



Property Inspection Report

Southern Home Consultants, Inc.

3375 Capital Circle NE Suite 2
Tallahassee, Florida 32308
Phone (850) 668-0917
Fax (850) 878-5507



Inspection Date: 02/13/2026.

Client Information:

Mark Manley
Via Email
Tallahassee, FL

Report #: 021326WO8.

Subject Property:

2813 Shamrock N.
Tallahassee, FL 32309.



Southern Home Consultants, Inc.

3375 Capital Circle NE Suite 2
Tallahassee, Florida 32308
Phone (850) 668-0917
Fax (850) 878-5507

February 13, 2026

Mark Manley
Via Email
Tallahassee, FL

RE: Property inspection for: 2813 Shamrock N.

Dear Mr. Manley,

At your request, a visual inspection of the above referenced property was conducted on 02/13/2026. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review the limitations contained in the inspection agreement.

The attached summary is provided as a courtesy for quick access to the information within the attached inspection report. It is not intended as a substitute for reading the entire inspection report.

Some of these items may require the attention of licensed and qualified professionals. In your negotiations I would recommend requiring the work be performed by licensed, insured and qualified technicians.

Thank you for selecting our firm to do your property inspection. If you have any questions regarding the inspection report or the property, please feel free to call us.

Sincerely,

SOUTHERN HOME CONSULTANTS, INC.

Will Oven
President

enclosure



Southern Home Consultants, Inc.

3375 Capital Circle NE Suite E2

Tallahassee, Florida 32308

Phone (850) 668-0917

Fax (850) 878-5507

February 13, 2026

Hettie Spooner
Hill, Spooner and Elliott.
Via email.
Tallahassee, FL

RE: Property Inspection for: 2813 Shamrock N.

Dear Hettie,

As requested we have performed an inspection on the above referenced property.

Along with the report is a summary page of the items of concern. The summary is provided as a courtesy for quick access to the information within the attached inspection report. It is not intended as a substitute for reading the entire inspection report.

After you and your client have had a chance to review the entire report, if you have any questions please feel free to contact us.

We appreciate the opportunity to assist you in evaluating this property and look forward to working with you in the future.

Sincerely,

SOUTHERN HOME CONSULTANTS, INC.

Will Oven
President

enclosure



Report #: 021326WO8.

Clients Name: Mark Manley

Date of inspection: 02/13/2026.

Address of inspection: 2813 Shamrock N. , Tallahassee, FL 32309.

The following summary is provided as a courtesy for quick access to the information within the attached inspection report. It is not intended as a substitute for reading the entire inspection report.

**Note: any deficiencies noted should be further evaluated by a Licensed Professional in the subject field of concern
PRIOR TO CLOSING**

Items that are of concern:

INSPECTION CONDITIONS

BUILDING CHARACTERISTICS:

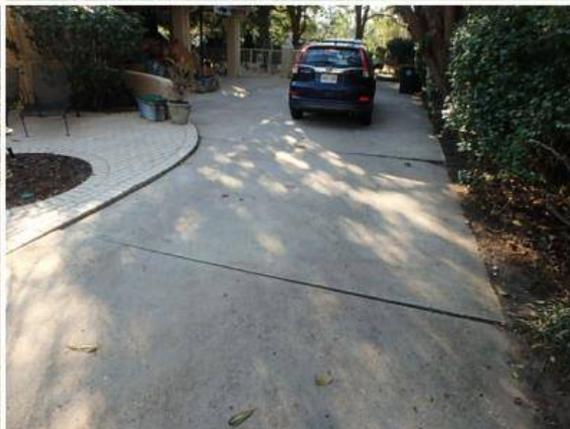
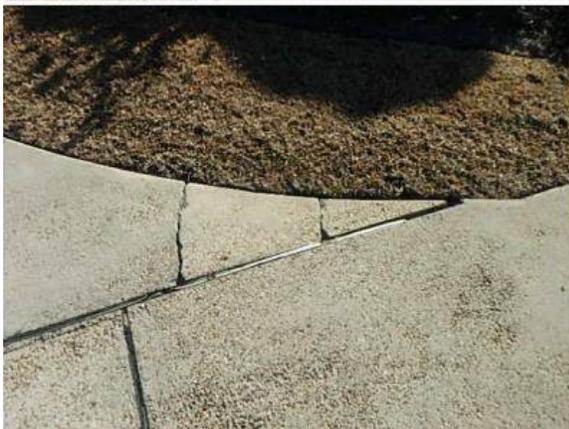
1. The structure was built prior to 1978. There is a possibility that lead based paint is present. The Environmental Protection Agency has strict guidelines pertaining to the disturbance of painted surfaces containing lead base paint. Recommend the structure be further tested for the presence of lead base paint. The testing for lead base paint is beyond the scope of this inspection. For more information refer to the attached PDF file "The Lead Safe Certified Guide to Renovate Right" and the EPA web site: <<http://www.epa.gov/lead/index.html>>.

2. The structure was built prior to 1980. Structures built prior to 1980 may have asbestos in some building materials. Testing for the presence of asbestos is beyond the scope of this inspection.

GROUNDS

DRIVEWAY:

3. Driveway has areas of cracking and settlement.





4. Areas of raised and settled brick pavers noted at the front driveway and walk areas. Some areas appear to hold or trap water during rain events.



PATIO/PORCH:

5. Various areas of raised and settled bricks noted at the right side rear patio.





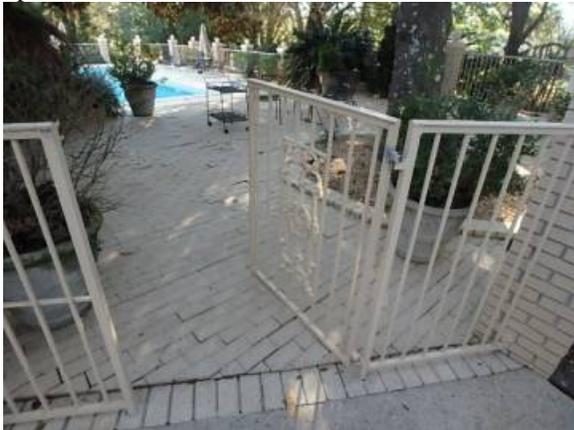
6. Various areas of raised and settled concrete noted around the pool area.



7. The pool patio surface drain appears to be clogged or blocked in various locations. Recommend cleaning and ensuring proper drainage of pool patio.

FENCES & GATES:

8. The right side pool area Gate needs adjustment to operate properly. This gate currently conflicts with the brick pavers when operated.





9. Rust damage noted at the 2 gates from the carport to the rear patio.



10. Various areas of rust noted at the iron fencing.

EXTERIOR

EXTERIOR STAIRS/STOOPS:

11. Chipped and damaged tile noted at the front entry door threshold.





TRIM:

12. Various areas of wood rot noted at the decorative shutters. Representative pictures.



13. Paint on exterior trim is deteriorated and peeling in some areas. Home was built prior to 1978. Care should be taken to insure that all lead base paint safety practices required by the Environmental Protection Agency are followed. Testing for the presence of lead base paint is beyond the scope of this inspection. Recommend a full lead base paint inspection be performed prior to any disturbance of painted surfaces.

14. Rot at front soffit trim left of the front entry. Damage appears to be from roof leakage.



FOUNDATION-CRAWL SPACE/BASEMENT

GRADING:

15. Recommend improving site drainage at the front of the structure to prevent moisture intrusion into the crawlspace area.



BASEMENT/CRAWL SPACE:

16. There are various added support beams under the floor joists in the crawlspace. It appears that these supports have been added to combat sagging or settling floors. Wood supports are resting on dry stack masonry blocks. Some cracking and settlement noted at masonry blocks under Under wood supports.



17. Moisture staining and evidence of leakage noted at the subfloor under the front exterior entry transition to the main wall.



18. Evidence of moisture intrusion noted through the front foundation wall. Recommend improving site drainage and/or waterproofing as needed.





ROOF SYSTEM

MAIN ROOF:

19. The roofing shingles show signs of aging with loss of aggregate, brittleness and exposed fiberglass mesh. Roof shingles appear to be nearing the end of their useful life.



20. Low / depressed area and evidence of leakage noted at the front roof here. Wood rot noted below this area. Active leakage appears to be occurring.



REAR SUNROOM ROOF:

21. Flat or Low Sloped roof noted. Due to the high failure rate of flat & low sloped roofs, it is recommended that the roof be fully evaluated by a licensed roofer.



22. This roof has various areas of patching and repairs and sealant. Special care should be taken to properly maintain this roof and transitions to adjacent roofs and walls. Moisture staining and evidence of leakage noted as visible from the carport attic area. The ceiling below this area in the rear sunroom appears to have been repaired or painted at some point.



