

Inspection Report

Prepared Exclusively For:
Sample Report

Property Located At:
Cape Coral, FL 33991

Inspection Date: 09/12/2025
Inspected By: Nick Bangor
FL Home Inspector License #: HI730



Florida Strong Home Inspections
Nick Bangor HI730
(561) 716-2742
FloridaStrongHI@Gmail.com

Introduction

How to Read This Report

This report is organized into sections which represent the home's functional areas. You will also find a list of conditions, and limitations, if any, that restricted, or otherwise impacted, the inspection. A description, the inspector's observations and other useful information about the area are included. The following is a breakdown of what each condition rating means.

SATISFACTORY "S" - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, with no readily visible evidence of being significantly deficient.

FAIR "F" - Elements condition was sufficient for its minimum required function at the time of inspection, but exhibited condition limitations and/or other notable concerns. Such condition limitation or concerns mean element exhibited wear, deterioration, damage or other material defects, was at an advanced age (near the end of or beyond its normal design or service life), has at least a moderate potential to become significantly deficient, has a limited future service life, and/or did not meet normal condition expectations. An element listed FAIR requires, or has at least a moderate probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future.

POOR "P" - Element was significantly deficient or exhibited conditions that could render it significantly deficient in the immediate future. Such conditions mean the element was not functional, was not in working or operating order, exhibited substantial wear, deterioration, damage or other defects, exhibited conditions conducive to imminent failure, was missing when it should have been present, and/or was not likely to perform its intended function. An element rated POOR/DEFECTIVE requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation.

NOT APPLICABLE "NA" – All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED "NI" – Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside the scope of the inspection, and/or was not inspected or rated due to other factors, stated or otherwise. Independent inspections may be required to evaluate element conditions.

CONSTRUCTION REGULATIONS- A standard condition inspection does not include evaluation of the property for compliance with applicable codes. This type of inspection, if required, is normally performed by the local building department or private code inspection agencies at the time of the original construction. Any questions regarding code compliance should be addressed to them. Building codes are revised on a regular basis; existing structures, therefore, do not generally meet current code standards for new construction nor are they usually required to be upgraded. Furthermore, no determinations are made regarding product recalls or similar manufacturer warnings.

AESTHETIC CONSIDERATIONS - While our investigation and this subsequent report on the property attempted to provide information on the major concerns you may experience, it does not generally include aesthetic (cosmetic) considerations nor does it include all potential concerns or conditions for this house or property.

ENVIRONMENTAL EXCLUSIONS - Many houses contain potentially harmful or environmentally hazardous elements such as, but not limited to, mold, radon, urea formaldehyde, asbestos and lead. These elements may be found in many forms including cooling and heating system insulation, textured ceiling coverings, ceiling or floor tiles, composite building materials, solder use with copper water piping and furnishings, etc. A home inspection does not include the detection, identification or analysis of any such element in the air, water, soil or materials in or around the house or property (including those for health or environmental considerations).

ESTIMATED AGES- All ages indicated on this report represent the inspector's opinion of the age of the specific element. This opinion is based on numerous factors, including prior experience, element appearance and owner comment. Ages given may not be the actual age of the element; investigate further if this information is desired.

REMEDIAL WORK - Any cost estimates for remedial needs of the property, whether verbal or written represent only an approximation of the possible costs. For any element or condition requiring attention, estimates should be obtained from the specialist or contractor who will be performing the work to determine probable or actual costs. Costs given do not reflect all possible remedial needs or costs for the property; including hidden or consequential damage which may exist or occur at a later date.

ELEMENTS NOT INSPECTED - If certain elements were not evaluated due to weather conditions or other limitations, arrangements should be made for evaluation of those elements prior to closing.

STALL SHOWERS - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the undersides of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the water tightness of a shower pan. With normal aging/wear, leakage will eventually occur.

CONDOMINIUM/COOPERATIVE - Unless otherwise noted, condominium and cooperative unit inspections do not include evaluation of exterior or common elements. The appropriate management personnel should be consulted regarding common element conditions, maintenance responsibilities, master deeds or other pertinent pre-purchase information.

VACANT PROPERTY - It is often not possible to properly evaluate certain elements if a property has been vacant for any length of time. For example, a dream leak in a wall may not become apparent on the wall surface until several hours (or days) after a fixture is used. Such a concern would not be readily apparent at the time of inspection. Therefore,, anticipate the possibility of such occurrences when use of house and systems returns to normal leveled. A through pre-closing inspection is recommended.

AUXILIARY SYSTEMS - Certain elements/equipment are considered auxiliary items and are generally not included within the scope of a limited time inspection. Examples of these items include, but are not limited to the following: water softeners, water filtration/treatment systems, humidifiers, fire and security alarm systems, solar systems, radon, mitigation systems, and central vacuum. If evaluation of these or similar items is desired the appropriate installation or service company should be contacted. Any comments made on these items in the report do not reflect full evaluation of the item and are provided at the inspection company's option.

WINDOWS/DOORS - Window and door evaluations are based on a random sampling of a representative number of the units. All units should be checked for possible deficiencies when required repairs are made.

APPLIANCES- Appliances evaluations are limited and unless indicated do not include a check of thermostatic/time controls appliance accessories, portable appliances or each and every cycle or mode of operation. Specifically excluded are items such as self cleaning cycles on ovens, built in mixers, microwaves. A pre-closing check of all appliances should be performed; obtain operating information from the owner. The average economic life of most kitchen appliances is 10 years.

CRAWL SPACE - Evaluation of these areas is generally limited to only readily accessible/visible elements; other undetected defects or concerns may also exist.

SLAB EVALUATIONS - In most cases, the visible portion of a concrete house slab is extremely limited due to floor covering, furnishing, exterior landscaping and grade levels. Such components may prevent identification of the specific type/style slab and cover cracks, settled areas or other indications of potential concerns. Furthermore, few if any framing members (walls and floors) are visible for inspection and any in/under-slab duct or piping cannot be assessed.

FLOOR/SLAB CONDITION - Irregularities/uneven areas observed through floor coverings may or may not be indicative of slab condition. Many of these conditions are localized and do not affect the slabs structural integrity. However, exposing the slab for assessment is usually required.

SLAB STRUCTURE: Any significant cracking/movement of the house slab may be indicative of a structural concern and may affect structural components. Advise independent evaluation by a structural engineer.

WOOD DESTROYING INSECT DAMAGE - Evidence of wood destroying insect damage is often indicative of additional hidden damage. Evaluations are based on visible conditions only and regular termite preventative treatments should be performed. When visible damage is extensive, further investigation is recommended to determine the extent of any hidden damage. ****A Full / Complete Termite Treatment with whole house warranty is Recommended. ****

PRIOR WOOD DESTROYING INSECT TREATMENT- If there are indications of a prior treatment of the house with an insecticide, obtain documentation on the purpose and method of treatment. No evaluation was performed on the effectiveness of neither the treatment nor the possible environmental or health effects (contamination) which may exist.

SOLAR HOT WATER- Solar domestic water systems have proven to be a feasible means of providing all or part of a house's domestic hot water needs in certain areas of the country. These systems, however, must be properly designed, installed and maintained to be of value. It is recommended that a solar consultant/service company evaluate this system to determine its condition and effectiveness; this type evaluation is not part of a standard inspection.

PLASTIC PIPING- Certain types of plastic piping systems have exhibited material or above normal installation defects resulting in premature leakage, particularly polybutylene (PB) piping. If PB piping has leaked as a result of inherent deficiencies, remedial needs may be covered under a special PB pipe repair program administered by the Consumer Plumbing Recovery Center or other group. Contact the CPRC, the manufacturer or a qualified plumber for assessment of the system and possible remedies.

FPE (Federal Pacific Electric) Electrical Panels - Federal Pacific Electrical Panels potentially could fail to provide proper safety & protection for homes. Federal Pacific Electric Company (FPE) was one of the most common manufacturers of circuit breaker panels in North America from the 1950s to the 1980s. Yet, as the years passed, electricians and home inspectors often found Federal Pacific Electric panels failed to provide proper protection to homeowners and their families. Experts now say that FPE panels can appear to work fine for years, but after one over current or short circuit, they can overheat and become fire hazards.

LP UNIT - Liquefied petroleum (LP) or propane gas is generally provided on a regular basis by service companies which may own or lease the storage tank. Due to concerns related to certain LP gas valves, it is recommended that the service company confirm that the valve is acceptable and functioning properly. Caution should be used when lighting or re-lighting an LP burner due to the heavier-than-air properties of the gas.

DRYWALL- Drywall out gassing not part of standard inspection.

ACCEPTANCE- Acceptance of the terms of this report and reliance upon same constitutes acceptance of the terms and conditions set forth herein. The terms, conditions and limitations set forth in the Order Agreement, executed in connection with this inspection report, are incorporated in this report as if fully set forth herein. With respect to the performance of the inspection itself, Select Home Inspections's liability is expressly limited to inspection fee paid.

This Inspection Does Not Constitute a Warranty.

Scope

- A Home Inspection is a non-invasive, visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.
- A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.
- A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.
- An Inspection Report shall describe and identify, in written format, the inspected systems, structures, and components of the dwelling, and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.
- While every effort is made to find all areas of concern, some problems may go unnoticed. The inspection is not meant to be technically exhaustive. Please keep in mind that the inspector has your best interest at heart. Any repair items mentioned in this report should be considered before purchase. It is highly recommended that qualified contractors be used to further inspect or repair issues identified in this inspection report.
- This report represents the general condition of the home listed below. As with all homes, it is important to remember that maintenance and improvements to house systems will be required from time to time.

General Information**Client Info**

Name: Florida Strong Home Inspections
 Email: FloridaStrongHI@Gmail.com

Structure Detail

Year Built: 2025

Approximate Size: 2,315 Sq Ft

Dwelling Type: ☒ Single Family ☐ Condo(Interior Only) ☐ Townhome

Stories: ☒ 1 ☐ 2 ☐ 3 ☐ Other: _____

Foundation: ☒ Slab on Grade ☐ Stem Wall ☐ Pier/Pilings ☐ Basement

Construction: ☒ Masonry ☐ Metal Frame ☐ Wood Frame

Occupied: ☐ Yes ☐ No / Furnished ☒ No / Unfurnished

Garage: ☒ Yes ☐ No Size: ☐ 1 Car ☐ 2 Car ☒ 3 Car ☐ Other: _____

Orientation (Front Facing): ☐ North ☐ South ☒ East ☐ West

Weather at Time of Inspection

Weather and Temperature:

90 Degrees and Partial Clouds

Inspection Attendees

Client: ☐

Home Owner: ☐

Selling Agent: ☐

Listing Agent: ☐

Tenant: ☐

Neighbor: ☐

Other: ☒ Buyer's Representative

Inspection Duration

Start Time: 1:30 ☐ AM ☒ PM

End Time: 4:00 ☐ AM ☒ PM

Elevation Images



Front Elevation



Right Elevation



Back Elevation



Left Elevation



Address

Roof

Roof Material(s) #1: Architectural **Shingles**

Approximate Age: **1 Years Old**

Roof Life Expectancy: **15-25 Years**

Roof Shape: **Hip**

Roof Condition: **Fair**

- **Shingle roof covering has a number of shingles that have visible damage; these shingles have areas that are black either from tar or wear to the shingles granule coating.**
- **There are at least four (4) small sections of shingles at the roof that have visible damage and that require replacement.**

Replace Damaged Roof Shingle

- **Roof to wall tie in above entry (left side) has some discoloration visible at the wall. Cause of discoloration is unknown, likely being caused by moisture and/or debris not draining correctly.**
- **Standing water causing stains; install paint / sealant to prevent damage at wall and smooth wall to ensure proper draining**

Repair Wall Texture / Paint at Roof-to-Wall Tie In

-

Gutter / Downspout Condition: **Not Applicable**

- **Gutters present at front elevation only.**
- **No roof gutters installed at the left, right, or rear of the home, this is causing noticeable erosion of the ground fill around the home. Obtain detailed quotes for installation of roof gutters.**
- **Roof draining onto AC unit at time of inspection; gutters required to prevent accelerated weathering at unit.**

Install Rain Gutters

Vent Condition: **Satisfactory**

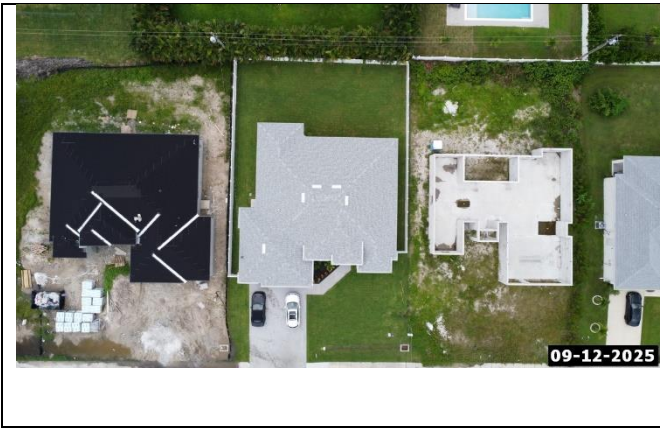
Fascia / Soffit Condition: **Fair**

- **There is staining present at the roof fascias. Roof fascias are aluminum over wood.**
- **The roof drip edge flashing is installed without furring strips being installed between the flashing and the fascias to create a gap, this is allowing capillary action to move the draining water to the fascias instead of water dripping off the flashing directly to the ground.**
- **The drip edge flashing should have been spaced from the fascia at time of installation; Consult with a qualified contractor to determine a proper repair method that will not damage the existing drip edge flashing.**

Ensure Drip Edge Flashing is Gapped Away from the Fascia

Clean the Fascias of Staining

Roof Images



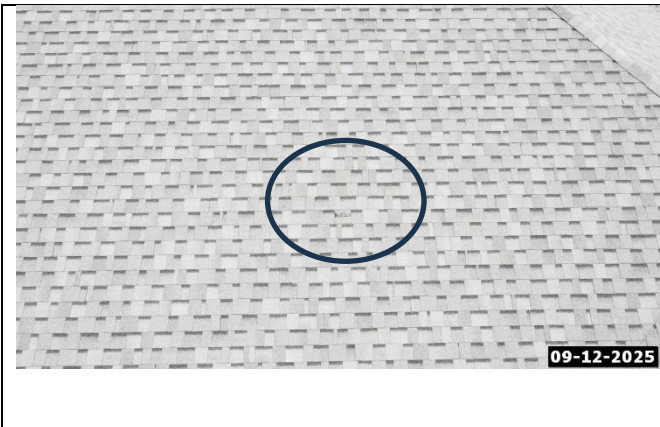
Roof Images

Roof Images



Damaged Shingle Visible

Damaged Shingle Visible



Damaged Shingle Visible

Damaged Shingle Visible

Roof Images



Roof Images

Roof Images



Roof Images

Roof Images



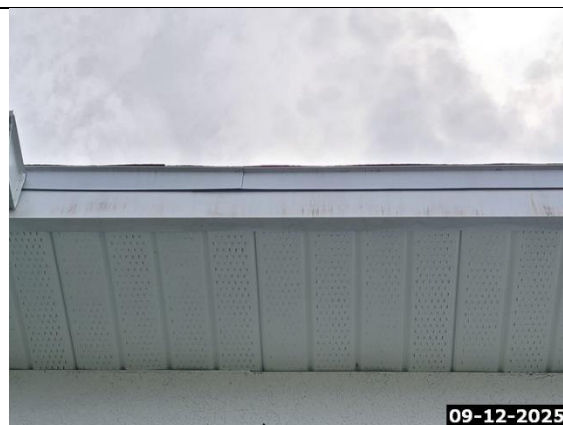
Discoloration at Wall

**Discoloration - Standing Water
Causing Stains; Install Paint /
Sealant to prevent Damage at Wall
and Smooth Wall to Ensure Proper
Draining**

Roof Images



Staining at Fascias



Staining at Fascias



No Gapping at Areas of Drip Edge



Uneven Gapping at Drip Edge



Staining at Fascias



Staining at Fascias

Roof Images



No Gutters

Noticeable Erosion of Ground

Exterior

Exterior Wall Finish #1: **Stucco**

Wall Finish Condition: **Fair**

- Exterior walls are painted white. Some areas of walls appear a gray color indicating that not enough paint was used (original stucco color visible).
- Staining present at bottom of wall (yellowing); Consult with the builder regarding a more durable paint, appropriate for the local environmental conditions, to prevent premature discoloration.
- Front window (left of front entry) has damaged sealant around the window that took the paint away; clean up and repaint the damaged line-transition between blue paint and white window.
- Front entry door has poorly painted seams / transitions between the blue paint and the white paint. clean up and repaint the damaged line-transition between blue paint and white paint / white door.

