



CERTIFIED  
INSPECTOR

**McCabe Home Inspection Services Inc**  
 Lake Worth FL  
 Licenses HI901 CBC058559 CCC058824 CPCO JF112319  
 Ph#: (561) 547-9870

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Doc #: Inspector: David McCabe

Date: 3/22/2019

Dwelling Address: 1975 Claybridge Circle  
 West Palm Beach, FL

Client Name: Smyth

#### Scope of Inspection and Exclusions

This inspection report has been prepared based upon the Standards of Practice established by the American Society of Home Inspectors. By accepting this report you the client agree to be bound by the terms and exclusions of the Report and the Inspection contract. Items and conditions which are not within the scope of the inspection shall include, but are not limited to, the following: swimming pools and spas; private sewer systems and wells; solar heating systems; termite infestation; seawall / docks. Unless requested and an additional fee paid no inspection is made for hazardous materials such as, but not limited to, Asbestos, Mold, Lead paint, Chinese drywall or Radon. Only items listed on this report are inspected. Any items not listed are therefore, excluded from the report. **THE REPORT IS LIMITED TO THE COMPONENTS OF THE PROPERTY WHICH WERE ACCESSABLE AND VISABLE TO THE INSPECTOR ON THE DAY OF INSPECTION.** McCabe Home Inspection Services Inc. cannot be responsible for any hidden or concealed defects or problems that occur between the time of inspection and the time of occupancy. **THIS INSPECTION IS NOT INTENDED TO BE TECHNICALLY EXHAUSTIVE NOR IS IT A GUARANTEE OR WARRANTY.** It is the client's responsibility to inspect for any damage done post inspection or damaged concealed by stored items, furniture or clothing and verify major appliance operation at the pre closing walk through. Cosmetic considerations such as cracked tiles, floor coverings or window treatments are not within the scope of this report.

The American Society of Home Inspectors (ASHI) does set guidelines and minimum requirements for the home inspection and we strive to exceed these requirements. Some of the items noted on the Inspection Report are considered as general maintenance items and may not be recognized as a condition of your sales contract. Items requiring further review must be followed up on **PRIOR TO CLOSING** as we do not want to represent ourselves as being more knowledgeable than a qualified specialist.

We do provide a re-inspection to verify any repairs made prior to closing for an additional fee. Most repairs, especially those to the major systems; Roof - Air Conditioning - Electric - Plumbing and Structure must be made by Licensed Contractors as required by Florida Law. Client should verify all repairs and obtain receipts and warranties prior to closing.

Any repair cost estimates given are based on a licensed contractor performing the necessary repairs. Florida law states that only a licensed contractor may perform repairs on a property for sale or lease. The estimates are not intended to be relied upon during the real estate transaction, but rather to give the client a sense of perspective. Certain repairs cannot be estimated visually and require destructive investigation to determine the extent of the damage. Actual estimates should be obtained from licensed contractors prior to closing.



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**FUNCTIONAL** - Performing its function and its condition is appropriate for its age and use.

**INOPERABLE** - Not functioning - unable to operate at time of inspection.

**NEEDS REPAIR** - Not performing its function as intended or its condition is not appropriate for its age or use. Replacement or repair will be required to make it functional.

**REPLACE** - Due to age and condition, repair is not a reasonable option.

**MARGINAL** - Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade in the near future.

**SUGGEST UPGRADE:** Better / safer technology exists currently then was available at time of construction. Recommend buyer upgrades system for safety and efficiency.

**MAINTENANCE ITEM** - Service that is required on a regular basis to maintain the integrity of the item.

**NEEDS FOLLOW UP** - The inspector was unable to fully evaluate at time of inspection or doing so was not within the scope of this home inspection. This condition requires further investigation by a qualified licensed specialist beyond that provided by the home inspection Or Client may need to request additional information from seller OR client must recheck situation at final walk through.





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### GENERAL INFORMATION

Due to occupant furniture and possessions it is not possible to open every window, test every outlet or find what every switch operates. Sections of walls, closet interiors will be obstructed. Inspector does not move any furniture, personal possessions or appliances. Every effort is made to check all accessible items and areas. The client must re-check the property for hidden damage after seller vacates at the final inspection prior to closing. Some items needing repair may be marked with stickers to aid in locating the deficiencies.