23. See notes above. Areas of staining, damage and evidence of leakage noted at the roof decking adjacent to the rear, low sloped roof. (Visible from the carport attic)

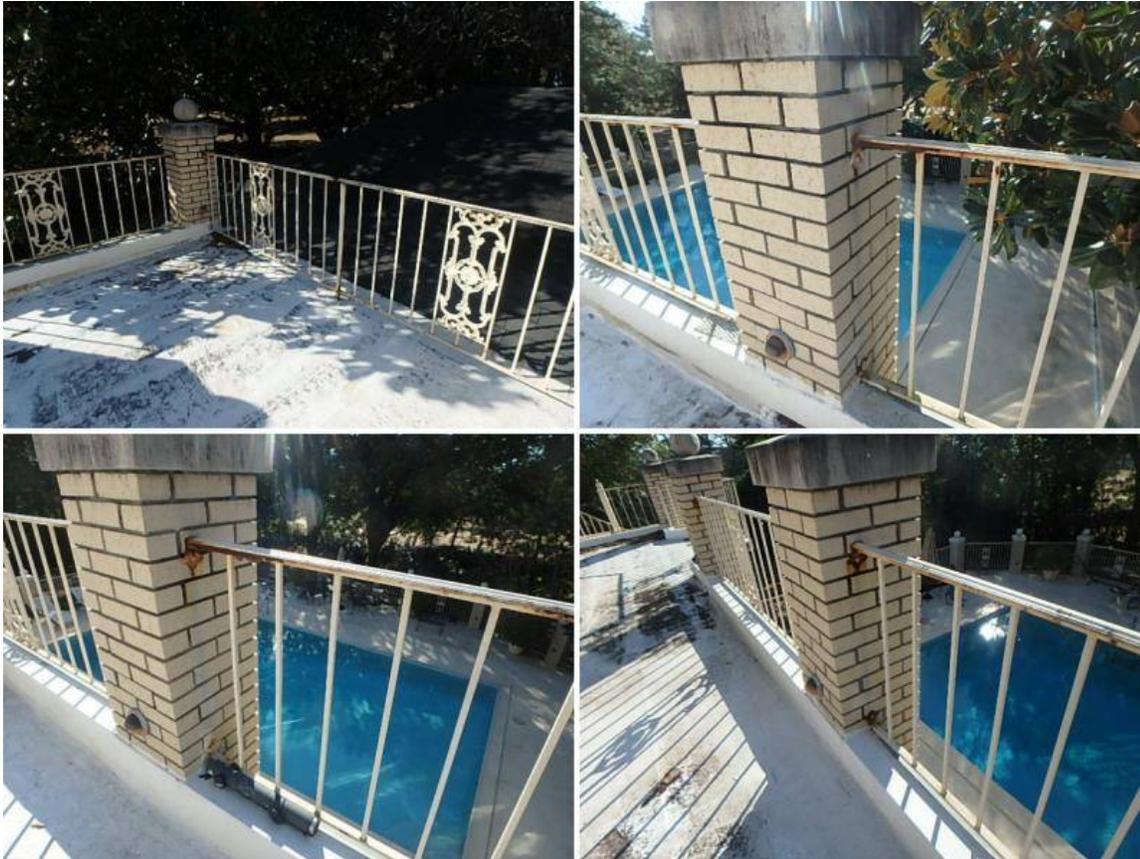




24. This roof drains by downspouts that are concealed inside of the rear brick wall. Location of discharge is not known. Recommend ensuring that these pipes are maintained and kept clear of debris. Inspection limited.



25. Various areas of rust and damage noted at the metal handrail around the upper rear roof.





EXPOSED FLASHINGS:

26. Separated, flashing, and sealant noted at the roof to all intersections on either side.



27. Plumbing boots have rodent damage.

GUTTERS & DOWNSPOUTS:

28. Recommend cleaning gutters and downspouts and properly extending downspouts away from the foundation.



CHIMNEY:

29. No chimney cricket is installed. Recommend installing a proper cricket to divert water and debris from around the chimney. Moisture staining, damage and evidence of leakage noted to the roof decking below this transition.



ATTIC:

30. The attic power ventilators were inoperable at time of inspection.



31. Moisture staining and evidence of leakage noted at the roof decking in various locations in the main attic.



32. Damage noted at the bottom of the attic, pull downstairs in the carport.





PLUMBING

SUPPLY LINES:

33. Dripping noted from the supply line in the crawlspace under the water heater that is in the closet adjacent to the front entry foyer.



WASTE LINES:

34. Evidence of leakage noted around the sewer line in the crawlspace that protrudes from the slab area under the laundry room and carport bathroom. Staining and rot noted at the Framing in this location.



WATER HEATER 1:

35. Water heater is older and has performed beyond its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection.



36. FYI: The water heater is not resting inside of a pan. Although this may have not been a requirement when the home was constructed, a pan under the unit is recommended.



WATER HEATER 2:

37. Water heater is older and has performed beyond its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection.

FUEL SYSTEM:

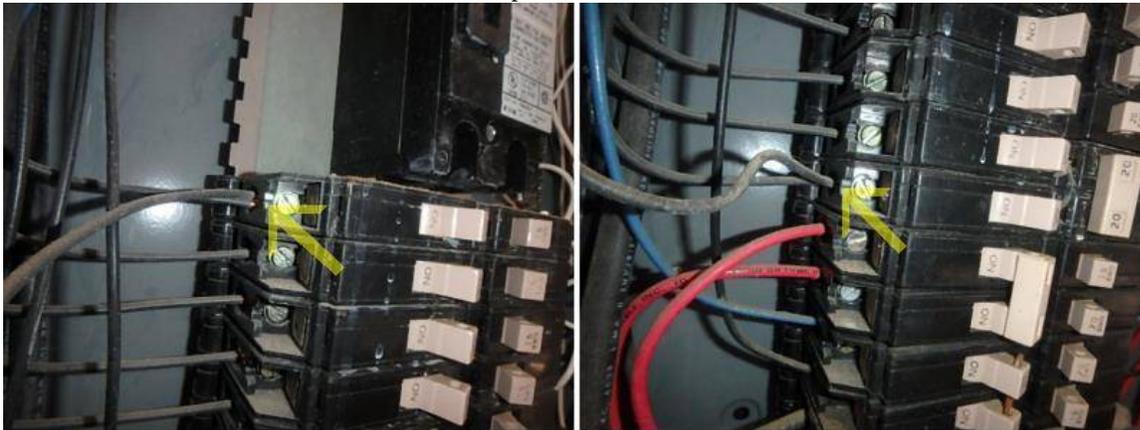
38. Damaged glass noted at the front gas lanterns on either side of the front entry door. Gas lanterns were not tested at time of inspection.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

39. Electric panels lack proper labeling of the circuits.

40. Multiple wires are connected to a single lug on a circuit breaker in the electrical panel where only one wire should be connected. Two locations noted in the left side panel.



WIRING NOTES:

41. There are multiple burned out/missing bulbs noted throughout the interior and exterior of the house. Recommend replacing all damaged/missing bulbs and testing fixtures. The function of all of the interior switches was unable to be determined due to missing/inoperable bulbs.



42. Exposed wiring noted adjacent to the crawlspace access door. The Gray wire tested for being energized at time of inspection.



43. Loose / damaged exterior flood fixtures noted at the right side.

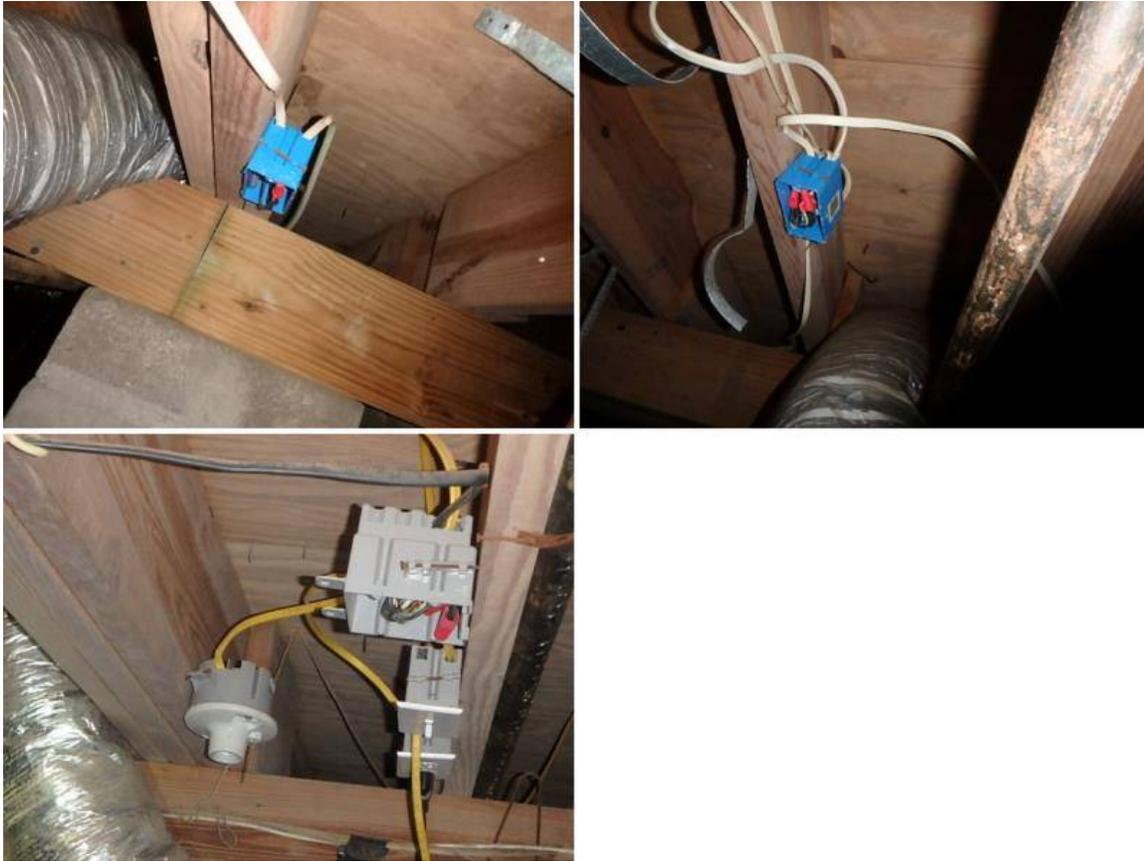


44. The rear upper balcony exterior electrical outlet here did not have power at time of inspection.





45. Recommend properly capping all junction boxes in the crawlspace that are currently without a cover.



46. The front exterior electrical outlet is missing the weather resistant cover.





47. Exposed wiring at junction box for vent fan in attic area.



HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION 1:

48. The HVAC air handler is older and is nearing the end of its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection.