Paint Exterior Walls

- Tile mortar is present at the exterior wall under rear patio (4+/- inches between patio and ground). Remove excess mortar and install stucco to match other areas of exterior walls.

Remove Mortar and Repair Stucco

- AC system condensation drain runs through a hole in garage wall to the exterior. The opening around the condensation drain line is sealed with a temporary solution (loose insulation / fabric). Install a permanent sealant at gaps around the AC system condensation drain pipe.

Seal Around AC Drain Pipe

Exterior Wall Finish #2: **Stucco Trim**

Wall Finish Condition: **Fair**

- Paint installed at exterior wall stucco trim has many imperfections; either tape was not used or was used poorly.
- Stucco trim around garage door should have stucco / paint installed at the seam between the trim and the garage slab (floor), install stucco and paint / seal.

Repaint the Stucco Trim.

Front Entry Door Condition: **Fair**

- Front entry door handle not installed correctly; bottom of handle is not secured and can be pulled out of the door. The top of the handle was also not flush with the door; if the handle is not able to be installed flush against the door, a caulking sealant will be required to prevent moisture damage.
- Lever (used to open latch) at front door handle has movement in the mechanism; ensure unit is not damaged at time of reinstallation (check for wear at mechanical parts of door handle).
- Dead-bolt latch at front door handle has movement in the mechanism; ensure unit is not damaged at time of reinstallation (check for wear at mechanical parts of door handle).
- The strike plates installed at the door are not installed flush in the cutouts in the metal door; adjustment needed.
- Strike plate hardware (screws) are not flush against the strikeplate, this indicates the hardware is a different design from the manufacturer's hardware; the screws that were used would require the holes to be countersunk prior to installing the screws to sit flush.

Properly install Door Handle

- Front door has a gap present between the main door and then stationary door (at astragal), this gap is present at the top of the door. The gap between astragal and stationary door is present when door is fully closed, door may be warped or there may have been an issue with the installation.
- Repairs required to install the door so that the astragal at the main door sits flush with the stationary door.

Repair Front Door Installation

Front Entry Door Condition (Continued):

- **Front door has a weather seal between metal and glass. Areas of the weather seal are damaged at fringes; the effect on watertightness of the door glazing is unknown. The damaged weather seals are aesthetically unpleasing and need to be properly trimmed / repaired.**
 - **Top corner of door framing has small gap between sections; install caulking or other sealant.**
- Repair Door Features**

Garage Pedestrian Door Condition: Fair

- **Garage pedestrian door frame is damaged near latch bore and strike plate. Replace section of damaged door frame.**
- Replace Damaged Doorframe**
- **No deadbolt lock installed at garage pedestrian door; install lock as is desired.**
- Install Lock as is Desired or as Contract Stipulates**

Rear Bathroom Entry Door Condition: Fair

- **Door handle at rear bathroom door is not square with the door (top of handle farther from door edge than the bottom of the handle).**

Windows Condition: Fair

- **Front window (left of entry door) has a damaged window screen. Replace the damaged window screen.**
- Replace Screen**
- **Fixed window installed at the rear elevation has trim installed over the weather seals at the bottom of the window; water appears to be getting behind this trim. Staining present at window frame under the seam between the mentioned trim and the window, this is evidence of moisture draining from the seam from behind the trim.**
 - **Reinstall trim and install seal and if required.**
- Seal Trim at Rear Window**

Porch/Patio #1 Description: Front Porch**Porch/Patio #1 Condition: Satisfactory****Porch/Patio #2 Description: Rear Screened Patio****Porch/Patio #2 Condition: Satisfactory**

- **Spider webs (cobwebs) present at the rear patio ceiling; webs and debris appear to have stained the ceiling. Clean away insect debris from ceiling and paint if discoloration remains after cleaning.**
- Remove Insect Debris and Clean / Paint**

Porch/Patio #3 Description: Left Elevation; Slab Installed at Garage Pedestrian Door**Porch/Patio #3 Condition: Fair**

- **Concrete slab installed at left elevation of home (outside garage pedestrian door) is above ground that is exhibiting severe erosion.**
- **The slab does not appear damaged. There is significant ground fill missing under the slab.**
- **Ground slope repairs required.**
- **Install compacted fill and/or grout under garage pedestrian door's exterior slab.**
- **See "Ground Slope" comments.**

Sealant / Caulking Condition: Fair

- **Sealant / caulking installed at windows, doors, and exterior water faucet piping is cracking; install additional sealant / caulk to seal cracking.**

Install Additional Sealant / Caulk**Driveway Condition: Fair**

- **The driveway pavers are not level; this becomes apparent most at the transition to the garage slab. Some areas have a gap between top of the paver and the garage slab that is 1"+ (this creates a lip at the garage slab).**

Adjust Installation of the Pavers to be Level with Garage Slab**Walkway Condition: Fair**

- **Pavers at front walkway have a gray coloring; this color has faded to a darker (red) color at seven or more (7+) pavers.**

Replace Discolored Pavers**Front-Garden Border Comment:**

- **Pavers are loosely installed at edge of front elevation mulch, the pavers are not properly installed and have become very uneven.**

Properly Install Garden Border**Ground Slope Comment:**

- **There is noticeable erosion of the ground fill around the home.**
- **The side yards at the home are on steep angles down from the home towards swales between the home and neighbors (this itself is creating a sloped ground that is difficult to walk on).**
- **The steep angles of the ground combined with lack of rain gutters is allowing erosion to occur (see images of slab installed outside of garage).**
- **See "Privacy Fence" comments.**
- **Recommend installing a retaining wall at the edge of the property so that ground fill can be added to the property.**
- **Underground drainage may be required; ensure property is draining water effectively.**

Install Retaining Wall

- **Front yard has a deep (dangerous) hole next to the existing utility pole; this hole needs to be filled or used.**

Fill Hole at Front Yard

- **Rear yard is uneven at areas, this is likely due to erosion of ground fill (see other comments). Have ground fill leveled after causes of erosion are mitigated.**

Level Ground Fill at Rear Yard**Privacy Fence Comment:**

- **PVC privacy fence installed at perimeter of the home has foundations that are multiple feet lower than the foundation of the home. The lower fence foundations translate to a lower effective height of privacy behind the fence.**
- **The top of the fence appears to be at or below the height of bedroom window sills. There is no visible blocking of the neighbors bedroom windows when viewed from bedrooms inside the home.**
- **See Ground Slope" Comments.**
- **Recommend installing the fence at the time of retaining wall and ground fill installation; the fence can then be installed at a height beginning at the top of the retaining wall (if a proper foundation is poured).**

Reinstall the Privacy Fence so that The Fence Provides Privacy

Exterior Images



Exterior Images – Construction at Left Side Neighbor

Exterior Images – Construction at Left Side Neighbor



Stucco Missing

Stucco Missing



Pavers Not Level

Pavers Not Level

Exterior Images



Pavers Discolored at Walkway

Exterior Images



Damaged Paint / Sealant Around Window

Damaged Paint / Sealant Around Window



Damaged Window Screen

Damaged Window Screen

Exterior Images



Front Doors



Gap at Door Astragal



Movement at Door Latch Lever



Movement at Deadbolt Turn Lever



Bottom of Door Handle Not Secure



Strikeplate and Hardware Not Flush

Exterior Images



Gap at Door Frame



Gap at Door Frame



Exterior Images



Exterior Images



**Paint Poorly Installed –
Around Door**



**Paint Poorly Installed –
Around Door**

Exterior Images



Poor Paint Lines at Transitions



Poor Paint Lines at Transitions



Staining at Bottom of Wall



Staining at Bottom of Wall

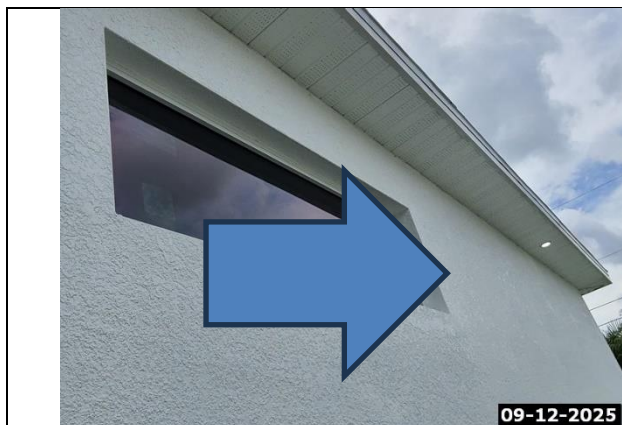


Cracking at Window Sealant



Cracking at Window Sealant

Exterior Images



**Wall Appears Gray
(Not Enough Paint)**



**Wall Appears Gray
(Not Enough Paint)**



Cracking at Sealant



Cracking at Sealant



Uneven Ground



Uneven Ground

Exterior Images



No Stucco at Wall Under Patio



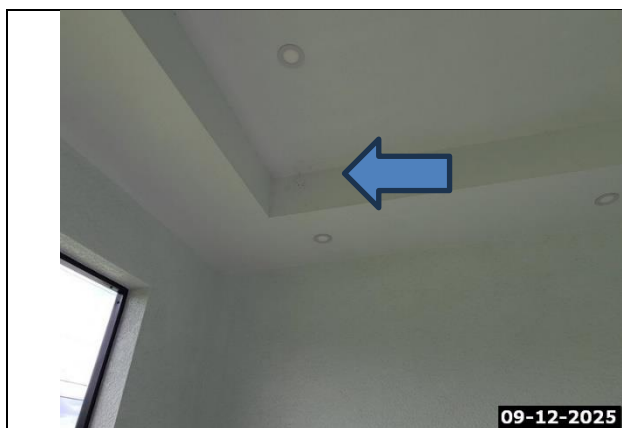
No Stucco at Wall Under Patio



No Stucco at Wall Under Patio



No Stucco at Wall Under Patio



Ceiling – Stains from Insects



Ceiling – Stains from Insects

Exterior Images



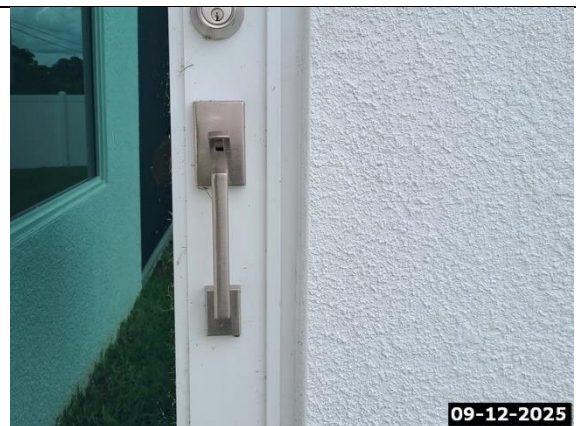
Caulking / Sealant at Window



Caulking / Sealant at Window



**Rear Door –
Handle Not Square with Door**



**Rear Door –
Handle Not Square with Door**



**Rear Door –
Handle Not Square with Door**



**Rear Door –
Handle Not Square with Door**

Exterior Images



Rear Fixed Window



Rear Fixed Window – Standing Water at Bottom Seal



Staining at Seam Under Window Trim



Staining at Seam Under Window Trim



Cracking at Caulking



Cracking at Caulking

Exterior Images



**Gaps Present around AC System
Condensation Drain Line**



**Gaps Present around AC System
Condensation Drain Line**



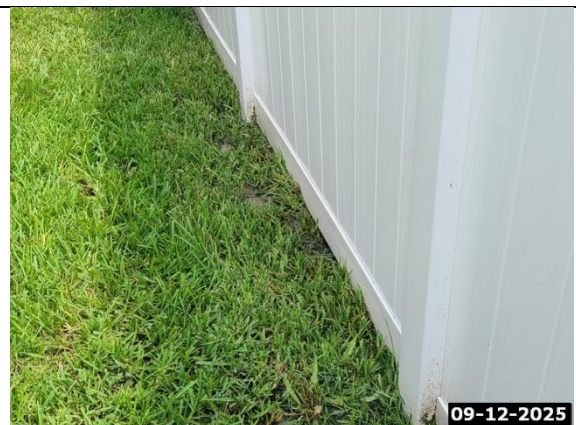
Exterior Images



Exterior Images



Slope at Sides of Home



Standing Water at Bottom of Swale

Exterior Images

09-12-2025



09-12-2025

**Standing Water at Bottom of Swale****Standing Water at Bottom of Swale****Slab Outside of Garage****Gaps Under Slab –
Ground Erosion****Gaps Under Slab –
Ground Erosion****Gaps Under Slab –
Ground Erosion**

Exterior Images



View From South Facing Bedroom Window

Privacy Fence is Under the Windows of the Neighboring Home

Garage / Carport

Garage Size: **3 Cars**

Garage Type: **Attached**

Floor Slab Condition: **Fair**

- **Cracking present at garage slab (Front-Left of home), cracking was sealed at time of slab coating installation.**
- **Underlying condition not visible, see ground slope comments and images of ground erosion at left elevation of home.**

See Ground Slope / Retaining Wall Comments

- **Slab at garage door thresholds had construction debris present at time of slab coating installation. This area of the slab and coating are bumpy due to debris between coating and slab.**

Remove Garage Slab Coating and Debris Under Coating at Door Thresholds

Reinstall Garage Slab Coating at Door Thresholds

- **Damage (chipping) present at the two-car garage threshold. Ensure repairs make previous damage no longer visible.**

Repair Garage Slab Chip Damage

Attic Access Condition: **Satisfactory**

Walls and Ceiling Condition: **Fair**

- **Vents (flood) installed at garage walls.**
- **Openings for garage wall vents are not perfectly square and have poorly installed paint.**

Clean Lines at Vent Openings and Reinstall Paint

Garage Door Condition: **Fair**

- **Excessive noise noted when doors are opened; recommend lubricating hardware (rollers).**

Lubricate Garage Door Rollers

- **Trim installed around the garage door openings at exterior is not properly secured in place. Many of the nails used to secure the exterior trim were not properly seated into the underlying wood.**

Repairs are required to reinstall the attachment hardware at the garage door opening trim..

