mail: homeinspi@worldnet.att.net (web site: www.inspecthomes.com) OR COMPANY.

Once the CUSTOMER has read this report, if there are any questions, **The CUSTOMER should call the company and discuss the questions and concerns.** This will allow the company to clarify any questions or concerns of the customer.

Be advised the inspector does not inspect for lead based paint or asbestos material. Only an expert can provide a true condition report. The inspector is not an expert.

In accordance with the terms of the Pre-Inspection Agreement, this report was prepared for the sole, confidential and exclusive use and possession of CUSTOMER. However, other reports, for other "CUSTOMER" may have been provided, at other periods of time.

STANDARD OF CARE

The Standard of Care for the Home Inspection Profession is provided to establish a standard by which Home Inspectors should operate their business and by which they may be measured annually for certification. *South Carolina Residential Builder Commission* provides a minimum *Standard of Practice* which all home inspection businesses in the state must comply.

ACKNOWLEDGEMENT

Acknowledgement is given to Home Inspection Institute of America, Inc., American Society of Home Inspectors, Inc., the National Association of Home Inspectors, Inc. the North Carolina Home Inspector Licensure Board, the Oregon Construction Contractors Board, the Society of Professional Real Estate Inspectors, the South Carolina Residential Builders Commission and other home inspector groups and organizations for their precursor to the standard of care.

REPORT DEFINITIONS:

NOTE: ALL DEFINITIONS LISTED REFER TO THE PROPERTY OR ITEM LISTED AS OBSERVED AT THE TIME OF INSPECTION.

FUNCTIONAL = ITEM OBSERVED FUNCTIONING WITH NO OBVIOUS SIGNS OF DEFECT, PERFORMING MAJOR INTENDED PURPOSE
MARGINAL FUNCTIONAL = ITEM OBSERVED IS NOT FULLY *FUNCTIONAL* AND REQUIRES REPAIR OR CORRECTION
NOT FUNCTIONAL = ITEM NEEDS IMMEDIATE REPAIR OR REPLACEMENT. IT IS UNABLE TO PERFORM MAJOR INTENDED PURPOSE
NOTED = INDICATES "SOMETHING" WAS OBSERVED
NONE NOTED = INDICATES "SOMETHING" WAS NOT OBSERVED DUE TO SAFETY ISSUES, LACK OF WATER AVAILABILITY, OR DISCONNECTED ENERGY SOURCE(S), LOCKED DOORS, AND / OR OTHER INACCESSIBILITY OR CONCEALMENT. SOMETHING MAY EXIST, NOT INSPECTED.

REFER TO SPECIAL NOTICES OR BADGES PLACED ON RIGHT MARGIN OF RESPECTIVE AREAS REPORTED. THESE NOTICES OR BADGES HELP YOU WITH UNDERSTANDING THE REPORT. REFER TO "REPORT DEFINITIONS" AS REQUIRED.

PEST CONTROL NOTICE: PEST INSPECTION IS NOT PART OF THIS INSPECTION. THE INSPECTOR DID NOT INSPECT FOR INFESTATION(S).

Analysis: **A TERMITE OR WOOD BORING INFESTATION REPORT IS EXCLUDED FROM THIS REPORT PER CONTRACT.** Wood boring insects tend to favor conditions in which untreated wood is in soil contact or close proximity to the soil along with a source of moisture. Be advised that chemical treatment and carpentry repairs can quickly represent major expenses and that inspection by a pest control company or exploratory demolition to determine the true extent of needed repair may reveal areas of decay not documented in this report. The true extent of decay is undetermined due to obstruction, wall coverings etc.

Recommendation: Owner is obliged to have a licensed pest inspection company complete a South Carolina wood infestation report - CL100. If any chemical treatment or repairs are needed, the facts should be determined prior to commitment.

INVOICE - YOUR REPORT MAY HAVE BEEN E-MAILED IF REQUESTED - THE ORIGINAL INVOICE, DEPOSITED IN U. S. MAIL

THANKING YOU IN ADVANCE

PLEASE REMIT SERVICE RENDERED - DUE, \$550.00.

VISUAL INSPECTION

JOB #

REFER TO THE BOTTOM LEFT CORNER OF THIS REPORT FOR THE REPORT NUMBER.

INSPECTOR:

ADAM MCCLUSKY, PRESIDENT

SOUTH CAROLINA LICENSE # 627

HOME INSPECTION INSTITUTE OF AMERICA, INC. CERTIFICATION # 981226.1.

CLIENT: CURRENT MAILING ADDRESS; CITY/STATE/ZIP

BUYER NAME.

PHONE NUMBERS:

000-000-1111 HOME.

ATTENDING INSPECTION

INSPECTOR

AND

TRAINEE.

YEAR BUILT - AS REPORTED

YEAR BUILT AS REPORTED BY REAL ESTATE AGENT - 1998.

INSPECTION DATE:

09/30/2002.

INSPECTION ADDRESS

& STREET - PURCHASE OFFER.

BUILDING TYPE:

CONTEMPORARY, RAISED.

SPACE ABOVE AND / OR BELOW APPARENT GRADE

CRAWL SPACE DESIGN UNDER MAIN HOUSE FOOT PRINT.

COVERED AUTOMOBILE PARKING

NOTED.

MAIN ENTRY DOOR FACES

NORTHWEST 340 DEGREES +/-

GENERAL REMARKS:

GENERALLY THE INSPECTOR'S HOME INSPECTION PROCEDURE PROCESSES THE EXTERIOR PROPERTY MOVING IN A COUNTER CLOCKWISE MANNER:



STARTING AT THE VEHICLE ENTRY, GROUNDS OBSERVED IN A COUNTER CLOCKWISE MANNER, HOME EXTERIOR OBSERVED CONTINUING IN A COUNTER CLOCKWISE DIRECTION, ROOF AREA OBSERVED CONTINUING IN A COUNTER CLOCKWISE MANNER, UNFINISHED AREAS (PRIORITY TO THE CRAWL IF EXISTS, SECOND PRIORITY INTERIOR ATTIC(S)), PLUMBING, GENERAL INTERIOR, KITCHEN APPLIANCES, SAFETY DEVICES, FIRE PLACES, ELECTRICAL, HEATING / COOLING. ALTERNATIVE INSPECTIONS OR MORE SPECIFIC DATA COLLECTION(S) MAYBE RECOMMENDED FROM TIME TO TIME WITH RESPECT TO OBSERVED "REDFLAG" ISSUES. OBSERVED AND / OR SENSORY EVIDENCE MAY TRIGGER AN INSPECTORS GENERAL DEFECT LISTING AND THE INSPECTOR MAY RECOMMEND OTHER DISCLOSER WITH REGARD TO ISSUE(S) NOTED. RESPECTIVE AGREEMENT ADDENDUMS MAYBE REQUIRED.

FURTHER EVALUATION(S) MAYBE RECOMMENDED TO MORE KNOWLEDGEABLE PROFESSIONAL(S) AND/OR THEIR EQUIPMENT CAPABILITIES WHICH PROVIDE REQUISITE SKILLS AND/OR CERTIFICATIONS TO PROVIDE CAPABILITIES ABOVE THE GENERAL INSPECTORS. NOTICE: IF AN ALTERATION IS IDENTIFIED OR NOTED, YOU MAY CONSIDER CHECKING WITH THE BUILDING DEPARTMENT FOR PERMIT INFORMATION AND CERTIFICATES OF ISSUE AND COMPLIANCE. THIS ACTION IS EXHAUSTIVE AND IS EXCLUDED BY AGREEMENT.

NOTED A LAWN MOWER STORED IN THE CRAWL SPACE - **NOT RECOMMENDED.**

ADDENDUM(S)

FURTHER TESTING AND/ OR EVALUATION ORDERED BY CUSTOMER

RADON

NOT TESTED.

SYNTHETIC STUCCO PROTOCOL SAMPLING "ERC" OR "EDI"

NOT SAMPLED, RECOMMEND FURTHER EVALUATION REFER TO REPORT.

WATER COLLECTION TEST

NOT TESTED.

SPORE COLLECTION TEST "LEVEL ONE ASSESSOR"

NOT TESTED

ADVISORY:

AS ACKNOWLEDGED BY AGREEMENT PEST INSPECTION IS NOT PART OF THIS INSPECTION.

WOOD DECAY AND ITS CONTROL HAVE BEEN AN IMPORTANT PART OF PEST CONTROL IN SOME AREAS OF THE UNITED STATES. SINCE THE INSPECTOR IS NOT TRAINED IN PEST CONTROL AND DOES NOT TAKE INVASIVE PROBE MOISTURE TESTS, THE CLIENT NEEDS TO TAKE NOTICE OF THE CO 100 - INFESTATION INSPECTION REPORT OF THE HOME.

WOOD DECAY ORGANISMS AND WOOD DECAY IN STRUCTURES SHOULD BE INCLUDED IN THE CO 100 INSPECTION. THE GENERAL INSPECTOR AND/OR HOME INSPECTION COMPANY DOES NOT HAVE AN EXPERT TO IDENTIFY ORGANISMS. ONLY A TRAINED EXPERT OR LABORATORY CAN PROVIDE THE TRUE PRESENTS.

ANALYSIS: RELY OF THE CO 100 FOR WOOD DECAY ORGANISMS IDENTIFICATION AND ANY EXPLANATION(S) IF REQUIRED

RECOMMENDATION: A PEST CONTROL OPERATOR (PCO) UNDERSTANDS ANY OF THE ASSOCIATED PROBLEMS AND KNOWS HOW TO DEAL THEM - ANY CONCERN REGARDING PEST CONTROL CONTACT A SOUTH CAROLINA LICENSED PCO.

IT SHOULD BE KEPT IN MIND THAT INDOOR AIR QUALITY (IOQ) PROBLEMS USUALLY HAVE ADDITIONAL CAUSES. THE LABORATORY REPORT, IF ORDERED SHOULD BE USED CAREFULLY, ASSESS LIKELY CAUSES OF BUILDING RELATED HEALTH OR COMFORT COMPLAINTS AND DEVELOP A COMPREHENSIVE STRATEGY.

THE STRATEGY SHOULD BE HIERARCHICAL. EVIDENCE, IF OBSERVED MAY ASSIST. INSPECTION SHOULD INVOLVE A VISUAL INSPECTION OF ALL BUILDING SPECIFICATIONS,

ADVISORY: INTERPRETATION OF THE LABORATORY RESULTS IS CONFOUNDING BY THE LACK OF UNIVERSALLY ACCEPTED LIMITS OR GUIDELINES. NO PERMISSIBLE EXPOSURE LIMITS (PELs) HAVE BEEN PROMULGATED BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), ALTHOUGH A PERFORMANCE-BASED STANDARD HAS BEEN PROPOSED. NO RECOMMENDED EXPOSURE LIMITS (RELs) HAVE BEEN PUBLISHED BY THE NATIONAL INSTITUTE FOR OCCUPATIONAL SAFETY AND HEALTH (NIOSH). NOR HAVE ANY THRESHOLD LIMITS VALUES (TLVs) BEEN ESTABLISHED BY THE AMERICAN CONFERENCE OF GOVERNMENTAL INDUSTRIAL HYGIENIST (ACGIH).

THE CLIENT IS ENCOURAGED TO MAINTAIN AN ACTIVE REVIEW AND CONSULT WITH THE AGENCIES OR PROFESSIONAL QUALIFIED IN MOLD REMEDIATION ISSUES.

AIR QUALITY IS NOT PART OF THIS INSPECTION - IF YOU HAVE ANY CONCERN REFER TO <http://www.epa.gov/iaq/pubs/hpguide.html> OR SECURE PROFESSIONAL GUIDANCE FOR DIRECTION

REMARKS ACCORDING TO FLORIDA SOLAR ENERGY CENTER (FSEC) - 1-321-638-1004 - RECENT STUDY CONDUCTED - APRIL 2002 *INDOOR ENVIRONMENT BUSINESS* - VOL.11, NO 11 ; 1-866-INDOOR-1:

LEAKY AIR HANDLERS AND COMMON DUCT - "THE LARGEST SOURCE OF WASTED ENERGY IN CENTRAL FLORIDA HOMES ALSO IS A SUBSTANTIAL SOURCE OF INDOOR AIR POLLUTION..... "

AIR HANDLER LOCATION : ACCORDING TO FSEC "THE AVERAGE INSTALLED AIR HANDLER CABINET ALLOWS 6% OF THE SYSTEMS

AIRFLOW TO LEAK IN FROM THE GARAGE OR ATTIC" AIR HANDLER COULD DRAW IN CAR EXHAUST FUMES OR TOXINS FROM CHEMICALS STORED NEAR IT.

INSPECTION CONDITIONS

CONDITIONS / STATUS / ENVIRONMENTAL

RECENT WEATHER CONDITIONS AFFECTING THE INSPECTION

LAST RAIN EVENT 9-29-02.

WEATHER CONDITION(S) AT START OF INSPECTION

CLEAR AND SUNNY.

APPROXIMATE OUTSIDE TEMPERATURE DURING THE INSPECTION

START: DEGREES FAHRENHEIT 80.1
HUMIDITY - RELATIVE % 81.5

STOP: DEGREES FAHRENHEIT 93.2
HUMIDITY - RELATIVE % 70.5.

APPROXIMATE INSPECTION START AND STOP TIMES

START TIME 9:52 AM

STOP TIME 1:48 PM

REVIEWED REPORT (SNAP SHOOT) WITH CLIENT.

PROPERTY OCCUPIED ?

YES, OWNER.

SERVICES

WATER, YES, ELECTRIC, YES.

GENERAL REMARKS

HOME SITE LOCATED INSIDE A SECURITY / GATED COMMUNITY.

SYSTEM COMPONENTS

WATER SERVICE

REPORT DEFINITIONS:

FUNCTIONAL.

PROPERTY ENTRY LOCATION

REALTOR IDENTIFIES PUBLIC WATER SERVICE, INSPECTOR NOTED: BURIED INSIDE METAL OR PLASTIC CONTAINMENT, OBSERVED METER(S) # 52547343 LOCATED AT RIGHT FRONT WITH A SHUT OFF VALVE BEFORE THE METER (WITHOUT TESTING).

BACK FLOW PREVENTION DEVICE NOT OBSERVED - NONE NOTED.

MATERIAL

UNKNOWN - BURIED - NO ACCESS.

POINT OF ENTRY AT HOUSE IF OBSERVED:

NOTED AT, CRAWL SPACE RIGHT OF ENTRY DOOR - NO SHUT OFF VALVE NOTED.

MAIN SHUT OFF

SHUT OFF NOTED BEFORE METER (WITHOUT OPERATING THE VALVE)

VEHICLE PROPERTY ENTRY - PARKING

REPORT DEFINITIONS:

FUNCTIONAL.

DRIVEWAY AND APPARENT TURN AROUND

CONCRETE TYPE WITH STONE OR SEA SHELL TYPE SURFACE FINISH, WITH PAVER SEPARATION JOINTS.