HEATING SYSTEM DESCRIPTION 2:

49. The HVAC air handler is older and has performed beyond its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection.

HEATING SYSTEM DESCRIPTION 3:

50. Staining and evidence of condensation dripping from the HVAC lines that run from the attic air handler unit down through the adjacent attic below.



AIR CONDITIONING 1:

51. HVAC condensing unit is older and is nearing the end of its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection.

52. Freon line insulation at the outside HVAC condensing unit is deteriorated or missing.

AIR CONDITIONING 2:

53. HVAC condensing unit is older and has performed beyond its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection.

54. Freon line insulation at the outside HVAC condensing unit is deteriorated or missing.



DUCTWORK:

55. Various areas of damaged HVAC ductwork in insulation noted in the crawlspace.



GARAGE - CARPORT

MISCELLANEOUS:

56. Stored items restrict viewing of the carport area; recommend performing a careful walk through inspection prior to closing.

INTERIOR

EXTERIOR DOORS:

57. The paint and finish is deteriorated at the front entry door.

58. Rust damage noted at the right side courtyard exterior French door. Wood rot noted at the door frame and trim. Damage noted at the door strike plate area.





59. General rot and damage noted at the rear French doors to the pool area. There are five sets of these doors. Doors that were tested were difficult to operate. Various doors were unable to be tested due to occupants belongings.



60. See notes above. General damage / rot noted at the rear doors.





61. See notes above. General damage / rot noted at the rear doors.



62. Rust damage and wood rot noted at the rear upper balcony exterior door.



GENERAL INTERIOR:

63. Occupants belongings limited full view and inspection of the interior and other components. Full inspection of many of the home components was limited due to lack of access.



WINDOWS:

64. Windows are older and difficult to operate in various locations. Various areas of damaged or deteriorated glazing noted around window panes. Representative pictures.



65. Significant rot and damage noted at the rear facing windows adjacent to the pool patio here.





66. Significant rot and damage noted at the left side window near the spiral staircase.



67. Evidence of leakage noted at the window above the toilet in the upstairs master bathroom. Rot noted at window.



68. Broken glass noted at the upstairs master bedroom window here.



69. Window screens are not installed.

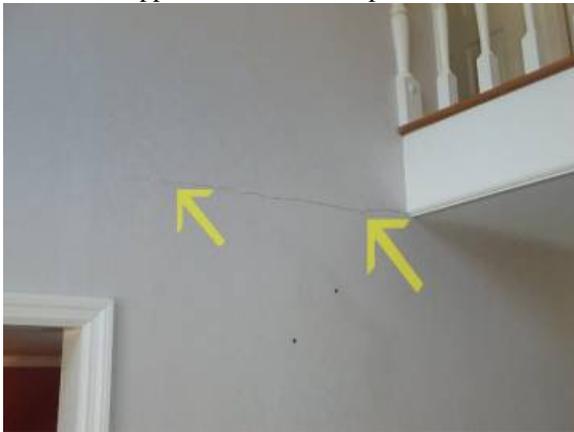


70. Chipping / flaking paint and finish noted at various windows.



INTERIOR WALLS:

71. Cracking and evidence of settlement noted at the wall adjacent to the front entry foyer area. See also notes regarding additional support added in crawlspace area. Some settlement appears to have occurred.



FLOORS:

72. Uneven flooring noted throughout. Additional bracing and supports noted in the crawlspace area.

73. Various cracked tiles noted at the steps from the rear sunroom to the kitchen and living area.





FIREPLACE/WOOD BURNING DEVICES:

74. Gas log set and remote were not operational at time of inspection.



KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

75. Moisture damage noted on cabinet floor under sink, Damaged and separating cabinet noted under the kitchen sink.

RANGE/COOK TOP AND OVEN:

76. The front left burner was not operational at time of inspection.



GARBAGE DISPOSAL:

77. The garbage disposal switch is damaged.



BATHROOMS

DOWNSTAIRS MASTER BATHROOM AREA:

78. Evidence of leakage noted at the right side sink drain.



79. Areas of cracking / chipping tile grout noted in the shower.



80. Dripping and leakage noted from the tub faucet diverter and Spray handle when operated. Whirlpool Jets were unable to be tested due to tub not being filled. Tub was not filled due to water leaking from faucets / handles when operated.



LAUNDRY HALL BATHROOM AREA:

81. The shower controls were difficult to operate. Evidence of water backing up in the shower area. Debris noted at the base of the shower.



UPSTAIRS HALL BATHROOM AREA:

82. The following problems were noted at the tub: drain stopper is missing.

UPSTAIRS MASTER BATHROOM AREA:

83. The hot and cold is reversed at the sink controls.



84. Various areas of damaged or missing tile grout noted in the shower.



POOL/HOT TUB & EQUIPMENT

ELECTRIC CONTROLS:

85. Rust and damage noted at the pool electrical timer box.





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Phone (850) 668-0917
Fax (850) 878-5507

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT...PLEASE READ CAREFULLY

Client: Mark Manley

Date of Inspection: 02/13/2026.

Report #: 021326WO8.

Subject Property: 2813 Shamrock N. , Tallahassee, FL 32309.

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Southern Home Consultants, Inc. (Inspector), for my/our sole use and benefit. I/We warrant that I/we will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

The client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed the agreement. Client understands that the Inspection and Inspection Report are performed and prepared for Client's sole and exclusive use and is not intended to be relied upon by any 3rd party. Client further states that the choosing of Southern Home Consultants, Inc to perform inspection was their own choice and not coerced or influenced in any way.

Inspector agrees to perform a limited visual Inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies as they exist at the time of Inspection. The Inspection will be performed in a manner consistent with the Inspection Standards of the American Society of Home Inspectors. A copy of these Standards is provided to Client with the Inspection Report, however, upon request; the Company will provide a copy of the Standards to the Client at an earlier time.

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other thing, or those areas/items which have been excluded by the Inspection Standards of the American Society of Home Inspectors, Inc. and/or by agreement of the parties is not included in this Inspection. The Inspection does not include any destructive testing or dismantling. Further, the Inspection does NOT include opinions relating to the installation of any component or system. In addition to the other limitation provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT be a part of the Inspection Report. The following areas/items, systems and components are among those NOT included in the Inspection:

- Code or zoning violations
- System or component installation
- Permit Research
- Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing
- Termites or other wood destroying insects, rodents or other pests, dry-rot or fungus; or damage from the preceding
- Latent or concealed defects
- Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.
- Private water or sewage systems
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of related systems and components.
- Repair cost estimates
- Building value appraisal
- Radio controlled devices
- Water Softener or purifiers
- Radiant heat systems
- Furnace heat exchanger
- Solar heating systems
- Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks
- Odors or noise
- Seismic safety
- Freestanding appliances
- Security or fire safety systems

- Security bars and/or safety equipment
- Personal property
- Any adverse condition that may affect the desirability of the property
- Proximity to railroad tracks or airplane routes
- Unique/technically complex systems or components
- System or components life expectancy
- Adequacy or efficiency of any system or component

If Inspection is desired of any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals.

Client understands that the Inspection and Inspection Report do not, in any way, constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the Inspection nor Inspection Report are a substitute for any real estate transfer disclosures which may be required by law.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of Inspector of the structure. Client understands and agrees that Client will not rely on any oral statements made by the Inspector prior or subsequent to the issuance of the written Inspection report. Client further understands and agrees Inspector reserves the right to modify the Inspection Report for a period of time that shall not exceed forty eight (48) hours after the Inspection Report has first been delivered to Client.

Client understands and agrees that any claim arising out of or related to any act or omission of Inspector in connection with the Inspection of the structure, as limited herein, shall be made in writing and reported to the Company within ten (10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the agents, employees or independent contractors repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims Client may have against Inspector.

Inspection Type: **GENERAL INSPECTION:** An inspection and inspection report performed and prepared in a manner consistent with the Inspection Standards of the American Society of Home Inspectors, Inc. by a generalist inspector. It is understood and agreed by and between the parties hereto that Company's and its officers', agents' or employees' **LIMITATION OF LIABILITY** for errors or omissions in the Inspection Report is limited and fixed to a refund of the fee paid for the Inspection and Inspection Report.