Install Hardware at Garage Door Opening Trim

Garage Door Opener Condition: **Satisfactory**

Garage Images



Garage Images

Garage Images



Garage Images

Garage Images



Crack Under Coating

Crack Under Coating

Garage Images



Debris Under Coating (Uneven)



Debris Under Coating (Uneven)



Debris Under Coating (Uneven)



Debris Under Coating (Uneven)



Damaged Slab (Chip)



Damaged Slab (Chip)

Garage Images



Trim Around Garage Door Opening



Nails Improperly Installed at Trim Around Garage Door Opening



Trim Around Garage Door Opening



Nails Improperly Installed at Trim Around Garage Door Opening



Openings for Garage Wall Vents are Not Perfectly Square and Have Poorly Installed Paint



Openings for Garage Wall Vents are Not Perfectly Square and Have Poorly Installed Paint

Attic

Attic Access Type: **Scuttle**

Attic Access Location: **Closet and Garage**

Insulation Type: **Fiberglass**

- **Fiberglass batt insulation installed at the attic has been moved away from wallboard at areas. All areas of wallboard shared with interior of the home should be covered with insulation to regulate the temperatures throughout areas of the home.**
- **Move all insulation into place at attic; secure insulation at vertical surfaces where required.**

Return Insulation to Place in Attic

Roof Deck Type: **OSB (Oriented Strand Board)**

Roof Decking/Sheathing: **Satisfactory**

Truss/Rafter: **Satisfactory**

Attic Ventilation: **Satisfactory**

Attic Images



Insulation Moved at Attic

Insulation Moved at Attic

Interior

**** See Included Image Captions for Additional Details****

Floor Condition: **Fair**

- **Caulking is cracking / damaged at transition from baseboard moulding to floor tile at multiple areas of the home; install additional caulking.**

Repair Caulking Under Baseboard Moulding

Wall Condition: **Poor**

- **Interior walls are white paint over a textured coating.**
- **Areas of interior wall appear less white than others (insufficient paint); this is noted a multiple areas of wall field and at top 6-8 inches of most walls.**
- **The intentionally installed textured coating at areas of interior walls is combined with unintentional wall texture. Unintentional wall texture noted under paint includes:**
 - **Joint compound at wallboard seams that was not sanded.**
 - **Unfinished / damaged corner beads.**
 - **Buildup of joint compound at interior corners at rooms.**
 - **Unsanded joint compound at closet walls.**
 - **Large Drips (3x+ Larger than other intentional texture)**
- **Repairs to interior wall coating / paint are extensive; see images for many different representative locations of required repairs.**

Repair Wall Coating / Paint

Ceiling Condition: **Fair**

- **Ceilings have paint / texture imperfections similar to walls; see "Wall" comments. See Photos below for greater detail.**
- **Ceilings have unpainted joint compound, cracking, and insufficient paint at areas.**

Repair Ceiling Paint / Coating

Window Condition: **Satisfactory**

Interior Door Condition: **Fair**

- **All interior doors have unintentional paint present at the door hinges; remove paint.**
- **Hinge bores are not sanded at doors and there is a frayed look of sawed wood between hinges and white paint installed at doors; frayed / splintered wood should be sanded.**

Clean Paint and Properly Install Hinges

- **Cracking is visible above and below hinge bores at some interior doors due to improper installation of hardware (screws). Replacement of damaged doors is recommended. At least three (3+) doors have cracking present at door or door frame. See images below for greater detail.**

Replace Damaged Doors

Patio Door Condition: Fair

- **Some of the hardware (screws / anchors) at the sliding patio door frame were installed at angles, as a consequence that hardware is not flush with the frame.**

Reinstall the Anchors that are Not Straight

- **Construction debris present at the sliding patio doors and door frame. There is joint compound on the doors glazing, weather seals, and door frame.**
- **Clean all construction debris from the sliding patio door.**

Clean Doors and Frame

- **Movement noted at sliding patio door handle; tighten hardware at door handles.**

Tighten Door Handle Hardware

- **Air gaps present between doors; cool air can be felt rushing out of the home through seams between the doors. Sliding doors need to be much more airtight to prevent excessive heating/cooling bills.**

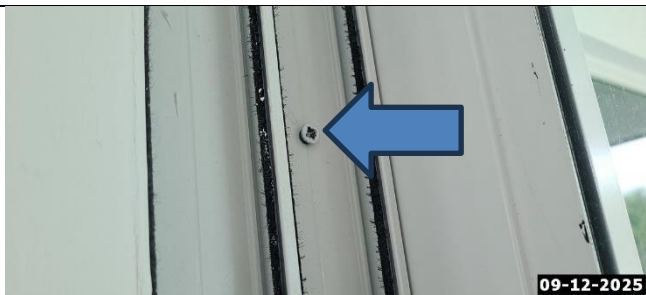
Sliding Door Adjustment Required

Interior Images



Sliding Door Anchor Not Straight

Sliding Door Anchor Not Straight



Anchor Not Fully Seated

Anchor Not Fully Seated



Gaps Between Doors

Air Felt Escaping Home

Interior Images



Joint Compound + Paint at Slider Components



Joint Compound + Paint at Slider Components



Window Above Front Door



Hand Stain

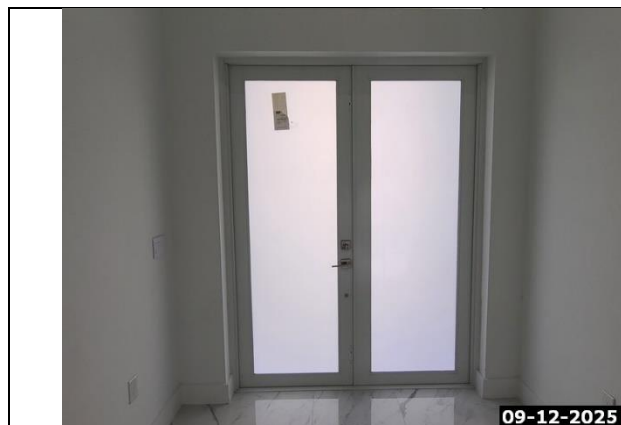


Exposed Corner Bead at Window + Lack of Paint at Wall Corner



Cracking at Wall Around Window

Interior Images



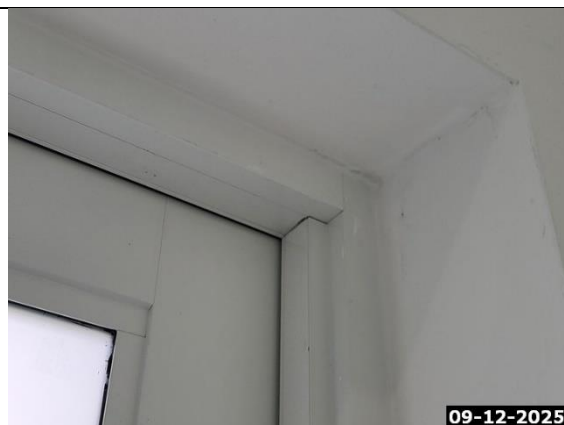
Front Door



**Excess Paint on
Different Areas Around Door**



**Excess Paint on
Different Areas Around Door**



**Excess Paint on
Different Areas Around Door**



**Wall Repair Visible Around
Outlet Next to Front Entry**

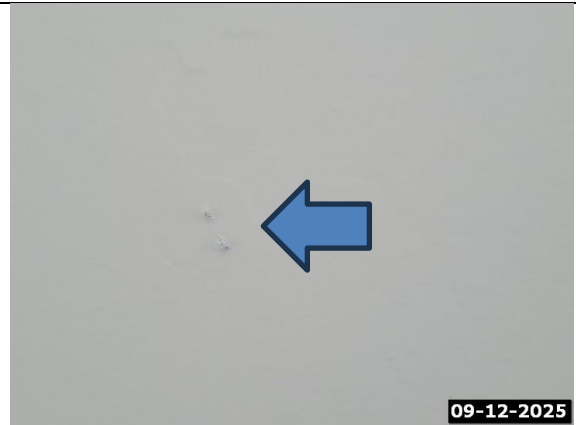


**Wall Repair Visible Around
Outlet Next to Front Entry**

Interior Images



**Living Room Wall (North)
Gray Areas Visible
(Insufficient Paint)**



**Living Room Wall (North)
Painters' Tape Present Under Paint**



**Wall Corner Falling Apart Near
Sliding Patio Door**



**Wall Around Sliding Patio Door
Excessive Joint Compound
Edges Not Straight**



**Wall Around Sliding Patio Door
Excessive Joint Compound
Damage Present**

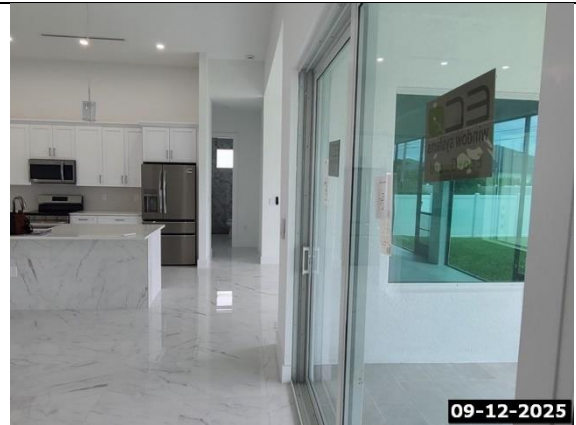


**Wall Around Sliding Patio Door
Excessive Joint Compound
Edges Not Straight**

Interior Images



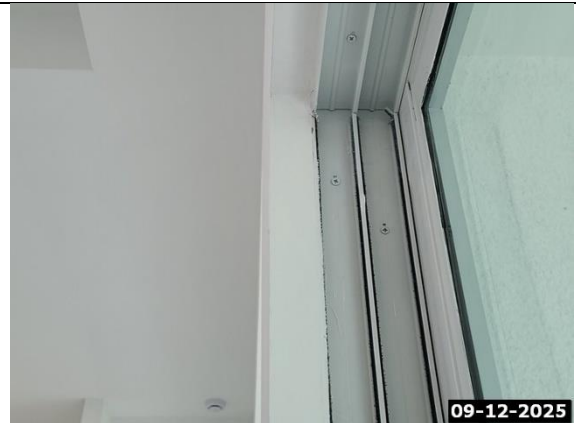
**Wall Around Sliding Patio Door
Excessive Joint Compound
Joint Compound Falling Away**