OBSERVED:

NO HOLES AND/OR DAMAGE POSE TRIP HAZARD - PERFORMING MAJOR FUNCTION

SLOPE SEEMS TO DIRECT ANY WATER INTO THE DIRECTION OF THE STREET ENTRY AREA.

GENERAL GROUNDS

REPORT DEFINITIONS:

FUNCTIONAL.

GRADING

GENERALLY THE SLOPE FIVE TO TEN FEET FROM THE HOUSE FOUNDATION APPEARS TO BE AWAY FROM THE FOUNDATION.

GENERAL GRADING BEYOND

LOOKING FROM THE FRONT, GENERAL GRADING AND / OR SLOPE:

OBSERVED - FRONT - RELATIVELY LEVEL

OBSERVED - RIGHT SIDE - RELATIVELY LEVEL

OBSERVED - REAR - RELATIVELY LEVEL AT THE HOME AND GENERALLY SLOPES TOWARD HOUSE FROM THE GOLF CART PATH

OBSERVED - LEFT - RELATIVELY LEVEL.

SWALE(S)

NONE NOTED.

GENERAL EXTERIOR DRAINAGE OR SURFACE DRAIN OR DRAIN TILE

GENERAL REMARKS: GENERAL LOT DRAINAGE APPEARS PERFORMING MAJOR FUNCTION - NO POOLING NOTED

NOTED A GRATE LEFT REAR - LOCATED IN LAWN AREA

PIPE TERMINATION NOT DETERMINED BY INSPECTOR - MOSTLY BERRIED.

SOIL CONDITIONS

WET, TO THE TOUCH

RIGHT REAR APPEARS TO BE VERY WET, RETAINING MOISTURE - THE SOIL FELT FIRM WHEN WALKED.



CULTIVATION - TREES, SHRUBS, PLANTINGS

NEAR - MONITOR AND MAINTAIN IN THE FUTURE.

SURROUNDINGS INDICATING SOME SORT OF ENVIRONMENTAL CONCERNS OBSERVED:

NONE NOTED

(NOTED LAWN MOWER IN THE CRAWL SPACE - NOT RECOMMENDED)

BURIED TANKS, ABOVE GROUND STORAGE TANKS ie: Any type tanks, not excluding propane tanks are not part of this inspection. Tank (propane) distribution system(s) are not part of this inspection. The inspector did not inspect propane tank(s) and/or distribution system(s) related to propane. Recommend an experts report as true conduction prior to commitment.

CONTAINERS - TANKS

BURIED

NOTED ONE PROPANE TANK - NOT INSPECTED - THE INSPECTOR DID NOT INSPECT THE PROPANE SYSTEM. ONLY A PROPANE EXPERT CAN REPORT THE TRUE CONDITION OF THE SYSTEM.

ABOVE GROUND

NONE NOTED.

FENCE(S)

REPORT DEFINITIONS:

FUNCTIONAL.

OBSERVED:

SERVICE YARD FENCE WITH, SLAB ON GRADE INTERIOR, WOOD CLADDING EXTERIOR WITH PRESSURE TREATED POSTS INSERTED INTO THE SOIL, SECURELY FASTENED TO THE TOUCH - APPEARS PERFORMING MAJOR FUNCTION

DOOR OPERATED AS EXPECTED - NO MAJOR DEFECTS.

WALKWAY(S)

REPORT DEFINITIONS:

FUNCTIONAL.

LOCATION(S)

AUTOMOBILE DRIVEWAY TO FRONT ENTRY DOOR.

OBSERVED:

MATERIAL(S): CONCRETE TYPE WITH STONE OR SEA SHELL TYPE IMPREGNATE SURFACE FINISH, WITH PAVER / BRICK SEPARATION JOINTS.



NOTED A METAL TRIP HAZARD AT THE WALKWAY FROM THE GARAGE FRONT MAN DOOR TO THE FRONT DOOR WALKWAY. IT APPEARS TO COVER AN IRRIGATION PIPE - NOT SURE.

YOU MAY CONSIDER REMOVING THE HAZARD.

PATIO(S)

REPORT DEFINITIONS:

FUNCTIONAL.

OBSERVED:

AT GRADE REAR - CONCRETE TYPE WITH STONE OR SEA SHELL TYPE SURFACE FINISH, WITH WOOD SEPARATION JOINTS - PERFORMING MAJOR FUNCTION.

RETAINING WALL(S):

REPORT DEFINITIONS:

FUNCTIONAL.

ADVISORY: REGARDING SEA WALL(S) - ONLY AN EXPERT MARINE ENGINEER CAN PROVIDE A REPORT AS TO THE TRUE CONDITION OF A SEA WALL ON THE PROPERTY. SEA WALLS ON THE PROPERTY ARE NOT INCLUDED IN THIS HOME INSPECTION.

LOCATION

FRONT NEAR ENTRY AREA - ADVISORY : MONITOR GARAGE SIDE WALL - SIDING IS CLOSE TO SOIL CONTACT.



STYLE

WALL APPEARS TO BE INTEGRAL WITH HOUSE FOUNDATION SYSTEM.

MATERIAL(S)

CONCRETE - MASONRY AND BLOCK.

OBSERVED:

NO MAJOR DEFECTS NOTED OR OBSERVED - PERFORMING MAJOR FUNCTION.

CARPORT

REPORT DEFINITIONS:

NONE NOTED.

GARAGE

REPORT DEFINITIONS:

FUNCTIONAL.

GARAGE

VISIBILITY WAS (OBSTRUCTED) DUE TO. PARKED CAR OR CARS AND STORED ITEMS, HANGING ITEMS OR PILED ITEMS AND / OR STACKED ITEMS TYPICALLY FOUND STORED IN A GARAGE ie: LAWN AND GARDEN, SPORTS ITEMS, TOOLS ETC.

NOTED: SIDE BY SIDE PARKING - 2 CAR GARAGE - STAGGERED.

FABRICATION - STRUCTURE

ATTACHED - WOOD FRAMING INTEGRAL WITH MAIN HOUSE.

FLOOR:

MATERIALS OBSERVED: MASONRY - CONCRETE FINISHED

NOTED: NON-COMBUSTIBLE FINISH SURFACE APPEARS TO BE FLAT WITHOUT DRAIN, VISIBLE

ANALYSIS: FINISH FLOORS IN A GARAGE PARKING AREA NORMALLY SLOPE TO A DRAIN OR TOWARD THE MAIN ENTRY DOORWAY(S). SLOPE - FACILITATION OF LIQUID DRAINAGE. THE CONDITION IS PRE-EXISTING.

OBSERVED:

NO MAJOR DEFECTS OBSERVED

OBSERVED TYPICAL STRESS CRACKS - MINOR IN NATURE (CAN NOT PLACE A NICKEL IN THE CRACK WIDTH) - NO DISPLACEMENT NOTED IN ELEVATION



THE THREE INDIVIDUAL CRACKS ARE LOCATED:

NOTED CENTRAL TO THE GARAGE - STRETCHING LEFT TO RIGHT (FACING FRONT OF HOUSE) ABOUT 25' LONG - CRACK DOES NOT APPEAR TO ENTER UNDER THE WALLS

NOTED FROM THE LEFT AUTOMOBILE DOOR LEFT SIDE A CRACK RUNNING ON AN ANGLE ABOUT 4' LONG

NOTED FROM THE MAN DOOR FRONT A CRACK RUNNING ON AN ANGLE ABOUT 4' LONG

ANALYSIS: IT HAS BEEN KNOWN THAT PEST CAN ENTER WIDE CRACK AREAS. A WIDE CRACK AREA WOULD BE ABOUT TWO NICKELS BACK TO BACK ENTERING A CRACK.

RECOMMEND: MONITOR CRACKS WHICH ENTER UNDER ANY WALL. ASK PEST CONTROL EXPERT FOR ADVISE AND DIRECTION.

INTERIOR WALLS

MATERIALS OBSERVED: PANELED - WOOD - PLYWOOD SHEATHING.

OBSERVED:

NO MAJOR DEFECTS OBSERVED.

WINDOW(S) OBSERVED FROM INTERIOR

NOTED.

REPORT DEFINITIONS:

FUNCTIONAL.

WINDOW TYPE OBSERVED:

NOTED IN THE GARAGE AREA, DOUBLE HUNG, NO SCREEN(S) - NOTED.

OBSERVED:

MOST SEEM TO HAVE INSULATED GLAZING (DOUBLE PANE GLASS) NO FOG OBSERVED, NO MAJOR DEFECTS OBSERVED OR NOTED OR NO BROKEN GLASS OBSERVED, WINDOW MECHANISM(S) OPERATED AS EXPECTED - PERFORMING MAJOR FUNCTION.

VEHICLE DOOR(S):

NOTED - WITH OPERATOR(S)

REPORT DEFINITIONS:

FUNCTIONAL.

TYPE

TWO, 12 FOOT +/- WIDE, AUTOMOBILE OVERHEAD DOOR, WITH HORIZONTALLY HINGED SECTIONS, FABRICATED FROM WOOD / COMPOSITE TYPE FABRICATION.

OBSERVED:

ADVISORY: REMOTE DOOR OPENER ACTIVATING DEVICE IS NOT PART OF THIS INSPECTION. THE REMOTE DEVICE(S) IS NOT PART OF THIS INSPECTION. INSPECTOR PERFORMED A GENERAL FUNCTIONAL OPERATION TEST, OPERATED FROM WALL SWITCH.

BOTH:

WHILE DOOR(S) WERE CLOSING THE INSPECTOR APPLIED RESISTANCE TO THE CLOSING DOOR(S) AND DOOR(S) REVERSED, AS EXPECTED, TEST TWO - WHILE DOOR(S) WERE CLOSING THE INSPECTOR OBSTRUCTED THE SAFETY ELECTRIC EYE (BEAM) NEAR THE FLOOR AND THE DOOR(S) REVERSED AS EXPECTED

NO MAJOR DEFECTS NOTED.

OTHER DOORS - MAN DOORS

(INTERIOR GARAGE TO INTERIOR MAIN HOUSE) EXITING MAN DOOR - ONE METAL - HINGED ONE SIDE, LOCKED, OPENED AND CLOSED - OPERATED AS EXPECTED



(GARAGE INTERIOR TO EXTERIOR)

OBSERVED ONE MAN DOOR EXITING TO, SERVICE YARD - OPERATED AS EXPECTED

OBSERVED ONE MAN DOOR AT FRONT OPERATED AS EXPECTED - NOTED A SMALL STAIN ON THE MASONRY FLOOR BETWEEN THE MAN DOOR AND AUTOMOBILE DOOR. APPEARS MOISTURE HAS ENTERED THIS AREA. INTRUSION APPEARS NOT MAJOR, HOWEVER AS A PRO-ACTIVE ACTION **RECOMMEND ASK A HANDYMAN SERVICE REAPPRAISE THE AREA AND SEAL FOR ANY MOISTURE INTRUSION.**

GARAGE CEILING

SMOOTH SURFACE NOTED - NO MAJOR DEFECTS OR STAINS OBSERVED - APPEARS PERFORMING MAJOR FUNCTION.

GARAGE ATTIC

NONE OBSERVED FROM INSIDE GARAGE - ENCLOSED CEILING - NO ACCESS FROM GARAGE FLOOR AREA - REFER TO "UNFINISHED AREAS" SECTION OF THIS REPORT - ACCESS MAYBE NOTED FROM MAIN HOUSE ATTIC.

SUPPORT SYSTEM(S)

UNKNOWN - NO ACCESS - CONCEALED.

GARAGE PORCH(S) AND/OR DECK(S)

NONE OBSERVED.

OPTIONAL SYSTEM(S)

IRRIGATION SYSTEMS

IRRIGATION SYSTEMS ARE NOT PART OF THIS INSPECTION. REPORT MAY ACKNOWLEDGE IRRIGATION PRESENT OR NOT PRESENT, IF NOTED

NOTED AN AUTOMATIC IRRIGATION SYSTEM CONTROL CABINET MARKED, TORO, MODEL GREENSKEEPER

RAIN GAUGE - NOT INSPECTED FOR FUNCTION, PRESENT.

REMARKS:

HEARD THE SYSTEM WATER SPRAY THE GROUNDS, THE INSPECTOR DID NOT OBSERVE DISTRIBUTION OR SPRAY HEADS - NO ACCESS (BURIED) DISTRIBUTION AND SPRAY HEADS OBSTRUCTED VIEW (CULTIVATION)

ZONES OBSERVED AT THE PROPERTY 5 - HOWEVER 2 MORE APPEAR TO BE PRESENT - NOT OBSERVED

SOME MAYBE THE UNDERGROUND FEED STYLE.

POOL(S)

POOL(S) ARE NOT PART OF THIS INSPECTION BY AGREEMENT. THE INSPECTOR DOES NOT INSPECT POOL(S), SPA'S OR RELATED POOL DISTRIBUTION SYSTEMS - REPORT MAY ACKNOWLEDGE PRESENT OR NOT PRESENT, IF NOTED

NONE NOTED AND/OR OBSERVED.

This inspection report, by contract does not consider swimming pool(s), hot tub(s) and/or of similar type equipment inspections and/or the related supply equipment system(s). ie: pool heater(s), pump(s), filter(s), pipe - distribution systems. The **inspector did not inspect** swimming pool(s), hot tub(s) and/or of similar type equipment not excluding the related supply system(s). **Recommend a licensed contractor inspection service** examine the true condition of any swimming pool(s), hot tub(s) and/or of similar type equipment and/or the related supply systems before commitment.

WHOLE HOUSE VACUUM SYSTEMS

VACUUM SYSTEM(S) ARE NOT PART OF THIS INSPECTION BY AGREEMENT. THE INSPECTOR DID NOT INSPECT CENTRAL VACUUM SYSTEM(S) - REPORT MAY ACKNOWLEDGE WHOLE HOUSE VACUUM(S) PRESENTS OR NOT PRESENT, IF NOTED

INSPECTOR NOTED WHOLE HOUSE VACUUM(S) PRESENT, LOCATED AT, GARAGE AREA.

NUTONE - MODEL CV-450W.

REMARKS:

NOTED PLUGGED IN ELECTRIC CORD - ACTIVATED MANUAL CONTROL SWITCH LOCATED ON MAIN UNIT - HEARD MOTOR RUN - EXHAUSTIVE ENGINEERING VACUUM EVALUATION(S) ARE EXCLUDED FROM THIS INSPECTION.

House vacuum system(s) are **not part of this inspection**. The inspector **did not inspect** the vacuum system(s). A report to the true vacuum system condition can only be done by an expert central vacuum system contractor.

EXTERIOR

EXTERIOR

REPORT DEFINITIONS:

FUNCTIONAL.

Areas hidden AND / OR concealed from view can not be judged and are not a part of this inspection.

DISCERNIBLE LOCATION NOTED

ENTIRE MAIN HOUSE BODY. GARAGE AND CHIMNEY.