Any legal action, including, but not limited to, those proceedings involving claims arising from this inspection against Inspector etal must be brought within one (1) year from the date of the Inspection failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions or causes of action that may have arisen there from. Timely notice to the Inspector is deemed to be a condition of this contract with reasonable consideration stipulated thereto. By signing this agreement Client agrees to this one (1) year limitation of the statute of limitations.

Each party understands and agrees that should any legal action be instituted by any party to this agreement and should either party substantially prevail in the action by way of judgment, verdict or award, said party is entitled to attorney fees and costs as approved by the court in that action. If any portion of this Agreement is found to invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

_____ Client gives their permission to release copies of report to other parties including but not limited to Seller & Seller's Representatives.

_____ Client does *NOT* give permission to release copies of report to any other second party.

Signed: _____ **Date:** _____ **Inspection Fee:** _____
Client **Due at time of Inspection.**

Signed: _____ **Date:** _____
Client

Signed: _____ **Date:** _____
Inspector



Report Table of Contents

INSPECTION CONDITIONS	32
GROUNDS	36
EXTERIOR	40
FOUNDATION-CRAWL SPACE/BASEMENT	42
ROOF SYSTEM	44
PLUMBING	52
ELECTRICAL SYSTEM	56
HEATING - AIR CONDITIONING	60
GARAGE - CARPORT	66
INTERIOR	67
KITCHEN - APPLIANCES - LAUNDRY	73
BATHROOMS	75
POOL/HOT TUB & EQUIPMENT	80



INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #:	021326WO8.
INSPECTOR:	Will Oven.
DATE OF INSPECTION:	02/13/2026.
TIME OF INSPECTION:	9:00 AM.
CLIENT NAME:	Mark Manley.
MAILING ADDRESS:	Via Email.
CITY/STATE/ZIP:	Tallahassee, FL.
CLIENT AGENT:	Hettie Spooner.
CLIENT AGENT COMPANY:	Hill, Spooner and Elliott.
CLIENT AGENT'S ADDRESS:	Via email.
AGENT'S CITY/STATE/ZIP:	Tallahassee, FL.
INSPECTION LOCATION:	2813 Shamrock N.
SITE: CITY/STATE/ZIP:	Tallahassee, FL 32309.

CLIMATIC CONDITIONS:

WEATHER:	Clear.
TIME OF START:	9:00 am.
TIME OF COMPLETION:	1:00 pm.
SOIL CONDITIONS:	Dry.
APPROXIMATE OUTSIDE TEMPERATURE:	70.

BUILDING CHARACTERISTICS:

FRONT ELEVATION:





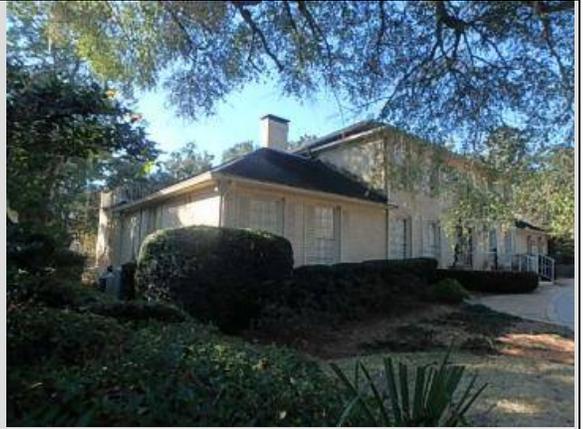
REAR ELEVATION:



RIGHT SIDE ELEVATION:



LEFT SIDE ELEVATION:



ESTIMATED AGE OF BUILDING:

1971.

LEAD BASE PAINT DISCLOSURE:

The structure was built prior to 1978. There is a possibility that lead based paint is present. The Environmental Protection Agency has strict guidelines pertaining to the disturbance of painted surfaces containing lead base paint. Recommend the structure be further tested for the presence of lead base paint. The testing for lead base paint is beyond the scope of this inspection. For more information refer to the attached PDF file "The Lead Safe Certified Guide to Renovate Right" and the EPA web site: <<http://www.epa.gov/lead/index.html>>.

ASBESTOS DISCLOSURE:

The structure was built prior to 1980. Structures built prior to 1980 may have asbestos in some building materials. Testing for the presence of asbestos is beyond the scope of this inspection.



BUILDING TYPE:	Single Family Detached.
STORIES:	2
AGE OF ROOF:	2008.

UTILITY SERVICES:

WATER SOURCE:	Public.
SEWAGE DISPOSAL:	Public.
UTILITIES STATUS:	All utilities on.

OTHER INFORMATION:

AREA:	City.
HOME OCCUPIED?	Yes.
CLIENT PRESENT:	No.
PEOPLE PRESENT:	Listing Agent.
EXTRA PHOTOGRAPHS TAKEN	Four point insurance inspection pictures taken. There is an additional charge for preparing this reports. If wanted please contact the office to arrange for preparation.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Important Notice to Third Parties or other purchasers: Receipt of this report by any purchasers of this property other than the party(ies) identified on the contract page is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified professional inspector to provide you with your own inspection and report on this property.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO CLOSING. Further evaluation PRIOR to closing is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

For the purposes of this report the term "serviceable" indicates that the item checked was performing as designed at the time of inspection. It does not indicate the future working condition of the item. The inspection is limited to the conditions of the property at the time of inspection.



There is an inspection agreement that is included within this report. Client agrees that by accepting this report, client is accepting the terms and conditions of the inspection agreement whether the agreement is signed or not.

The summary list provided with this report does not constitute the entire report, it is provided only as a courtesy for quick reference to the major items of concern within the report. Client is encouraged to read the entire report to obtain the full benefits of the inspection.



GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE:

CONDITION:

Concrete.



Driveway has areas of cracking and settlement.



**OTHER
OBSERVATIONS:**



Areas of raised and settled brick pavers noted at the front driveway and walk areas. Some areas appear to hold or trap water during rain events.

LANDSCAPING:

CONDITION: Maintained.

IRRIGATION SYSTEM:

SPRINKLER SYSTEM: There is a sprinkler system installed. Sprinkler systems are not included in this inspection. Recommend contacting a licensed irrigation contractor for inspection.

PATIO/PORCH:

LOCATION: Rear, Front.

TYPE: Concrete, Brick.

CONDITION:



Various areas of raised and settled bricks noted at the right side rear patio.



**OTHER
OBSERVATIONS:**



*Various areas of raised and settled concrete noted around the pool area.
The pool patio surface drain appears to be clogged or blocked in various locations. Recommend cleaning and ensuring proper drainage of pool patio.*

FENCES & GATES:

**TYPE:
CONDITION:**

Wrought Iron.

The right side pool area Gate needs adjustment to operate properly. This gate currently conflicts with the brick pavers when operated.





**OTHER
OBSERVATIONS:**

*Rust damage noted at the 2 gates from the carport to the rear patio.
Various areas of rust noted at the iron fencing.*



EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation.

EXTERIOR STAIRS/STOOPS:

TYPE:

Brick, Paver tile.

LOCATION:

Rear, Front.

CONDITION:

Chipped and damaged tile noted at the front entry door threshold.



EXTERIOR WALLS:

TYPE OF WALL

Wood Frame.

CONSTRUCTION:

Appears serviceable.

CONDITION:

Wall insulation type and value is not verified. UFFI insulation or hazard are not identified. Conditions inside the wall cannot be judged. Lead paint testing is not performed; only a certified testing lab is qualified for lead based paint testing.

TRIM:

MATERIAL:

Wood.



CONDITION:



Various areas of wood rot noted at the decorative shutters. Representative pictures.

Paint on exterior trim is deteriorated and peeling in some areas. Home was built prior to 1978. Care should be taken to insure that all lead base paint safety practices required by the Environmental Protection Agency are followed. Testing for the presence of lead base paint is beyond the scope of this inspection. Recommend a full lead base paint inspection be performed prior to any disturbance of painted surfaces.

**OTHER
OBSERVATIONS:**

Rot at front soffit trim left of the front entry. Damage appears to be from roof leakage.





FOUNDATION-CRAWL SPACE/BASEMENT

All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

GRADING:

SITE:

Gentle slope.

CONDITION:

Recommend improving site drainage at the front of the structure to prevent moisture intrusion into the crawlspace area.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:

Crawl space is fully accessible and was entered.

CRAWL SPACE:

Appears serviceable.

FOUNDATION WALLS -
TYPE:

Concrete block.

CONDITION:

Appears serviceable.

BEAMS:

Appears serviceable.



There are various added support beams under the floor joists in the crawlspace. It appears that these supports have been added to combat sagging or settling floors. Wood supports are resting on dry stack masonry blocks. Some cracking and settlement noted at masonry blocks under Under wood supports.

FLOOR JOISTS & SUB
FLOOR:

Appear serviceable.



Moisture staining and evidence of leakage noted at the subfloor under the front exterior entry transition to the main wall.



BASEMENT/CRAWL SPACE FLOOR AND DRAINAGE:



Evidence of moisture intrusion noted through the front foundation wall. Recommend improving site drainage and/or waterproofing as needed.



ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. This inspection does not include an estimate of remaining roof life or repairs cost. Remaining life is dependant upon many variables including but not limited to maintenance, tree cover and slope and pitch of roof. Repair costs will vary substantially from one licensed contractor to another. Any repairs should be done by a licensed and qualified roofer.

