

PROPERTY INSPECTION REPORT



George Castillo HI11662
Professional Property Inspectors

Inspection Prepared For [REDACTED]
Agent: LAURA ARMAS - PREMIER LANDMARK REALTY

Inspector: George Castillo

Date of Inspection: 3/4/2026
Year Built: 1981/45 Yrs Size: 1825 ft.²
Weather: Clear

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof		
Page 6 Item: 1	Roof Condition	• Last re-roof dated as 7/27/07 making it 19 yrs old. Roof has approx 3 yrs +/- life remaining. Buyer is advised that insurance can impose a re-roof sooner if they deem it necessary. Realtor stated that there is an assessment on the roof. Buyer should check status of assessment.
Page 9 Item: 2	Gutter	• Clean gutters: Significant amounts of debris evident.
Attic		
Page 11 Item: 1	Access	• Pull Down Ladder located master bedroom closet is broken and missing screws. Repairs needed for safe operation.
Page 15 Item: 3	Duct Work	• Old duct work present. Common for a home this age.
Page 15 Item: 4	Electrical	• Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.
Exterior Areas		
Page 20 Item: 3	Eaves Soffits & Facia	• Moisture damage, wood rot, observed. Recommend review of all areas for repair as necessary. Est cost \$700+
Grounds		
Page 26 Item: 3	Grounds Electrical	• Reverse polarity noted at outlet. Est cost to repair all electrical issues noted throughout the report to include changing exterior panel \$1,750+
Page 27 Item: 4	Plumbing	• Spigot on left side of home was not operational. Loose pipe noted. Have plumber evaluate and repair.
Page 28 Item: 5	Patio Enclosure	• Active leaking noted around skylights. Repairs will be needed to make this area waterproof. Buyers advised that HOA is not responsible for this section of the roof as it is not living area and considered outside patio.
Entrance Area		
Page 33 Item: 6	Electrical	• Reverse polarity noted on outlet underneath front window have an electrician evaluate and repair
Dining Room		
Page 42 Item: 4	Electrical	• Outlet to the left and right of window have issues. Have an electrician evaluate and repair.
Kitchen		
Page 46 Item: 4	Microwave	• Not operational at time of inspection. Replacement needed.

Master Bedroom		
Page 63 Item: 6	Electrical	<ul style="list-style-type: none"> • Outlet to the right of exit door and to the right of bed have reverse polarity have Electrician evaluate and repair
Bedroom 2		
Page 75 Item: 6	Electrical	<ul style="list-style-type: none"> • Outlet underneath window facing lake has reverse polarity. Have Electrician evaluate repair.
Master Bathroom		
Page 80 Item: 6	Exhaust Fan	<ul style="list-style-type: none"> • The bath fan is a worn unit which may be at the end of its useful life.
Page 81 Item: 9	Showers	<ul style="list-style-type: none"> • Leak noted at base of showerhead have plumber evaluate and repair
Page 83 Item: 11	Sinks	<ul style="list-style-type: none"> • **DRAINS** • Slow drain at sink. Recommend clearing.
Bathroom 1		
Page 92 Item: 11	Sinks	<ul style="list-style-type: none"> • **DRAINS** • Slow drain at sink. Recommend clearing.
Heat/AC		
Page 95 Item: 2	Air Handler	<ul style="list-style-type: none"> • Unit needs cleaning/ service. Also recommend a better seal around Plenum penetration to prevent condensation issues..est cost \$400+
Electrical		
Page 101 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • There is a Sylvania main service panel present. Sylvania components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter.
Garage		
Page 106 Item: 5	Fire Door	<ul style="list-style-type: none"> • The automatic closure device does not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door. • Does Not Appear to be a Rated Fire Door
Page 107 Item: 6	Garage Door Condition	<ul style="list-style-type: none"> • Repairs needed around exterior frame
Page 108 Item: 7	Garage Opener Status	<ul style="list-style-type: none"> • Garage vehicle door opener appears to be damaged or otherwise inoperable. Have evaluated and repaired.



Inspection Details

GOOD FAIR POOR Repair
/Repla
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Restric
ted

1. Attendance

In Attendance: Seller present Yes • Selling Agent present YES

2. Home Type

Home Type: Attached • Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Estimates

Materials: Estimates given in this report are estimates/ opinions on what repairs/ replacements should cost. It is always recommended that buyer get 2-3 estimates and opinions from licensed contractors.



Roof

GOOD FAIR POOR Repair /Repla ce Acces s Restrict ed

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1. Roof Condition

Materials: Roof was mounted and visually inspected.

Materials: Asphalt shingles noted.

Observations:

- NOTE: Sellers Realtor states that roof is the HOA responsibility.
- Last re-roof dated as 7/27/07 making it 19 yrs old. Roof has approx 3 yrs +/- life remaining. Buyer is advised that insurance can impose a re-roof sooner if they deem it necessary. Realtor stated that there is an assessment on the roof. Buyer should check status of assessment.









Permit Summary Permit Type: S-New Residential Roof Permit #: [REDACTED] Application #: [REDACTED] Status: Permit Completed on 07/22/2007 Issued To: Contractor		Payment Summary Total Charges: \$188.35 Amount Collected: \$188.35 Total Due: \$0.00 Paid On: 07/12/2006
Location Primary Owner: [REDACTED] Address: [REDACTED] Parcel: [REDACTED] Description: [REDACTED] Location Description: [REDACTED] Lot Number: [REDACTED] Subdivision: Alpine Woods Estates Condo Comments:		

ROOF PERMIT

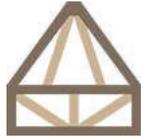
			✓
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2. Gutter

Observations:

- Clean gutters: Significant amounts of debris evident.





Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

GOOD FAIR POOR Repair /Repla ce Acces s Restrict ed

			✓	
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1. Access

Observations:

- Pull Down Ladder located master bedroom closet is broken and missing screws. Repairs needed for safe operation.



✓				
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2. Structure

Observations:

- Could not access all areas of the attic due to limited space.