01.	Main Entry Faces	SE
02.	Estimated Age	Per Property Appraisers website. 19-20 yrs.
03.	Structure/Stories	Single Family, 2 stories.
05.	Weather/Temp.	80-90 degrees, Partly cloudy.
06.	Occupied/Time	No 9:00 AM.
07.	Attending Inspection	Buyer.
08.	Reported Utilities	City water / City sewers. City sewer is assumed not verified.

### Foundation / Structure

The majority of the foundation / slab on grade is hidden from view by exterior cladding materials and interior floor and wall coverings. No elevations or setbacks to property lines are measured to determine proper foundation height or location on lot. Concealed structural damage cannot be determined on a visual inspection. Evaluation is based on what is visible at time of inspection.

Step #	Component	Rating	Comment
01.	Type		Monolithic slab on grade.
02.	1rst floor design	Functional	Concrete slab. Concrete floors are hidden from view by floor coverings and are not visible for inspection. Small cracks from shrinkage and settlement are typical and are not considered structural problems.



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04.	2nd floor design	Functional	Wood trusses. As the structural members are hidden, sandwiched between 2nd story floor and 1st story ceiling we are unable to visually inspect these items.
07.	Structure walls	Functional	Concrete block / concrete.
10.	Columns	Functional	Masonry.

## Roof

Due to the limited visual nature of the roof inspection, installation errors are not always visible as the fasteners and large portions of the roof covering are hidden from view. The age estimate is an opinion based on the inspector's experience. The only way to determine the exact age is to request a permit search from the local building department which is not within the scope of the home inspection. This report shall not be construed as a warranty by our company that the roof will perform as intended or remain leak free for any period of time in the future. Therefore our company **DISCLAIMS ANY WARRANTY** expressed or implied. As required by Florida Law all roof repairs on a property for sale or lease must be completed by a licensed roofer.

Step #	Component	Rating	Comment
12.	Method of Inspection		Walked on.
13.	Estimated Age		Hip roof. Main roof is original @20 yrs.  Older / original roof approaching the end of its life expectancy. Client is advised to budget for repairs / replacement in the near future.





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|-----|--------------------|--------------|--|
| 14. | Main roof covering | Needs Repair | Spanish S tile. Average life expectancy: 20-25 yrs. Prior un-professional repairs were noted on roof over several locations. Follow-up with seller for explanation and any receipts / warranty information from licensed roofer. If licensed roofer was not used there is a high probability that the repairs were not done correctly. |
|-----|--------------------|--------------|--|



Broken / slipping roof tiles (8-10) exposing roof covering to direct sunlight. Loose tiles need to be re-adhered to roof surface using proper adhesive and per the manufacturer and the Florida Roofing, Sheet Metal and A/C Contractors Association (FRSA) broken tiles must be replaced. Tiles shed water and protect roof membrane from UV sunlight to provide 20 year + life expectancy. Tiles are required by the building code to be firmly attached to roof to prevent sliding down roof or flying off during high winds.

Loose hip and ridge cap tiles at scattered locations. Roofer must check all and re-glue loose tiles. Tiles are required to be attached to roof surface to prevent flying off in high winds.

Foam adhesive is exposed to sunlight at several locations on roof. Per the manufacturer foam adhesives cannot be exposed to sunlight and must be covered to prevent quick deterioration.



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18. Flashings Functional Metal.



21. Other Suggest Upgrade Recommend installing gutters on right side, rear and front porch to control soil erosion caused by water running off roof.

## Attic

The attic maybe partially inspected in some areas due to inadequate clearances, stored items & insulation. Typical areas that have restricted access are vaulted or trayed ceilings, eaves, dormers & A-frame construction. Generally flat roofs have no attic area. Due to insulation sections of structural framing members and most hurricane straps are not visible & therefore all cannot be evaluated.

Step #	Component	Rating	Comment
22.	Attic access	Needs Repair	<p>Hatch, 2nd floor, Bedroom. The wood trim around the master bedroom attic hatch is damaged and loose. This trim is what supports air seals and keeps the hatch from falling down.</p> <p>Attic hatches inside the air conditioned house at master bedroom must have a piece of insulation attached to the top side of it and weather stripping in frame to seal opening.</p> <p>Areas over the kitchen and dining rooms were not accessible due to inadequate clearances from roof truss design, insulation and A/C ductwork. Inspection was very limited from a distance.</p>