GENERAL ROOF INFORMATION:

AGE OF ROOF:	2008.
AGE OF HOME:	1971.

MAIN ROOF:

LOCATION:	Main Roof.
STYLE:	Hip.
SHINGLE TYPE:	Architctural/dimensional type shingle.
ROOF PITCH	Varies.
ROOF ACCESS:	Walked on roof.

ROOF COVERING STATUS:



The roofing shingles show signs of aging with loss of aggregate, brittleness and exposed fiberglass mesh. Roof shingles appear to be nearing the end of their useful life.

ESTIMATED REMAINING LIFE:	Less than 5 years.
VALLEY TYPE:	Closed Laced.
VALLEY FLASHING:	Valley flashing is in place and appears to be functioning properly.



**OTHER
OBSERVATIONS:**

Low / depressed area and evidence of leakage noted at the front roof here. Wood rot noted below this area. Active leakage appears to be occurring.



**VISIBLE ROOF
SHINGLE DAMAGE:
PICTURE OF ROOF:**

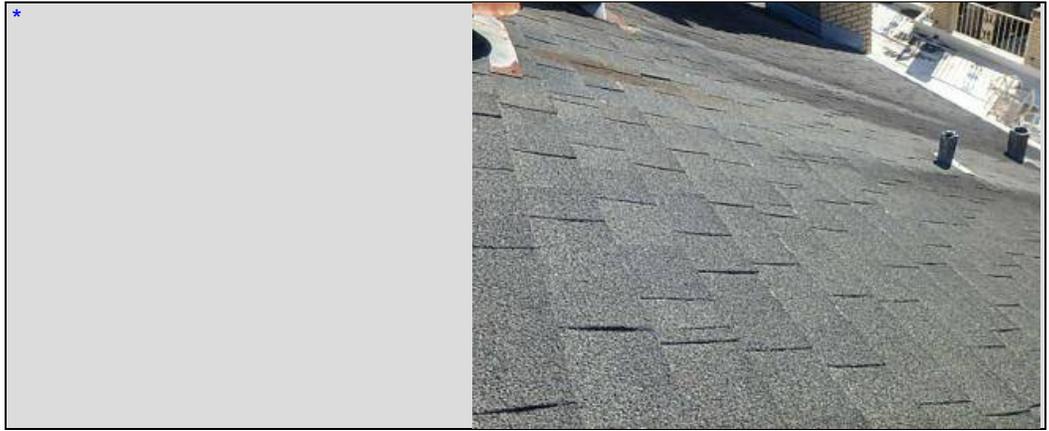
Yes.

*



*





REAR SUNROOM ROOF:

LOCATION:

Rear sunroom.

STYLE:

Flat or Low Sloped roof noted. Due to the high failure rate of flat & low sloped roofs, it is recommended that the roof be fully evaluated by a licensed roofer.

SHINGLE TYPE:

Rolled composition, Roofing that appears to have some type of coating applied on top.

ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:



This roof has various areas of patching and repairs and sealant. Special care should be taken to properly maintain this roof and transitions to adjacent roofs and walls. Moisture staining and evidence of leakage noted as visible from the carport attic area. The ceiling below this area in the rear sunroom appears to have been repaired or painted at some point.



See notes above. Areas of staining, damage and evidence of leakage noted at the roof decking adjacent to the rear, low sloped roof. (Visible from the carport attic)



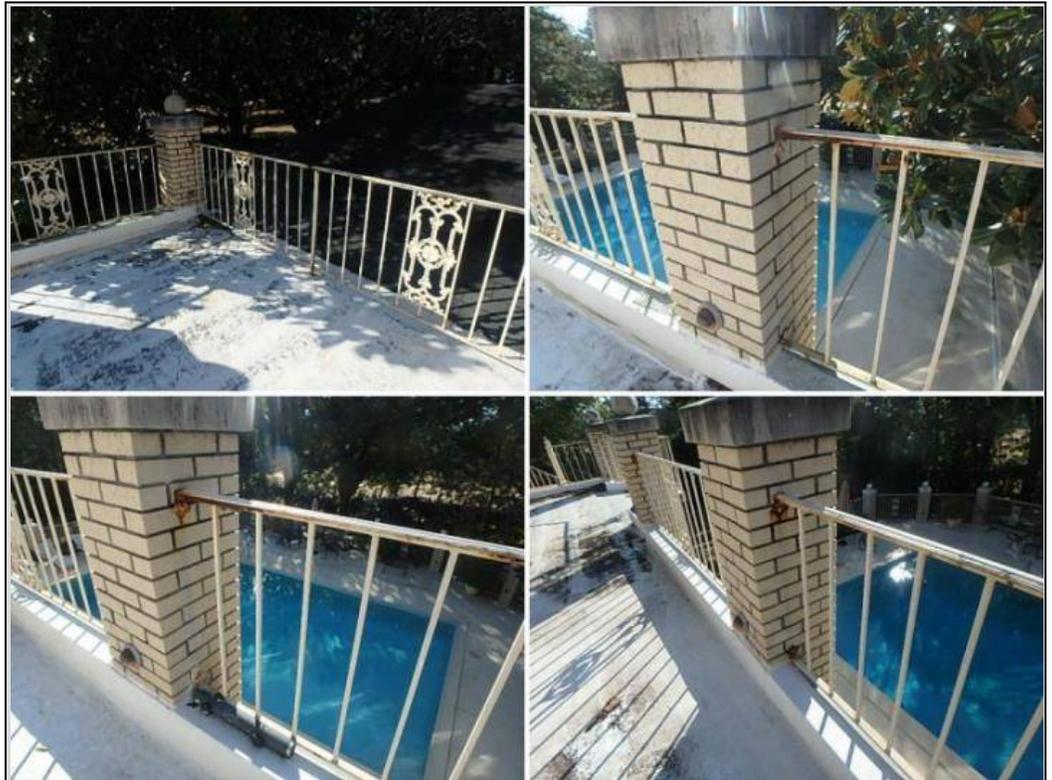
**ESTIMATED
REMAINING LIFE:
VALLEY TYPE:
OTHER
OBSERVATIONS:**

Unknown. General repairs / maintenance is recommended.

None.

This roof drains by downspouts that are concealed inside of the rear brick wall. Location of discharge is not known. Recommend ensuring that these pipes are maintained and kept clear of debris. Inspection limited.





Various areas of rust and damage noted at the metal handrail around the upper rear roof.

**VISIBLE ROOF
SHINGLE DAMAGE:
PICTURE OF ROOF:**

No.

*



EXPOSED FLASHINGS:

TYPE:

Metal.



CONDITION:



Separated, flashing, and sealant noted at the roof to all intersections on either side.

PLUMBING BOOTS:

CONDITION;

Lead.

Plumbing boots have rodent damage.

GUTTERS & DOWNSPOUTS:

TYPE:

Partial.

CONDITION:

Recommend cleaning gutters and downspouts and properly extending downspouts away from the foundation.



CHIMNEY:

LOCATION:

Rear, Central.

MATERIAL:

Brick.

CONDITION:

Appears serviceable.



CHIMNEY CAP

Chimney cap appeared serviceable.



CHIMNEY CRICKET



No chimney cricket is installed. Recommend installing a proper cricket to divert water and debris from around the chimney. Moisture staining, damage and evidence of leakage noted to the roof decking below this transition.

ATTIC:

ACCESS LOCATION:

Hall, Carport.

ACCESSIBILITY:

Attic is partial; all accessible areas were entered. Some areas were not accessible.

CONDITION:

Appeared serviceable.

ROOF LEAKS NOTED:

Yes.

VENTING:

The attic power ventilators were inoperable at time of inspection.

INSULATION TYPE

Cellulose- Blown, Icynene spray foam type.

CONDITION

FYI: The spray foam insulation on the roof decking appears to be closed cell type insulation. Typical spray foam insulation on roof decking is open cell which allows visibility of water / staining in the event of a roof leak.



FRAMING TYPE ROOF

Manufactured trusses.

FRAMING TYPE

Manufactured trusses.

CEILING



CONDITION:



Moisture staining and evidence of leakage noted at the roof decking in various locations in the main attic.

OTHER OBSERVATIONS:

Damage noted at the bottom of the attic, pull downstairs in the carport.





PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. Determining the condition of the interior of the water supply lines or waste lines is beyond the scope of this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

CONDITION:

PVC.

Water meter is located, Front Yard,
Appears serviceable.



WATER MAIN SHUTOFF LOCATION:

Main water shutoff to the house is located at the water meter.

SUPPLY LINES:

SUPPLY LINE MATERIAL:

WATER PRESSURE:

CONDITION:

PLUMBING LEAKS NOTED:

Copper.

70 PSI.

Appears serviceable.

Yes.



Dripping noted from the supply line in the crawlspace under the water heater that is in the closet adjacent to the front entry foyer.



POLYBUTELYNE PIPE

NOTED:

No.

WASTE LINES:

WASTE LINE

MATERIAL:

CONDITION:

Cast Iron, PVC.

FYI: The waste line from the house to the main sewer line cannot be inspected by a visual inspection. No representation of the condition of the sewer line can be made.