MATERIAL:

WOOD CLAP BOARD SIDING MOUNTED, LAYING FLAT AND SMOOTH TO THE BUILDING, HORIZONTALLY - LOCATED ON TWO FULL SIDES AND PARTIALLY ON FRONT AND BACK



FRONT AND BACK MAIN HOUSE BODY:

STUCCO

ADVISORY: THE ONLY TRUE METHOD OF DETERMINING THE TRUE CLADDING SYSTEM (EIFS OR CONVENTIONAL) APPLIED AT THE HOME IS BY AN INVASIVE INSPECTION. INVASIVE PROBING IS EXCLUDED BY AGREEMENT FOR THIS INSPECTION, OBSERVED STUCCO CLADDING APPEARS TO BE, THE EXTERIOR CLADDING SYSTEM AT THE HOUSE APPEARS TO CONSIST PRIMARILY OF ONE HALF (1/2") INCH THICK +/- CONVENTIONAL MASONRY STUCCO COMPONENTS OR HARD COAT, UTILIZING PLASTIC HARDWARE ACCESSORIES..

HARD COAT GENERALLY CONSISTS OF: PRIMARILY COMPOSED OF FIBER FILLED CEMENT, WATER AND SAND

OBSERVED: THE EXTERIOR CLADDING DOES HAVE, RECOMMEND SEALING CONFIGURATION SEEN @ DISSIMILAR MATERIAL CONTACT @ WINDOWS AND DOORS, RECOMMENDED HEAD FLASHING IS NOT VISIBLE @ ABOVE DOOR AND WINDOW LOCATIONS

INCONSISTENCIES PRESENT @ DISSIMILAR MATERIAL CONTACT ie: INDUSTRY RECOGNIZED SEALING AT DISSIMILAR MATERIAL CONTACT (SOFFIT / WALL, KICK OUT FLASHING / STUCCO CLADDING TO WOOD SIDING) NOT SEEN. OMISSION AT THESE AREAS IS TYPICAL AND GENERALLY EASILY REMEDIED.

NOTED KICK OUT FLASHING PRESENT - FOUND @ EXPECTED LOCATION(S) ie: ROOF RAKES ; TO CONTRIBUTE TO PREVENTION OF CASCADING DRAINAGE (FROM ROOF SYSTEM) FROM ENTERING WALL CAVITY SYSTEM.

ADVISORY: NORMALLY EXPECTED WITH CONVENTIONAL / HARDCOAT STUCCO SYSTEMS EXPANSION JOINTS SHOULD BE SEEN @ FENESTRATION ie: DOORS, WINDOWS, EVERY 144 SQUARE FEET OF SURFACE AREA +/- AND CONSISTENT SEALING AND HEAD FLASHING AND CONSISTENT END WALL TERMINATION SEALING AT DISSIMILAR MATERIAL CONTACT.

RECOMMEND: IF YOU HAVE CONCERN ASK THE BUILDER TO PRODUCE THE DESIGN SPECIFICATION AND DISCUSS THE CLADDING COMPONENTS THAT COMPRISE THE EXISTING SYSTEM AND THE MISSING FEATURES GENERALLY PART OF A HARD COAT STUCCO CLADDING SYSTEM. REGARDING SEALING AT THE DISSIMILAR CONTACT, CAULKING CAN BE ADDED IN THE FUTURE.

REGARDING FUTURE MAINTENANCE: NECESSARY UPKEEP, ONLY USE THE STRICT MATERIALS RECOMMENDED BY THE MANUFACTURER, DEPEND LARGELY UPON THE CEMENTITIOUS MIX, BINDING AGENTS, TYPE OF LATHE(SUBSTRATUM INSTALLED AS A BASE) AND TYPE OF FINISH COAT(S). APPLICATION AND INSTALLATION OF THE SPECIFIED COMPONENTS (WHICH COMPRISE THE SYSTEM) ARE INTEGRAL TO SYSTEM PERFORMANCE ie: PLIABLE SEALING CONFIGURATIONS (NEEDED AT ALL DISSIMILAR MATERIAL CONTACT), FLASHING AND THE LIKE, ie: SOFFIT / CLADDING, WINDOW / CLADDING, DOOR / CLADDING, REFRIGERANT LINE(S) / CLADDING, TV WIRE / CLADDING, PLUMBING / CLADDING, VENT(S) / CLADDING, ROOF RAKE KICK OUTS / CLADDING (WHERE APPLICABLE).

IF SATISFACTION IS NOT PROVIDED HAVE A CERTIFIED LICENSED STUCCO INSPECTIONS COMPANY PROVIDE THE TRUE EXPLANATION REGARDING THE CLADDING SYSTEM INSTALLED AT THE HOUSE.

THE RAISED FOUNDATION AND RETAINING WALLS APPEAR TO HAVE DIRECT APPLIED STUCCO.

OBSERVED:

RIDGE LINE OF ROOF WAS SIGHTED FROM STREET SIDE NOTED: STRAIGHT RIDGE LINE

NOTED AT THE DORMER : THE VERTICAL TRIM BOARDS EXTEND ALMOST TO THE ROOF SHINGLE. OBSERVED TRAPPED DEBRIS @ CONTACT POINTS (BOTH SIDES OF ALL DORMER)



ANALYSIS: TRAPPED DEBRIS CAN FACILITATE MOISTURE PROBLEMS IN THE FUTURE

RECOMMEND: ASK A HANDYMAN SERVICE FAMILIAR IN THE CARPENTRY TRADE TO MODIFY THE VERTICAL TRIM BOARDS - REMOVING THE TRAP @ THE CONTACT POINTS.

OBSERVED FROM EXTERIOR: ie: CORNER(S), RAKE(S), SKIRT(S), FASCIA(S), SOFFIT(S), EAVE(S), WINDOW(S), DOOR(S) AND / OR BOARDERS - TRIM:

NOTED:

RESPECTIVE NUMBER OF WINDOWS AND DOORS.

REPORT DEFINITIONS:

FUNCTIONAL.

TRIM MATERIAL

WOOD AND STUCCO ACCENT BAND, MOST LIKELY FABRICATED FROM FOAM. THE FOAM SHOULD BE APPLIED ON TOP OF THE HARDCOAT SYSTEM. THIS APPLICATION IS NOT CONSIDERED SYNTHETIC STUCCO.

OBSERVED:

NO MAJOR DEFECTS OBSERVED

NOTED AT THE WOOD SIDES AND WINDOWS: IT APPEARS THE WINDOWS WERE CAULKED IN PLACE AND THE VERTICAL TRIM WAS INSTALLED OVER THE CAULKING. THIS FEATURE SHOULD FACILITATE KEEPING MOISTURE OUT.

HOSE BIBBS

HOSE BIBB(S) WERE NOTED AROUND THE EXTERIOR OF THE HOUSE - OBSERVED # 2 WHEN TURNED ON WATER CAME OUT AND SHUT OFF AS EXPECTED - OPERATED.

ACCESSIBLE EXTERIOR MAN DOORS

ENTRY DOOR(S) WOOD, CONTAINS SOME GLAZING, NO FOG OBSERVED, NO BROKEN GLASS OBSERVED

OTHER DOORS AROUND THE HOUSE, NOT EXCLUDING PORCH(S), DECK(S) SOME CONTAINS GLAZING, NO FOG OBSERVED FROM EXTERIOR, NO BROKEN GLASS OBSERVED.

NO SCREENS NOTED.

OBSERVED:

DOORS OPENED AND CLOSED AND LOCKED AS EXPECTED - PERFORMING MAJOR FUNCTION

REQUIRES ADJUSTMENT AND OR ALIGNMENT @ LIVING ROOM AND FRONT ENTRY (APPEARS THRESHOLD GASKET ON FRONT DOOR IS DEFECTIVE) REFER TO INTERIOR SECTION OF THIS REPORT.



WINDOWS NOTED FROM EXTERIOR

FIXED AND DOUBLE HUNG, WITHOUT SCREENS - SOME PILES OF SCREENS SEEN IN ATTIC AREAS.

FINISHED MATERIAL OBSERVED:

PLASTIC OR VINYL CLAD.

OBSERVER:

MOST SEEM TO HAVE INSULATED GLAZING (DOUBLE PANE) NO FOG NOTED - FROM EXTERIOR, NO BROKEN GLASS OBSERVED, RANDOMLY OBSERVED CAULK - APPEARS PERFORMING MAJOR FUNCTION - MONITOR AND MAINTAIN IN THE FUTURE.

Refer to "GENERAL INTERIOR" section of this report for window functional test data.

HOUSE PORCH(S) AND / OR DECK(S) IF PRESENT AND ACCESSIBLE

REPORT DEFINITIONS:

FUNCTIONAL.

FRONT ENTRY

DIRT FILLED FOUNDATION - ROOF OVER, NOT ENCLOSED - OPEN ALL EXPOSED SIDES.

FRONT ENTRY PORCH(S) OR DECK(S)- ACCESSIBLE COMPONENTS OBSERVED

DIRT FILLED INTERIOR TO INTEGRAL FOUNDATION - CURRENTLY APPEARS PERFORMING MAJOR FUNCTION, NO MAJOR DEFECTS OBSERVED OR FELT AT TIME OF INSPECTION

STEPS TO ENTRY DOOR THRESHOLD OR LANDING - # 9 NOTED HANDRAIL, SECURE TO THE TOUCH.

FOUNDATION

APPEARS INTEGRAL TO THE MASONRY HOUSE FOUNDATION, FOOTINGS, BURIED - NO ACCESS, NOT OBSERVED - NOT INSPECTED.

OTHER MAIN HOUSE PORCH(S) AND/OR DECK(S)

NOTED.

LOCATION

REAR.

EGRESS

PORCH INTERIOR TO MAIN HOME INTERIOR MAN DOOR(S) HINGED STYLE (SOME STICKING)

PORCH INTERIOR MAN DOOR TO EXTERIOR - MAN DOOR - NONE NOTED.

OTHER MAIN HOUSE PORCH(S) OR DECK(S)- ACCESSIBLE COMPONENTS OBSERVED

CURRENTLY APPEARS PERFORMING MAJOR FUNCTION, NO MAJOR DEFECTS OBSERVED OR FELT AT TIME OF INSPECTION

STEPS TO ENTRY DOOR THRESHOLD OR LANDING - # 9 NOTED HANDRAIL, SECURE TO THE TOUCH

LOOKING AT THE GOLF CART PATH FROM THE DECK - STAIRS ON THE RIGHT HAS ON LOOSE STAIR TREAD - THIS TREAD DOES NOT HAVE A MAJOR DEFECT REQUIRES FURTHER FASTENING ADJUSTMENT - MONITOR AND MAINTAIN.

ONE END OF THIS DECK HAS A PLANTER - NOTED ON THE EXTERIOR FOUNDATION WEEP HOLES (PIPES) RECOMMEND MONITOR AND MAINTAIN IN THE FUTURE.



FOUNDATION(S)

APPEARS INTEGRAL TO THE HOUSE FOUNDATION AND APPEARS DIRT FILL, FOOTINGS, BURIED - NO ACCESS, NOT OBSERVED - NOT INSPECTED.

IF DISCERNIBLE; WERE ALTERATION(S) / MODIFICATION(S) DONE TO ORIGINAL HOUSE DESIGN ?

NO.

ROOF

ROOFING

REPORT DEFINITIONS:

FUNCTIONAL.

LOCATION

DISCERNIBLE MAIN HOUSE(S) AND DISCERNIBLE GARAGE.

STYLE

GABLE TYPE.

MATERIAL

DESCRIPTION OF MATERIALS - FIBERGLASS ASPHALT COMPOSITE TYPE SHINGLES.

OBSERVED:

FROM GROUND WITH BINOCULARS, OBSERVED 75 % CONDITION(S) - CLEAN, FRESH COLOR, DEBRIS NOTED ON ROOF SURFACE (PINE STRAW, LEAVES, ETC.). REMOVAL OF DEBRIS RECOMMENDED - MAINTAIN, ROOF COVERING OBSERVED SHOWING NORMAL WEAR FOR AGE.

FOG (BROKEN SEAL) ADVISORY: DOOR WINDOWS, WINDOWS, SKYLIGHTS and ROOF WINDOWS:

Random examination and predominate types will be reported. Cracked glass will be reported as broken glass, because a crack in glass is a break.

Insulated (multiple panes) glazing, seal failure may or may not be obvious to the inspector. It is often not noted because of dirty glass and/or applied film and/or coverings and/or weather conditions. If noted it will be reported.

Seal failure is more a cosmetic concern to most people.

SKYLIGHTS - ROOF WINDOWS - ATRIUM TYPE ENCLOSURES

OBSERVED FROM THE LOT GRADE.

QUANTITY OBSERVED FROM EXTERIOR

SEVEN.

STYLE

APPEAR FIXED TYPE.

OBSERVED:

OBSERVED NO MAJOR DEFECTS - APPEARS PERFORMING MAJOR FUNCTION - REFER TO "INTERIOR SECTION" OF THIS REPORT FOR ANY AND MORE DETAIL.

CHIMNEY(S)

CHIMNEY(S)

OBSERVED CHIMNEY(S) - ONE.

STYLE

STUCCO TYPE SIMILAR TO MAIN HOUSE BODY - REFER TO "UNFINISHED AREA" SECTION IF INTERIOR WAS OBSERVED.

OBSERVED:

FROM LOT GRADE, USING BINOCULARS, SPARK ARRESTER NOTED, RAIN CAP NOTED COVERING FLUE PIPE NOTED.

DISCERNIBLE ROOF FLASHING(S)

FLASHING AREA(S) ACCESSIBLE FROM INTERIOR - REFER TO "INTERIOR SECTION" AND/OR "ATTIC" SECTION OF THIS REPORT FOR POSSIBLE OBSERVATION

ROOF PROTRUSION - PRESENT.

FLASHING

AT CHIMNEY - NOTED, OBSERVED COPPER STEP TYPE

AT VENT(S) AND ATTIC EXHAUST FAN HOODS - NOTED, OBSERVED GALVANIZED TYPE, WITH RUBBERIZED APRON MEMBRANE AROUND PIPE(S)

OBSERVED:

NO MAJOR DEFECTS NOTED.

ROOF DRAINAGE

REPORT DEFINITIONS:

FUNCTIONAL.

ROOF DRAINAGE

DRAINAGE FALLS DIRECTLY FROM ROOF EDGE TO GRADE - NOTED SOIL DEPRESSION(S) NO DRIP EDGE OBSERVED ABOVE FASCIA AND UNDER ROOF COVERING, SHINGLES ONLY

DIVERTER NOTED

GUTTERS AND/OR DOWNSPOUT NOTED, ALUMINUM TYPE.

OBSERVED:

GUTTER EXTENSION APPEARS TO DISCHARGE INTO PIPE OR HOLE IN GROUND - THE INSPECTOR DID NOT DETERMINE WHERE THIS SYSTEM TERMINATES - NOT INSPECTED.

UNFINISHED AREAS

CRAWL SPACES

REPORT DEFINITIONS:

FUNCTIONAL.