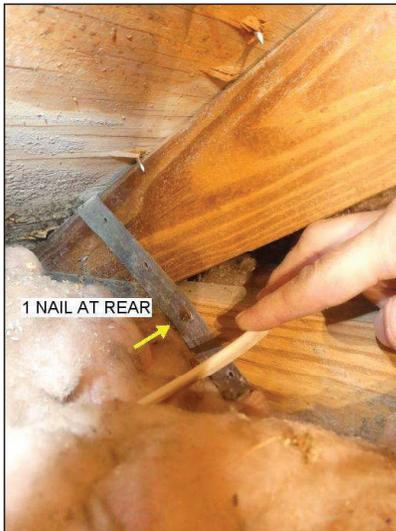
24 INCHES ON CENTER



NAIL EVERY 6 INCHES



8 NAIL



ROOF TO WALL ATTACHMENT



ROOF TO WALL ATTACHMENT



SHEATHING SIZE < 7/16

		✓		
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3. Duct Work

Observations:

- Old duct work present. Common for a home this age.



		✓		
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4. Electrical

Observations:

- Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.



✓				
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5. Attic Plumbing

Observations:

- PVC plumbing vent pipe appeared functional, at time of inspection.



✓				
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6. Insulation Condition

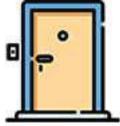
Materials: Encapsulated fiberglass batts noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Insulation level in the attic is typical for homes this age





Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

GOOD FAIR POOR Repair /Repla ce Acces s Restrict ed

✓					1. Doors
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Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.



✓					2. Window Condition
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Observations:

- Components appeared in satisfactory condition at time of inspection.





			✓	
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3. Eaves Soffits & Facia

Observations:

- Suggest sealing/caulking as part of routine maintenance.
- **Moisture damage, wood rot, observed. Recommend review of all areas for repair as necessary. Est cost \$700+**





Moisture damage



Wood rot noted







Wood rot





Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

GOOD FAIR POOR Repair /Repla ce Acces s Restrict ed

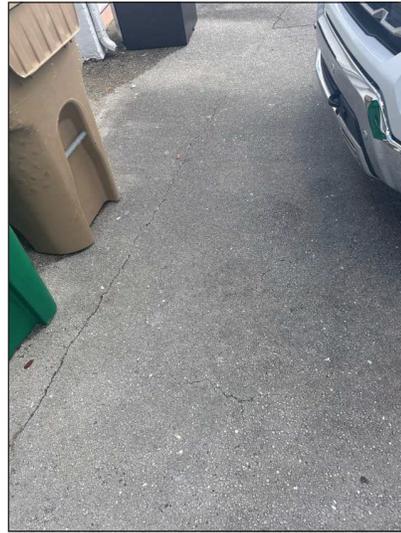
	✓			
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1. Driveway and Walkway Condition

Materials: Asphalt driveway noted.

Observations:

- Driveway in good shape. Recommend sealing to extend life.



✓				
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2. Grading

Observations:

- No major system safety or function concerns noted at time of inspection.



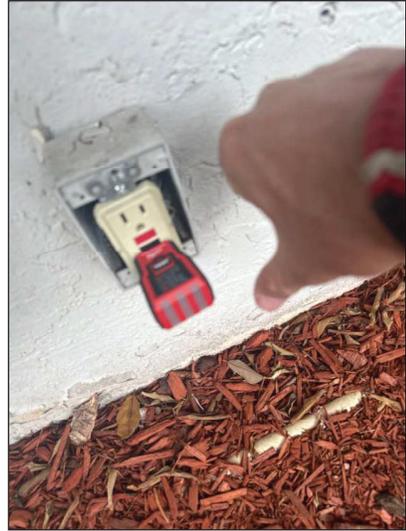


			✓	
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3. Grounds Electrical

Observations:

- Reverse polarity noted at outlet. Est cost to repair all electrical issues noted throughout the report to include changing exterior panel \$1,750+



Reverse polarity

			✓	
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4. Plumbing

Observations:

- Spigot on left side of home was not operational. Loose pipe noted. Have plumber evaluate and repair.



Water main next to door



Loose not operational

			✓	
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5. Patio Enclosure

Observations:

- Active leaking noted around skylights. Repairs will be needed to make this area waterproof. Buyers advised that HOA is not responsible for this section of the roof as it is not living area and considered outside patio.



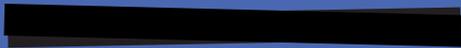


				✓
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6. Sprinklers

Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.



Entrance Area

GOOD FAIR POOR Repair / Replace Access Restricted

✓				
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1. Wall Condition

Materials: Drywall walls noted.



	✓			
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2. Floor Condition

Materials: Floating laminate flooring noted



	✓			
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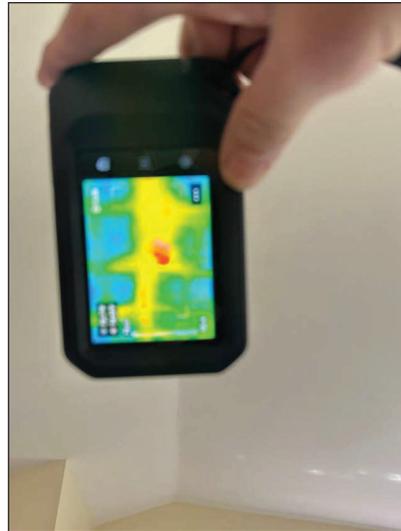
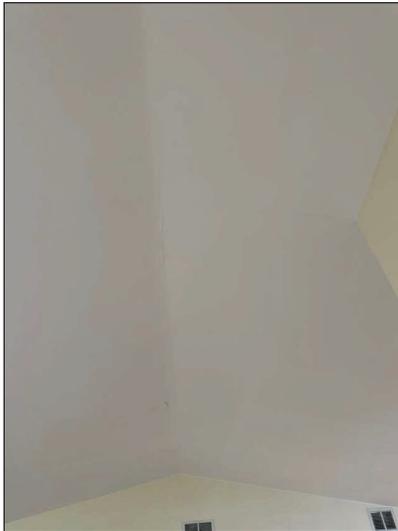
3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Small cracking in the roof finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.





DRY



DRY

✓				
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4. Closets

Observations:

- The closet is in serviceable condition.