Evidence of leakage noted around the sewer line in the crawlspace that protrudes from the slab area under the laundry room and carport bathroom. Staining and rot noted at the Framing in this location.

Some of the waste lines are the older (Possibly original) cast iron pipes. Inspection of interior of pipes is not possible. Pipes are older and nearing or at the end of their life expectancy.

HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable.

WATER HEATER 1:

TYPE:

Electric.

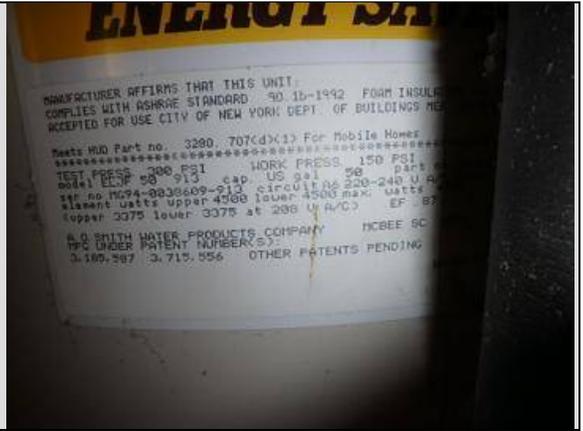
SIZE:

50 Gallons.



WATER HEATER AGE:

1994.



WATER HEATER LOCATION:
CONDITION:

Closet.

Water heater is older and has performed beyond its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection.

FYI: The water heater is not resting inside of a pan. Although this may have not been a requirement when the home was constructed, a pan under the unit is recommended.



PICTURE OF WATER HEATER & PRV:

*



WATER HEATER 2:

TYPE:

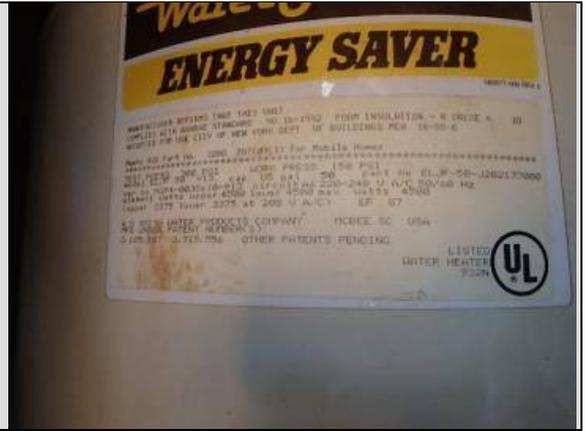
Electric.

SIZE:

50 Gallons.



WATER HEATER AGE: 1994.



WATER HEATER LOCATION: Crawl space.

WATER HEATER CONDITION: *Water heater is older and has performed beyond its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection.*

PICTURE OF WATER HEATER & PRV:



FUEL SYSTEM:

METER/TANK LOCATION: Location is left side.

FUEL TYPE: Natural Gas.



CONDITION: System appears serviceable.

OTHER: *Damaged glass noted at the front gas lanterns on either side of the front entry door. Gas lanterns were not tested at time of inspection.*



ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

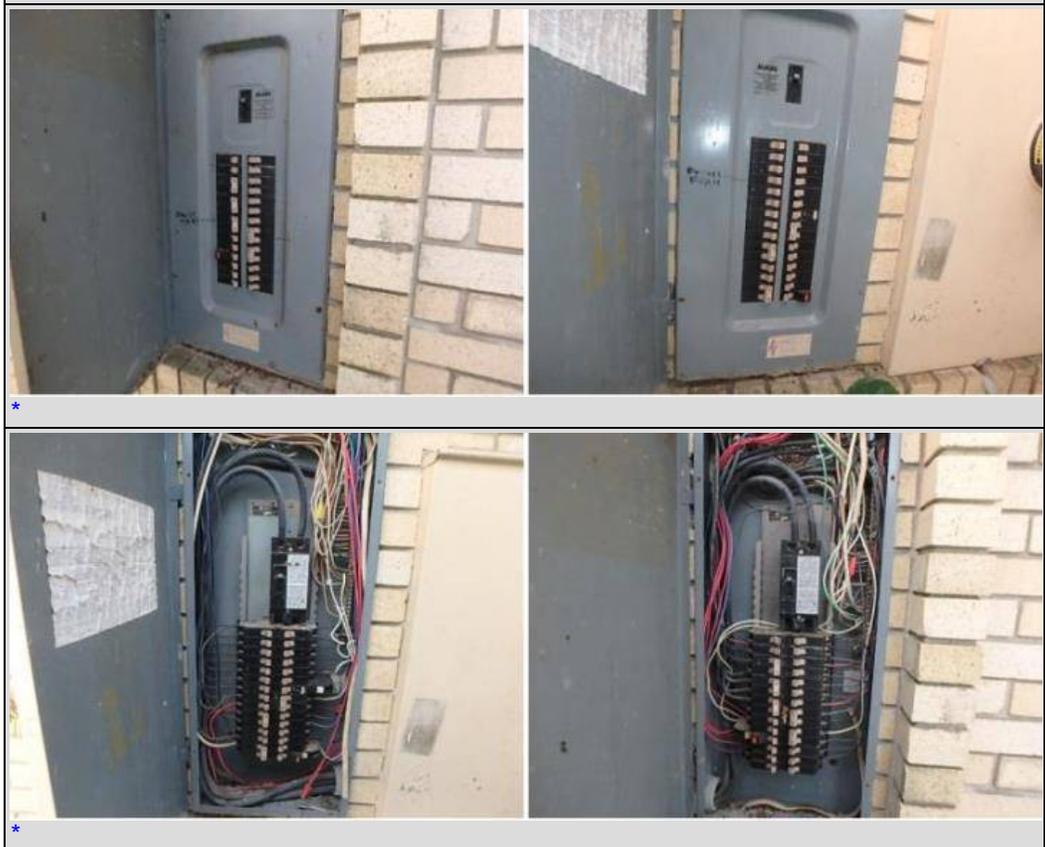
SERVICE:

LOCATION:	Underground.
SIZE & TYPE:	110/220 Volt, Circuit breakers.
AMPS:	200 AMP X 2.
GROUND ROD:	Ground rod visible at service meter.
SUFFICIENT FOR SERVICE:	Yes.
LOCATION OF MAIN ELECTRICAL DISCONNECT:	Main electrical panel.
CONDITION:	Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION:	Exterior of house.
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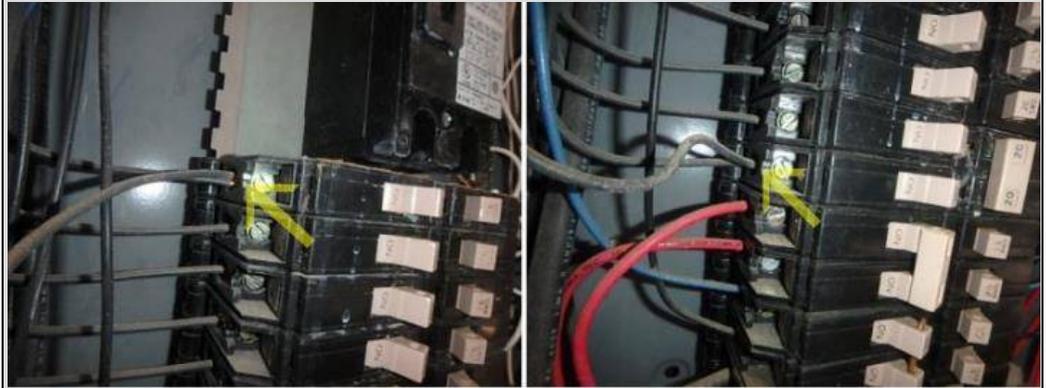
PICTURE OF MAIN ELECTRICAL PANEL:





**MAIN PANEL
CONDITION:**

Electric panels lack proper labeling of the circuits.



Multiple wires are connected to a single lug on a circuit breaker in the electrical panel where only one wire should be connected. Two locations noted in the left side panel.

AGE OF PANEL:

Original.

MAIN PANEL RATING:

Double 200 AMP Panels.

CONDUCTORS:

ENTRANCE CABLES:

Copper.

BRANCH WIRING:

Copper.

WIRING NOTES:

CONDITION:

There are multiple burned out/missing bulbs noted throughout the interior and exterior of the house. Recommend replacing all damaged/missing bulbs and testing fixtures. The function of all of the interior switches was unable to be determined due to missing/inoperable bulbs.

WIRING TYPE:

Nonmetallic cable.

**ESTIMATED YEAR OF
ELECTRICAL UPDATE:**

Original.

UNSAFE WIRING:

Exposed wiring noted adjacent to the crawlspace access door. The Gray wire tested for being energized at time of inspection.



**ELECTRICAL GFCI
OUTLETS:**

Kitchen, Baths, Exterior.



OTHER COMMENTS:



Loose / damaged exterior flood fixtures noted at the right side.

The rear upper balcony exterior electrical outlet here did not have power at time of inspection.



Recommend properly capping all junction boxes in the crawlspace that are currently without a cover.



The front exterior electrical outlet is missing the weather resistant cover.



Exposed wiring at junction box for vent fan in attic area.





HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION 1:

LOCATION:	Crawl space.
HEAT SYSTEM TYPE:	Forced Air.
FUEL TYPE AND NOTES:	Natural Gas.
DATA PLATE INFORMATION:	Carrier.
HEAT SYSTEM AGE:	2010.
HEAT SYSTEM CONDITION:	<i>The HVAC air handler is older and is nearing the end of its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection.</i>
PICTURE OF HVAC AIR HANDLER:	<div style="display: flex; align-items: center;"> <div style="background-color: #cccccc; width: 150px; height: 150px; margin-right: 10px;">*</div>  </div>

HEATING SYSTEM DESCRIPTION 2:

LOCATION:	Crawl space.
HEAT SYSTEM TYPE:	Heat pump.
FUEL TYPE AND NOTES:	Electric.



DATA PLATE INFORMATION:

York.



**HEAT SYSTEM AGE:
HEAT SYSTEM
CONDITION:**

1994.

The HVAC air handler is older and has performed beyond its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection.

**PICTURE OF HVAC AIR
HANDLER:**

*



HEATING SYSTEM DESCRIPTION 3:

**LOCATION:
HEAT SYSTEM TYPE:
FUEL TYPE AND
NOTES:
DATA PLATE
INFORMATION:**

Attic.

Forced Air.

Natural Gas.

Carrier.



HEAT SYSTEM AGE:

2015.



HEAT SYSTEM
CONDITION:
OTHER HVAC
COMMENTS:

Heating system appeared serviceable at time of inspection.

Staining and evidence of condensation dripping from the HVAC lines that run from the attic air handler unit down through the adjacent attic below.



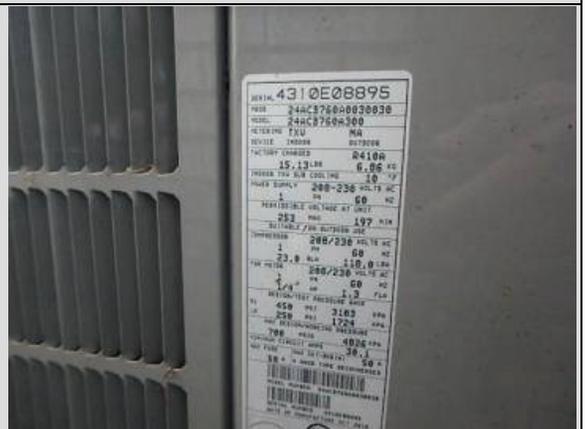
PICTURE OF HVAC AIR
HANDLER:



AIR CONDITIONING 1:

A/C TYPE:
POWER SOURCE:
COMPRESSOR AGE:
DATA PLATE
INFORMATION:

Central, Electric.
220 Volt, Electrical disconnect present.
2010.
Carrier.



CAPACITY OF UNIT:
A/C SYSTEM
CONDITION:

5 ton.
HVAC condensing unit is older and is nearing the end of its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection.



CONDENSATE LINE:
NORMAL CONTROLS:
OTHER AIR
CONDITIONING
COMMENTS:
PICTURE OF HVAC
CONDENSING UNIT:

Condensate line installed.
Appear serviceable.
Freon line insulation at the outside HVAC condensing unit is deteriorated or missing.
* 

AIR CONDITIONING 2:

A/C TYPE:
POWER SOURCE:
COMPRESSOR AGE:
DATA PLATE
INFORMATION:

Central, Electric.
220 Volt, Electrical disconnect present.
1994.
York. 

CAPACITY OF UNIT:
A/C SYSTEM
CONDITION:
CONDENSATE LINE:
NORMAL CONTROLS:
OTHER AIR
CONDITIONING
COMMENTS:

2 ton.
HVAC condensing unit is older and has performed beyond its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection.
Condensate line installed.
Appear serviceable.
Freon line insulation at the outside HVAC condensing unit is deteriorated or missing.



PICTURE OF HVAC
CONDENSING UNIT:



AIR CONDITIONING 3:

A/C TYPE:	Central, Electric. Upstairs.
POWER SOURCE:	220 Volt, Electrical disconnect present.
COMPRESSOR AGE:	2016.
DATA PLATE INFORMATION:	Carrier.



A/C SYSTEM CONDITION: Appears serviceable.

CONDENSATE LINE: Condensate line installed.

NORMAL CONTROLS: Appear serviceable.

PICTURE OF HVAC
CONDENSING UNIT:





HVAC FILTERS:

CONDITION:

HVAC filter(s) appear serviceable.

DUCTWORK:

TYPE:

Flexible Round, Insulated sheet metal.

DUCTS/AIR SUPPLY

CONDITION:



Various areas of damaged HVAC ductwork in insulation noted in the crawlspace.



GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

GARAGE/CARPORT

TYPE: Carport.

LOCATION: Attached, Two car.

ROOF:

CONDITION: See house roof report.

FLOOR:

CONDITION: Floor is not fully visible, due to stored items.

CEILING & WALLS:

CONDITION: Appeared serviceable.

MISCELLANEOUS:

Stored items restrict viewing of the carport area; recommend performing a careful walk through inspection prior to closing.



INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Please note: Fogged windows can sometimes not be seen due to climate conditions. If some windows are noted fogged it is not to be concluded that all fogged windows are identified. Every attempt has been made to note all visible windows that are fogged. Client may want to have windows further evaluated by a window specialist. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

EXTERIOR DOORS:

**MAIN ENTRY DOOR:
OTHER EXTERIOR
DOORS:
CONDITION OF
EXTERIOR DOORS:**

The paint and finish is deteriorated at the front entry door.

French, Standard side/rear door.

Rust damage noted at the right side courtyard exterior French door. Wood rot noted at the door frame and trim. Damage noted at the door strike plate area.



General rot and damage noted at the rear French doors to the pool area. There are five sets of these doors. Doors that were tested were difficult to operate. Various doors were unable to be tested due to occupants belongings.





See notes above. General damage / rot noted at the rear doors.

See notes above. General damage / rot noted at the rear doors.



Rust damage and wood rot noted at the rear upper balcony exterior door.





GENERAL INTERIOR:

Occupants belongings limited full view and inspection of the interior and other components. Full inspection of many of the home components was limited due to lack of access.

INTERIOR DOORS:

CONDITION OF INTERIOR DOORS:

Appears serviceable.

WINDOWS:

**TYPE:
CONDITION:**

Non-insulated glass, Wood.



Windows are older and difficult to operate in various locations. Various areas of damaged or deteriorated glazing noted around window panes. Representative pictures.



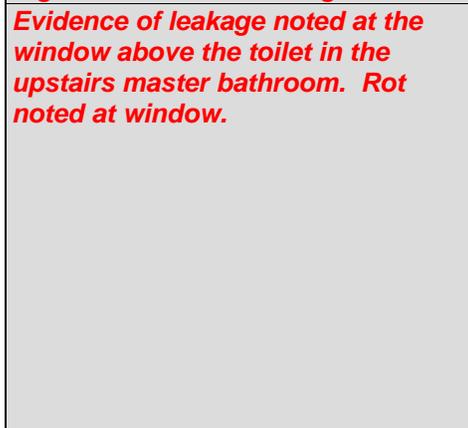
**OTHER
OBSERVATIONS:**



Significant rot and damage noted at the rear facing windows adjacent to the pool patio here.



Significant rot and damage noted at the left side window near the spiral staircase.



Evidence of leakage noted at the window above the toilet in the upstairs master bathroom. Rot noted at window.



Broken glass noted at the upstairs master bedroom window here. Window screens are not installed.

Various windows were not operated or tested due to occupants belongings.



Chipping / flaking paint and finish noted at various windows.

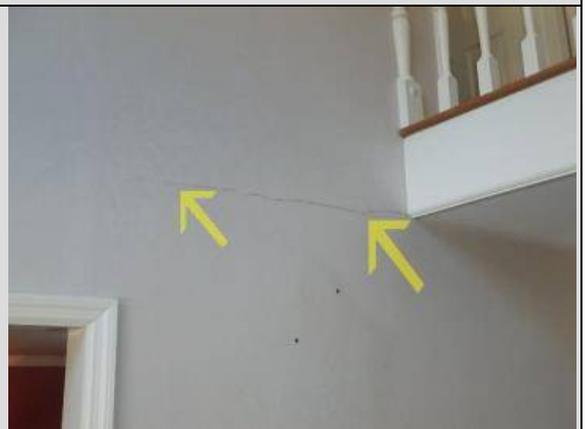
INTERIOR WALLS:

TYPE:

CONDITION:

Drywall.

Cracking and evidence of settlement noted at the wall adjacent to the front entry foyer area. See also notes regarding additional support added in crawlspace area. Some settlement appears to have occurred.



CEILINGS:

TYPE:

CONDITION:

Drywall.

General condition appears serviceable.



FLOORS:

TYPE;

Carpet, Tile.

CONDITION:

Uneven flooring noted throughout. Additional bracing and supports noted in the crawlspace area.

OTHER

OBSERVATIONS:

Various cracked tiles noted at the steps from the rear sunroom to the kitchen and living area.



FIREPLACE/WOOD BURNING DEVICES:

LOCATION:

Location #1: Living room.

TYPE:

Masonry, With vented gas log set.

CONDITION:

Gas log set and remote were not operational at time of inspection.