CRAWL SPACE(S)

ENTERED AT FOUNDATION ACCESS PANEL - HINGED DOOR RIGHT SIDE OF HOUSE

APPROXIMATE CLEARANCE BETWEEN BOTTOM OF JOIST AND INTERNAL GRADE, MEASURED AT ENTRY ABOUT 5' +/-

INSPECTOR CRAWLING THROUGH OUT - WHERE NO OBSTRUCTION FROM SERVICE PIPES AND/OR ITEMS LIKE HEATING/COOLING UNITS.

OBSERVED:

FLOOR SURFACE, DIRT

MANY PIPES BELIEVED TO CARRY/SUPPLY THE HOUSE UTILITIES APPEAR TO BE, INSULATED SERVICE PIPES

WASTE PIPE(S) NOTED IN CRAWL SPACE, ANGLE OF MAIN (LARGEST DIAMETER OBSERVED) APPEARS DIRECTED TOWARD THE MAIN EXIT POINT, DISCHARGE LEAVING THE HOUSE APPEARS CONNECTED HOWEVER MOST OF THE SYSTEM IS BURIED AND IS CONCEALED FROM VISION. DETERMINATION OF WHERE SEWAGE GOES AFTER LEAVING THE IMMEDIATE HOUSE SYSTEM UNDETERMINED.

DUCTWORK NOTED, INSULATED - **DRIPPING WATER**

VENTILATION, NOTED.



VAPOR BARRIER, NOTED OVER DIRT FLOOR

MOISTURE EVIDENCE BY, EFFLORESCENCE NOTED ON FOUNDATION WALL AT RIGHT REAR (LOOKING FROM FRONT OF HOUSE), FELS DAMP

OBSERVED : WATER ON TOP OF THE VAPOR BARRIER - LOCATION LEFT REAR (WET BAR / KITCHEN AREA)



INSULATION CRAWL SPACE

INSULATION NOTED, FIBERGLASS BATTS OR ROLLED ABOUT 6 INCHES +/- THICK WITH VAPOR BARRIER FACING THE HEAT SOURCE, WITH NET TYPE CONTAINMENT COVERING THE FLOOR JOIST.

DEFINITIONS: FOOTINGS ARE THE BASES ON WHICH THE FOUNDATION RESTS. FOOTINGS SUPPORT AND DISTRIBUTE THE WEIGHT OF THE STRUCTURE TO THE SOIL. USUALLY FOOTINGS ARE BELOW THE GRADE LINE AND NOT VISIBLE.

THE FOUNDATION IS THE PART OF THE STRUCTURE THAT SUPPORTS IT, TRANSMITS THE WEIGHT OF THE STRUCTURE FROM ABOVE-GRADE WALLS TO THE FOOTINGS AND RESPECTIVELY PROTECTS THE STRUCTURE FROM THE EFFECTS OF SOIL PRESSURE UPON IT.

REPORT DEFINITIONS:

FUNCTIONAL.

TYPE

RAISED FOUNDATION WITH, CONVENTIONAL WOOD FABRICATION LAID TO REST ON TOP OF CONVENTIONAL FOUNDATION. THE FABRICATED SILL EDGES REST ON A LEDGE AT THE TOP OF THE FOUNDATION WALL. BETWEEN THE EXTERIOR FOUNDATION AND THE WOOD SILL PLATE AN APPARENT METAL SHIELD - SEE METAL EDGE.

MATERIAL

BLOCK AND MORTAR.

COLUMNS

NOTED.

MATERIAL

BLOCK AND MORTAR - TOP BLOCK APPEARS TO BE A THINNER BLOCK AND COULD BE SOLID.

OBSERVED:

OBSERVED RAISED FOUNDATION, NO MAJOR CRACKS OBSERVED - APPEARS PERFORMING MAJOR FUNCTION. VISIBILITY OBSTRUCTED DUE TO DEBRIS, VEGETATION AND SOIL



VERTICAL APPEARS, UNIFORM ALLY SQUARE - RELATIVE

NOTED AT THE THE FRONT PORCH AND REAR PORCH AREAS - MANY HOLES HORIZONTICALLY PLACES ABOUT 1' +/- APART. THE HOLES ARE ABOUT 4' +/- FROM THE DIRT FLOOR. OBSERVED AT THE FRONT PORCH ABOUT UNDER THE FRONT DOOR AREA HAMMER HOLE IN MASONRY ABOUT 18" SQUARE - INDICATION OF PREVIOUS INVASIVE INSPECTION AND / OR MAINTENANCE. YOU MAY WANT TO ASK THE OWNER ABOUT THE THE DESCRIBED - PROVIDE EXPLANATION.

FLOOR ABOVE CRAWL SPACE

REPORT DEFINITIONS:

FUNCTIONAL - MOSTLY CONCEALED BY THE INSULATION AND NETTING AND PIPES.

FRAMING TYPE

WOOD 2 X 10 FLOOR JOIST ON 16 INCH CENTERS +/-, WITH STRAPPED BEAMS. THE BEAM IS FABRICATED FROM TRIPLE STRAPPED, 2 X 10 's, OBSERVED BLOCKING BETWEEN JOIST IN PLACES.

OBSERVED:

OBSERVED NO DEFECTS WHERE ACCESSIBLE - APPEARS PERFORMING MAJOR FUNCTION

BOLTING OBSERVED - OBSERVED SILL PLATE(S) HAVE A THREADED ROD AND NUT FIXED ABOVE THE SILL PLATE(S). APPARENT SILL PLATE(S) ATTACHMENT TO FOUNDATION.

ATTIC(S)

GARAGE

NOTED - KNEE WALL TYPE.

REPORT DEFINITIONS:

FUNCTIONAL.

GARAGE ACCESS

ATTIC SPACE FINISHED OFF - USED AS BONUS ROOM, BONUS ROOM ATTIC ACCESS, WALL PANEL OR DOOR OBSERVED, ENTERED AND / OR WALKED OR CRAWLED END TO END WHERE INSPECTOR WAS NOT OBSTRUCTED.

GARAGE SUPPORT SYSTEM(S)

CONVENTIONALLY FRAMED OF WOOD ON ABOUT 16 INCH CENTERS +/-, CONTAINING CEILING ROOF RAFTERS SIMILAR TO MAIN HOUSE, NOTED KNEE WALL ATTACHED UNDER ROOF RAFTERS, DESIGNED PURPOSE TO SUPPORT ROOF RAFTER SPAN, ROOF SHEATHING (DECKING) OBSERVED PLYWOOD, MOSTLY CDX TYPE OBSERVED.

OBSERVED:

LIGHT WHICH COORDINATES WITH THE EXTERIOR SYSTEMS COMPONENTS OBSERVED, SOFFIT VENTING SYSTEM, FLOORING, MOSTLY FLOORED.

STORAGE PROVISIONS, RECOMMEND LIGHT STORAGE ONLY.

MAIN HOUSE

NOTED - 4.

REPORT DEFINITIONS:

FUNCTIONAL.

MAIN HOUSE(S) ACCESS

MAN DOORS IN WALLS.

MAIN HOUSE(S) SUPPORT SYSTEM(S)

CONVENTIONALLY FRAMED ROOF RAFTERS AND PRE-ENGINEERED FLOOR JOIST SYSTEM (TJI IS ONE STYLE) OF WOOD ON ABOUT 16 INCH CENTERS, CONTAINING CEILING ROOF RAFTERS, 2 X 8 WITH A WOOD RIDGE BEAM, ROOF RIDGE LEVEL TO THE EYE - NO MAJOR DEFECTS OBSERVED, NOTED COLLAR BEAMS ATTACHED TO ROOF RAFTERS, PURPOSE TO ASSIST IN THE RESISTANCE OF HIGH WIND CONDITIONS, NOTED KNEE WALL ATTACHED UNDER ROOF RAFTERS, DESIGNED PURPOSE TO SUPPORT ROOF RAFTER SPAN, ROOF SHEATHING (DECKING) OBSERVED PLYWOOD, MOSTLY CDX TYPE OBSERVED.

OBSERVED:

STORED ITEMS OBSERVED, OBSTRUCTED VISIBILITY, 25 % STACKED AND / OR PILED (WINDOW / DOOR) SCREENS - INSPECTOR DID NOT INSPECT THE SCREENS OR DETERMINE PROPORTION, LIGHT WHICH COORDINATES WITH THE EXTERIOR SYSTEMS COMPONENTS OBSERVED, RIDGE VENT, SOFFIT VENTING SYSTEM, THERMOSTAT CONTROL FAN(S) FLOORING, PARTLY FLOORED, HOT WATER TANK(S) OBSERVED MANY PIPES BELIEVED TO CARRY / SUPPLY THE HOUSE UTILITIES, PIPE MATERIAL APPEARS TO BE, MOSTLY INSULATED WITH TYPICAL FOAM PIPE COVERING, AIR HANDLER SYSTEM, DUCTWORK NOTED, INSULATED, STORAGE PROVISIONS, RECOMMEND LIGHT STORAGE ONLY.

DISCERNIBLE ADDITIONS / MODIFICATIONS

NONE NOTED.

GENERAL STRUCTURE

REPORT DEFINITIONS:

NO MAJOR STRUCTURAL DEFECT EVIDENCE WAS NOTED OR OBSERVED, APPEARS IN NORMAL CONDITION FOR ITS AGE.

INSULATION GARAGE

GARAGE INSULATION

NONE NOTED.

WALLS

NOT DETERMINED.

INSULATION MAIN HOUSE

MAIN HOUSE INSULATION ATTIC(S)

TYPE, FIBERGLASS BATT OR ROLL CONTAINING VAPOR BARRIER FACING THE MOISTURE SOURCE. BETWEEN ATTIC FLOOR JOIST SYSTEM, APPARENT THICKNESS 8 INCHES +/-, WITH AN R FACTOR +/-

WALLS

NOT DETERMINED

OBSERVED MANY PIPES BELIEVED TO CARRY / SUPPLY THE HOUSE UTILITIES, PIPE MATERIAL APPEARS TO BE, MOSTLY INSULATED WITH

TYPICAL FOAM PIPE COVERING.

DUCTWORK OBSERVED, INSULATED.

CHIMNEY(S) - INTERIOR RACE

IF ACCESSIBLE A VISUAL INSPECTION OF THE INTERIOR FLUE IS CONDUCTED FROM THE INTERIOR OF THE HOME AND REPORTED IN "FIRE PLACE(S) AND / OR WOOD STOVE" SECTION OF THIS REPORT.

REPORT DEFINITIONS:

FUNCTIONAL.

TYPE:

PLYWOOD RACE(S) IS/ARE ACCESSIBLE FROM ATTIC SPACE, INSPECTOR ENTERED RACE(S) - OBSERVED ABOUT 60% OF THE RESPECTIVE INTERIOR RACE(S), NOTED: OBSERVED METAL BULKHEAD FASTENED BETWEEN JOIST (SEPARATION BETWEEN FLOORS) CDX PLYWOOD FASTENED TO CONVENTIONAL WOOD FRAMING.

OBSERVED FROM INSIDE RACE(S) - DEFECT(S):

SEE LIGHT AT FLASHING JOINT - APPARENT OPENING - RECOMMEND MONITOR - NO STAINS OBSERVED - NO ACTIVE LEAKS NOTED.



DISCERNIBLE FLASHING(S)

OBSERVED:

APPARENT AREA OF VENT FLASHING FROM INTERIOR - APPEARS PERFORMING MAJOR FUNCTION, NO ACTIVE LEAK NOTED.

VENTILATION

VENTILATION ATTICS

NOTED.

OBSERVED FROM EXTERIOR

RIDGE VENT, SOFFIT VENT AND ELECTRIC THERMOSTATIC TYPE CONTROLLED FAN HOODS.

DISCERNIBLE FROM UNFINISHED ATTIC INTERIOR AREA(S)

SEE LIGHT FROM EXTERIOR WHICH COORDINATES WITH EXTERIOR OBSERVED.

OBSERVED FROM INTERIOR ACCESS:

UPON ENTRY TO THE TOP ATTIC AREA INSPECTOR MEASURED RIDGE TEMPERATURE WITH LAZAR - RESULT 126 DEGREES F

FAN NOT OPERATING. FAN LOCATION IS AN AREA LESS THAN THREE FEET AND INSPECTOR COULD NOT ACCESS.

ANALYSIS: NORMALLY ATTIC TEMPERATURES SHOULD BE WITHIN ABOUT 15 DEGREES F OF AMBIENT. REFER TO THE ATTIC BOUCHER ATTACHED TOT HE ORIGINAL REPORT ONLY EXPLAINING THE INDUSTRY RECOGNIZED VENTILATION.

RECOMMEND: ASK A HANDYMAN SERVICE PROVIDE REPAIRS - VERIFY BOTH FANS ARE FUNCTIONAL. IN THE FUTURE MONITOR THE ATTIC TEMPERATURE TO VERIFY PROPER VENTILATION HAS BEEN PROVIDED BY DESIGN.



SIDE WALLS

NO EVIDENCE NOTED TO INDICATE A NEED TO INCREASE VENTILATION.

DISCERNIBLE VENTILATION CRAWL SPACE(S)

A GENERAL RULE OF THUMB:

WITH A VAPOR BARRIER, ABOUT 1 SQUARE FOOT OF FREE VENT IS NEEDED FOR EVERY 1,500 SQUARE FEET OF FLOOR AREA



WITHOUT A VAPOR BARRIER, ABOUT 1 SQUARE FOOT OF FREE VENT IS NEEDED FOR EVERY 150 TO 500 SQUARE FEET OF FLOOR AREA.

ACTUAL MEASUREMENTS ARE NOT TAKEN DUE THE THE EXHAUSTIVE TESTING AND CALCULATIONS INVOLVED AND THESE TYPE INSPECTION ARE SPECIFICALLY EXCLUDED BY AGREEMENT FROM THIS GENERAL VISUAL INSPECTION. THE ABOVE INFORMATION IS FOR YOUR GENERAL EDUCATION - REFERENCE ONLY.

NOTED VENTING ON A MINIMUM OF TWO OPPOSITE FOUNDATION WALLS SO IF DESIGNED CORRECTLY A CROSS VENTILATION MAY OCCUR.

OBSERVED FROM EXTERIOR

NATURAL CONVECTION THROUGH OPEN PERIMETER FOUNDATION VENTS, LOUVER FIXED.

OBSERVED FROM INTERIOR ACCESS:

NOTED: @ AIR DUCT SYSTEM IN CRAWL SPACE - CONDENSATION FROM MOISTURE IN THE AIR, INDICATING LACK OF VENTILATION - **RECOMMEND FURTHER EVALUATION BY APPROPRIATE TYPE VENTILATION EXPERT AND / OR HEATING - AIR EXPERT - REAPPRAISE THE DUCT WORK.**



PLUMBING

Water service entrance to property is described, if observed and noted, in the general grounds section of this report - refer to "GENERAL GROUNDS".

Hose bibs are described, if observed and noted, in the general grounds section of this report - refer to "GENERAL GROUNDS".

Irrigation is **not part of this inspection**. The inspector **did not inspect** the irrigation system. A report as to true irrigation system condition can only be done by an expert irrigation contractor.