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| 23. | Framing   | Functional      | Wood trusses, Strap / hurricane clips.  |
| 24. | Sheathing | Needs Follow Up | Plywood, 5/8. Leak stains / wood rot were observed over master bedroom in attic. No evidence of repair was noted on the roof above the locations. Follow up with seller for any repair receipts. If no proof of repair by licensed roofer, leakage must be considered active. |



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| 25. | Insulation | Needs Repair | Fiberglass batt. Insulation has been removed / disturbed over master bedroom, front bedroom and dining room by workman. Insulation needs to be re-installed as intended to provide thermal barrier. |
|-----|------------|--------------|---|



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| 27. | Plumbing vents | Functional |  |
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29. Ventilation Functional Soffit vents. This is passive ventilation based on cooler air coming in the soffit screens to lower the attic temperature. Vents high up in the attic to release hot air such as ridge and turbines are desirable.



## Exterior

Cracks will appear in masonry structures from settlement over time & rarely are structural problems. Cracks in walls & around window frames/sills should be sealed with caulk & painted over to prevent water intrusion into walls. This is especially important in wood frame construction. Client should investigate any home additions or renovations with local building department to verify permit was issued and work done was in compliance with plans / codes. All storm protection devices are not within the scope of the inspection and operation is not verified. The exterior is inspected from the ground unless otherwise noted.

Step #	Component	Rating	Comment
32.	Siding #1	Needs Repair	Stucco. Cracks in stucco finish require sealing to prevent water intrusion into walls. Cleaning walls and using a trowel grade elastomeric to cover the cracks will produce the best results.  Stucco coating is cracked and delaminating at 2nd floor master bedroom window sills of structure. All loose material must be removed, surface prepared and new coating applied.





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34. Fascia/soffit Needs Repair Wood / stucco. Rotted wood at several locations on front and rear of house. Requires replacement of damaged wood.



35. Trim Functional House has Deco trim which is an ornamental feature usually consisting of solid stucco or Styrofoam with a cementitious / stucco coating.






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| 36.  | Doors              | Needs Repair | <p>Insulated steel doors, French doors. Exterior doors require painting / sealing on a regular basis. Door bottom and edges are usually wood and especially susceptible to water damage.</p> <p>Exterior door jambs at the thresholds are not caulked as they should be. Water seepage through the bottom of the door jamb will result in water damage to the door jamb and interior finishes. This is not a maintenance issue as the building code and all door manufacturers require this in their installation instructions.</p> |
| 37.  | Windows            | Needs Repair | <p>Single hung aluminum framed windows.</p> <p>Caulking has failed / separated at most window and door frames. Repair person must check each window and re-caulk as necessary. Removing old caulk, cleaning the area to be caulked and using a polyurethane caulk will produce the best results. This is not a maintenance issue as it is required to prevent water intrusion into walls which will result in damage and mold growth.</p>   |
|      |                    |              |   |
| 37a. | Opening protection | Yes          | <p>Storm shutters. Follow-up with seller for all hardware necessary to install panels.</p> <p>The garage door is not impact rated.</p>  |
| 38.  | Hose bibbs         | Functional   |   |
| 40.  | Vents              | Functional   | Soffit screens.   |



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## Grounds / Drainage

Property flooding or holding water cannot be determined on a visual inspection. Fences, gates, sheds & detached buildings are not considered part of structure & are not inspected. Cracks in concrete walkways or slabs are not functional defects unless uneven settlement has occurred. Unless adversely affecting the structure vegetation issues are considered routine maintenance.

Step #	Component	Rating	Comment
42.	Grade away from structure	Needs Repair	Erosion of soil from roof water runoff at right side and rear of house. Water run-off needs to be controlled.



Ground not sloping away from structure as required at right side and rear (1 inch slope per foot for first 6 feet). These areas need to be re-graded as water accumulating at foundation can cause excessive settlement and structural problems.

43.	Trees & shrubs	Maintenance	Vegetation touching / growing too close to house. Requires trimming or removal to provide minimum clearance of 12 inches to prevent moisture problems.
45.	Driveway	Functional	Concrete.



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46. Patio Needs Repair Backyard, Concrete slab. Steps. Loose tile at rear patio.



47. Porch Functional With roof, Concrete.

48. Walks, steps and deck Functional Concrete.

49. Sprinkler system Inoperable Inoperable system, unable to evaluate, no water at time of inspection. Requires repair person to determine corrective action and provide cost estimates prior to closing.