OTHER SPECIALTY BUILT IN ITEMS:

SECURITY SYSTEM:

Security systems are not included in this inspection. Recommend having company that monitors system do a full evaluation.



KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in refrigerator/freezer ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE:

Stainless Steel.

CONDITION:

Appears serviceable, Kitchen sink drain appeared serviceable at time of inspection. Faucet is serviceable, Hand sprayer is serviceable.

PICTURE OF SINK PLUMBING:



OTHER KITCHEN SINK OBSERVATIONS:

Moisture damage noted on cabinet floor under sink, Damaged and separating cabinet noted under the kitchen sink.

RANGE/COOK TOP AND OVEN:

TYPE:

Electric, Wall oven, Separate cook top.

CONDITION:

The front left burner was not operational at time of inspection.



REFRIGERATOR:

TYPE:

Electric.

CONDITION:

Refrigerator appeared serviceable at time of inspection.



DISHWASHER:

CONDITION: Appears serviceable.

GARBAGE DISPOSAL:

CONDITION: *The garbage disposal switch is damaged.*



INTERIOR COMPONENTS:

COUNTERS: Counter tops are tile.
CONDITION COUNTER TOPS AND CABINETS: Appear serviceable.

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

LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Plumbing appears serviceable, Electrical outlet is grounded, 220 Service-operational.

PICTURE OF WASHING MACHINE PLUMBING: *



DRYER VENT: Appeared serviceable.



BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

DOWNSTAIRS MASTER BATHROOM AREA:

BATH LOCATION:

Master bedroom.

CONDITION OF SINK:

Evidence of leakage noted at the right side sink drain.

CONDITION OF

Appears serviceable.

VANITY:

Appears serviceable.

CONDITION OF

TOILET:

Tub, Shower.

TUB/SHOWER

TUB/SHOWER AND

WALLS:

Areas of cracking / chipping tile grout noted in the shower.



BATH VENTILATION:

Appears serviceable.

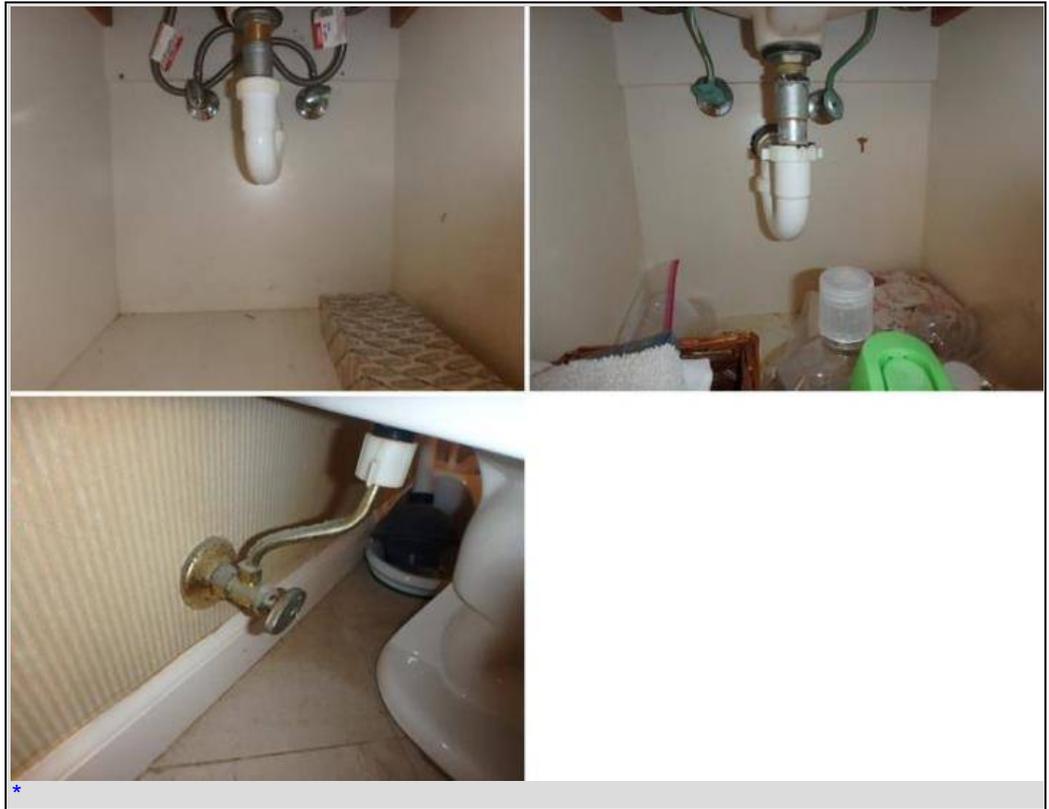
OTHER COMMENTS:

Dripping and leakage noted from the tub faucet diverter and Spray handle when operated. Whirlpool Jets were unable to be tested due to tub not being filled. Tub was not filled due to water leaking from faucets / handles when operated.





PICTURE OF SINK PLUMBING:



LAUNDRY HALL BATHROOM AREA:

BATH LOCATION:

Hall, Laundry.

CONDITION OF SINK:

Appears serviceable.

CONDITION OF VANITY:

Appears serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER CONDITION

Shower.



The shower controls were difficult to operate. Evidence of water backing up in the shower area. Debris noted at the base of the shower.

TUB/SHOWER AND WALLS:

See above.



BATH VENTILATION:
PICTURE OF SINK
PLUMBING:

Appears serviceable.



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UPSTAIRS HALL BATHROOM AREA:

BATH LOCATION:
CONDITION OF SINK:
CONDITION OF
VANITY:
CONDITION OF
TOILET:
TUB/SHOWER
CONDITION
TUB/SHOWER AND
WALLS:
BATH VENTILATION:
PICTURE OF SINK
PLUMBING:

Hall, Upstairs.

Appears serviceable.

Appears serviceable.

Appears serviceable.

Tub.

The following problems were noted at the tub: drain stopper is missing.

Tub walls appear serviceable.

Appears serviceable.



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UPSTAIRS MASTER BATHROOM AREA:

BATH LOCATION:

Master bedroom, Upstairs.

CONDITION OF SINK:

The hot and cold is reversed at the sink controls.

CONDITION OF

Appears serviceable.

VANITY:

Appears serviceable.

CONDITION OF

Shower.

TOILET:

TUB/SHOWER

TUB/SHOWER AND

WALLS:

Various areas of damaged or missing tile grout noted in the shower.



BATH VENTILATION:

Appears serviceable.

PICTURE OF SINK

PLUMBING:



BATHROOM AREA:

BATH LOCATION:

Downstairs, 1/2 Bath.

CONDITION OF SINK:

Appears serviceable.

CONDITION OF

Appears serviceable.

VANITY:

Appears serviceable.

CONDITION OF

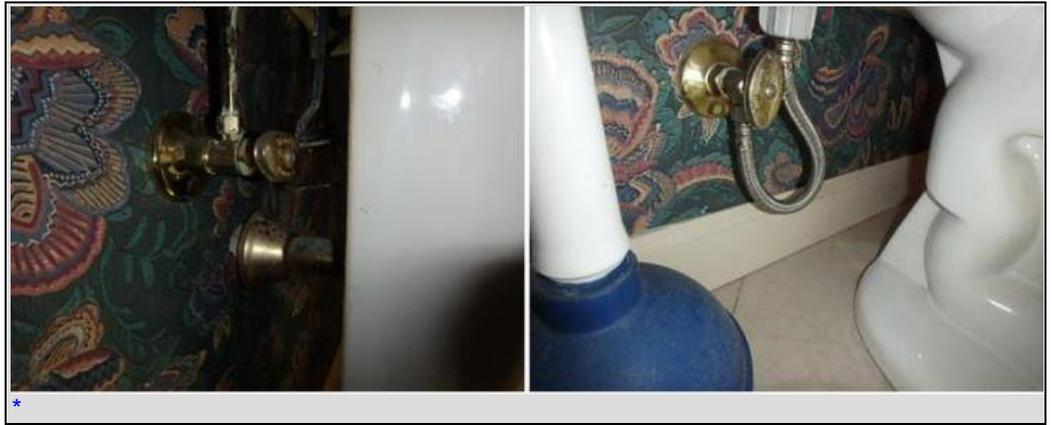
TOILET:

BATH VENTILATION:

Appears serviceable.



**PICTURE OF SINK
PLUMBING:**





POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

POOL SURFACE:

TYPE:	Concrete/Plaster.
CONDITION:	Appears Serviceable.

SKIMMER & BASKET:

CONDITION:	Appears Serviceable.
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RAILINGS AND ACCESSORIES:

CONDITION:	Handrailings are serviceable.
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POOL LIGHT:

POOL LIGHT:	Pool light switch was not located during the inspection. Have the sellers demonstrate the proper operation of the pool light.
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PUMPING EQUIPMENT:

PUMP/MOTOR CONDITION:	Appears serviceable.	
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LEAKAGE?	No.
LEAF BASKET:	Appears serviceable.

VISIBLE PLUMBING LINE:

CONDITION:	Appears serviceable.
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ELECTRIC CONTROLS:



Rust and damage noted at the pool electrical timer box.



POOL DECKING:

TYPE AND CONDITION: Scored concrete/Keystone.

POOL ENCLOSURE:

TYPE AND CONDITION: Fencing.