	✓			
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5. Doors

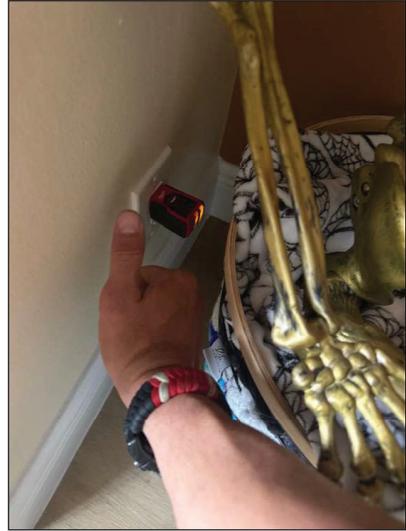
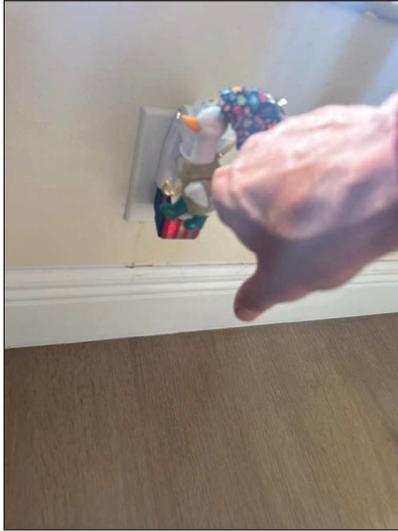


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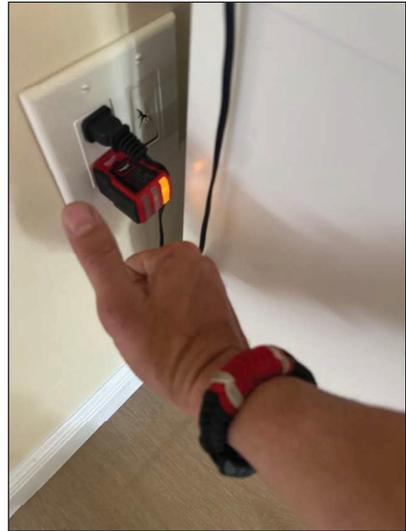
6. Electrical

Observations:

- Reverse polarity noted on outlet underneath front window have an electrician evaluate and repair



Reverse polarity



✓				
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7. Window Condition



✓				
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8. AC Reading





Main Hallway

GOOD FAIR POOR Repair /Repla ce Acces s Restrict ed

✓				
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1. Wall Condition

Materials: Drywall walls noted.



	✓			
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2. Floor Condition

Flooring Types: Floating laminate type flooring noted.



✓				
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3. Ceiling Condition

Materials: There are drywall ceilings noted.



✓				
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4. Closets

Observations:

- The closet is in serviceable condition.



✓				
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5. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.



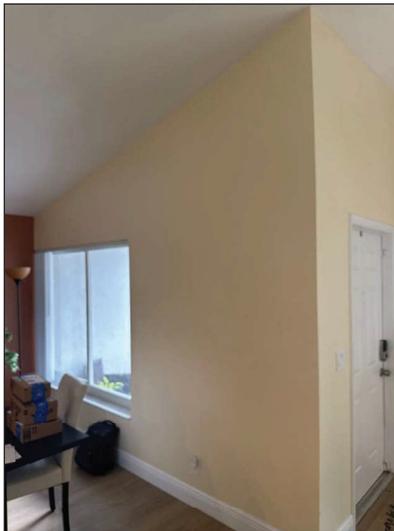
Dining Room

GOOD FAIR POOR Repair/Replace Access/Restricted

✓				
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1. Wall Condition

Materials: Drywall walls noted.



	✓			
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2. Floor Condition

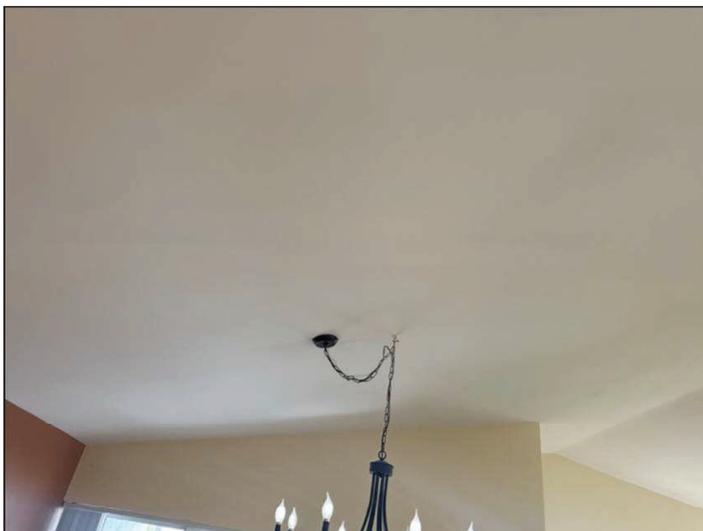
Materials: Floating laminate type flooring noted.



✓				
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3. Ceiling Condition

Materials: There are drywall ceilings noted.



			✓	
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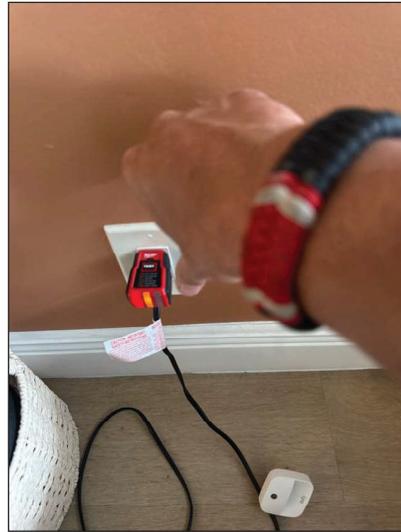
4. Electrical

Observations:

- Outlet to the left and right of window have issues. Have an electrician evaluate and repair.

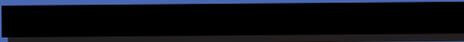


Open ground



Reverse polarity

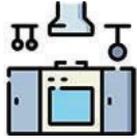




✓				
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5. AC Reading





Kitchen

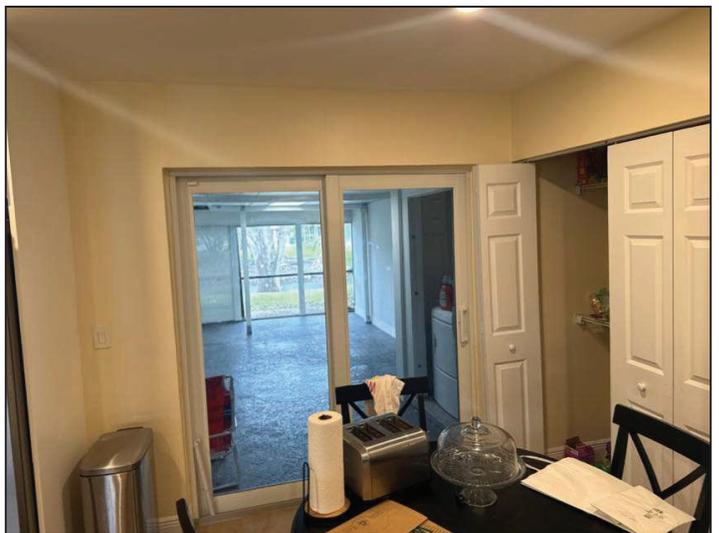
The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

GOOD FAIR POOR Repair /Replac Access /Restrict

✓				
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1. Wall Condition

Materials: Drywall walls noted.