Slider Closest to Kitchen



**Wall Around Sliding Patio Door
Excessive Joint Compound
Edges Not Straight**



**Wall Around Sliding Patio Door
Excessive Joint Compound
Edges Not Straight**

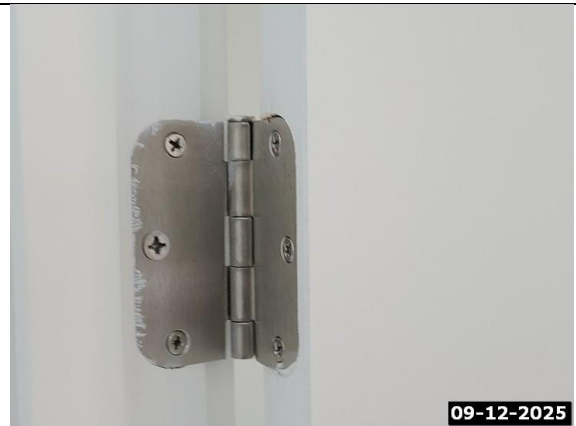


**Wall Around Sliding Patio Door
Excessive Joint Compound
Edges Not Straight**



**Wall Around Sliding Patio Door
Excessive Joint Compound
Edges Not Straight**

Interior Images



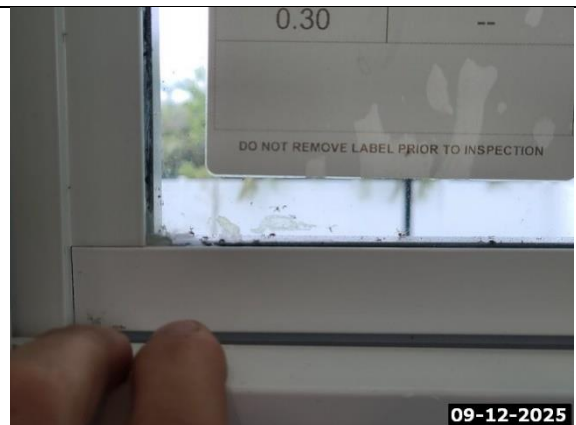
Interior Images

Interior Images



Paint at Door Hinge

**Door Hinge Hardware Misaligned
(Master Bedroom Door)**



Master Bedroom Window

Caulk Present on Window

Interior Images



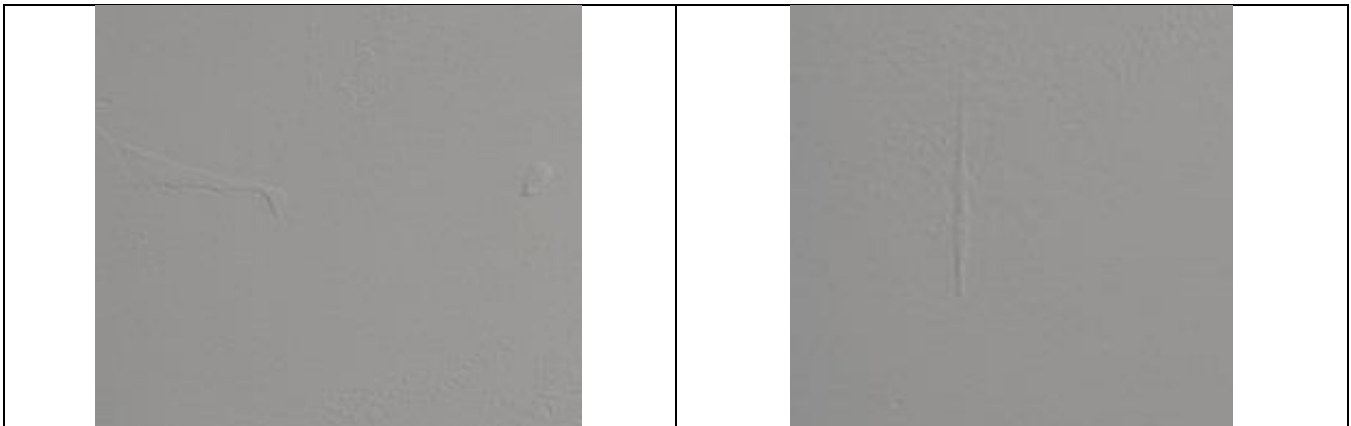
Caulking separated at Window Frame

Cracking at Caulk Seam Between Window and Window Sill



Poor Wall Texturing

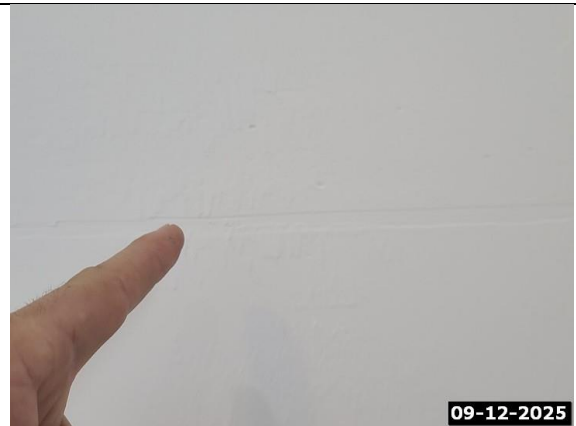
Poor Wall Texturing



Poor Wall Texturing

Poor Wall Texturing

Interior Images



Poor Wall Texturing

Poor Wall Texturing



Master Bedroom Window

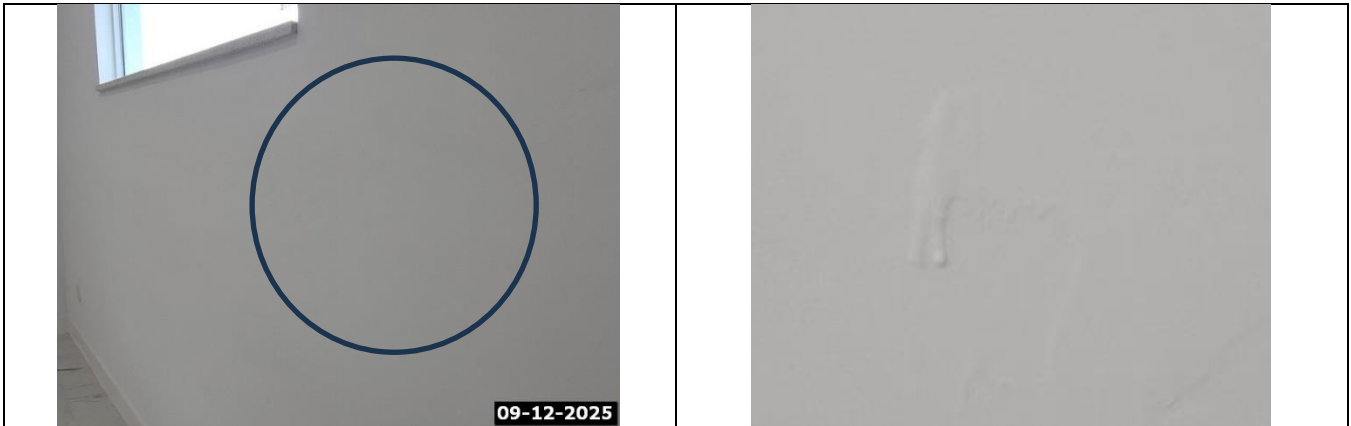
Poor Wall Texturing



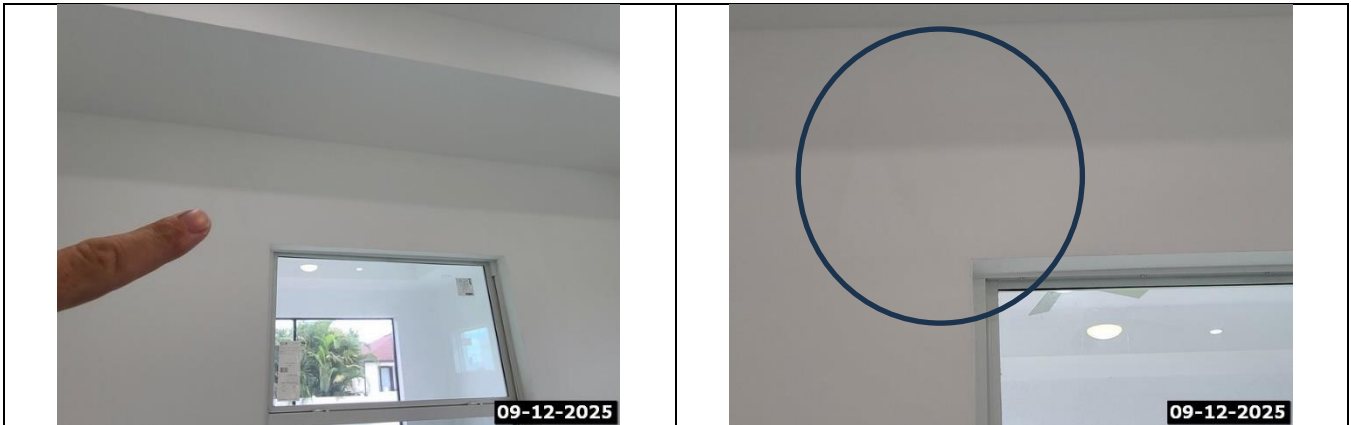
Screw Visible at Wall

Screw Visible at Wall

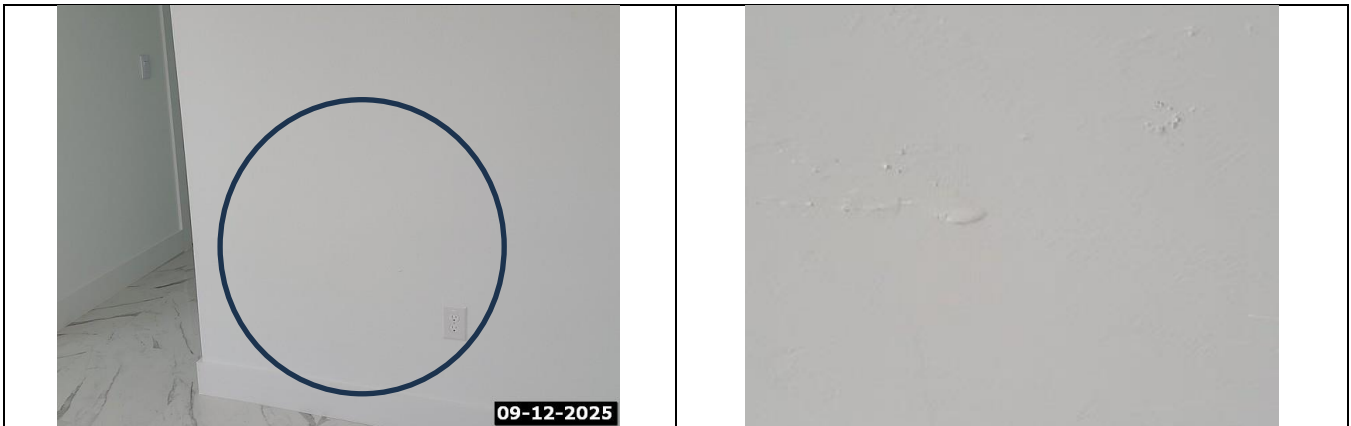
Interior Images



Poor Wall Texture	Poor Wall Texture
-------------------	-------------------



“Gray” Area of Wall (Insufficient Paint)	“Gray” Area of Wall (Insufficient Paint)
---	---

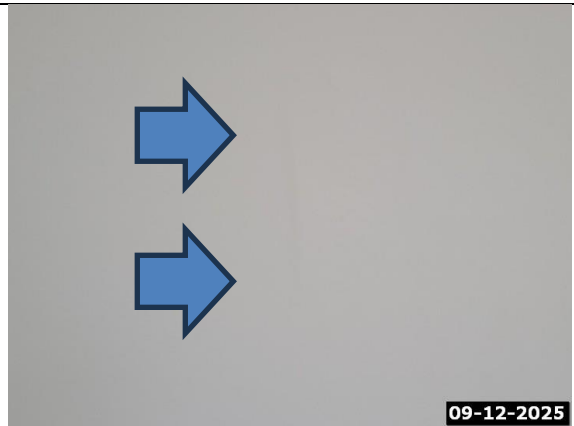


Poor Wall Texture	Poor Wall Texture
-------------------	-------------------

Interior Images



**“Gray” Area of Wall
(Insufficient Paint)**



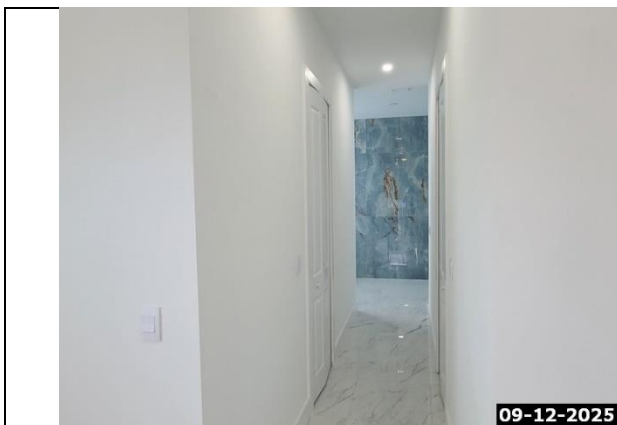
**“Gray” Area of Wall
(Insufficient Paint)**



**“Gray” Area of Wall
(Insufficient Paint)
And Poor Wall Texture**



**“Gray” Area of Wall
(Insufficient Paint)
And Poor Wall Texture**

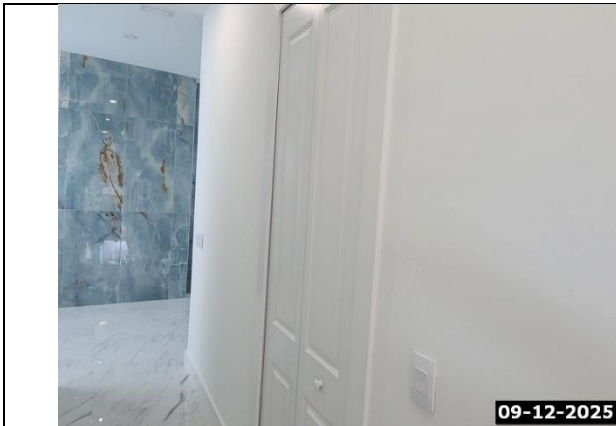


Master Bedroom Hall

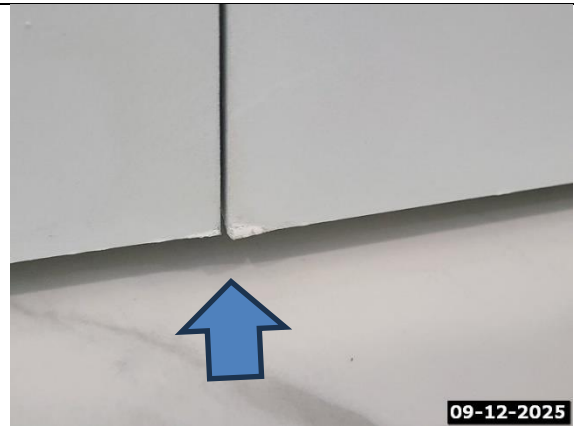


Paint on Hallway Light Switch

Interior Images



Master Bedroom Closet Doors



Damage at Bottom of Closet Doors



Poor Wall Texture



Poor Wall Texture



**Poor Wall Texture
Master Bathroom Window**



**Poor Wall Texture
Master Bathroom Window**

Interior Images



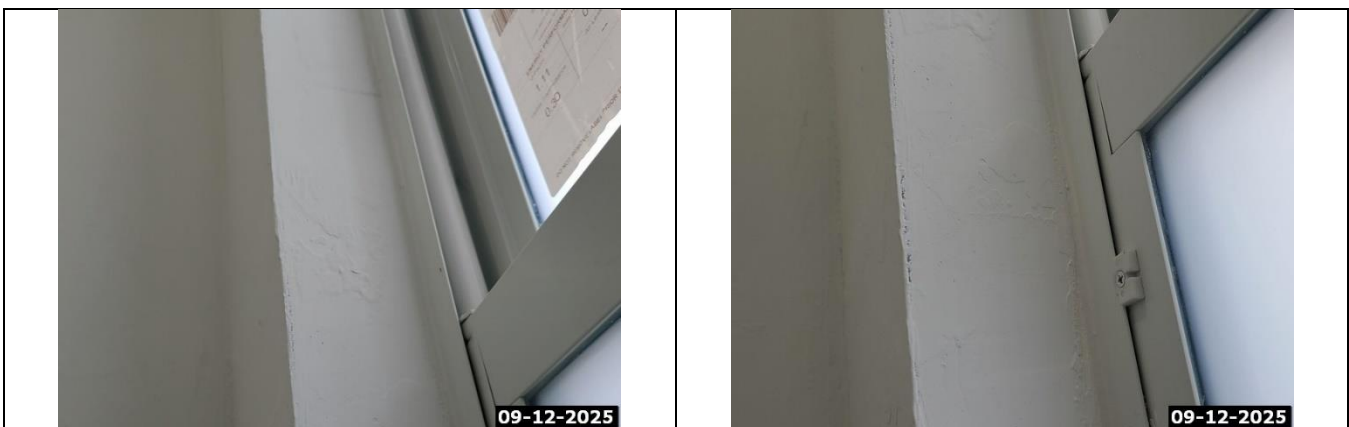
**Poorly Installed Wall Texture
Master Bathroom Corner Cracking**

**Poorly Installed Wall Texture
Master Bathroom Corner Cracking**



Thick, Poorly Installed Wall Texture

Thick, Poorly Installed Wall Texture



Thick, Poorly Installed Wall Texture

Thick, Poorly Installed Wall Texture

Interior Images



Master Bathroom



Poorly Installed Wall Texture



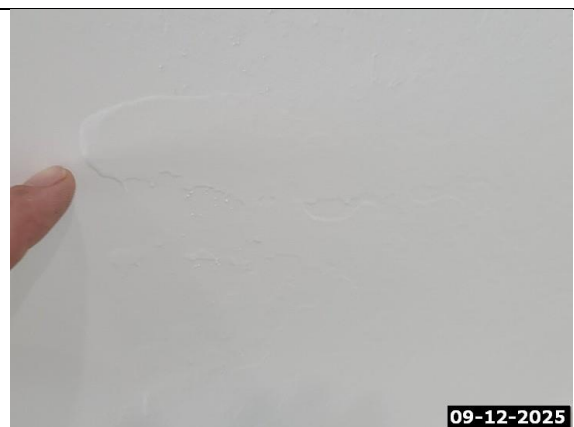
**Cracking at Grout / Caulk at Corner
Seam of Wall Tile**