Water treatment system(s) are **not part of this inspection**. The inspector **did not inspect** any water treatment system(s). A report as to true water treatment system condition can only be done by an expert water treatment contractor.

Water well(s) are **not part of this inspection**. The inspector **did not inspect** any well(s) or well systems related. A report as to true well condition can only be done by an expert well inspector.

Septic system(s) are **not part of this inspection**. The inspector **did not inspect** any septic system or related distribution system(s). The inspector did not inspect any septic system(s). A report as to true septic condition can only be done by an expert septic inspector.

Sprinkler system(s) are **not part of this inspection**. The inspector **did not inspect** any sprinkler system(s) or related distribution system(s) or controls. A report as to true condition can only be done by an expert sprinkler system inspector.

RECOMMEND: *ASK THE SELLER FOR A TRUE CONDITION REPORT(S); AS THEY RESPECTIVELY APPLY TO ANY CONCERNED COMPONENT SYSTEM EXCLUDED FROM THIS REPORT.*

REFER TO **SAFETY DEVICES - COMMON** SECTION OF THIS REPORT FOR GROUND FAULT OVER PROTECTION FUNCTION - ONLY PRESENTS NOTED IN THIS SECTION

REFER TO **SYSTEM COMPONENTS** SECTION OF THIS REPORT FOR MAIN WATER SERVICE ACCESSIBLE, WATER SERVICE INSPECTION

REFER TO **UNFINISHED AREAS** (ATTIC(S)) SECTION OF THIS REPORT FOR IF OBSERVED VENT PIPES AND **ROOF** SECTION OF THIS REPORT FOR DISCERNABLE VENT PIPES

REFER TO **UNFINISHED AREAS** (FOUNDATION / WALLS / COLUMNS) FOR POSSIBLE OBSERVATION OF CLEAN OUT(S).

REFER TO **EXTERIOR** SECTION OF THIS REPORT FOR MORE DETAIL REGARDING IF OBSERVED HOSE BIBBS

EXTERIOR SHOWER

REPORT DEFINITIONS:

NONE NOTED.

KITCHEN SINK

REPORT DEFINITIONS:

FUNCTIONAL.

SINK OBSERVER:

ONE, DOUBLE SIDED PLASTIC SINK, HOLDS WATER, WITH FUNCTIONAL DRAIN STOPPER, HOSE SPRAYER, PART OF FAUCET ASSEMBLY, NO ACTIVE WATER LEAK OBSERVED, FAUCET NOTED, FUNCTIONING AS EXPECTED - NO ACTIVE LEAK(S) OBSERVED, MEASURED THE RUNNING HOT WATER TEMPERATURE AFTER ABOUT THREE MINUTES - RESULTED - DEGREES FAHRENHEIT 135.4.

SAFETY DEVICE(S) (GFCI DEVICE)

OUTLET(S) AT SINK AREA WERE TESTED USING A GFCI TEST EQUIPMENT, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) WAS, DETECTED IN THE DISTRIBUTION HOUSE WIRE (REMOTE)

SUPPLY LINE PIPE(S) OBSERVED:

PLASTIC PIPE(S) - NO ACTIVE LEAK(S) OBSERVED, EXITING WALL.

WASTE PIPES OBSERVED:

PLASTIC EXITING WALL CONNECTED TO METAL U TRAP CONNECTED TO SINK DRAIN - NO ACTIVE LEAK(S) OBSERVED.

WET BAR

REPORT DEFINITIONS:

FUNCTIONAL.

WET BAR OBSERVED

NOTED.

SINK

SINK TYPE, VANITY TYPE, SINK HOLDS WATER, SINK PERFORMING MAJOR FUNCTION, FAUCET, OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION, MEASURED THE RUNNING HOT WATER TEMPERATURE AFTER ABOUT THREE MINUTES - RESULTED - DEGREES FAHRENHEIT 135.1.

SAFETY DEVICE(S) (GFCI DEVICE)

OUTLET(S) AT SINK AREA WERE TESTED USING A GFCI TEST EQUIPMENT, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) WAS, DETECTED IN THE MAIN HOUSE PANEL (BREAKER)

BELOW CABINET TOP OBSERVED:

CONNECTED PIPES AND STORED ITEMS.

SUPPLY LINE PIPE(S) OBSERVED:

PLASTIC PIPE(S) - NO ACTIVE LEAK(S) OBSERVED.

WASTE PIPE

PLASTIC AT WALL EXIT WITH METAL U TRAP CONNECTED TO SINK - NO ACTIVE LEAK(S) OBSERVED. METAL TRAPS HAVE A PROPENSITY TO CORRODE AND DISINTEGRATE RECOMMEND MAINTAIN IN THE FUTURE.

CABINET

OPERATED DOORS AND DRAWERS - PERFORMED MAJOR FUNCTION - NO MAJOR DEFECTS NOTED.

TOTAL BATHROOM(S) COUNT

QUANTITY

FOUR, AND ONE HALF BATH.

POWDER ROOM

REPORT DEFINITIONS:

FUNCTIONAL.

NOTED:

PARTIAL.

LOCATION

HALL, OFF KITCHEN.

FLOOR COVERING

WOOD, APPEARS PERFORMING MAJOR FUNCTION.

CEILING

SMOOTH FINISH, APPEARS PERFORMING MAJOR FUNCTION.

EXHAUST - VENTILATION

WINDOW(S) NOTED, FORCED AIR - ELECTRIC FAN, VENTED OUT, OPERATED AS EXPECTED - PERFORMING MAJOR FUNCTION.

MIRROR

HANGING - INDEPENDENT - NOT PERMANENTLY FASTENED TO WALL - NOT INSPECTED.

SINK

SINK TYPE, VANITY - CULTURED MARBLE TYPE, SINK HOLDS WATER, SINK PERFORMING MAJOR FUNCTION.

OBSERVED AT SINK:

FAUCET, OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION, MEASURED THE RUNNING HOT WATER TEMPERATURE AFTER ABOUT THREE MINUTES - RESULTED - DEGREES FAHRENHEIT 135.1.

CABINET

OPERATED DOORS AND DRAWERS - PERFORMED MAJOR FUNCTION - NO MAJOR DEFECTS OBSERVED.

BELOW CABINET TOP OBSERVED:

CONNECTED PIPES, AND STORED ITEMS.

SUPPLY LINE PIPE(S) OBSERVED:

PLASTIC PIPE(S) - NO ACTIVE LEAK(S) OBSERVED.

WASTE PIPE OBSERVED:

PLASTIC WITH METAL U TRAP.

TOILET

FLUSHED ONE, AND FOUND FIRMLY FASTENED, NO ACTIVE LEAKS NOTED, SUPPLY LINE NOTED: METAL, OPERATE AS EXPECTED - NO LEAKS OBSERVED.

SAFETY DEVICE(S) (GFCI DEVICE)

OUTLET(S) AT SINK AREA WERE TESTED USING A GFCI TEST EQUIPMENT, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) WAS, DETECTED IN THE MAIN HOUSE PANEL (BREAKER)

MASTER BATHROOM

REPORT DEFINITIONS:

FUNCTIONAL.

NOTED:

FULL.

LOCATION

MASTER SUITE -RIGHT SIDE.

FLOOR COVERING(S)

CERAMIC TILE, APPEARS PERFORMING MAJOR FUNCTION

AND

WALL TO WALL CARPETING, APPEARS PERFORMING MAJOR FUNCTION.

CEILING

SMOOTH FINISH - PERFORMING MAJOR FUNCTION, APPEARS PERFORMING MAJOR FUNCTION.

EXHAUST - VENTILATION

WINDOW(S) NOTED, FORCED AIR - ELECTRIC FAN, VENTED OUT, OPERATED AS EXPECTED - PERFORMING MAJOR FUNCTION.

MIRROR

SECURE TO THE TOUCH, APPEARS PERFORMING MAJOR FUNCTION.

SINK(S)

TWO NOTED, SINK TYPE, SOLID PLASTIC, SINK HOLDS WATER, SINK PERFORMING MAJOR FUNCTION.

OBSERVED AT SINK(S):

FAUCET(S) MEASURED THE RUNNING HOT WATER TEMPERATURE AFTER ABOUT THREE MINUTES - RESULTED - DEGREES FAHRENHEIT (LEFT SIDE 139) (RIGHT SIDE 135) OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION.

SAFETY DEVICE(S) (GFCI DEVICE)

OUTLET(S) AT SINK AREA WERE TESTED USING A GFCI TEST EQUIPMENT, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) WAS, DETECTED IN THE MAIN HOUSE PANEL (BREAKER)

CABINET(S)

OPERATED DOORS AND DRAWERS - PERFORMED MAJOR FUNCTION - NO MAJOR DEFECTS NOTED.

BELOW CABINET(S) TOP OBSERVED:

CONNECTED PIPES AND STORED ITEMS.

SUPPLY LINE PIPE(S) OBSERVED:

CPVC PLASTIC SUPPLY LINE OBSERVED - NO ACTIVE LEAK(S) OBSERVED.

WASTE PIPE

PLASTIC AT WALL EXIT WITH METAL U TRAP CONNECTED TO SINK - NO ACTIVE LEAK(S) OBSERVED. METAL TRAPS HAVE A PROPENSITY TO CORRODE AND DISINTEGRATE RECOMMEND MAINTAIN IN THE FUTURE.



TOILET

FLUSHED, ONE, AND FOUND FIRMLY FASTENED, NO ACTIVE LEAKS NOTED, SUPPLY LINE NOTED: METAL PIPE, OPERATE AS EXPECTED - NO LEAKS OBSERVED.

BIDET

ACTIVATED, AND FOUND FIRMLY FASTENED, NO ACTIVE LEAKS NOTED, OPERATE AS EXPECTED - NO LEAKS OBSERVED.

TUB - TUB TYPE

TUB, BUILT IN, HOLDS WATER, SURROUNDED BY, SHEET GOODS, SIMILAR TO CULTURED MARBLE AND / OR MARBLE AND / OR PLASTIC, SECURELY FASTENED.

FAUCET OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION, SPOUT DIVERTER VALVE FOR SHOWER PIPE, OPERATED AS EXPECTED.

WHIRLPOOL TYPE TUB

NOTED AND OBSERVED WHIRLPOOL TYPE TUB

ADVISORY: SANITIZE PER MANUFACTURERS RECOMMENDED PROCESS - USING THE RECOMMENDED PRODUCTS, INSPECTOR FILLED WITH WATER, ABOVE TUB PRESSURE PORTS AND ACTIVATED TUB PUMPING UNIT, OBSERVED GFCI # 22 MARKED AS WHIRLPOOL - AT ELECTRIC PANEL DIRECTORY. WHILE WHIRLPOOL WAS PUMPING INSPECTOR DEACTIVATED MARKED BREAKER # 22 AND OBSERVED WHIRLPOOL TUB. PUMPING ACTION STOPPED - PERFORMED AS EXPECTED.

SHOWER

INDIVIDUAL FREE STALL SHOWER, SURROUNDED BY, SHEET GOODS, SIMILAR TO CULTURED MARBLE AND/OR PLASTIC AND / OR MARBLE, SECURELY FASTENED.

FAUCET OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION.

BATHROOM

REPORT DEFINITIONS:

FUNCTIONAL.

NOTED:

FULL.

LOCATION

2ND FLOOR TOP LEFT.

FLOOR COVERING(S)

CERAMIC TILE, APPEARS PERFORMING MAJOR FUNCTION.

CEILING

SMOOTH FINISH - PERFORMING MAJOR FUNCTION, APPEARS PERFORMING MAJOR FUNCTION.

EXHAUST - VENTILATION

FORCED AIR - ELECTRIC FAN (2) VENTED OUT, OPERATED AS EXPECTED - PERFORMING MAJOR FUNCTION.

MIRROR

SECURE TO THE TOUCH, APPEARS PERFORMING MAJOR FUNCTION.

SINK(S)

ONE NOTED, SINK TYPE, SOLID PLASTIC, SINK HOLDS WATER, SINK PERFORMING MAJOR FUNCTION.

OBSERVED AT SINK(S):

FAUCET MEASURED THE RUNNING HOT WATER TEMPERATURE AFTER ABOUT THREE MINUTES - RESULTED - DEGREES FAHRENHEIT 136.2, OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION.

SAFETY DEVICE(S) (GFCI DEVICE)

OUTLET(S) AT SINK AREA WERE TESTED USING A GFCI TEST EQUIPMENT, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) WAS, DETECTED IN THE MAIN HOUSE PANEL (BREAKER)

CABINET(S)

OPERATED DOORS AND DRAWERS - PERFORMED MAJOR FUNCTION - NO MAJOR DEFECTS NOTED.

BELOW CABINET(S) TOP OBSERVED:

CONNECTED PIPES AND STORED ITEMS.

SUPPLY LINE PIPE(S) OBSERVED:

CPVC PLASTIC SUPPLY LINE OBSERVED - NO ACTIVE LEAK(S) OBSERVED.

WASTE PIPE

PLASTIC AT WALL EXIT WITH METAL U TRAP CONNECTED TO SINK - NO ACTIVE LEAK(S) OBSERVED. METAL TRAPS HAVE A PROPENSITY TO CORRODE AND DISINTEGRATE RECOMMEND MAINTAIN IN THE FUTURE.

TOILET

FLUSHED, ONE, AND FOUND FIRMLY FASTENED, NO ACTIVE LEAKS NOTED, SUPPLY LINE NOTED: METAL PIPE, OPERATE AS EXPECTED - NO LEAKS OBSERVED.

BIDET

NONE OBSERVE OR NONE NOTED.

TUB - TUB TYPE

NONE NOTED.

WHIRLPOOL TYPE TUB

NONE NOTED OR NONE OBSERVED.

SHOWER

INDIVIDUAL FREE STALL SHOWER, SURROUNDED BY, SHEET GOODS, SIMILAR TO CULTURED MARBLE AND/OR PLASTIC AND / OR MARBLE, SECURELY FASTENED.

FAUCET OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION.

BATHROOM

REPORT DEFINITIONS:

FUNCTIONAL.

NOTED:

FULL.

LOCATION

2ND FLOOR - FAR LEFT.

FLOOR COVERING(S)

CERAMIC TILE, APPEARS PERFORMING MAJOR FUNCTION.

CEILING

SMOOTH FINISH - PERFORMING MAJOR FUNCTION, APPEARS PERFORMING MAJOR FUNCTION.

EXHAUST - VENTILATION

FORCED AIR - ELECTRIC FAN (2) VENTED OUT, OPERATED AS EXPECTED - PERFORMING MAJOR FUNCTION.

MIRROR

SECURE TO THE TOUCH, APPEARS PERFORMING MAJOR FUNCTION.

SINK(S)

ONE NOTED, SINK TYPE, SOLID PLASTIC, SINK HOLDS WATER, SINK PERFORMING MAJOR FUNCTION.

OBSERVED AT SINK(S):

FAUCET MEASURED THE RUNNING HOT WATER TEMPERATURE AFTER ABOUT THREE MINUTES - RESULTED - DEGREES FAHRENHEIT 137.0 OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION.