✓				
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2. Ceiling Condition

Materials: There are drywall ceilings noted.



	✓			
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3. Floor Condition

Materials: Floating laminate type flooring noted.



			✓	
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4. Microwave

Observations:

- Not operational at time of inspection. Replacement needed.



✓				
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5. Cook top condition

Observations:

- Electric cook top noted.
- All heating elements operated when tested.



✓				
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6. Oven & Range

Observations:

- Oven(s): Electric
- Heating elements operated when tested.



	✓			
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7. Dishwasher

Observations:

- Dishwasher operating upon arrival of inspector. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.



	✓			
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8. Cabinets

Observations:

- Appeared functional and in satisfactory condition, For the age of the kitchen time of inspection. Common Cosmetic damages noted Note: doors needs adjusting as some rub together



				✓
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9. Garbage Disposal

- Observations:
- Garbage disposal missing

✓				
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10. Electrical

- Observations:
- No major system safety or function concerns noted at time of inspection.





			✓	
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11. GFCI

Observations:

- **GFCI** protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

✓				
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12. Sinks

Observations:

- ****SUPPLY****
- No deficiencies observed.



✓				
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13. Spray Wand

Observations:

- The spray wand was operated and was functional.

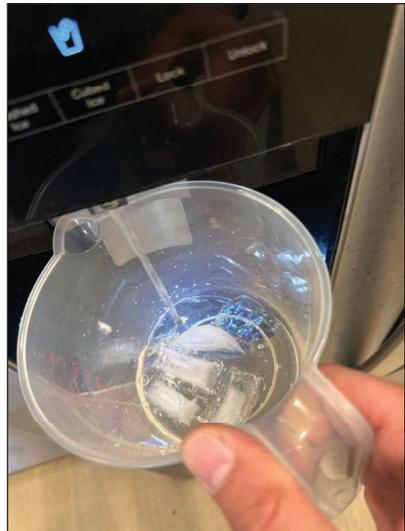


✓					14. Plumbing
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	✓				15. Refrigerator
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✓				
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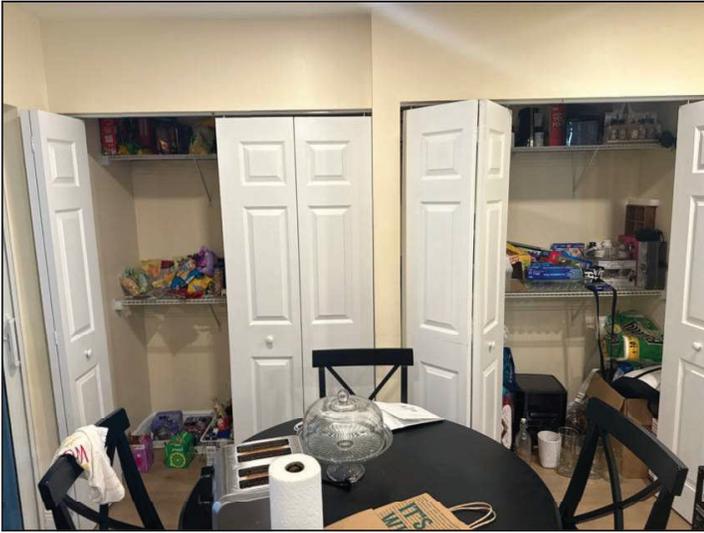
16. AC Reading





✓				
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17. Pantry/closet







Laundry

GOOD FAIR POOR Repair /Repla ce Acces s Restrict ed

	✓			
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1. Wall Condition



	✓			
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2. Ceiling Condition

Materials: There are wood plank ceilings noted.



✓				
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3. Floor Condition

Materials: Painted concrete floors noted.





	✓			
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4. Dryer Vent

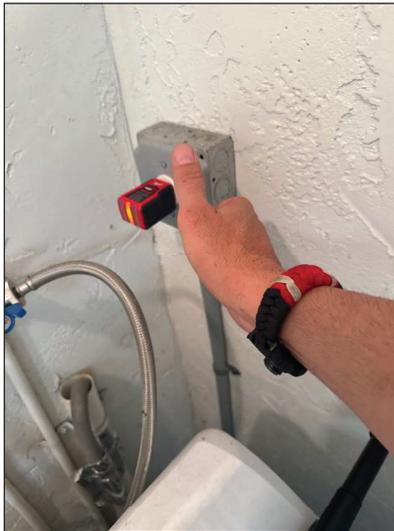


✓				
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5. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.





	✓			
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6. Plumbing

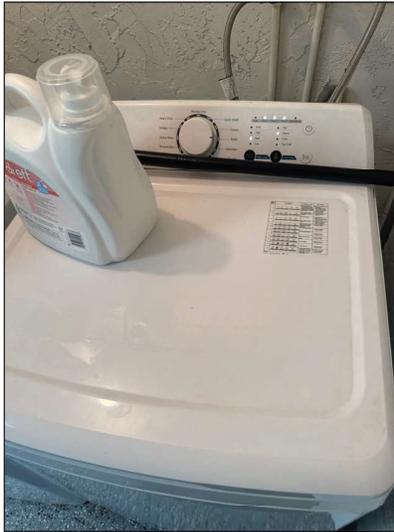


✓				
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7. Washer

Observations:

- Operational at time of inspection. No warranty is given and units may break down unexpectedly.



✓				
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8. Dryer

Observations:

- Operational at time of inspection. But older unit is noted No warranty is given and units may break down unexpectedly.



Master Bedroom

GOOD FAIR POOR Repair /Repla ce Acces s Restrict ed

✓				
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1. Wall Condition

Materials: Drywall walls noted.