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50.	Drainage	Marginal	Sloped, Swales. The swales, the drainage ditches between the houses have lost the necessary slope needed to channel the runoff water away from the foundation and direct it off the property to the street. Insufficient slope and or vegetation have compromised this important drainage function.
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## Garage / Carport

It is required that all overhead vehicle garage door openers be equipped with a safety reverse mechanism to stop door upon hitting an object in its path. This will prevent damage to the door or injury to individuals hit by door. This feature is required by Consumer Product Safety Commission on all openers manufactured after Jan 1992. Openers manufactured after Jan 1993 must have secondary system (electric eyes). Recommend replacing any garage door manufactured prior to 1997 as these doors don't meet current wind load standards. Garage doors in Palm Beach County are not required to be and probably are not impact rated. In hurricane winds, garage doors are a weak point in the outer building envelope.

Step #	Component	Rating	Comment
54.	Windows	Not Present	
55.	Doors	Marginal	Damaged weather stripping.
57.	Ceiling / walls	Functional	Concrete, Drywall with textured finish. The textured finish makes repairs more difficult to match the existing texture and therefore more costly.
58.	Vehicle doors	Marginal	Metal, Overhead. The vehicle door is not balanced properly and will not stay open when disconnected from electric opener. The springs need to be adjusted by a licensed garage door technician as it requires special tools and knowledge for safety.  The existing door is not impact rated. An upgraded garage door that is impact rated will qualify you for reduced homeowner's insurance premiums if you have impact rated opening protection for all other windows and doors. The additional cost of an impact rated door vs. non-impact is very minor when replacing a garage door.
59.	Door openers	Needs Repair	Opener not functioning as intended, possibly mis-aligned sensors for safety reverse mechanism.



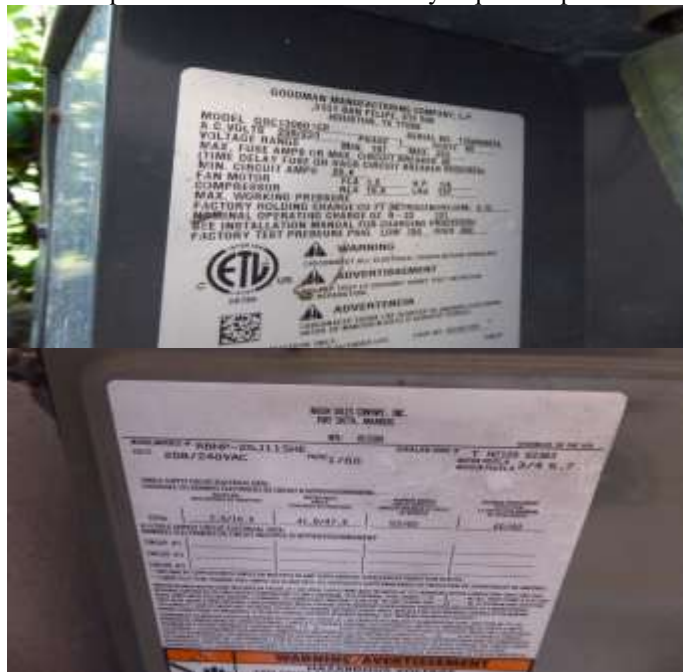
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## Heating / Cooling

Air-conditioning equipment is tested using the normal operating control, the thermostat. A/C operation is determined by temperature differential as measured at supply registers & air handler return air grill. Proper functioning range is a 15 to 22 degree difference between those 2 locations. No dismantling of any equipment is done. Mildew / mold build-up is almost inevitable inside the air handling unit. Regular cleaning and sanitizing is needed especially if inhabitants are allergy sensitive. **NO MOLD TESTING OR INDOOR AIR QUALITY TESTING IS DONE UNLESS CONTRACTED FOR IN WRITING AND AN ADDITIONAL FEE IS PAID.** Supply registers are not checked for air flow uniformity or system balance. **THIS REPORT SHALL NOT BE CONSTRUED AS ANY TYPE OF WARRANTY.** Average life span of air conditioning equipment is 10 to 15 yrs. As required by Florida Law all A/C repairs on a home for sale or lease must be completed by a licensed A/C company.

Step #	Component	Rating	Comment
62.	A/C type	Needs Repair	Central air, Split system, 5 tons. Air handler is 10 yrs. Condensing unit is 8 yrs.

Mismatched A/C equipment. The building code prohibits replacing components of the A/C system unless they can be proven to be compatible. This installation was done illegally with-out a permit and usually results in low efficiency and higher electric bills. Follow-up with local building department for required permit and code compliance. This mismatch usually requires replacement of A/C system.