**Cracking at Grout / Caulk at Corner
Seam of Wall Tile**

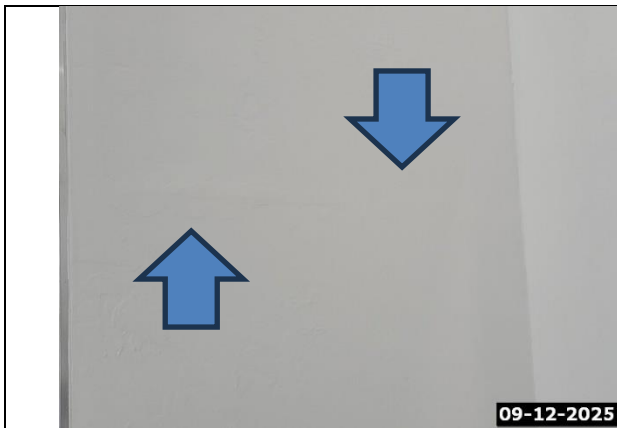


**Poorly Installed Wall Texture
Left of Master Bathroom Sink**

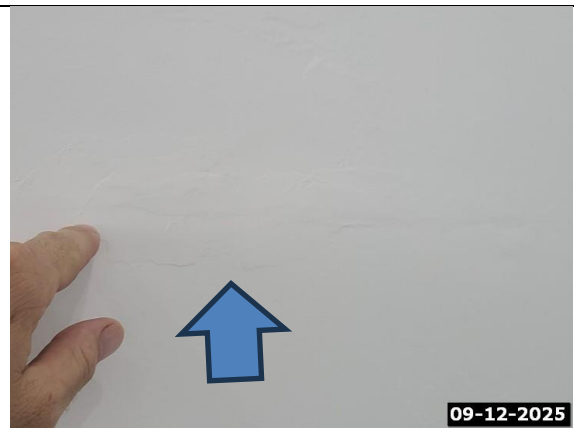


**Poorly Installed Wall Texture
Left of Master Bathroom Sink**

Interior Images



**Poorly Installed Wall Texture
Joint Compound Over Wall Seams**



**Poorly Installed Wall Texture
Joint Compound Over Wall Seams**



Master Bathroom Closet



Cracking at Paint

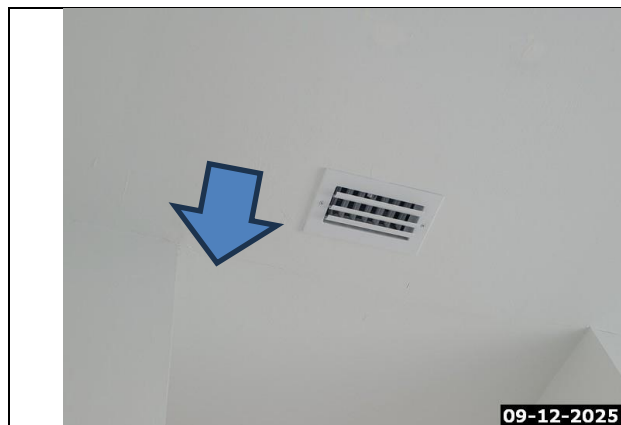


Paint on Tile



Trim Around Door is Not Aligned

Interior Images



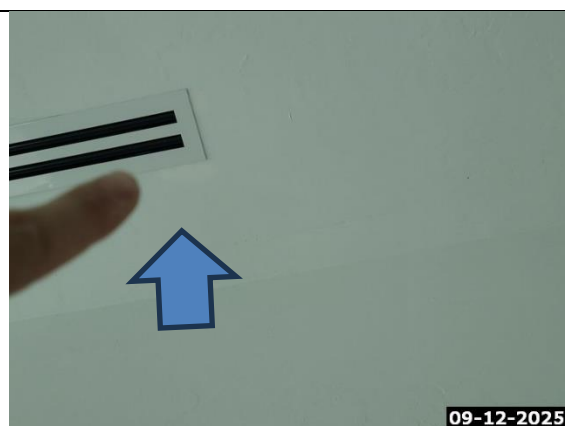
**Cracking at Ceiling
Master Bathroom**



**Cracking at Ceiling
Master Bathroom**



Dining Room



Unpainted Wall Repair



Poorly Installed Wall Texture



Poorly Installed Wall Texture

Interior Images



Poorly Installed Wall Texture



Poorly Installed Wall Texture



Insufficient Paint at Wall Edges



Insufficient Paint at Wall Edges



Laundry Room



Paint at Door Hinges

Interior Images



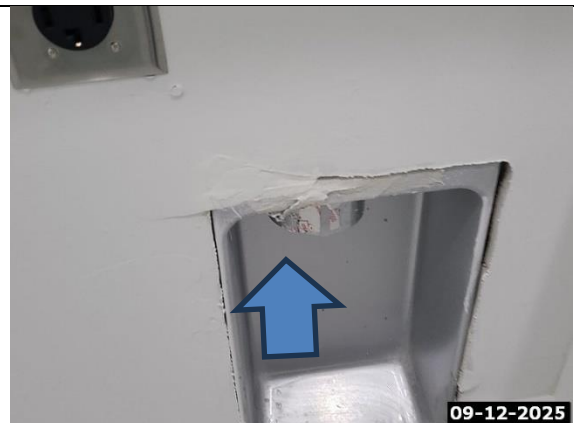
**Sand Splintered Wood
at Hinge Bore**



**Sand Splintered Wood
at Hinge Bore**



Poorly Installed Wall Texture



Poorly Installed Wall Texture



Screw Visible



**Cracked Door at Latch Bore
Laundry Room**

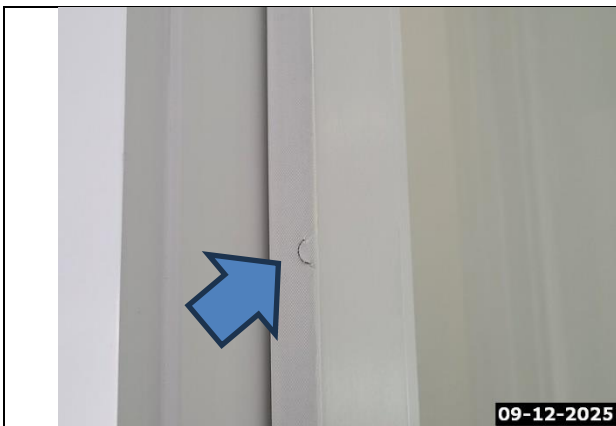
Interior Images



Garage-to-Home Door



Paint at Hinges



Damaged Weather Seal at Door



Damaged Weather Seal at Door

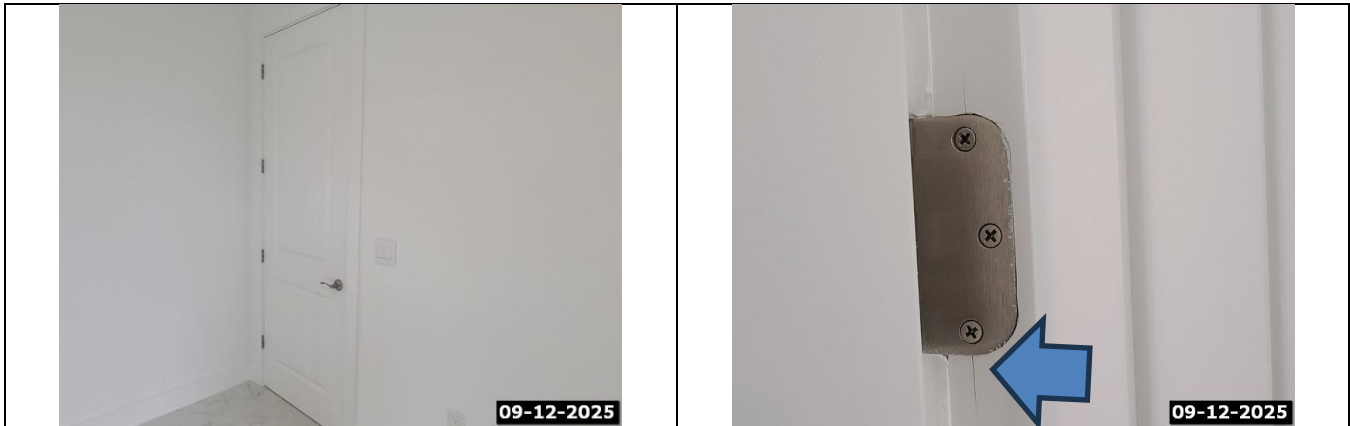


Southwest (left-Rear) Bedroom



Poorly Installed Wall Texture

Interior Images



**Southwest (left-Rear) Bedroom
Door**

**Damage at Door Frame Around
Hinge Bore**



**Southwest (left-Rear) Bathroom
Cracking at Door Frame and Door**

Poorly Installed Wall Texture



Hall Bathroom

**Hall Bathroom Door Appears
Warped – Top of Door Bowing Out**

Interior Images



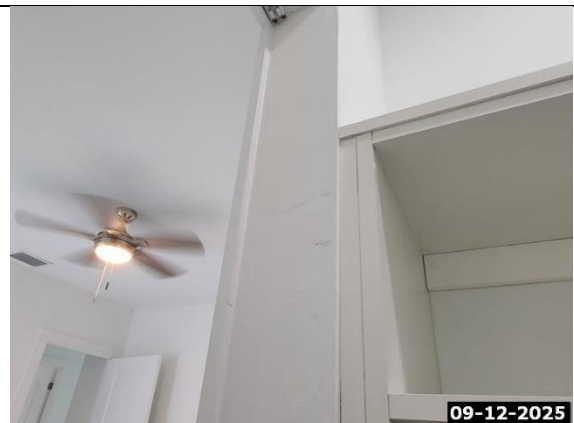
Hall Bathroom Door Appears Warped – Top of Door Bowing Out



Hall Bathroom Door Appears Warped – Bottom of Door in Contact with Frame



Southeast (Left-Front) Bedroom



Poorly Installed Wall Texture

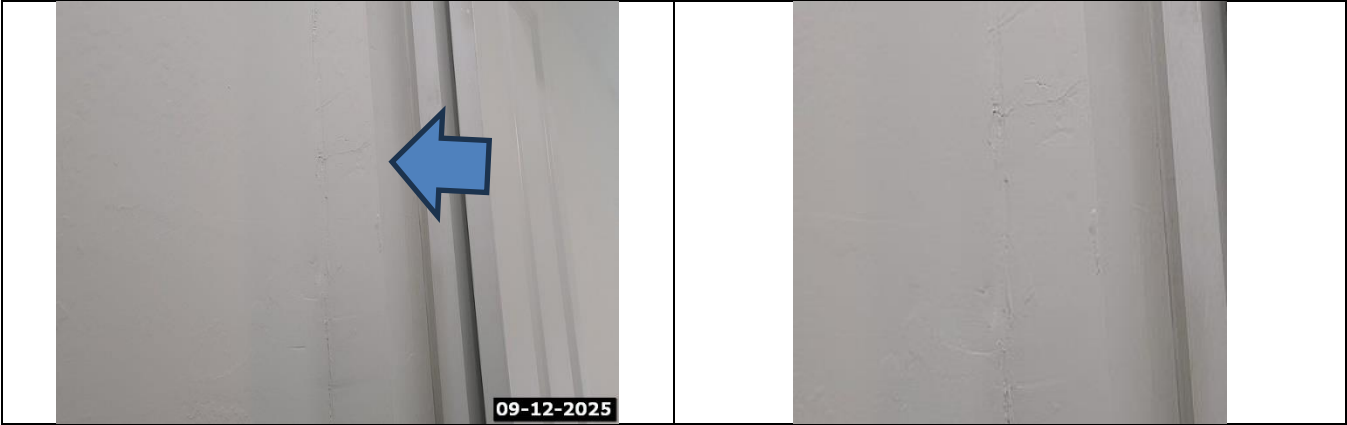


Poorly Installed Wall Texture



Poorly Installed Wall Texture

Interior Images



Poorly Installed Wall Texture

Poorly Installed Wall Texture



Wall Damage Near Outlet

Wall Damage Near Outlet



Kitchen Pantry

Insufficient Wall Paint

Interior Images



Poorly Installed Wall Texture



Poorly Installed Wall Texture



Caulking Cracking Between Wall Moulding and Floor Tile



Caulking Cracking Between Wall Moulding and Floor Tile

Kitchen

Sink Condition: **Satisfactory**

- **Wall under sink has gaps present between wallboard and sink drain; seal gaps to prevent pests.**
Seal Between Sink Drain and Wallboard

Supply Valves Condition: **Satisfactory**

Range(s) Condition: **Satisfactory**

Microwave Condition: **Fair**

- **Microwave is functional at time of inspection. Note age. Unit is dated 11/2024. Manufacturer's warranty may end after 1 year.**

Ventilator Condition: **Fair**

- **Recirculating ventilation fan is integral with the microwave, see "Microwave" comment.**

Dishwasher(s) Condition: **Fair**

- **Dishwasher is not level. Top-right of dishwasher is farther from underside of counter than top-left of dishwasher; adjustment of "feet" required.**

Adjust Level / Height at Dishwasher

- **Dishwasher is not connected to plumbing; unit could not be run.**

**Install Dishwasher Plumbing
Have Operation Demonstrated**

Disposal(s) Condition: **Fair**

- **Functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty.**

Refrigerator(s) Condition: **Fair**

- **Unit is empty at time of inspection and true cooling capacity is not fully determinable.**
- **The freezer at the refrigerator is set to zero (0) degrees; measured low temperature at freezer is twelve (12) degrees at time of inspection. Cause of insufficient cooling is unknown; lack of items in freezer could be contributing to the temp being higher than the setting if the sensor is not working optimally in that condition (no items in freezer).**
- **Test if freezer can get down to temp with items stored inside freezer. Service will be required if freezer cannot get down to temp.**

Test Freezer with Items Present

Cabinets Condition: **Fair**

- **One (1) drawer to the left of the oven is hitting the oven when opening / closing. Adjustment required at the cabinet drawer.**

Adjust Drawer Hardware

Counter Top(s) Condition: **Satisfactory**

- **Keep seams at countertop sealed with caulk.**

GFCI Condition: **Satisfactory**

****IF THE CURRENT APPLIANCES ARE NO LONGER UNDER WARRANTY WE RECOMMEND THAT YOU
OBTAIN AN EXTENDED WARRANTY OR SERVICE CONTRACT.****