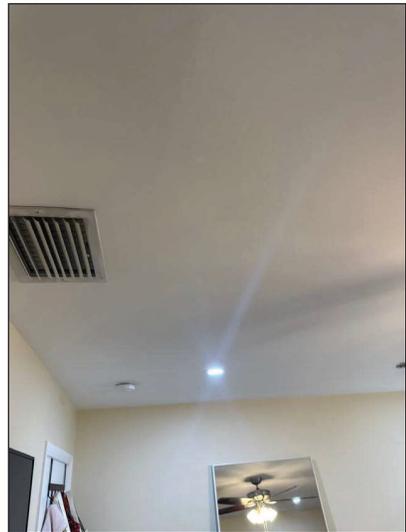
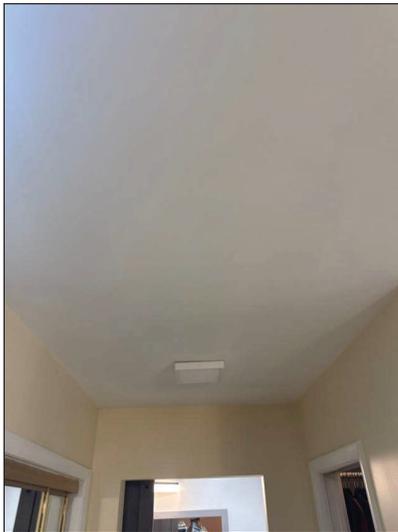




✓				
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2. Ceiling Condition

Materials: There are drywall ceilings noted.





✓				
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3. Ceiling Fans

Observations:

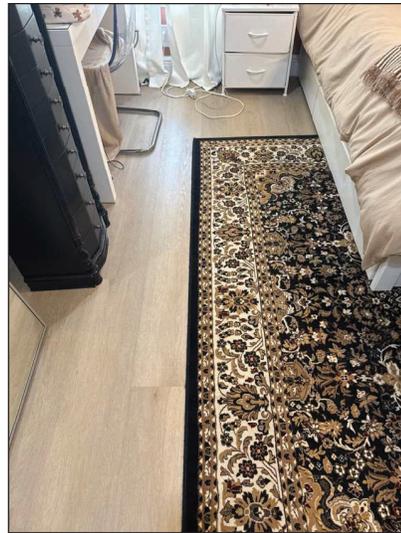
- Operated normally when tested, at time of inspection.



	✓			
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4. Floor Condition

Flooring Types: Floating laminate type flooring noted.



✓				
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5. Closets

Observations:

- The closet is in serviceable condition.





			✓
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6. Electrical

Observations:

- Outlet to the right of exit door and to the right of bed have reverse polarity have Electrician evaluate and repair



Reverse polarity



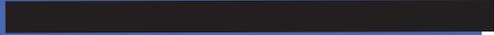
Reverse polarity



✓				
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7. Window Condition





✓				
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8. Patio Doors

Observations:

- The hinged patio door was functional during the inspection.



✓				
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9. AC READING





Bedroom 1

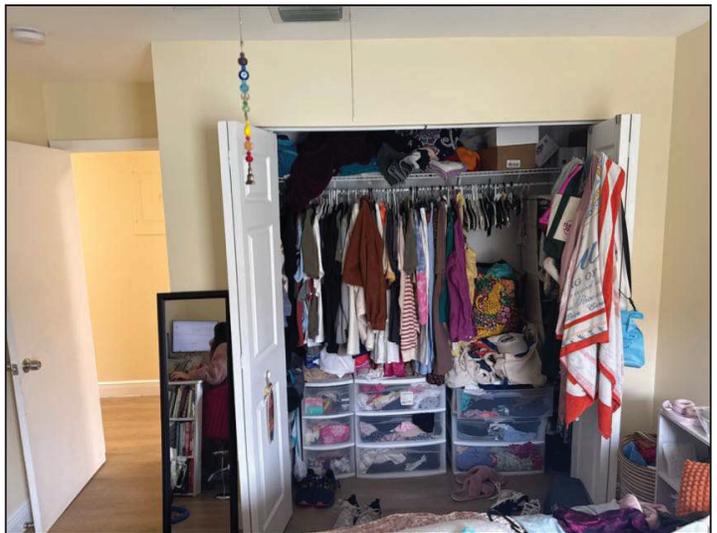
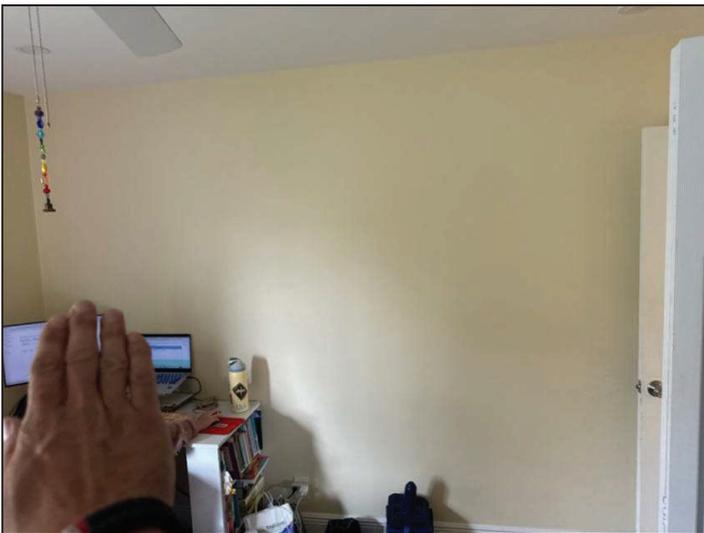
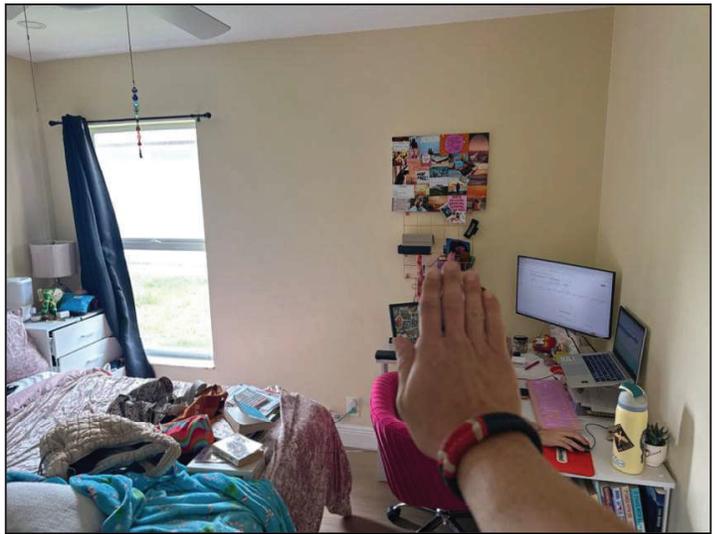
The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

GOOD FAIR POOR Repair /Replac Access /Restrict

✓				
---	--	--	--	--

1. Wall Condition

Materials: Drywall walls noted.