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63.	A/C operation	Inoperable	Air-conditioning system not responding to controls-not operational. Requires evaluation and cost estimates prior to closing by licensed A/C contractor.
64.	Heating operation	Functional	
65.	Fuel supply	Functional	Electric.
66.	Distribution	Marginal	Flex duct / Ductboard. Some ductwork was not hung properly off attic floor supports have broken and is in contact with other ducts / insulation. The ductwork must be supported sufficiently to prevent leaks at connections and sagging of more than 1/2" per foot. Requires evaluation and repair cost estimate by licensed A/C company prior to closing.





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| 67. | Heat exchanger | Inoperable   | A/C heat recovery unit. Heat recovery units use discarded heat from A/C condensing coils to heat house water. HRU is not disassembled. Unit is checked by listening for sound of pump running and presence of heat in pipes.<br><br>Heat recovery unit was disconnected when condensing unit was replaced. |
| 68. | Filter         | Needs Repair | Missing filter at time of inspection. Filter needs to be replaced before running air conditioner to prevent dirt from clogging coils in air handler.   |
| 69. | Return plenum  | Needs Repair | 2nd floor closet. Evidence of prior water leakage from air handler. Requires evaluation and repair cost estimates by licensed A/C Company prior to closing.  |



No emergency overflow pan under air handler. Recommend adding pan to contain leakage and prevent water damage.

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|-----|-----------------|-----------------|--|
| 70. | Condensate line | Needs Follow Up | A/C was not running prior to or during inspection. |
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## Plumbing

Only visible & accessible components of the plumbing system can be inspected. The water meter belongs to the municipality and is not inspected. Underground & concealed piping cannot be evaluated for condition or leakage on a visual inspection. Fixture shut-off valves are not evaluated as they will leak after being turned. Solar, conditioning & filtration systems are inspected for leakage only. Request owners manual's / documents and instructions for these systems from seller. Water temperatures over 125 degrees can cause severe burns, especially important with young children in the house.






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Step #	Component	Rating	Comment
73.	Supply pipes	Functional	Copper. All visible piping was copper.
74.	Waste pipes	Functional	PVC. All visible piping was PVC.
75.	Main shut-off	Needs Follow Up	Brass gate valve.
76.	Water flow	Needs Follow Up	City water. Water was off at time of inspection.
77.	Drain flow	Needs Follow Up	City sewers.
78.	Water heater	Needs Follow Up	Rheem, 50 gal. 12 years old. Water was off at time of inspection.  Older water heater at end of expected life span. Recommend client budgets for replacement.
80.	TPR valve	Needs Repair	Discharge line is not within 6 inches of floor as required for safety in any location.
			
81.	Fuel	Functional	Electric.



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## Electrical

The review of the electrical system is limited to that which is visible and accessible at the time of inspection. Due to furniture and stored items it is not possible to check every receptacle or determine what every switch operates. No load or engineering calculations to determine system adequacy are performed as they are not within the scope of the General Home Inspection. Ground Fault Circuit Interrupter (GFCI) protection is required by the National Electric Code at the following locations: All exterior locations since 1973, bathrooms since 1975, garages since 1978, kitchen counter top locations with-in 6 feet of sink since 1987 and wet bar, laundry room sinks and all kitchen counter top receptacle locations since 1993. Arc Fault Circuit Interrupters (AFCI) are required by the NEC at receptacles only in bedrooms of homes permitted for construction between Jan 1 2002 and May 31 2003. All bedroom electrical fixture locations including receptacles, smoke detectors, ceiling fans and light fixtures are required to be AFCI protected in homes from June 1 of 2003 to 10/2009. The 2008 NEC (effective date of 10-2009) requires AFCI protection of all 15 and 20 amp branch circuits serving the house with the exception of the garage and kitchen. This inspection does not verify operation of exterior lights controlled by light and motion sensors. As required by Florida Law all electrical repairs to a home for sale or lease must be completed by a licensed electrician.

Step #	Component	Rating	Comment
85.	Exterior service	Needs Repair	150 amps, 120 / 240, Underground feeders, Main disconnect. The only circuit in panel is not clearly identified as required.
86.	Service conductor	Functional	1/0 copper.
87.	Grounding	Functional	Water pipes and ground rod(s). Grounding conductor goes underground, unable to visually verify connection.