Kitchen Images



Kitchen Images

Kitchen Images



Kitchen Images

Kitchen Images



Kitchen Images

Kitchen Images

Kitchen Images



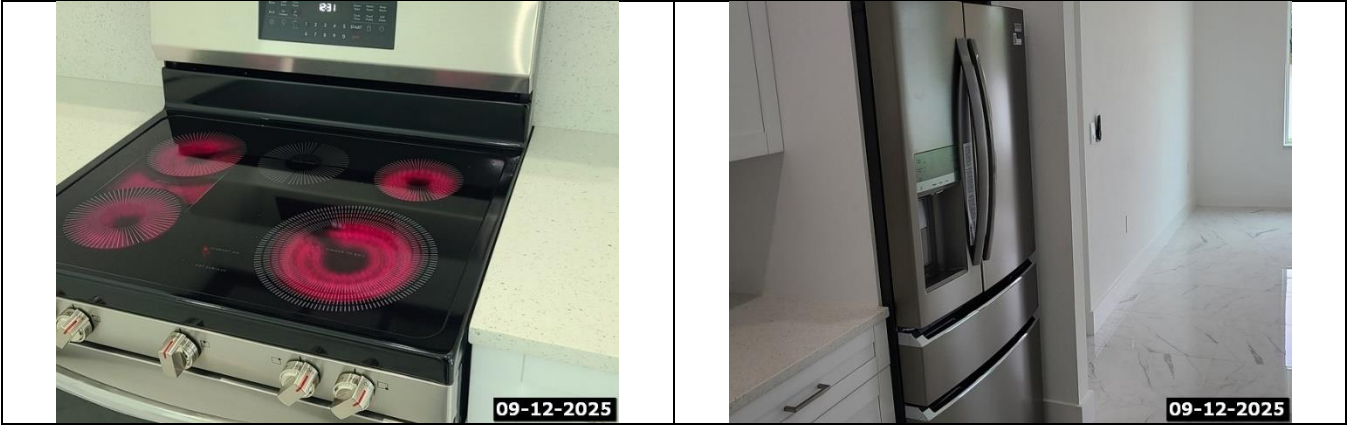
Kitchen Images

Kitchen Images



Kitchen Images

Kitchen Images



Kitchen Images

Kitchen Images

Kitchen Images



Refrigerator Temp



Freezer Temp



Temp Settings (Freezer at 0)



GFCI Protection at Electric Panel



Cabinet Drawer Hits Oven



Cabinet Drawer Hits Oven

Bathrooms

Bathroom 1 – Master Bathroom

Left Sink Condition: **Fair**

- **Wall under sink has gaps present between wallboard and sink drain; seal gaps to prevent pests.**
Seal Between Sink Drain and Wallboard
- **The left sink cabinet has a large section of the back removed for the plumbing components; this may be aesthetically unpleasing.**
- **Visible areas of wall through the opening in cabinet are not painted; the walls should be painted if the wall section is going to remain visible (if cabinet section is not replaced).**
Either Replace Missing Area of Cabinet, Paint Wall, or Both
- **Gap visible between the sink left faucet and the countertop; install caulking to seal.**
Install Caulking Around Faucet

Right Sink Condition: **Fair**

- **Wall under sink has gaps present between wallboard and sink drain; seal gaps to prevent pests.**
Seal Between Sink Drain and Wallboard
- **The right sink cabinet has a large section of the back removed for the plumbing components; this may be aesthetically unpleasing.**
- **Visible areas of wall through the opening in cabinet are not painted; the walls should be painted if the wall section is going to remain visible (if cabinet section is not replaced).**
Either Replace Missing Area of Cabinet, Paint Wall, or Both
- **Gap visible between the right sink faucet and the countertop; install caulking to seal.**
Install Caulking Around Faucet

Supply Valves Condition: **Satisfactory**

Toilet Condition: **Fair**

- **Toilet supply line has an escutcheon installed that is meant to cover the hole in wall made for the pipe, this escutcheon is not secured in place at the wall.**
Secure Toilet Supply Line Escutcheon

Shower Fixtures Condition: **Satisfactory**

Bathroom 1 – Master Bathroom

Bathtub Condition: **Fair**

- **Caulking between bathtub and floor tile is damaged at areas (bad install); reapply caulking.**

Reapply Caulking at Bathtub

- **Bathtub faucet can turn 180 degrees, this allows the faucet to turn enough to be aimed outside of the bathtub basin (allowing faucet to flow to the floor). Install additional hardware to prevent bathtub faucet from turning to be outside of the bathtub basin.**

Adjust Bathtub Faucet

Tile or Enclosure Condition: **Fair**

- **Grout and paint (construction debris) present at wall and floor tile; clean all tile.**

Clean Tile of Debris

- **Alcove shelves present at shower. The wall tile that is installed around shelved was cut to fit, the cuts at the tile are rough and have caused chipping (damage) along edges of tile. Replace damaged tiles.**

Replace Damaged Tiles

Ventilation Condition: **Satisfactory** **Fan** **Window**

Floor/Walls/Ceiling Condition: **Fair**

- **Wall texture poorly installed; seems at walls had joint compound installed and then not properly sanded. Also see photos / comments on interior page.**

GFCI Condition: **Satisfactory**

Bathroom 2

Sink Condition: **Fair**

- **Wall under sink has gaps present between wallboard and sink drain; seal gaps to prevent pests.**
Seal Between Sink Drain and Wallboard
- **The sink cabinet has a large section of the back removed for the plumbing components; this may be aesthetically unpleasing.**
- **Visible areas of wall through the opening in cabinet are not painted; the walls should be painted if the wall section is going to remain visible (if cabinet section is not replaced).**
Either Replace Missing Area of Cabinet, Paint Wall, or Both
- **Gap visible between the right sink faucet and the countertop; install caulking to seal.**
Install Caulking Around Faucet

Supply Valves Condition: **Satisfactory**

Toilet Condition: **Fair**

- **Toilet supply line has an escutcheon installed that is meant to cover the hole in wall made for the pipe, this escutcheon is not secured in place at the wall.**
Secure Toilet Supply Line Escutcheon

Shower Fixtures Condition: **Satisfactory**

Tile or Enclosure Condition: **Satisfactory**

Ventilation Condition: **Satisfactory** **Fan** **Window**

Floor/Walls/Ceiling Condition: **Fair**

- **Wall texture poorly installed; excess joint compound installed and then not properly sanded.**
Also see photos / comments on interior page.

GFCI Condition: **Satisfactory**

Bathroom 3

Sink Condition: **Fair**

- **Wall under sink has gaps present between wallboard and sink drain; seal gaps to prevent pests.**
Seal Between Sink Drain and Wallboard
- **The sink cabinet has a large section of the back removed for the plumbing components; this may be aesthetically unpleasing.**
- **Visible areas of wall through the opening in cabinet are not painted; the walls should be painted if the wall section is going to remain visible (if cabinet section is not replaced).**
Either Replace Missing Area of Cabinet, Paint Wall, or Both
- **Gap visible between the right sink faucet and the countertop; install caulking to seal.**
Install Caulking Around Faucet

Supply Valves Condition: **Satisfactory**

Toilet Condition: **Fair**

- **Toilet supply line has an escutcheon installed that is meant to cover the hole in wall made for the pipe, this escutcheon is not secured in place at the wall.**
Secure Toilet Supply Line Escutcheon

Shower Fixtures Condition: **Satisfactory**

Tile or Enclosure Condition: **Satisfactory**

Ventilation Condition: **Satisfactory** **Fan** **Window**

Floor/Walls/Ceiling Condition: **Fair**

- **Wall texture poorly installed; excess joint compound installed and then not properly sanded.**
Also see photos / comments on interior page.

GFCI Condition: **Satisfactory**

Bathroom #1 Images



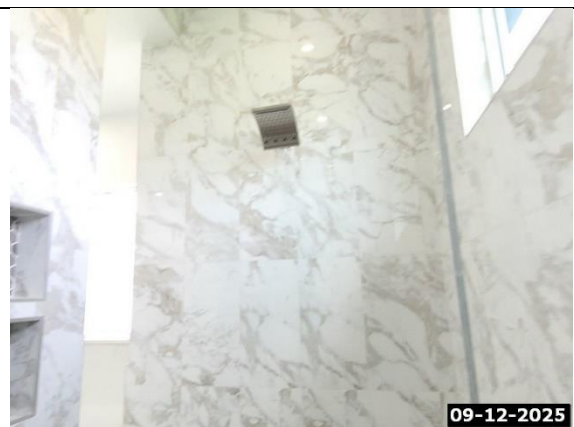
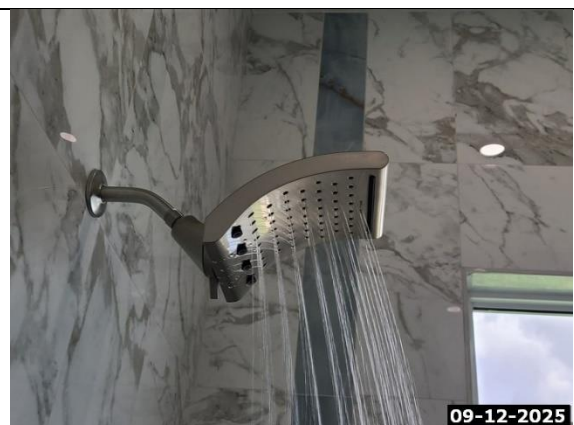
Bathroom #1 Images	Bathroom #1 Images
--------------------	--------------------



Gap Around Faucet	Bathroom #1 Images
-------------------	--------------------



Bathroom #1 Images	Gap Around Faucet
--------------------	-------------------

Bathroom #1 Images**Bathroom #1 Images****Bathroom #1 Images****Shower Faucet Hardware – Install
Caulk to Prevent Standing Moisture
and Mildew Growth****Shower Faucet****Shower Faucet****Shower Faucet**

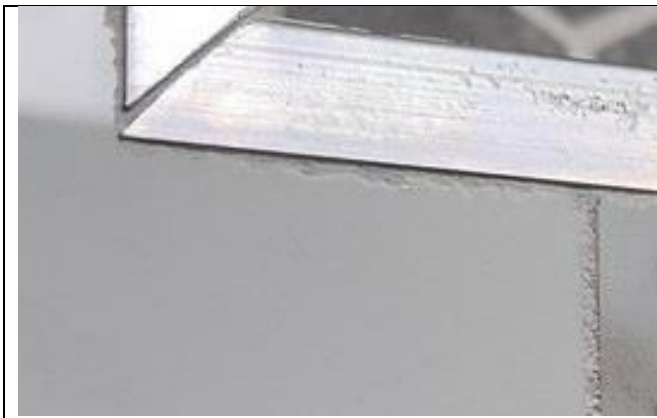
Bathroom #1 Images



Tiles Edges Rough Where Cuts Were Made



Small Chipping Visible at Edges of Wall Tile at Shower



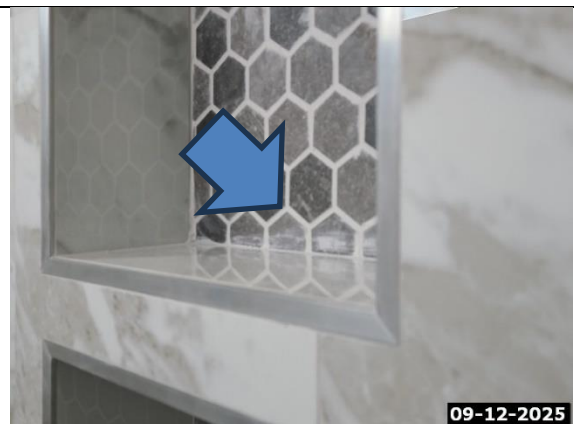
Small Chipping Visible at Edges of Wall Tile at Shower



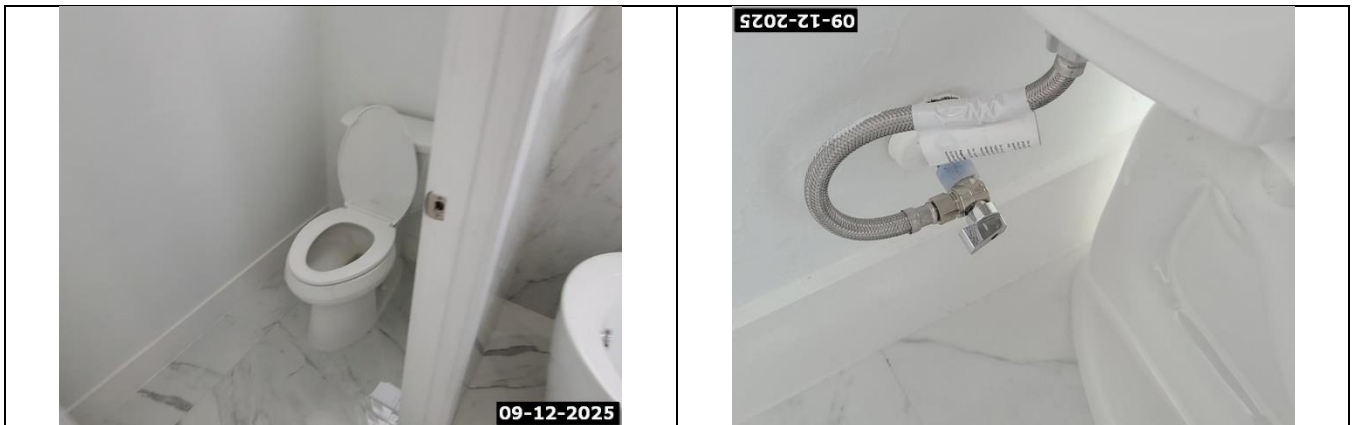
Small Chipping Visible at Edges of Wall Tile at Shower



Grout on Tile at Shower



Grout on Tile at Shower

Bathroom #1 Images**Paint / Debris on Shower Tile****Paint / Debris on Shower Tile****Toilet****Toilet Shutoff Valve
Escutcheon Covering Opening at
Wall is Loose****Bathroom #1 Images****Bathroom #1 Images**

Bathroom #1 Images



**Bathtub Faucet – Faucet Turns
Enough to be Outside of Bathtub**

**Bathtub Faucet – Faucet Turns
Enough to be Outside of Bathtub**



Bathtub – Paint on Tub

**Bathtub – Caulking Under Tub
Damaged**

Bathroom #2 Images**Bathroom #2 Images****Bathroom #2 Sink Drain
Gap In Wall Around Drain****Bathroom #2 Images****Door at Bathroom 2****Cracking at Wall Around Door
Frame at Exterior Door****Sticker Remaining at Door**