SAFETY DEVICE(S) (GFCI DEVICE)

OUTLET(S) AT SINK AREA WERE TESTED USING A GFCI TEST EQUIPMENT, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) WAS, DETECTED IN THE MAIN HOUSE PANEL (BREAKER)

CABINET(S)

OPERATED DOORS AND DRAWERS - PERFORMED MAJOR FUNCTION - NO MAJOR DEFECTS NOTED
MINOR DEFECTS NOTED - STAIN ON CABINET FLOOR - DRY TO THE TOUCH - PREVIOUS SPILL OR LEAK.



BELOW CABINET(S) TOP OBSERVED:

CONNECTED PIPES AND STORED ITEMS.

SUPPLY LINE PIPE(S) OBSERVED:

CPVC PLASTIC SUPPLY LINE OBSERVED - NO ACTIVE LEAK(S) OBSERVED.

WASTE PIPE

PLASTIC AT WALL EXIT WITH METAL U TRAP CONNECTED TO SINK - NO ACTIVE LEAK(S) OBSERVED. METAL TRAPS HAVE A PROPENSITY TO CORRODE AND DISINTEGRATE RECOMMEND MAINTAIN IN THE FUTURE.

TOILET

FLUSHED, ONE, AND FOUND FIRMLY FASTENED, NO ACTIVE LEAKS NOTED, SUPPLY LINE NOTED: METAL PIPE, OPERATE AS EXPECTED - NO LEAKS OBSERVED.

BIDET

NONE OBSERVE OR NONE NOTED.

TUB - TUB TYPE

TUB, BUILT IN, HOLDS WATER, SURROUNDED BY, SHEET GOODS, SIMILAR TO CULTURED MARBLE AND / OR MARBLE AND / OR PLASTIC, SECURELY FASTENED.

FAUCET OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION, SPOUT DIVERTER VALVE FOR SHOWER PIPE, OPERATED AS EXPECTED.

WHIRLPOOL TYPE TUB

NONE NOTED OR NONE OBSERVED.

SHOWER

INTEGRAL WITH TUB, OPERATE AS EXPECTED - NO LEAKS OBSERVED.

BONUS ROOM BATHROOM

REPORT DEFINITIONS:

FUNCTIONAL.

NOTED:

FULL.

LOCATION

BONUS ROOM AREA.

FLOOR COVERING(S)

CERAMIC TILE, APPEARS PERFORMING MAJOR FUNCTION.

CEILING

SMOOTH FINISH - PERFORMING MAJOR FUNCTION, APPEARS PERFORMING MAJOR FUNCTION.

EXHAUST - VENTILATION

FORCED AIR - ELECTRIC FAN, VENTED OUT, OPERATED AS EXPECTED - PERFORMING MAJOR FUNCTION.

MIRROR

SECURE TO THE TOUCH, APPEARS PERFORMING MAJOR FUNCTION.

SINK(S)

ONE NOTED, SINK TYPE, SOLID PLASTIC, SINK HOLDS WATER, SINK PERFORMING MAJOR FUNCTION.

OBSERVED AT SINK(S):

FAUCET MEASURED THE RUNNING HOT WATER TEMPERATURE AFTER ABOUT THREE MINUTES - RESULTED - DEGREES FAHRENHEIT 137.0 OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION.

SAFETY DEVICES (GFCI DEVICES)

OUTLET(S) AT SINK WERE TESTED USING A GFCI TEST EQUIPMENT, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) WAS, DETECTED IN THE MAIN HOUSE PANEL (BREAKER)

CABINET(S)

OPERATED DOORS AND DRAWERS - PERFORMED MAJOR FUNCTION - NO MAJOR DEFECTS NOTED.

BELOW CABINET(S) TOP OBSERVED:

CONNECTED PIPES, AND STORED ITEMS.

SUPPLY LINE PIPE(S) OBSERVED:

CPVC PLASTIC SUPPLY LINE OBSERVED - NO ACTIVE LEAK(S) OBSERVED.

WASTE PIPE

PLASTIC AT WALL EXIT WITH METAL U TRAP CONNECTED TO SINK - NO ACTIVE LEAK(S) OBSERVED. METAL TRAPS HAVE A PROPENSITY TO CORRODE AND DISINTEGRATE RECOMMEND MAINTAIN IN THE FUTURE.

TOILET

FLUSHED, ONE, NO ACTIVE LEAKS NOTED, SUPPLY LINE NOTED: METAL PIPE, OPERATE AS EXPECTED - NO LEAKS OBSERVED.

BIDET

NONE OBSERVE OR NONE NOTED.

TUB - TUB TYPE

TUB, BUILT IN, HOLDS WATER, SURROUNDED BY, SHEET GOODS, SIMILAR TO CULTURED MARBLE AND / OR MARBLE AND / OR PLASTIC, SECURELY FASTENED.

FAUCET OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION, SPOUT DIVERTER VALVE FOR SHOWER PIPE, OPERATED AS EXPECTED.

WHIRLPOOL TYPE TUB

NONE NOTED OR NONE OBSERVED.

SHOWER

INTEGRAL WITH TUB, OPERATE AS EXPECTED - NO LEAKS OBSERVED.

TUB

REPORT DEFINITIONS:

FUNCTIONAL.

TUB TYPE

PLASTIC DROP IN TUB CABINET TOP.

LOCATION

LAUNDRY ROOM.

OBSERVED:

TUB HOLDS WATER, PERFORMING MAJOR FUNCTION - NO LEAKS OBSERVED ABOVE OR BELOW TUB, FAUCET OPERATED AS EXPECTED.

VENTILATION - BATHROOM(S)

WINDOW(S)

FORCED AIR EXHAUST INSTALLED CEILING FAN(S) OBSERVED:

EXHAUST FANS PIPED OUT -NOTED IN ATTICS.

FUNCTIONAL FLOW TEST

FUNCTIONAL FLOW TEST - MASTER BATHROOM

WITH MULTIPLE FIXTURES RUNNING COLD WATER, FLUSHED TOILET(S) TO OVER STRESS FLOW, INSPECTOR OBSERVED: ACCEPTABLE DECREASE IN FLOW.

DOMESTIC WATER HEATER(S)

QUANTITY

TWO.

LOCATED

ATTICS.

HOT WATER TANK(S)

ENERGY SOURCE, ELECTRIC - NOTED PALMETTO ELECTRIC ENERGY SAVER SYSTEM ATTACHED.

BRAND

RHEEM

ADVISORY:

(according to: *What's It Worth: A HOME INSPECTION & APPRAISAL MANUAL*, 2nd Edition)

RHEEM'S MANUFACTURING COMPANY USES THE FIRST FOUR NUMBERS OF THE SERIAL NUMBER TO TELL THE MONTH AND THE YEAR OF MANUFACTURE. FOR EXAMPLE, THE NUMBER 0383 TELLS YOU THAT THE TANK WAS MADE IN MARCH 1983. GENERALLY ELECTRIC TANKS HAVE BEEN KNOWN TO LAST TEN PLUS YEARS IN USE, DEPENDING ON USE AND PREVIOUS MAINTENANCE.

MODEL #

81V80D A, SERIAL # R 0997C06208 AND SERIAL # R 0897C13102.

RATED CAPACITY

EACH: RATED CAPACITY PER LABEL 80 GALLONS (US) WHEN NEW, WHICH IS GENERALLY AMPLE FOR ABOUT 5 PEOPLE, DEPENDING ON USAGE.

OBSERVATION NEAR DOMESTIC WATER HEATERS AND TANK(S) AND/OR DISTRIBUTION AND SUPPLY LINE MATERIAL OBSERVED:

BOTH: LABELED PIPE - CPVC 4120 100 PSI PLASTIC SUPPLY LINE RANDOMLY OBSERVED. NO ACTIVE LEAK(S) OBSERVED OR NOTED.

HOT WATER TANK IS MOUNTED ON PAN, , PIPED OUT, COLD WATER PRESSURE PIPE CONTAINS A VALVE AND THIS PIPE IS CONNECTED TO THE MARKED COLD SIDE OF THE TANK. SAFETY PRESSURE VALVE WAS OBSERVED AND DID HAVE SAFETY EXTENSION ATTACHED AND IS PIPED OUT., NO, RUST AND / OR CORROSION NOTED AT TANK FITTING, NO RUST NOTED AT BASE AND/OR ALONG TANK EXTERIOR.

WASTE SYSTEM

WASTE SYSTEM

MATERIAL TYPE, PLASTIC.

OBSERVED:

OBSERVED PLASTIC VENT PIPE EXTENDING THROUGH ROOF AND WAS SEEN IN ATTIC AREA(S). OBSERVED CLEAN OUT(S) AT, FRONT YARD RIGHT, SIDE FOUNDATION RIGHT AT CRAWL ACCESS AND IN CRAWL SPACE

DISCHARGE PUBLIC AS REPORTED BY REAL ESTATE, APPEARS WASTE PIPE DISCHARGE LEAVES HOUSE (UNDETERMINED WHERE THE SEWAGE GOES - BURIED (CONCEALED))

GENERAL INTERIOR

CEILINGS

REPORT DEFINITIONS:

FUNCTIONAL.

TYPE

MOST APPEAR TO BE DRY WALL WITH TAPED SEAMS AND SMOOTH FINISHED AND PAINTED, NO MAJOR DEFECTS NOTED

DEFECTS NOTED: PEELING @ SEVERAL TAPE JOINT - REVIEWED WITH CLIENT AT END OF INSPECTION.

FOG (BROKEN SEAL) ADVISORY: DOOR WINDOWS, WINDOWS, SKYLIGHTS and ROOF WINDOWS:

Random examination and predominate types will be reported. Cracked glass will be reported as broken glass, because a crack in glass is a break..

Insulated (multiple panes) glazing, seal failure may or may not be obvious to the inspector. It is often not noted because of dirty glass and/or applied film and/or coverings and/or weather conditions. If noted it will be reported.

Seal failure is more a cosmetic concern to most people.

SKYLIGHT(S)

REPORT DEFINITIONS:

FUNCTIONAL.

TYPE

MOST APPEAR FIXED.

OBSERVED:

NOTED FROM INTERIOR, SEVEN, NO FOG OBSERVED, NO LEAK(S) NOTED, NO, SMALL STAINS NOTED IN LIGHT SHAFTS.

APPEARS PERFORMING MAJOR FUNCTION.

WALLS

REPORT DEFINITIONS:

FUNCTIONAL.

TYPE

VISIBILITY OBSTRUCTED BY HANGING DRAPERY AND / OR FURNITURE AND / OR WINDOW BLINDS AND OR WALL PAPERING. MOST APPEAR TO BE, DRYWALL TYPE, NO MAJOR DEFECTS NOTED.

TRIM

REPORT DEFINITIONS:

FUNCTIONAL.

TRIM TYPE

BASE BOARD TRIM BOARD AROUND DOORS AND WINDOWS APPEAR TO BE, WOOD, PREDOMINATELY PAINTED OR SOLID STAINED OR STAINED.

OBSERVED:

TRIM OBSERVED IS NOT, MISSING TRIM BOARDS, SURFACE FINISH PEELING, OR LOOSE.

FLOORS - FINISHINGS

REPORT DEFINITIONS:

FUNCTIONAL.

COVERING TYPE(S)

VINYL, CERAMIC TYPE TILE, WOOD OR WOOD TYPE PLANKING, WALL TO WALL CARPETING.

OBSERVED:

WHEN BOUNCED ON, A NORMAL AMOUNT OF BOUNCE WAS NOTED

NO MAJOR DEFECTS NOTED.

DOORS

REPORT DEFINITIONS:

MARGINAL FUNCTIONAL.



TYPE(S)

HOLLOW CORE, WOOD, HINGED ON SIDE, POCKET WALL SLIDER.

OBSERVED:

DOORS DO OPERATE AS EXPECTED

SOME ADJUSTMENT COULD BE MADE TO DOOR FIT @ : LIVING ROOM AND FRONT DOOR -REVIEWED WITH CLIENT AT END OF INSPECTION



RECOMMEND: REPAIR.

FOG (BROKEN SEAL) ADVISORY: DOOR WINDOWS, WINDOWS, SKYLIGHTS and ROOF WINDOWS:

Random examination and predominate types will be reported. Cracked glass will be reported as broken glass, because a crack in glass is a break.

Safety glass is not tested. Only an expert can destructively test for the presents of safety glass and destructive testing is not allow per the contracted pre-inspection agreement. Safety glass is expected to be found in bathrooms (shower & tub doors and windows) and throughout the house especially at areas where glass is less than about eighteen inches from the floor and exceeding about six square feet in area. Safety glass is not part of this inspection, if you have any concern as an expert.

Insulated (multiple panes) glazing, seal failure may or may not be obvious to the inspector. It is often not noted because of dirty glass and/ or applied film and/or coverings and/or weather conditions. If noted it will be reported.

Seal failure is more a cosmetic concern to most people.

WINDOWS

REPORT DEFINITIONS:

FUNCTIONAL.

WINDOW TYPES

FIXED PANE DOUBLE HUNG.

MATERIAL

PLASTIC CLAD.

OBSERVED:

RANDOM TESTED WINDOWS AND FOUND: MOST SEEM TO HAVE INSULATED GLAZING (GLASS) NO FOG NOTED, NO BROKEN GLASS NOTED
NO DEFECTS NOTED -PERFORMING MAJOR FUNCTION.

REMARKS:

OBSERVED: RANDOM WALL THICKNESS, ESTIMATED ON THE OBSERVED WINDOW SILLS THICKNESS, WALL APPEARS TO ABOUT SIX AND ON
HALF INCHES THICK.

STAIRS

REPORT DEFINITIONS:

FUNCTIONAL.

STAIRS

BETWEEN LEVELS - FIXED.

OBSERVED:

FELT SOLID UNDER FOOT, TREAD RISE AND RUN FELT ABOUT EVEN AND LEVEL.

KITCHEN and APPLIANCES

KITCHEN

KITCHEN CABINETS

WOODEN.

REPORT DEFINITIONS:

FUNCTIONAL.

OBSERVED:

PAINTED, OPERATED AS EXPECTED, OPENED AND CLOSED DOORS AND DRAWERS. DRAWERS WHEN FULLY OPEN WERE RETAINED IN SADDLE (STOP). CABINETS DO FEEL SECURELY FASTENED IN PLACE. IN GENERAL STORED ITEMS EFFECTING VISIBILITY SEEMED: NORMAL.

COUNTER TOPS

MATERIAL

SOLID PLASTIC.

REPORT DEFINITIONS:

FUNCTIONAL.

OBSERVED:

NO LOOSE COUNTER TOPS NOTED OR SAFETY HAZARD(S) NOTED, NO MISSING COUNTER TOPS NOTED, NO DAMAGED - SCORCHED MAJOR AREAS - FROM USAGE MINOR SURFACE CUT(S) ON COUNTER TOPS ARE EXPECTED - PERFORMING MAJOR FUNCTION, APPEARS SECURELY FASTENED IN PLACE TO THE TOUCH, IN GENERAL STORED ITEMS EFFECTING VISIBILITY SEEMED: NORMAL, COUNTER TOPS PERFORMING MAJOR FUNCTION.