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88. Exterior electrical Needs Repair Receptacles are missing required weatherproof covers at rear and right side. Replace all missing or broken covers.



Broken conduit at A/C condensing unit, wiring is exposed.

Unsealed light fixtures / receptacles. Caulking is required to seal open gaps on all sides except the bottom of exterior wall mounted light fixtures and receptacle covers. Seal all to prevent water intrusion into walls.

89. Main panel Functional Location: garage, Breakers.

91. Receptacles Functional

92. Light fixtures Needs Repair Missing light fixtures at garage exterior.



Inoperable light fixture at 1st floor hallway and exterior flood lights.



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93.	GFCI	Needs Repair	<p>Based on age of house required GFCI locations are kitchen counter top receptacles, all exterior locations, all bathrooms, garages, laundry rooms with sinks and wet bars.</p> <p>Faulty GFCI at kitchen. Receptacle needs to be replaced.</p> <p>Missing GFCI protection at A/C condensing unit. This location was required by the National Electric Code at the time of original construction and must be maintained for safety.</p>
94.	Household wiring	Functional	Copper, Romex cable, Wiring in conduit.
95.	Miscellaneous defects	Needs Repair	<p>Replace missing or inoperable smoke detectors. Currently safety standards require one inside each bedroom as well as one outside of bedrooms in common hallway area. In multi-story homes, one is required on each level regardless of bedrooms. Smoke detectors over 10 yrs. old should be replaced.</p>
96.	AFCI	Suggest Upgrade	<p>AFCI protection involves adding special breakers to your existing home circuits. These breakers detect any arcing between wires or at connections on these circuits which is the leading cause of electrical house fires. Consult a licensed electrician for this extra protection.</p>

## Interiors

Furniture & personal possessions will restrict the inspectors viewing of walls, closets, cabinets, baseboards & windows. Chinese drywall cannot be detected by visual inspection and therefore is outside the scope of the inspection. The client must perform a thorough inspection when the home is vacant prior to closing to check for any damage hidden by furniture or personal possessions. Low voltage systems such as telephone, intercom, cable & alarm systems are not within the scope of inspection. Damage hidden inside walls cannot be determined on a visual inspection. Cosmetic conditions such as paint, cracked or chipped tile, window treatments and carpet are not within the scope of inspection.

Step #	Component	Rating	Comment
100.	Floors	Functional	Carpet, Tile.
101.	Doors	Needs Repair	<p>Binding door sprung hinges at front door. Door is not closing as intended.</p> <p>Binding door loose hinges at 2nd floor front bedroom door. Door is not closing as intended.</p>



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102. Windows Needs Repair The windows are original.

Broken window sash springs at dining room, both 2nd floor bedrooms and master bedroom. Windows are hard to open and close or will not stay up.



Broken / loose glass not performing as intended at 2nd floor bedroom needs replacement. Window sash is half out of frame at this location.

Windows lack maintenance, stiff operation. Clean tracks and lubricate mechanisms with silicon or spray wax.

The windows have fasteners down through the sill. These should be periodically checked to ensure they are sealed to prevent water from leaking into the walls.



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103.    Stairs / Railings    Needs Repair    Wood. Improper modifications during the installation of the flooring on the stairs have made them non code compliant. The building code requires a tread to be a minimum of 10" in depth for safety.



104.    Closets & cabinets    Needs Repair    Broken / cracked glass at mirrored closet door in 1st floor bedroom. Broken glass is a safety hazard.





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98. Walls Needs Repair Drywall. Chinese / corrosive drywall cannot be detected visually and therefore is outside of the scope of this home inspection. None of the telltale signs such as corroded copper were noted at time of inspection. If the buyer is concerned a specialist in Chinese drywall should be retained to inspect for its presence.

Water intrusion at wall / baseboard in 1st floor bedroom and family rooms. Baseboard tested wet with moisture meter at time of inspection. Requires further investigation and cost estimates by qualified licensed contractor PRIOR to closing, source of water repaired and all associated damaged materials replaced.

Visible discoloration / suspected microbial growth at 2nd story air handler closet. Per state law this requires further evaluation by licensed mold remediator prior to closing to determine the extent of the contamination problem and provide complete repair cost estimates prior to closing. Molds have been proven to cause health problems to the very young, person's with allergies and or weakened immune systems. Certain types of mold have even been proven to cause health problems to healthy individuals. Per the EPA all contamination and associated damaged materials must be removed and replaced.