✓				
---	--	--	--	--

2. Ceiling Condition

Materials: There are drywall ceilings noted.



✓				
---	--	--	--	--

3. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



	✓			
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4. Floor Condition

Flooring Types: Floating laminate type flooring noted.



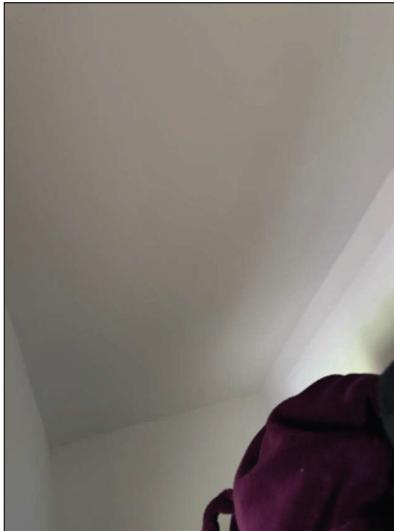
✓			
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5. Closets

Observations:

- The closet is in serviceable condition.





✓				
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6. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some outlets not accessible due to furniture and or stored personal items.



✓				
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7. Window Condition

Observations:

- Missing screen



✓				
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8. AC READING



Bedroom 2

GOOD FAIR POOR Repair /Repla ce Acces s Restrict ed

	✓			
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1. Wall Condition

Materials: Drywall walls noted.

Observations:

- Cosmetic issues noted underneath window area. Tested dry at time of inspection.





DRY

	✓			
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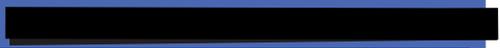
2. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Cosmetic issues noted at ceiling area. Tested dry at time of inspection.





DRY

✓				
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3. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

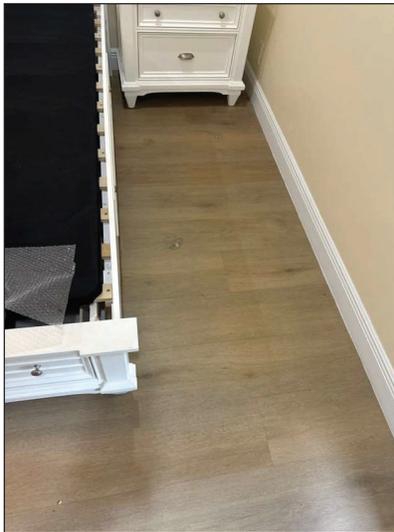




	✓			
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4. Floor Condition

Flooring Types: Floating laminate type flooring noted.

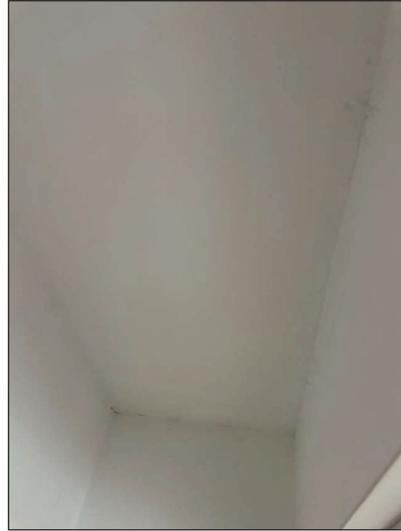
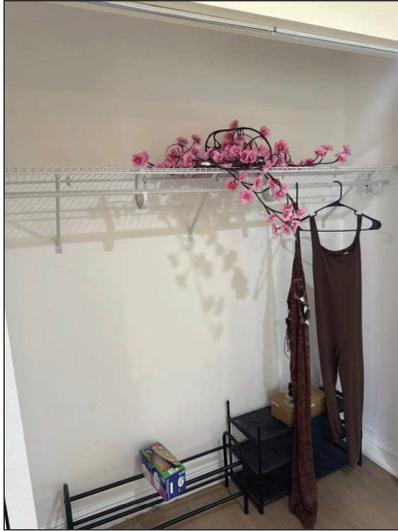


✓				
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5. Closets

Observations:

- The closet is in serviceable condition.

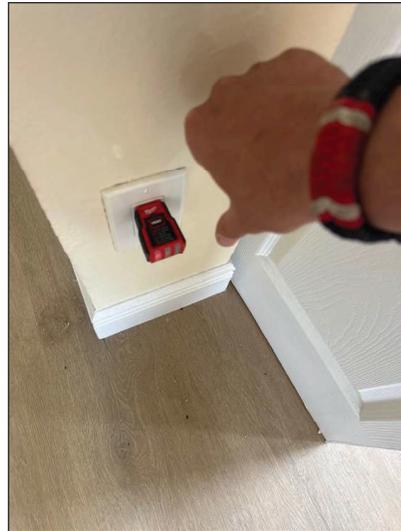


			✓	
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6. Electrical

Observations:

- Outlet underneath window facing lake has reverse polarity. Have Electrician evaluate repair.



Reverse polarity

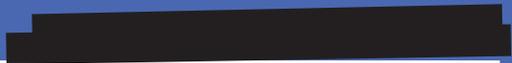


✓				
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7. Window Condition

- Observations:
- Missing screens





✓				
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8. AC READING





Master Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

GOOD FAIR POOR Repair /Repla ce Acces s Restrict ed

✓					1. Wall Condition
---	--	--	--	--	--------------------------

Materials: Drywall walls noted



✓					2. Cabinets
---	--	--	--	--	--------------------

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



✓				
---	--	--	--	--

3. Ceiling Condition

Materials: There are drywall ceilings noted.



✓				
---	--	--	--	--

4. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.



✓					5. GFCI
---	--	--	--	--	---------

Observations:

- GFCI in place and operational
- Reset for the GFCI is in the main panel.

		✓			6. Exhaust Fan
--	--	---	--	--	----------------

Observations:

- The bath fan is a worn unit which may be at the end of its useful life.