MAJOR APPLIANCES

DISPOSAL(S)

QUANTITY NOTED, ONE, MANUFACTURER. KITCHEN AID, MODEL AND SERIAL # NOT REPORTED - INSPECTOR COULD NOT READ LABEL.

OBSERVED:

OPERATIONAL TEST WAS CONDUCTED FOR FUNCTION, ICE CUBES WERE AVAILABLE FOR TESTING UNDER LOAD CONDITIONS. ACTIVATED DISPOSAL - CRUSHING ICE, FLUSHING AND CLEANING THE SYSTEM. PERFORMING MAJOR FUNCTION.

DISHWASHER(S)

QUANTITY NOTED, ONE, MANUFACTURER, KITCHEN AID.

MODEL AND SERIAL NUMBER

MODEL AND SERIAL # NOT REPORTED - INSPECTOR COULD NOT READ LABEL.

REPORT DEFINITIONS:

FUNCTIONAL.

OBSERVED:

OPERATED UNIT - NO LEAKS OBSERVED - APPEARS GASKET PERFORMING MAJOR FUNCTION, NO, CORROSION NOTED IN INTERIOR, SOAP DISPENSER DOOR WAS OPEN AT END OF CYCLE - APPEARS PERFORMING MAJOR FUNCTION, OPERATED AS EXPECTED - AUTOMATIC CYCLED TESTED.

REFRIGERATOR(S)

QUANTITY NOTED, ONE, MANUFACTURER KITCHEN AID.

ONE AT WET BAR - NOT IN SERVICE - RECOMMEND ASK THE CURRENT OWNER ABOUT PERFORMANCE.



MODEL AND SERIAL NUMBER

MODEL AND SERIAL # NOT REPORTED - INSPECTOR COULD NOT READ LABEL.

REPORT DEFINITIONS:

FUNCTIONAL.

OBSERVED:

IN USE DURING INSPECTION. INTERIOR COMPARTMENT(S) LIGHT OPERATIONAL, AUTOMATIC ICE MAKER NOTED IN FROZEN FOOD SECTION, ITEMS IN COOLING SECTION FELT COOL

FREEZER SECTION - ITEM(S) APPEARED FROZEN

REFRIGERATOR CONTAINMENT APPEAR PERFORMING MAJOR FUNCTION, APPEARS REFRIGERATOR PERFORMING MAJOR FUNCTION.

NOTICE: The entire ice maker automatic cycle is not part of this inspection. The inspector did not observe the full ice making process or determine if the automatic ice maker, if present, performs the entire start and stop cycle.

REFRIGERATOR(S) ICE MAKER

ICE MAKER LOCATED IN FROZEN COMPARTMENT SECTION, APPEARS TO PERFORM MAJOR FUNCTION - ICE CUBES SAME SHAPE AS MAKER AND TRAY UNDER MAKER CONTAINS CUBES OF THE SAME SHAPE. NOTED - WATER AND ICE ATTACHMENT THROUGH DOOR - OPERATED.

RANGE - COOK TOP

QUANTITY NOTED, ONE, ENERGY SOURCE, ELECTRIC, DROP IN, MANUFACTURER, KITCHEN AID.

MODEL AND SERIAL NUMBER

MODEL AND SERIAL # NOT REPORTED - INSPECTOR COULD NOT READ LABEL.

EXHAUST

HOOD OVER.

OBSERVED:

OPERATED, OPERATED AND FOUND ALL BURNERS - PRODUCED HEAT WHEN ACTIVATED - TURNED RED - PERFORMING MAJOR FUNCTION.

Notice: Self cleaning cycle is not part of this inspection. The inspector did not inspect and/or test the self cleaning system cycle.

OVEN(S)

ENERGY SOURCE, ELECTRIC, BUILT IN CABINET STYLE, QUANTITY NOTED, ONE, MANUFACTURER KITCHEN AID.

MODEL AND SERIAL NUMBER

MODEL AND SERIAL # NOT REPORTED - INSPECTOR COULD NOT READ LABEL.

Notice: Oven bake unit(s) were tested against a commercial thermometer. The oven(s) bake cycle temperature was set at 350 degrees Fahrenheit and the cycle was activated. The broiler system was activated using the high setting and the coil observed.

REPORT DEFINITIONS:

FUNCTIONAL.

OBSERVED:

BAKE CYCLE RESULT MEASURED DURING INSPECTION - 350 +/- 15 DEGREES FAHRENHEIT - OPERATED AS EXPECTED, OVEN BROILER CONTROL ACTIVATED - RESULT - INSPECTOR NOTED BROILER COIL TURNED RED AS EXPECTED - APPEARS PERFORMING MAJOR FUNCTION, NOTED OVEN DOOR GASKET, NO DEFECT NOTED - APPEARS PERFORMING MAJOR FUNCTION.

APPLIANCE AREA VENTILATION

WINDOWS, DOORS AND HOOD MOUNTED ABOVE RANGE OR COOK TOP.

OBSERVED:

EXHAUST FORCED AIR SYSTEM APPEARS VENTED OUT, LIGHT OPERATES, FILTER NOTED, APPEARS COMPONENTS WHEN TURNED ON APPEAR TO FUNCTION AND PERFORM THEIR MAJOR FUNCTION(S).

TRASH COMPACTOR(S)

NONE NOTED.

ICE MAKER MACHINE(S)

NONE NOTED.

MICROWAVE

NOTED - APPEARS INTEGRAL TO OVEN ASSEMBLY.

REPORT DEFINITIONS:

FUNCTIONAL.

MODEL AND SERIAL NUMBER

MODEL AND SERIAL # NOT REPORTED - INSPECTOR COULD NOT READ LABEL.

OBSERVED:

BUILT IN, TURN TABLE TYPE SYSTEM - REVOLVED WHEN MICROWAVE WAS ACTIVATED, OPERATED MICROWAVE - APPEARS TO PERFORM IT'S MAJOR FUNCTION, HEATED A SMALL CONTAINER OF COLD WATER, 30 SECOND CYCLE.

LAUNDRY APPLIANCE(S)

LAUNDRY APPLIANCES

LOCATED IN LAUNDRY CLOSET.

WASHER

NOTED.

REPORT DEFINITIONS:

FUNCTIONAL.

MODEL AND SERIAL NUMBER

MODEL AND SERIAL # NOT REPORTED - INSPECTOR COULD NOT READ LABEL.

OBSERVED:

CONNECTIONS FOR WATER AND DRAIN WERE NOTED, INSPECTOR WASHED A SMALL LOAD OF TOWELS - APPEARS PERFORMED MAJOR FUNCTION AS EXPECTED



SOUNDS LOUD WHEN WASHING CYCLED ENGAGED - COULD BE DUE TO LIGHT SMALL LOAD OF TOWELS - IF YOU HAVE CONCERN ASK THE CURRENT OWNER.

DRYER

NOTED.

REPORT DEFINITIONS:

FUNCTIONAL.

MODEL AND SERIAL NUMBER

MODEL AND SERIAL # NOT REPORTED - INSPECTOR COULD NOT READ LABEL.

OBSERVED:

CONNECTIONS WERE NOTED, FLEX VENT PIPE NOTED CONNECTED AND PIPED OUT, NO HOLES NOTED IN LINT SCREEN, DRIED A SMALL LOAD OF TOWELS - APPEARS PERFORMING MAJOR FUNCTION.

WASHER AND DRYER - COMPATIBLE

APPEARS COMPATIBLE - LOOKS LIKE MATCHED SET (SAME VINTAGE) - KENMORE.

FIRE PLACE(S) AND/OR WOODSTOVE

PROPANE GAS SYSTEMS ARE NOT PART OF THIS INSPECTION. THE INSPECTOR DID NOT INSPECT ANY PROPANE GAS SYSTEMS. RECOMMEND A PROPANE SYSTEM CONTRACTOR EVALUATE AND TAKE APPROPRIATE ACTION.

FIREPLACE(S)

FIREPLACE(S)

PRESENT - LOCATED IN, LIVING ROOM, METAL PREFABRICATE WITH MASONRY FIRE BOX, PROPANE FIRE SYSTEM.



OBSERVED:

COMBUSTION AIR SUPPLY: INTERIOR OF HOME, INSPECTOR OPERATED DAMPER CONTROL, NOTED MISSING PROPANE SAFETY CLAMP - RECOMMEND INSTALL A SAFETY CLIP ON THE DAMPER.

THIS IS A SIMPLE CLAMP WHICH BLOCKS THE DAMPER FROM FULL CLOSURE - PERMITTING VENTILATION IF PROPANE SYSTEM FAILS, WHEN NOT IN OPERATION.. THE LOCAL PROPANE SUPPLIERS HAVE THESE INEXPENSIVE CLAMP DEVICE(S). RECOMMEND INSTALL.



FREE STANDING WOOD STOVE

WOOD STOVE(S)

NONE OBSERVED - NOT PRESENT.

SAFETY DEVICES - COMMON

Security system(s) are **not part of this inspection**. The inspector **did not test** the security system(s). A report to true security system test can only be done by an expert security system(s) inspector.

SMOKE DETECTOR(S)

SMOKE DETECTOR(S)

QUANTITY NOTED: SEVEN, APPEAR ELECTRIC - PART OF THE ELECTRIC DISTRIBUTION IN THE HOME.

TESTED

NOT TESTED - APPEARS TIED INTO A SECURITY SYSTEM AND / OR MOUNTING OUT OF INSPECTORS REACH TO TEST - ASK THE OWNER FOR OPERATIONAL CERTIFICATION.



GROUND FAULT CIRCUIT INTERRUPTER(S) - "GFCI"

GROUND FAULT CIRCUIT INTERRUPTER(S)

GFCI NOTED IN DISTRIBUTION PANEL BOX, BREAKER(S) AND GFCI OBSERVED IN BRANCH WIRING - AT REMOTE LOCATION(S)

LOCATION(S) OBSERVED - PRESENT

BATHROOM(S) - FUNCTIONAL

EXTERIOR, - FUNCTIONAL

GARAGE, - FUNCTIONAL

KITCHEN SINK, - FUNCTIONAL

WET BAR, - FUNCTIONAL

LAUNDRY TUB, - FUNCTIONAL.

REPORT DEFINITIONS:

FUNCTIONAL.

OBSERVED:

TESTED, USING TEST BUTTON ON GFCI TESTER DEVICE, ALL DEVICES TESTED, INDICATED BY TESTER PERFORMANCE PASSED AS EXPECTED.

CARBON MONOXIDE (CO) DETECTOR(S)

CARBON MONOXIDE (CO) DETECTOR(S)

NONE OBSERVED - NOT PRESENT.

FIRE SUPPRESSION SPRINKLER SYSTEMS

BY AGREEMENT FIRE SUPPRESSION DEVICE(S) IS NOT PART OF THIS INSPECTION - THE INSPECTOR DID NOT INSPECT FIRE SUPPRESSION DEVICE(S)

ALARM SYSTEM

BY AGREEMENT ALARM DEVICE(S) IS NOT PART OF THIS INSPECTION - THE INSPECTOR DID NOT INSPECT ALARM DEVICE(S)

ELECTRICAL

ELECTRICAL

INSPECTOR HEARD DOOR BELL UPON FRONT DOOR ENTRY.

METER

METER BOX SECURELY FASTENED LOCATED. AT SERVICE YARD, MAIN DISCONNECT (2) BREAKER IS LOCATED AT THE METER PANEL, METER # 3354850 MAIN BREAKER(S) SIZE, 200 AMP.

SERVICE LINES

UNDERGROUND, PALMETTO ELECTRIC COOPERATIVE, INC.

CONDUCTOR(S) MATERIAL TYPE - OBSERVED BEHIND MAIN DISTRIBUTION PANEL(S) COVER(S)

ALUMINUM - STRAND TYPE. OBSERVED ANTI-OXIDANT PASTE APPLIED TO WIRE ENDS.

NOTED: METAL CABINET POSITION - INSERTED IN THE WALL CAVITY - RECESSED BELOW THE FINISH SURFACE..

ANALYSIS: IN WALLS CONSTRUCTED OF WOOD OR OTHER COMBUSTIBLE MATERIAL, CABINETS FOR **SAFETY REASONS** NORMALLY SHALL BE FLUSH WITH THE FINISH SURFACE OR SHALL PROJECT THERE-FROM.

RECOMMENDATION: ASK A LICENSED DRY WALL CONTRACTOR AND /OR CARPENTER AND / OR LICENSED ELECTRICAL CONTRACTOR TO RECTIFY THE POTENTIAL HAZARD.



SERVICE CABLE - SIZE - INSIDE DISTRIBUTION

200 AMPS - 110/120 & 220/240 VOLTS.

SERVICE GROUNDING

EXTERIOR GROUNDING ROD, GROUNDING CABLE CONNECTION TO A REASONABLY RELIABLE GROUNDING ROD, FEELS SECURE, NOT CONNECTED TO AN UNRELIABLE GROUND SUCH AS A PLASTIC PIPE.

AS OBSERVED INSIDE THE MAIN PANEL(S) DISTRIBUTION - INSPECTOR REMOVED THE COVER(S), IF READILY ACCESSIBLE, TO EVALUATE INTERIOR DISTRIBUTION - BRANCH WIRING

CIRCUIT BREAKERS OBSERVED, CONNECTED NON-METALLIC SHEATHED (ROMEX) COPPER DISTRIBUTION.

NOTED ATTACHED TRANSFORMER - MOST PROBABLY FOR DOOR BELL - NOT CURRENTLY RECOMMEND - PLACEMENT TODAY IS NORMALLY MOUNTED OUTSIDE THE INTERIOR OF THE BREAKER BOX.

OVER CIRCUIT DISTRIBUTION PROTECTION

NOTED.

MAIN BREAKER(S)

MAIN BREAKER(S) SIZE, 200 AMP - (2)

110/120 VOLT CIRCUIT(S) QUANTITY:

24 - 15 AMP (1 GFCI), 12 - 20 AMP (2 GFCI)

220/240 VOLT CIRCUIT(S) QUANTITY:

6 - 30 AMP, 1 - 50 AMP, 4 - 60 AMP.

APPARENT COMPATIBILITY OF SIZE OF SERVICE WIRES WITH DROP WIRES - EVALUATION

YES - GROUNDS AND NEUTRALS KEPT SEPARATE.

OUTLETS, SWITCHES, INSTALLED LIGHTING - AS OBSERVED DURING THE INSPECTION PERIOD THROUGH THE HOUSE

REFER BELOW.

RANDOM TESTED OUTLETS, SWITCHES AND INSTALLED LIGHTING - FOUND EVIDENCE:

NO DEFICIENCIES WERE DETECTED.

OUTLETS

RANDOM TESTED THROUGHOUT THE HOME.

SWITCHES

RANDOM TESTED SWITCHES THROUGHOUT THE HOME.