Bathroom #3 Images



Bathroom #3 Images

Bathroom #3 Images



**Bathroom #3 Sink Drain
Gap In Wall Around Drain**

Bathroom #3 Images



Bathroom #3 Images

Bathroom #3 Images

Cooling & Heating

HVAC System #1: Central / Split

Size: **5 Ton**

Make: **Daiken**

Age: **< 1 Year**

Life Span: **6-10 Years**

Compressor / Condenser Unit Condition: **Satisfactory**

- **Functional at time of inspection.**
- **See "Rain Gutters" comments.**
- **AC unit is located under the roof valley drain at left side of home and will likely experience accelerated weathering if gutters or another form of roof drainage is not installed to prevent draining of water onto the AC unit.**

See "Rain Gutters"

Return Temperature: **74**

Register Temperature: **56**

- **Sufficient temperature differential across air handler evaporator coil.**

Air Handler Unit Condition: **Fair**

Heating System: **Electric**

Heating Condition: **Fair**

- **Heat coils installed at the air handler, functional at time of inspection. Full heating capacity is not tested due to weather.**

Thermostat Condition: **Satisfactory**

Condensation Removal Condition: **Satisfactory**

- **Keep condensation drain line clean for proper function. Leak free at time of inspection.**

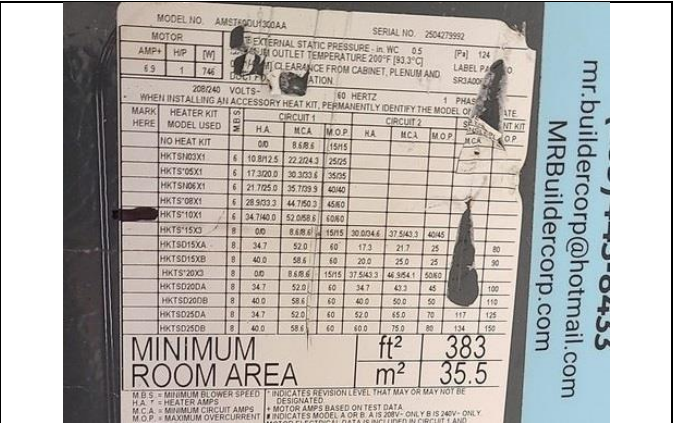
****IF THE CURRENT HVAC SYSTEM IS NO LONGER UNDER WARRANTY WE RECOMMEND THAT YOU
OBTAIN AN EXTENDED WARRANTY OR SERVICE CONTRACT. ****

Cooling and Heating Images



Cooling and Heating Images

Cooling and Heating Images



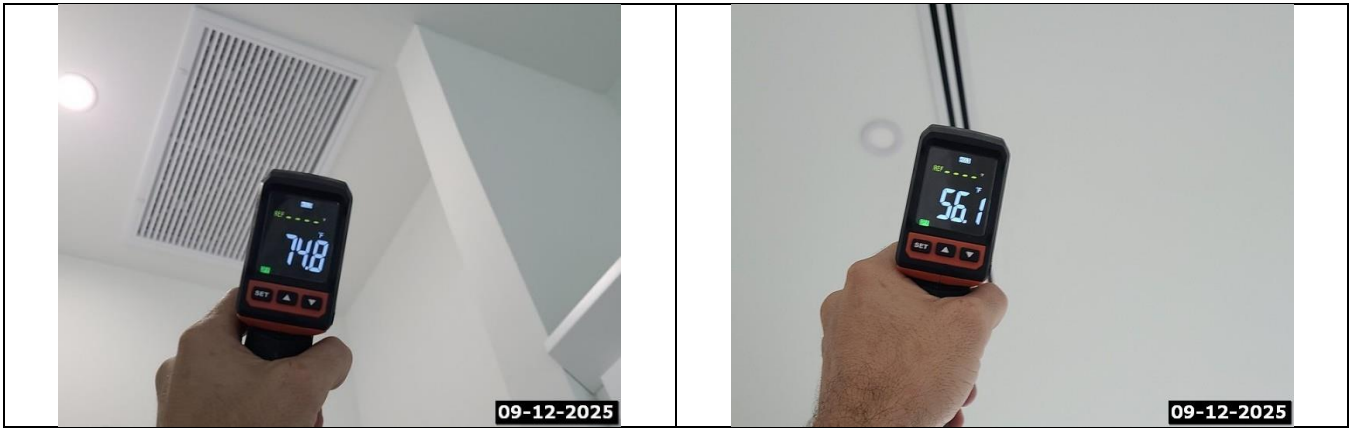
Cooling and Heating Images

Cooling and Heating Images



Condensation Overflow Switch

Cooling and Heating Images



Cooling and Heating Images	Cooling and Heating Images
----------------------------	----------------------------

Electrical

Service to Dwelling: **Underground**

Service Entrance Condition: **Satisfactory**

Service Grounding Condition: **Satisfactory**

Number of Main Disconnects: **1**

Main Disconnect Location: **Exterior Panel**

Main Disconnect Amperage: **200 Amps**

Exterior Panel Type: **Circuit Breakers**

Exterior Panel Condition: **Satisfactory**

Interior Panel Type: **Circuit Breakers**

Interior Panel Condition: **Satisfactory**

Wiring Condition: **Satisfactory**

Main Feed Wiring Type(s): **Aluminum**

Major Appliance Wiring Type(s): **Copper**

Household Wiring Type(s): **Copper**

Devices Condition: **Fair**

- **Ceiling fan remote controls have brackets installed at walls to hold remotes; the brackets are not properly installed and the remotes have difficulty fitting into the holders without force being applied.**

Reinstall Fan Remote Brackets

Main ceiling fan at living room has a remote with a dead battery (watch style battery); fan could not be tested at time of inspection. Have operation of fan demonstrated.

Replace Fan Remote Battery

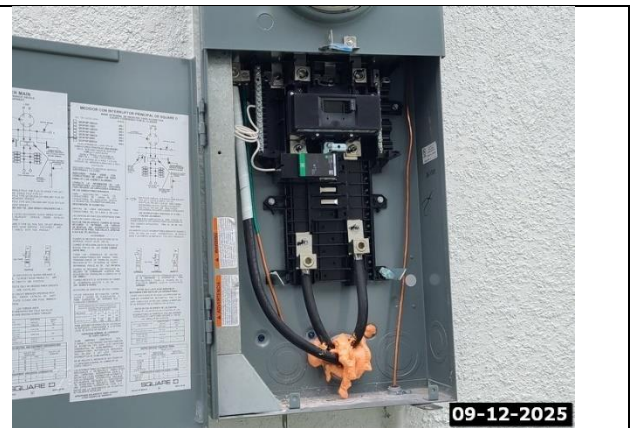
- **Pull cords controlling fan in the master bedroom are not long enough for a average height person to reach; install extensions at cords.**

Install Fan Cord Extensions

GFCI Test Condition: **Satisfactory**

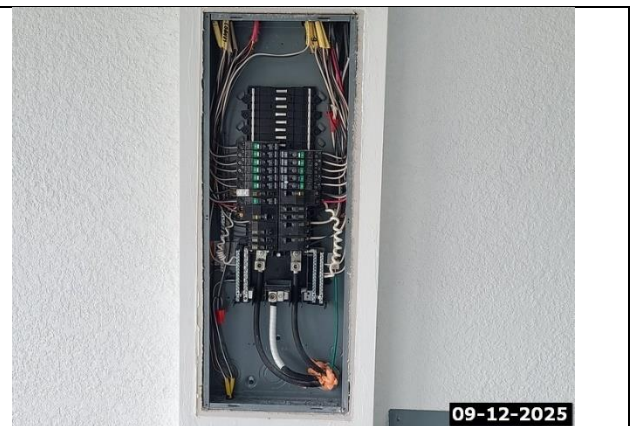
- **GFCI protection present at the home.**
- **GFCI reset buttons present at bathroom receptacles and at interior electric panel.**

Electric System Images



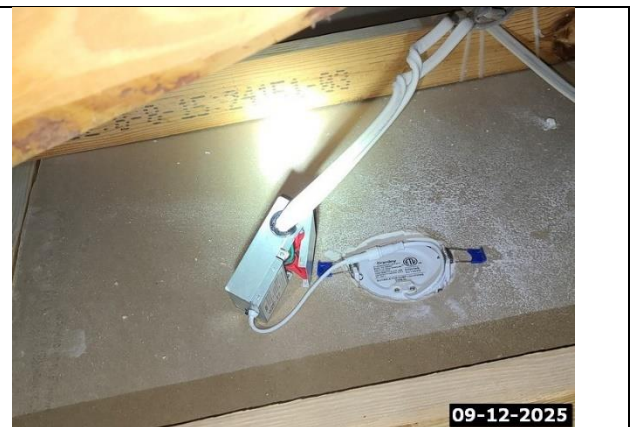
Electric System Images

Electric System Images



Electric System Images

Electric System Images



**Recessed Light Fixture Hardware
Not Secured In Place at Attic - All**

**Recessed Light Fixture Hardware
Not Secured In Place at Attic - All**

Electric System Images



Fan Remote Holders Not Properly Installed



Fan Remotes Tight in Holders



Living Room Fan Battery Dead



Living Room Fan Battery Dead



Ceiling Fan Cords Too High



Ceiling Fan Cords Too High

Plumbing/Water Heater

Supply Line Material: **PEX**

Supply Line Condition: **Satisfactory**

Drain Line Material: **PVC**

Drain Line Condition: **Satisfactory**

Water Pressure at Fixtures: **Satisfactory**

Water Drainage at Fixtures: **Satisfactory**

Main Water Valve Present: **Yes**

Main Water Valve Location: **Exterior Valve**

Main Water Valve Condition: **Fair**

- **Rust damage present at nut securing the main plumbing supply valve handle in place; replace damaged nut.**

Replace Nut Securing Supply Valve Handle

Exterior Faucets Condition: **Satisfactory**

Laundry Supply Valves: **Not Inspected**

- **Washer / Dryer Not Present.**
- **Laundry supply lines valves cannot be evaluated at time of inspection due to there not being a washing machine present.**

Laundry/Utility Sink Condition: **Satisfactory**

- **Wall under sink has gaps present between wallboard and sink drain; seal gaps to prevent pests.**
Seal Between Sink Drain and Wallboard

Dryer Condition: **Not Applicable**

- **Washer / Dryer Not Present.**

Washer Condition: **Fair**

- **Washer / Dryer Not Present.**

Hot Water Heater #1: Conventional Tank

Hot Water Heater Type: **Electric**

Age: **< 1 Years Old**

Make: **A. O. Smith**

Life Span: **8-12 Years**

Capacity: 50 Gallons

Hot Water Heater Location: **Garage**

Hot Water Heater Condition: **Satisfactory**

Plumbing System Images



Plumbing System Images	Plumbing System Images
------------------------	------------------------



Plumbing System Images	Plumbing System Images
------------------------	------------------------



Plumbing System Images	Plumbing System Images
------------------------	------------------------

Plumbing System Images



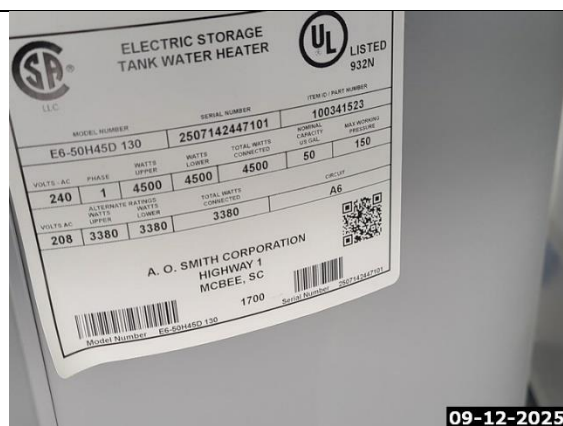
Plumbing – Main Shutoff Valve



**Plumbing – Main Shutoff Valve
Rust at Nut Securing Handle**



Water Heater



Water Heater Manufacturer's Label



Water Heater Relief Valve (TPRV)



PEX Supply Line

Summary and Remedial Cost Approximations

The following list itemizes remedial cost approximations for certain conditions noted during the inspection. We recommend that actual costs be determined by estimates from reputable contractors. This list is not intended to include all possible remedial needs of the property.

Summary of Inspector Comments

Estimated Costs

Roof

- Shingle roof covering has a number of shingles that have visible damage; these shingles have areas that are black either from tar or wear to the shingles granule coating.
- There are at least four (4) small sections of shingles at the roof that have visible damage and that require replacement.

Replace Damaged Roof Shingle

- Roof to wall tie in above entry (left side) has some discoloration visible at the wall. Cause of discoloration is unknown, likely being caused by moisture and/or debris not draining correctly.
- Standing water causing stains; install paint / sealant to prevent damage at wall and smooth wall to ensure proper draining

Repair Wall Texture / Paint at Roof-to-Wall Tie In

- No roof gutters installed at the left, right, or rear of the home, this is causing noticeable erosion of the ground fill around the home. Obtain detailed quotes for installation of roof gutters.
- Roof draining onto AC unit at time of inspection; gutters required to prevent accelerated weathering at unit.

Install Rain Gutters

- There is staining present at the roof fascias. Roof fascias are aluminum over wood.
- The roof drip edge flashing is installed without furring strips being installed between the flashing and the fascias to create a gap, this is allowing capillary action to move the draining water to the fascias instead of water dripping off the flashing directly to the ground.
- The drip edge flashing should have been spaced from the fascia at time of installation; Consult with a qualified contractor to determine a proper repair method that will not damage the existing drip edge flashing.

Ensure Drip Edge Flashing is Gapped Away from the Fascia
Clean the Fascias of Staining

Exterior

- Exterior walls are painted white. Some areas of walls appear a gray color indicating that not enough paint was used (original stucco color visible).
- Staining present at bottom of wall (yellowing); Consult with the builder regarding a more durable paint, appropriate for the local environmental conditions, to prevent premature discoloration.
- Front window (left of front entry) has damaged sealant around the window that took the paint away; clean up and repaint the damaged line-transition between blue paint and white window.
- Front entry door has poorly painted seams / transitions between the blue paint and the white paint. clean up and repaint the damaged line-transition between blue paint and white paint / white door.

Paint Exterior Walls

- Tile mortar is present at the exterior wall under rear patio (4+/- inches between patio and ground). Remove excess mortar and install stucco to match other areas of exterior walls.

Remove Mortar and Repair Stucco

Exterior

- AC system condensation drain runs through a hole in garage wall to the exterior. The opening around the condensation drain line is sealed with a temporary solution (loose insulation / fabric). Install a permanent sealant at gaps around the AC system condensation drain pipe.

Seal Around AC Drain Pipe

- Paint installed at exterior wall stucco trim has many imperfections; either tape was not used or was used poorly.
- Stucco trim around garage door should have stucco / paint installed at the seam between the trim and the garage slab (floor), install stucco and paint / seal.

Repaint the Stucco Trim.