✓					7. Floor Condition
---	--	--	--	--	--------------------

Materials: Ceramic tile is noted.



	✓			
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8. Plumbing

Observations:

- Flex drain observed, these are subject to frequent clogging.



		✓		
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9. Showers

Observations:

- Leak noted at base of showerhead have plumber evaluate and repair



Leak noted

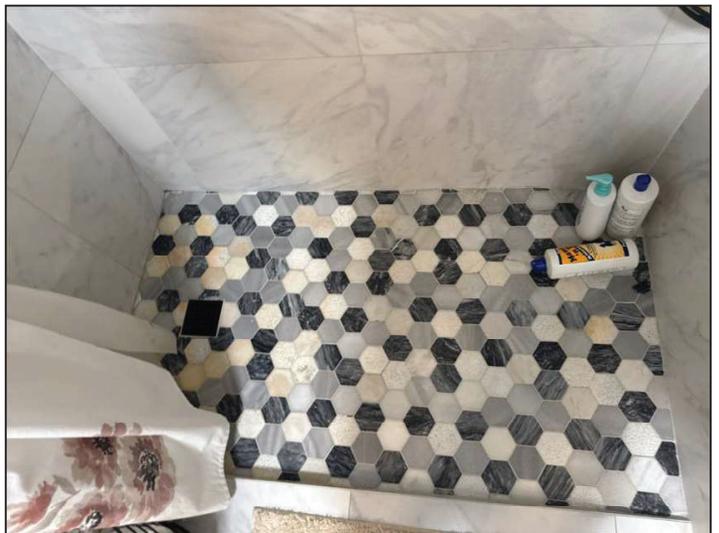
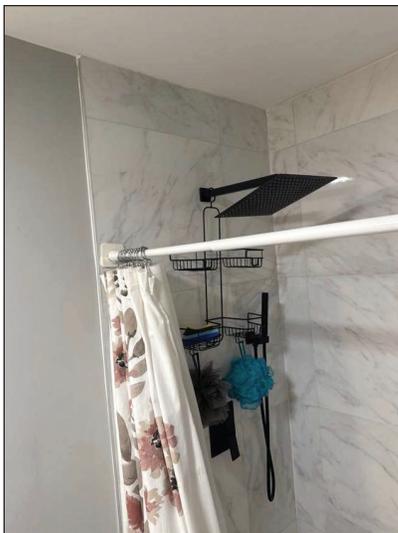
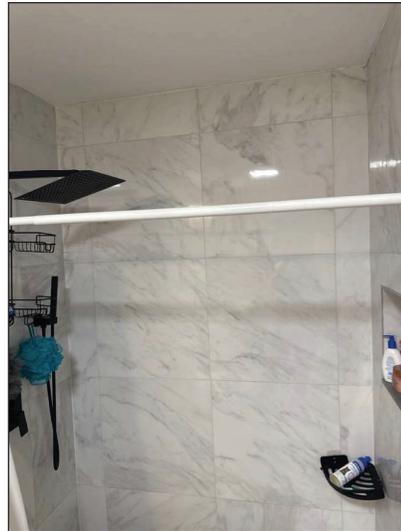
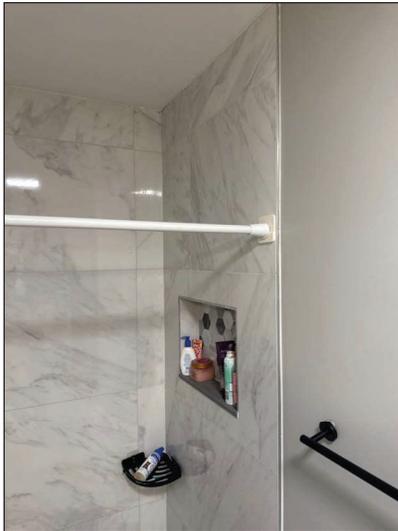


	✓			
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10. Shower Walls

Observations:

- ****MATERIALS****
- Ceramic tile noted.
- Recommend caulking as required.



	✓			
--	---	--	--	--

11. Sinks

Observations:

- ****SUPPLY****
- Operated normally, at time of inspection.
- ****DRAINS****
- **Slow drain at sink. Recommend clearing.**



✓				
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12. Toilets

Observations:

- Observed as functional and in good visual condition.



				✓
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13. Window Condition

Observations:

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.



✓				
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14. AC Reading



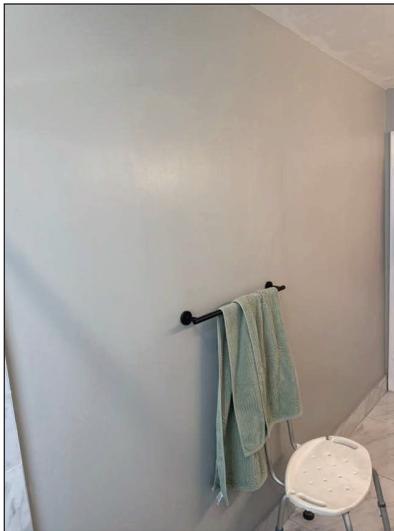
Bathroom 1

GOOD FAIR POOR Repair /Replac Access /Restrict

✓				
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1. Wall Condition

Materials: Drywall walls noted



✓				
---	--	--	--	--

2. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



	✓			
--	---	--	--	--

3. Ceiling Condition

Materials: There are drywall ceilings noted.



✓				
---	--	--	--	--

4. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.



✓					5. GFCI
---	--	--	--	--	---------

Observations:

- GFCI in place and operational
- Reset for the GFCI is in the main panel.

✓					6. Exhaust Fan
---	--	--	--	--	----------------

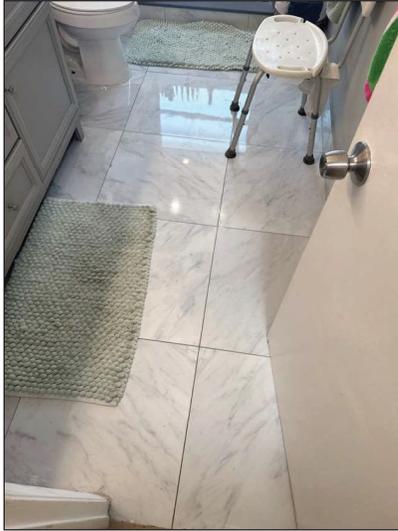
Observations:

- The bath fan was operated and no issues were found.