FIXED INSTALLED LIGHTING FIXTURE(S) INSIDE THE HOUSE

RANDOM OBSERVED: WHEN TURNED ON OPERATED AS EXPECTED.

SUBPANEL(S)

MOUNTING - SECURELY FASTENED, GROUNDED, NOTED - PRESENT - 60 AMP TYPE, AT, AIR HANDLE(S) COMPRESSOR(S) (HEAT / AIR) HEAT PUMP SYSTEM(S) DOMESTIC HOT WATER TANK(S)

OTHER WIRING:

NOTED OUT SIDE @ SIDE WALK LEFT OF AUTOMOBILE DOOR AN EXTENSION CORD APPEARS PERMANENTLY INSTALLED

NOT RECOMMENDED

RECOMMEND: ASK THE OWNER WHAT PURPOSE IS SERVICED BY THIS CORD AND RECTIFY.



CEILING FANS

CEILING FAN(S) OBSERVED

EIGHT.



OBSERVED:

OPERATED AS EXPECTED - PERFORMING MAJOR FUNCTION

WHILE IN THE ATTIC - INSPECTOR HEARD A STEADY CLICKING NOISE

ANALYSIS: ONE PADDLE FAN LOCATED ON THE REAR DECK AREA CEILING APPEARS OUT OF BALANCE

RECOMMEND: ASK A HANDYMAN SERVICE BALANCE THE EQUIPMENT - REPAIR - VERIFY IF THE NOISY GOES AWAY IN THE ATTIC AREA.



HEATING / COOLING

MEANS

CONTROL(S)

OBSERVED THERMOSTAT(S) WERE SECURELY MOUNTED AND APPEAR LEVEL. NOTED X ZONES BY THE NUMBER OF THERMOSTAT(S) LOCATED AT, HALLS AND BONUS ROOM.

FUEL

ELECTRIC.

SYSTEM TYPE

HEAT PUMP - CENTRAL AIR CONDITIONER

THE HOME HAS AN ELECTRIC POWERED SPLIT-SYSTEM. TWO PRIMARY COMPONENTS OF THE SYSTEM INCLUDE THE OUTSIDE COMPRESSOR UNIT AND THE AIR HANDLER (GENERALLY LOCATED IN HOUSE ATTIC(S) OR CLOSET(S)). TWO REFRIGERANT LINES ARE CONNECTED BETWEEN THE COMPRESSOR AND EVAPORATOR. THE LARGER DIAMETER LINE (VAPOR LINE) SHOULD ALWAYS BE INSULATED. PURPOSE TO MAINTAIN TEMPERATURE AND HELP PREVENT CONDENSATION FORMING (PIPE SWEAT).

THE EVAPORATOR CONDENSATE DRAIN SHOULD BE CONNECTED AND TERMINATE AT A DRAINAGE POINT OUTSIDE THE HOUSE FOOT PRINT AREA. ADDITIONALLY THE AIR HANDLER (EVAPORATOR UNIT) SOMETIMES IS LOCATED OVER A CATCH BASIN (PAN) WHICH MAY CONTAIN AN INDIVIDUAL CONDENSATE PAN DRAIN, WHICH SHOULD TERMINATE OUTSIDE THE HOUSE FOOTPRINT. A PUMP MAYBE USED IF INSTALLATION ELEVATION OR LOCATION DICTATES LIFTING ANY CONDENSATION COLLECTED TO AN OUTSIDE TERMINATION POINT.

COMBINATIONS OF DUCTWORK DIFFUSERS DISTRIBUTE HEAT TRANSFERRED AIR TO THOSE CONNECTED REGISTERS. ADVISORY: MOST DUCT WORK IS CONCEALED AND THEREFORE NOT INSPECTED. OBSERVED 3 UNITS IN THE SERVICE YARD AREA(S)

DUCTWORK - INDOOR AIR QUALITY IS NOT PART OF THIS GENERAL HOME INSPECTION

COMMON WITH HEAT AND AIR CONDITIONING, INSULATED BOARD AND/OR FLEX PIPE.- TOP UNIT IN THE ATTIC AREA IS DESIGNED WITH A DAMPER SYSTEM - NOT INSPECTED - ASK THE CURRENT OWNER ABOUT THE OPERATION OF THIS SYSTEM.



NOTED AT THE TOP ATTIC AREA EXTERIOR - AIR HANDLER DUCT:

DISCOLORED STAINED AREAS MAY BE CONSIDERED AMPLIFIED MICROBIAL GROWTH - BLACK SPOTS - WHILE IT IS NOT NECESSARILY IN ALL INSTANCES STAINED AREAS MAY BE CONSIDERED TO BE MOLD OR FUNGI.

ANALYSIS: THE PRESENCE OF CERTAIN MOLD AND / OR MOLD SPORES IN A HOUSE SYSTEM OR OR HOUSE IS FREQUENTLY NOTED WHERE FAVORABLE CONDITIONS ARE FOUND, MAY RESULT IN MILD TO SEVERE HEALTH EFFECTS IN HUMANS AND / OR BECOME A RESPIRATORY IRRITANT AND COULD DETERIORATE THE BUILDING MATERIALS. THESE STAINS ARE UNSIGHTLY AND RUINS THE COSMETIC APPEARANCE OF THE COMPONENT. MILDEW HAS BEEN KNOWN TO TRAP AIRBORNE DIRT WHICH MAY AMPLIFY THE STAIN.

RECOMMEND: DETERMINE THE EXTENT "REDFLAG" AND / OR TREAT ID DETERMINED FROM FURTHER RESEARCH BY A CERTIFIED MICROBIAL INVESTIGATOR AND / OR PROFESSIONAL REMEDIAL CONTRACTOR. ASK A PROFESSIONAL DUCT CLEANING COMPANY REAPPRAISE THE EVAPORATOR AND DUCT SYSTEM FOR MICROBIAL ISSUES AND CLEAN / SERVICE / SEAL THE SYSTEM AS PROFESSIONALLY ADVISED.

NOTED IN THE CRAWL SPACE - WATER DRIPPING (ACTIVE) FROM THE AIR DUCT SYSTEM (CONCENTRATION AT THE KITCHEN / FAMILY / BREAKFAST ROOM AREA) -POOLING WATER ON TOP OF THE VAPOR BARRIER

RECOMMEND: ASK THE ORIGINAL HVAC DESIGNER / INSTALLER TO REAPPRAISE THE SYSTEM AND RECTIFY.

HEATING - AIR HANDLER

Notice:

The heat exchanger(s) is hidden from view, inside unit(s). The heat exchanger(s) can not be inspected. The inspector did not inspect the heat exchanger(s).

The thermostat(s) mechanism(s) is not part of this inspection. The control devise(s) was not inspected. The thermostat(s) was not

inspected.

EQUIPMENT

MANUFACTURES NAME PLATE - CENTRAL UNIT - LOCATED AT

TOP ATTIC - CARRIER, MODEL # FB4ANF030, SERIAL # 4996A16841.

PERMANENTLY INSTALLED SUPPLEMENTAL HEAT

ACTIVATED.

OBSERVED:

DOWN STREAM PANEL NOTED, APPEARS EQUIPMENT IS ORIGINAL TO HOUSE CONSTRUCTION, INSPECTOR DID NOT PERFORM FUNCTIONAL TEST DUE TO OUTSIDE TEMPERATURE - HEAT PUMP(S) NEED NOT BE OPERATED IN THE HEAT MODE, IF THE OUTSIDE TEMPERATURE HAS BEEN ABOVE 75 DEGREES FAHRENHEIT THE PAST 24 HOURS OR IF THE WEATHER CONDITIONS PROHIBIT, AIR HANDLER(S) MOUNTED OVER PAN, PAN PIPED OUT, SPECIFIC PIPE TERMINATION NOT DETERMINED - CONCEALED - **PAN HAS WATER IN IT, INDICATION OF PRIMARY DRAIN PLUGGED**, AIR HANDLER PIPED OUT, SPECIFIC PIPE TERMINATION NOT DETERMINED - CONCEALED

NOTICE
FURTHER
EVALUATION
NEEDED

AIR FILTER LOCATED AT, FURNACE, AIR FILTER WASHABLE TYPE

COMPATIBILITY WITH COMPANION UNIT, YES

ANALYSIS: WATER IN THE SECONDARY PAN SHOULD NOT BE SEEN

RECOMMEND: ASK A HVAC CONTRACTOR (ORIGINAL INSTALLER IF POSSIBLE) SERVICE UNIT. MONITOR AND AS NORMAL MAINTAIN IN THE FUTURE.

EQUIPMENT

MANUFACTURES NAME PLATE - CENTRAL UNIT - LOCATED AT

ATTIC OVER MASTER AREA, CARRIER, MODEL # FB4ANF024, SERIAL # 3496A30556.

PERMANENTLY INSTALLED SUPPLEMENTAL HEAT

ACTIVATED.

OBSERVED:

DOWN STREAM PANEL NOTED, APPEARS EQUIPMENT IS ORIGINAL TO HOUSE CONSTRUCTION, INSPECTOR DID NOT PERFORM FUNCTIONAL TEST DUE TO OUTSIDE TEMPERATURE - HEAT PUMP(S) NEED NOT BE OPERATED IN THE HEAT MODE, IF THE OUTSIDE TEMPERATURE HAS BEEN ABOVE 75 DEGREES FAHRENHEIT THE PAST 24 HOURS OR IF THE WEATHER CONDITIONS PROHIBIT, AIR HANDLER(S) MOUNTED OVER PAN, PAN PIPED OUT, SPECIFIC PIPE TERMINATION NOT DETERMINED - CONCEALED, AIR HANDLER PIPED OUT, SPECIFIC PIPE TERMINATION NOT DETERMINED - CONCEALED, AIR FILTER LOCATED AT, FURNACE, AIR FILTER WASHABLE TYPE, COMPATIBILITY WITH COMPANION UNIT, YES.

EQUIPMENT

MANUFACTURES NAME PLATE - CENTRAL UNIT - LOCATED AT

CLOSET - BEHIND WET BAR AREA, CARRIER -CAN NOT READ LABEL FOR #s.

PERMANENTLY INSTALLED SUPPLEMENTAL HEAT

ACTIVATED.

OBSERVED:

DOWN STREAM PANEL NOTED, APPEARS EQUIPMENT IS ORIGINAL TO HOUSE CONSTRUCTION, INSPECTOR DID NOT PERFORM FUNCTIONAL TEST DUE TO OUTSIDE TEMPERATURE - HEAT PUMP(S) NEED NOT BE OPERATED IN THE HEAT MODE, IF THE OUTSIDE TEMPERATURE HAS BEEN ABOVE 75 DEGREES FAHRENHEIT THE PAST 24 HOURS OR IF THE WEATHER CONDITIONS PROHIBIT, AIR HANDLER(S) MOUNTED OVER PAN, PAN PIPED OUT, SPECIFIC PIPE TERMINATION NOT DETERMINED - CONCEALED, AIR HANDLER PIPED OUT, SPECIFIC PIPE TERMINATION NOT DETERMINED - CONCEALED, AIR FILTER LOCATED AT, FURNACE, AIR FILTER WASHABLE TYPE, COMPATIBILITY WITH COMPANION UNIT, YES.

COOLING - COMPRESSOR / CONDENSER SIDE

IN USE DURING INSPECTION - 3.

EQUIPMENT

MANUFACTURES NAME PLATE - CENTRAL UNIT - LOCATED AT

RAISED SERVICE YARD, CARRIER, MODEL # 38YCC0300300, SERIAL # 2497E20132, MAX RLA 13.7.

OBSERVED:

OPERATED:

MEASURED IN - DEGREES FAHRENHEIT 78.1

MEASURED OUT - DEGREES FAHRENHEIT 65.1

FOR A DIFFERENTIAL OF 13.0 DEGREES FAHRENHEIT, WHICH IS MARGINAL - **RECOMMEND CORRECTION - TUNE UP AND / OR CLEANING EXCHANGERS AND / OR DUCT CORRECTION**

NOT SURE BELIEVE THIS UNIT SERVICES THE TOP ATTIC AIR HANDLER.



EQUIPMENT

MANUFACTURES NAME PLATE - CENTRAL UNIT - LOCATED AT

RAISED SERVICE YARD, CARRIER, MODEL # 38YCC024310 SERIAL # 3797E12209 MAX RLA 11.4.

OBSERVED:

OPERATED:

MEASURED IN - DEGREES FAHRENHEIT 74.2

MEASURED OUT - DEGREES FAHRENHEIT 56.8

FOR A DIFFERENTIAL OF 17.4 DEGREES FAHRENHEIT, WHICH IS FUNCTIONAL.

EQUIPMENT

MANUFACTURES NAME PLATE - CENTRAL UNIT - LOCATED AT

RAISED SERVICE YARD, CARRIER, MODEL # 38YVB042300, SERIAL # 0597E20588, MAX RLA 27.8.

OBSERVED:

OPERATED:

MEASURED IN - DEGREES FAHRENHEIT 72.6

MEASURED OUT - DEGREES FAHRENHEIT 54.0

FOR A DIFFERENTIAL OF 18.6 DEGREES FAHRENHEIT, WHICH IS FUNCTIONAL.

GENERAL NOTE(S):

APPEARS TESTED SYSTEM(S) PERFORMING MAJOR FUNCTION, SYSTEM(S) RESPONDED TO OPERATIONAL CONTROLS AND DELIVERED COOL AIR, AT THE TIME OF INSPECTION. ADVISORY :FURTHER REVIEW OF ONE SYSTEM

ALL HABITABLE ROOMS WERE NOT INSPECTED FOR FUNCTION AIR FLOW. THIS WOULD BE AN EXHAUSTIVE INSPECTION. EXHAUSTIVE INSPECTION ARE NOT PART OF THIS INSPECTION.

REMARKS: A SIMPLE RULE OF THUMB FOR DETERMINING THE CAPACITY OR SIZE OF THE AIR CONDITIONING SYSTEM NEEDED: NORMAL SIZING OF CONDITIONED AIR IS ABOUT 550 SQ. FT. OF FLOOR SPACE PER TON (12,500 BTU).

AN ESTIMATED EXPECTED LIFE SPAN OF ABOUT 10 TO 12 YEARS - USE AND PREVENTATIVE MAINTENANCE AND INSTALLATION EFFECT STATISTICAL EXPECTED LIFE. REFER ABOVE FOR DATA COLLECTED AT THE TIME OF THE INSPECTION - IF OPERABLE AND ACCESSIBLE.

REFER TO DATA PLATE DESIGN INFORMATION: (EXAMPLES)

GENERAL ELECTRIC, MODEL # BTB390A, 30,000 BTU/Hr. 2 1/2 TONS
BRYANT, MODEL #567CO36RCU, 36,000 BTU/Hr. 3 TONS
CARRIER, MODEL #38CC042-1, 42,000 BTU/Hr. 3 1/2 TONS
TAPPAN COMPANY, MODEL #CM48-42C, 48,000 BTU/Hr. 4 TONS.

HUMIDIFIER

HUMIDIFIER

NONE NOTED.