- Front entry door handle not installed correctly; bottom of handle is not secured and can be pulled out of the door. The top of the handle was also not flush with the door; if the handle is not able to be installed flush against the door, a caulking sealant will be required to prevent moisture damage.
- Lever (used to open latch) at front door handle has movement in the mechanism; ensure unit is not damaged at time of reinstallation (check for wear at mechanical parts of door handle).
- Dead-bolt latch at front door handle has movement in the mechanism; ensure unit is not damaged at time of reinstallation (check for wear at mechanical parts of door handle).
- The strike plates installed at the door are not installed flush in the cutouts in the metal door; adjustment needed.
- Strike plate hardware (screws) are not flush against the strikeplate, this indicates the hardware is a different design from the manufacturer's hardware; the screws that were used would require the holes to be countersunk prior to installing the screws to sit flush.

Properly install Door Handle

- Front door has a gap present between the main door and then stationary door (at astragal), this gap is present at the top of the door. The gap between astragal and stationary door is present when door is fully closed, door may be warped or there may have been an issue with the installation.
- Repairs required to install the door so that the astragal at the main door sits flush with the stationary door.

Repair Front Door Installation

- Front door has a weather seal between metal and glass. Areas of the weather seal are damaged at fringes; the effect on watertightness of the door glazing is unknown. The damaged weather seals are aesthetically unpleasing and need to be properly trimmed / repaired.
- Top corner of door framing has small gap between sections; install caulking or other sealant.

Repair Door Features

- Garage pedestrian door frame is damaged near latch bore and strike plate. Replace section of damaged door frame.

Replace Damaged Doorframe

- No deadbolt lock installed at garage pedestrian door; install lock as is desired.

Install Lock as is Desired or as Contract Stipulates

- Front window (left of entry door) has a damaged window screen. Replace the damaged window screen.

Replace Screen

Exterior

- Fixed window installed at the rear elevation has trim installed over the weather seals at the bottom of the window; water appears to be getting behind this trim. Staining present at window frame under the seam between the mentioned trim and the window, this is evidence of moisture draining from the seam from behind the trim.
- Reinstall trim and install seal and if required.

Seal Trim at Rear Window

- Spider webs (cobwebs) present at the rear patio ceiling; webs and debris appear to have stained the ceiling. Clean away insect debris from ceiling and paint if discoloration remains after cleaning.

Remove Insect Debris and Clean / Paint

- Concrete slab installed at left elevation of home (outside garage pedestrian door) is above ground that is exhibiting severe erosion.
- The slab does not appear damaged. There is significant ground fill missing under the slab.
- Ground slope repairs required.
- Install compacted fill and/or grout under garage pedestrian door's exterior slab.
- See "Ground Slope" comments.

- Sealant / caulking installed at windows, doors, and exterior water faucet piping is cracking; install additional sealant / caulk to seal cracking.

Install Additional Sealant / Caulk

- The driveway pavers are not level; this becomes apparent most at the transition to the garage slab. Some areas have a gap between top of the paver and the garage slab that is 1"+ (this creates a lip at the garage slab).

Adjust Installation of the Pavers to be Level with Garage Slab

- Pavers at front walkway have a gray coloring; this color has faded to a darker (red) color at seven or more (7+) pavers.

Replace Discolored Pavers

- Pavers are loosely installed at edge of front elevation mulch, the pavers are not properly installed and have become very uneven.

Properly Install Garden Border

Ground Slope Comment:

- There is noticeable erosion of the ground fill around the home.
- The side yards at the home are on steep angles down from the home towards swales between the home and neighbors (this itself is creating a sloped ground that is difficult to walk on).
- The steep angles of the ground combined with lack of rain gutters is allowing erosion to occur (see images of slab installed outside of garage).
- See "Privacy Fence" comments.
- Recommend installing a retaining wall at the edge of the property so that ground fill can be added to the property.
- Underground drainage may be required; ensure property is draining water effectively.
Install Retaining Wall
- Front yard has a deep (dangerous) hole next to the existing utility pole; this hole needs to be filled or used.
Fill Hole at Front Yard
- Rear yard is uneven at areas, this is likely due to erosion of ground fill (see other comments). Have ground fill leveled after causes of erosion are mitigated.
Level Ground Fill at Rear Yard

Privacy Fence Comment:

- PVC privacy fence installed at perimeter of the home has foundations that are multiple feet lower than the foundation of the home. The lower fence foundations translate to a lower effective height of privacy behind the fence.
- The top of the fence appears to be at or below the height of bedroom window sills. There is no visible blocking of the neighbors bedroom windows when viewed from bedrooms inside the home.
- See Ground Slope" Comments.
- Recommend installing the fence at the time of retaining wall and ground fill installation; the fence can then be installed at a height beginning at the top of the retaining wall (if a proper foundation is poured).
Reinstall the Privacy Fence so that The Fence Provides Privacy

Garage

- Cracking present at garage slab (Front-Left of home), cracking was sealed at time of slab coating installation.
- Underlying condition not visible, see ground slope comments and images of ground erosion at left elevation of home.
See Ground Slope / Retaining Wall Comments
- Slab at garage door thresholds had construction debris present at time of slab coating installation. This area of the slab and coating are bumpy due to debris between coating and slab.
Remove Garage Slab Coating and Debris Under Coating at Door Thresholds
Reinstall Garage Slab Coating at Door Thresholds
- Damage (chipping) present at the two-car garage threshold. Ensure repairs make previous damage no longer visible.
Repair Garage Slab Chip Damage
- Vents (flood) installed at garage walls.
- Openings for garage wall vents are not perfectly square and have poorly installed paint.
Clean Lines at Vent Openings and Reinstall Paint

Garage

- Excessive noise noted when doors are opened; recommend lubricating hardware (rollers).
Lubricate Garage Door Rollers
- Trim installed around the garage door openings at exterior is not properly secured in place. Many of the nails used to secure the exterior trim were not properly seated into the underlying wood. Repairs are required to reinstall the attachment hardware at the garage door opening trim..
Install Hardware at Garage Door Opening Trim

Attic

- Fiberglass batt insulation installed at the attic has been moved away from wallboard at areas. All areas of wallboard shared with interior of the home should be covered with insulation to regulate the temperatures throughout areas of the home.
- Move all insulation into place at attic; secure insulation at vertical surfaces where required.
Return Insulation to Place in Attic

Interior

**** See Included Image Captions for Additional Details****

- Caulking is cracking / damaged at transition from baseboard moulding to floor tile at multiple areas of the home; install additional caulking.
Repair Caulking Under Baseboard Moulding
- Interior walls are white paint over a textured coating.
- Areas of interior wall appear less white than others (insufficient paint); this is noted a multiple areas of wall field and at top 6-8 inches of most walls.
- The intentionally installed textured coating at areas of interior walls is combined with unintentional wall texture. Unintentional wall texture noted under paint includes:
 - Joint compound at wallboard seams that was not sanded.
 - Unfinished / damaged corner beads.
 - Buildup of joint compound at interior corners at rooms.
 - Unsanded joint compound at closet walls.
 - Large Drips (3x+ Larger than other intentional texture)
- Repairs to interior wall coating / paint are extensive; see images for many different representative locations of required repairs.
Repair Wall Coating / Paint
- Ceilings have paint / texture imperfections similar to walls; see "Wall" comments. See Photos below for greater detail.
- Ceilings have unpainted joint compound, cracking, and insufficient paint at areas.
Repair Ceiling Paint / Coating

Interior

- All interior doors have unintentional paint present at the door hinges; remove paint.
- Hinge bores are not sanded at doors and there is a frayed look of sawed wood between hinges and white paint installed at doors; frayed / splintered wood should be sanded.
Clean Paint and Properly Install Hinges
- Cracking is visible above and below hinge bores at some interior doors due to improper installation of hardware (screws). Replacement of damaged doors is recommended. At least three (3+) doors have cracking present at door or door frame. See images below for greater detail.
Replace Damaged Doors
- Some of the hardware (screws / anchors) at the sliding patio door frame were installed at angles, as a consequence that hardware is not flush with the frame.
Reinstall the Anchors that are Not Straight
- Construction debris present at the sliding patio doors and door frame. There is joint compound on the doors glazing, weather seals, and door frame.
- Clean all construction debris from the sliding patio door.
Clean Doors and Frame
- Movement noted at sliding patio door handle; tighten hardware at door handles.
Tighten Door Handle Hardware
- Air gaps present between doors; cool air can be felt rushing out of the home through seams between the doors. Sliding doors need to be much more airtight to prevent excessive heating/cooling bills.
Sliding Door Adjustment Required

Kitchen

- Wall under sink has gaps present between wallboard and sink drain; seal gaps to prevent pests.
Seal Between Sink Drain and Wallboard
- Microwave is functional at time of inspection. Note age. Unit is dated 11/2024. Manufacturer's warranty may end after 1 year.
- Dishwasher is not level. Top-right of dishwasher is farther from underside of counter than top-left of dishwasher; adjustment of "feet" required.
Adjust Level / Height at Dishwasher
- Dishwasher is not connected to plumbing; unit could not be run.
Install Dishwasher Plumbing
Have Operation Demonstrated
- Unit is empty at time of inspection and true cooling capacity is not fully determinable.
- The freezer at the refrigerator is set to zero (0) degrees; measured low temperature at freezer is twelve (12) degrees at time of inspection. Cause of insufficient cooling is unknown; lack of items in freezer could be contributing to the temp being higher than the setting if the sensor is not working optimally in that condition (no items in freezer).
- Test if freezer can get down to temp with items stored inside freezer. Service will be required if freezer cannot get down to temp.
Test Freezer with Items Present

Kitchen

- One (1) drawer to the left of the oven is hitting the over when opening / closing. Adjustment required at the cabinet drawer.

Adjust Drawer Hardware

Bathroom 1 – Master Bathroom

- Wall under sink has gaps present between wallboard and left sink drain; seal gaps to prevent pests.

Seal Between Sink Drain and Wallboard

- The left sink cabinet has a large section of the back removed for the plumbing components; this may be aesthetically unpleasing.
- Visible areas of wall through the opening in cabinet are not painted; the walls should be painted if the wall section is going to remain visible (if cabinet section is not replaced).

Either Replace Missing Area of Cabinet, Paint Wall, or Both

- Gap visible between the sink left faucet and the countertop; install caulking to seal.

Install Caulking Around Faucet

- Wall under sink has gaps present between wallboard and right sink drain; seal gaps to prevent pests.

Seal Between Sink Drain and Wallboard

- The right sink cabinet has a large section of the back removed for the plumbing components; this may be aesthetically unpleasing.
- Visible areas of wall through the opening in cabinet are not painted; the walls should be painted if the wall section is going to remain visible (if cabinet section is not replaced).

Either Replace Missing Area of Cabinet, Paint Wall, or Both

- Gap visible between the right sink faucet and the countertop; install caulking to seal.

Install Caulking Around Faucet

- Toilet supply line has an escutcheon installed that is meant to cover the hole in wall made for the pipe, this escutcheon is not secured in place at the wall.

Secure Toilet Supply Line Escutcheon

- Caulking between bathtub and floor tile is damaged at areas (bad install); reapply caulking.

Reapply Caulking at Bathtub

- Bathtub faucet can turn 180 degrees, this allows the faucet to turn enough to be aimed outside of the bathtub basin (allowing faucet to flow to the floor). Install additional hardware to prevent bathtub faucet from turning to be outside of the bathtub basin.

Adjust Bathtub Faucet

- Grout and paint (construction debris) present at wall and floor tile; clean all tile.

Clean Tile of Debris

- Alcove shelves present at shower. The wall tile that is installed around shelved was cut to fit, the cuts at the tile are rough and have caused chipping (damage) along edges of tile. Replace damaged tiles.

Replace Damaged Tiles

Bathroom 2 – Guestroom Bathroom

- Wall under sink has gaps present between wallboard and sink drain; seal gaps to prevent pests.
Seal Between Sink Drain and Wallboard
- The sink cabinet has a large section of the back removed for the plumbing components; this may be aesthetically unpleasing.
- Visible areas of wall through the opening in cabinet are not painted; the walls should be painted if the wall section is going to remain visible (if cabinet section is not replaced).
Either Replace Missing Area of Cabinet, Paint Wall, or Both
- Gap visible between the right sink faucet and the countertop; install caulking to seal.
Install Caulking Around Faucet
- Toilet supply line has an escutcheon installed that is meant to cover the hole in wall made for the pipe, this escutcheon is not secured in place at the wall.
Secure Toilet Supply Line Escutcheon

Bathroom 3 – Hall Bathroom

- Wall under sink has gaps present between wallboard and sink drain; seal gaps to prevent pests.
Seal Between Sink Drain and Wallboard
- The sink cabinet has a large section of the back removed for the plumbing components; this may be aesthetically unpleasing.
- Visible areas of wall through the opening in cabinet are not painted; the walls should be painted if the wall section is going to remain visible (if cabinet section is not replaced).
Either Replace Missing Area of Cabinet, Paint Wall, or Both
- Gap visible between the right sink faucet and the countertop; install caulking to seal.
Install Caulking Around Faucet
- Toilet supply line has an escutcheon installed that is meant to cover the hole in wall made for the pipe, this escutcheon is not secured in place at the wall.
Secure Toilet Supply Line Escutcheon

Cooling & Heating

- See "Rain Gutters" comments.
- AC unit is located under the roof valley drain at left side of home and will likely experience accelerated weathering if gutters or another form of roof drainage is not installed to prevent draining of water onto the AC unit.

See "Rain Gutters"

Electrical

- Ceiling fan remote controls have brackets installed at walls to hold remotes; the brackets are not properly installed and the remotes have difficulty fitting into the holders without force being applied.

Reinstall Fan Remote Brackets

Main ceiling fan at living room has a remote with a dead battery (watch style battery); fan could not be tested at time of inspection. Have operation of fan demonstrated.

Replace Fan Remote Battery

- Pull cords controlling fan in the master bedroom are not long enough for a average height person to reach; install extensions at cords.

Install Fan Cord Extensions

Plumbing/Water Heater

- Rust damage present at nut securing the main plumbing supply valve handle in place; replace damaged nut.

Replace Nut Securing Supply Valve Handle

- Wall under laundry sink has gaps present between wallboard and sink drain; seal gaps to prevent pests.

Seal Between Sink Drain and Wallboard

****Due to the geographical location / climate in the state of Florida it is recommended that you obtain a Mold Analysis and any necessary Mold Remediation if applicable. ****

Florida Statute 468.8323(2) states "A home inspector is not required to provide estimates related to the cost of repair of an inspected property." Estimates to repair or replace any observed conditions, if any are provided, are provided solely as a courtesy to our customers to identify the possible financial impact of the repair. Such estimates are NOT required by statute, do not represent actual price discovery, and cannot provide any assurances as to the actual quotes a specific vendor may charge. As no price discovery was undertaken, actual repair prices may be significantly higher or lower than any estimate provided.