Water intrusion into walls can cause hidden damage and mold growth inside walls. This situation requires further evaluation by a contractor licensed in mold remediation PRIOR to closing for mold contamination and HIDDEN damage. All associated damage must be found and repaired. All problems which can allow water intrusion need to be repaired ASAP.

Water stains dry at time of inspection when tested with moisture meter at 1st floor and master bedrooms. Follow up with seller for repair receipt / explanation. If no proof of repairs, stains should be considered active leakage in need of repair.

Prior repairs to wall around cleanout noted in garage and family rooms. Follow-up with seller for repair receipts / explanation and any warranty documentation.

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99. Ceilings Needs Repair Drywall with textured coating. The texture will increase the cost of repairs to the ceilings.

Water stains dry at time of inspection when tested with moisture meter at 1st floor bedroom, dining room, living room, master bedroom and family room ceilings above French doors. Follow up with seller for repair receipt / explanation. If no proof of repairs, stains should be considered active leakage in need of repair.



Prior repair and water damage to ceiling in garage above water heater and at front wall of garage. Follow-up with the seller for an explanation / more information and any receipts or warranty information.



Holes or damage to ceiling in master bedroom closet and center line wall at peak. The ceilings in the house must be sealed from the attic for fire resistance and insulated for energy efficiency purposes.





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## Bathrooms

Due to the visual nature of the inspection it is not possible to determine if water damage exists inside the walls behind tile work. Concealed plumbing components & piping inside walls cannot be evaluated. Chipped finish on sinks and tubs is considered a cosmetic condition.

Step #	Component	Rating	Comment
113.	Cabinets	Functional	Older / original cabinets with defects.
114.	Ventilation	Needs Repair	Excessively noisy fans not operating as intended at both 2nd floor bathrooms. Repair /replace.  Exhaust fans are dirty and need to be cleaned.  Missing exhaust fan exterior cover with back draft damper for 1st floor bathroom. Exhaust fans are required to be ducted to the exterior.
115.	Sinks	Needs Follow Up	The water was not turned on at the time of inspection.
116.	Toilets	Needs Follow Up	The water was not on at the time of inspection.
117.	Tubs	Needs Follow Up	The water was not on at the time of inspection.
118.	Showers	Needs Follow Up	The water was not on at the time of inspection.
119.	Shower/tub stall	Needs Repair	Tile. Binding glass door shower door at master bath.  Leaking at bottom track / corners of glass enclosure frame in master bath.



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## Kitchen / Laundry

Appliances are operated with normal user controls. Oven self-cleaning mode, timers and temperature calibration are not within the scope of Inspection. No appliances are moved by the inspector. Refrigerators / freezers are routinely packed with food items limiting the inspector's view of interior components. Client is responsible to re-check for damage at walkthrough prior to closing. This report shall not be construed as any kind of warranty.

Step #	Component	Rating	Comment
135.	Cabinets	Needs Repair	Binding cabinet glass door needs hinges adjusted.  Loose cabinet above refrigerator in the kitchen.
136.	Sink plumbing	Needs Repair	Improper materials / amateur workmanship to drain pipe under kitchen sink. Drain lines are required to be smooth on the interior so they don't trap and hold solids. The drain piping needs to be replaced by a plumber with proper materials.



137.	Disposal	Inoperable	Disposal is frozen up / inoperable. Repair / replace as needed.
138.	Dishwasher	Needs Repair	Missing ant-siphon loop. Dishwasher loose / not level in cabinet.  The door hinges are broken, not functioning as intended allowing the door to drop down with force.  Discharge line from dishwasher must be routed so that it is higher than sink drain before discharging into disposal or drain pipe. The easiest way to accomplish this is for the line to be installed through a hole at the top of the sink cabinet.



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139.	Microwave	Needs Follow Up	
140.	Refrigerator	Functional	
141.	Icemaker	Needs Follow Up	No water at time of inspection.
142.	Range/Oven	Needs Repair	Electric. Missing correct anti tipping bracket, a safety device which is required by the manufacturer and Consumer Product Safety Commission. Range will not slide back to wall.
143.	Exhaust Fan	Functional	
144.	Washer	Needs Follow Up	The water was not on at time of inspection.
145.	Dryer	Needs Repair	Electric. Exterior hood with back draft flapper is damaged or missing.



Dryer exhaust hood



First floor bathroom exhaust hood.