✓					7. Floor Condition
---	--	--	--	--	--------------------

Materials: Ceramic tile is noted.



	✓			
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8. Plumbing

Observations:

- Flex drain observed, these are subject to frequent clogging.



	✓			
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9. Showers

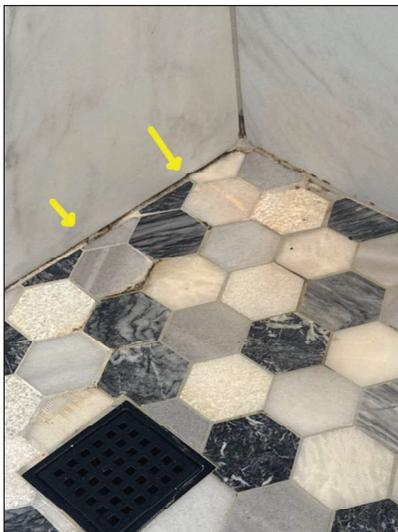
Observations:
• functional



	✓			
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10. Shower Walls

Observations:
• ****MATERIALS****
• Ceramic tile noted.
• ****OBSERVATIONS****
• Caulking needed around perimeter.





	✓				11. Sinks
--	---	--	--	--	-----------

Observations:

- ****SUPPLY****
- No deficiencies observed.
- ****DRAINS****
- **Slow drain at sink. Recommend clearing.**





✓				
---	--	--	--	--

12. Toilets

Observations:

- Observed as functional and in good visual condition.



✓				
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13. Window Condition

Observations:

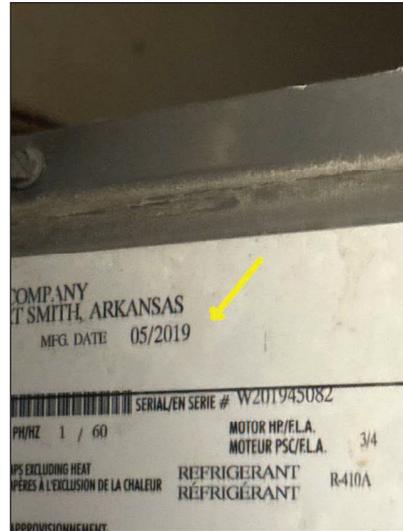
- Missing screen



✓				
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14. AC Reading





2019



✓				
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3. Condensate Overflow Switch

- Observations:
- Present



	✓			
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4. Filters

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



✓				
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5. Thermostats

Observations:

- Digital - programmable type.
- Functional at the time of inspection.





Water Heater

GOOD FAIR POOR Repair /Repla ce Acces s Restrict ed

	✓			
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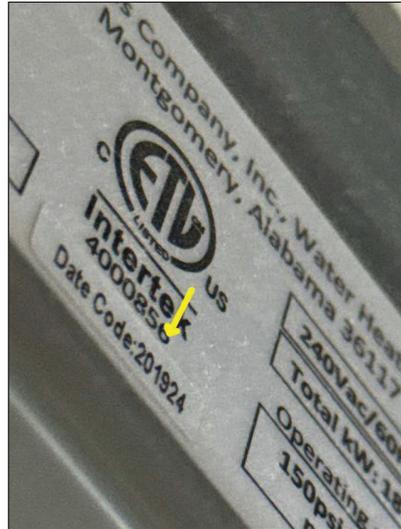
1. Water Heater Condition

Heater Type: Electric

Location: The heater is located in the hallway closet.

Observations:

- No major system safety or function concerns noted at time of inspection.



2019

✓				
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2. Number Of Gallons

Observations:

- Tankless demand unit present.

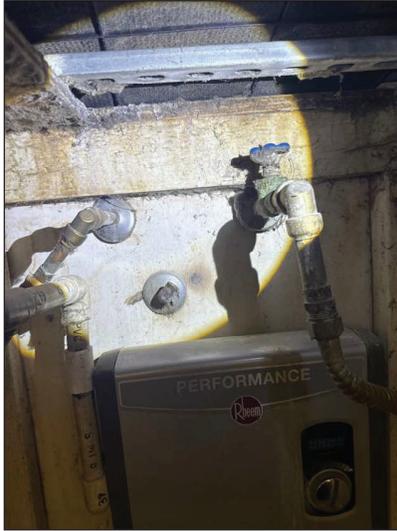
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3. Plumbing

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.





Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

GOOD FAIR POOR Repair /Replac
Access Restricted

		✓		
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1. Electrical Panel

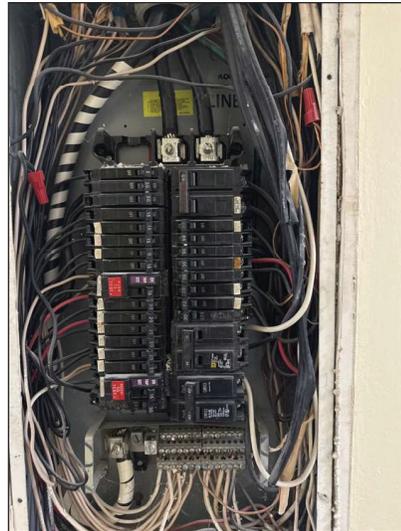
Location: Main Location: • Exterior of structure.

Location: Sub Panel Location: • Located in the hallway

Observations:

• There is a Sylvania main service panel present. Sylvania components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter.





EXTERIOR MAIN

✓				
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2. Main Amp Breaker

Observations:
• 200 amp



✓				
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3. Breakers in off position

Observations:

- 0

✓				
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4. Cable Feeds

Observations:

- There is an underground service lateral noted.





Garage

GOOD FAIR POOR Repair /Repla ce Acces s Restrict ed

✓				
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1. Walls



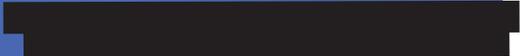


✓				
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2. Floor Condition

Materials: Painted concrete floors noted.





✓				
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3. Rafters & Ceiling



				✓
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4. Electrical

			✓	
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5. Fire Door

Observations:

- The automatic closure device does not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.
- Does Not Appear to be a Rated Fire Door



			✓	
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6. Garage Door Condition

Observations:

- Repairs needed around exterior frame



Wood rot noted



Wood rot noted



			✓	
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7. Garage Opener Status

Observations:

- Garage vehicle door opener appears to be damaged or otherwise inoperable. Have evaluated and repaired.





Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.