



Phone: (580) 351-0484
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haubrickhomeinspections.com



Celebrating 10 Years Serving Southwest Oklahoma!

Standard Inspection Report For: John Doe



481 NE Windy Ridge, Lawton, Ok

Date of Inspection: 12/18/2018



Haubrick Home Inspections
2202 SE 90th Street, Lawton, OK 73501
Phone: (580) 351-0484
Fax: (580) 353-6326
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Address of Inspection: 481 NE Windy Ridge, Lawton, Ok

Client: John Doe

Date: 12/18/2018

GENERAL INFORMATION

Seller's Agent: Mrs. Awesomeness
Company: Remax
Phone: ()- -
Email:

Buyer's Agent: Mr. Awesome
Company: Real Estate Experts
Phone: ()- -
Email:

Weather Conditions: Partly Cloudy 60 °
Fahrenheit
Property Status: Occupied

Approximate Square Feet: 8195
Approximate Year Built: 1998

FEE BREAKDOWN

Inspection Fee	\$450.00
Total:	\$450.00

PRESENT AT INSPECTION

Owner, Buyer,

ONSITE INSPECTION INFORMATION

Client Accompanied Inspector Approximately: 49% - 25%
Starting Time of the Inspection: 10:00 am
Ending Time of the Inspection: 4:00 pm

INVOICE

Report Number: 20181218-SJH-1
Inspection Type: Standard Inspection
Paid By: Check (#2560)

Property Type:
Residential

Property Style:
Two Story

Property Location:
City

Pre-Inspection Agreement

This agreement is between Hhi, Inc. (herein referred to as the 'Company') and John Doe (herein referred to as the 'Customer') regarding a building (the 'Building') to be inspected located at 481 NE Windy Ridge, Lawton, Ok .

The Company agrees to perform an inspection of the Building for purpose of alerting the Customer to major deficiencies in its condition. A report (the 'Report') containing the inspection's findings will be prepared by the Company and provided for the Customer for its sole, exclusive and confidential use. The Company will perform its inspection in accordance with the Standards of Practice of ASHI. Minor or cosmetic defects will not be reported.

The inspection fee is due and payable upon presentation of the Report and is based on a single visit to the Building. Additional fees may be charged for subsequent visits required by the Customer or, if the inspector conducting the inspection is called upon to prepare for litigation, give testimony as a result of his inspection, or the like, such additional services are beyond the scope of this Agreement.

The inspection will be conducted only on visible and accessible areas and components of the Building, and is limited to the apparent condition of the Building on the date of the inspection. Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility, and the like. Conditions may exist which remain undiscovered.

While the inspection reduces the risk of purchasing property, it does not eliminate such risk. The Company is not responsible for the failure to discover latent defects or for problems which occur or become evident after the inspection time. No invasive or destructive testing will be made. No equipment, systems or appliances will be dismantled. The moisture content of all walls, floors, ceilings, siding, and the like will not be tested. As to certain conditions, only random sampling will be conducted. The inspection report will not address the presence of radon gas, lead paint, asbestos, urea formaldehyde, carbon monoxide or any other toxic or potentially harmful or flammable chemicals, the well system, septic tank or other buried drainage or storage systems, the security system, the central vacuum systems, water softeners or treatment services, fire sprinkler systems, the presence of rodents, termites, wood-boring insects, ants, birds or other infestation. Neither this Agreement nor the Report constitutes or should be construed to be:

- a. a compliance inspection with respect to any code, standard or regulation;
- b. a guarantee, warranty or policy of insurance;
- c. a survey, appraisal or flood plain certification;
- d. a wood-destroying organism report;
- e. an opinion regarding the condition of title, zoning or compliance with restrictive covenants;
- f. an environmental, mold, moisture or engineering analysis.

The Customer may wish to seek other advice or recommendations from appropriate professionals regarding the foregoing, conditions revealed in the Report, and areas excluded from the scope of the inspection.

The Company assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. The Company's liability for mistakes or omissions in the conduct of this inspection and its Report is limited to the refund of the fee paid. This limitation of liability is binding upon the customer, its heirs, successors and assigns, and all other parties claiming by or through the Customer.

This is the entire agreement of the parties regarding these matters. Any modification or amendment to this Agreement must be in writing and signed by the affected party. In the event any portion of this Agreement is determined to be unenforceable, the remainder of it will continue in full force and effect. This Agreement is binding upon and available to the heirs, successors and, to the extent permitted hereunder, the assigns of each of the parties.

Any controversy of claim between the parties arising out of or relating to the interpretation of this Agreement, the services rendered hereunder or any other matter pertaining to this Agreement will be submitted in accordance with the applicable rules of the American Arbitration Association. The parties shall mutually appoint an arbitrator who is knowledgeable and familiar with the professional home inspection industry. Judgment on any award may be entered in any courts having jurisdiction and the arbitration decision shall be binding on all parties. Secondary or consequential damages are specifically excluded. All claims must be presented within one year from the date of inspection. The Company is not liable for any claim presented more than one year after the date of inspection. In the event the Customer commences an arbitration and is unsuccessful in it, the Customer will bear all of the company's expenses incurred in connection therewith including, but not limited to, attorney's fees and a reasonable fee to the employees of the Company to investigate, prepare for, and attend any proceeding or examination. Customer may not present or pursue any claim against the Company until (1) written notice of the defect or omission is provided to the Company and (2) the Company is provided access to and the opportunity to cure the defect.

I have been encouraged to participate in the inspection/survey and accept responsibility for incomplete information should I not participate in the inspection. My participation shall be at my own risk for falls, injuries, property damage, etc. I accept that this work is no substitute for a pre-settlement inspection for which I am responsible since damages, mechanical failures, and symptoms, cures, etc. may appear after this work and before my legal acceptance of the property. I waive all claims against the inspector/surveyor of company in the absence of diligently performing my pre-settlement inspection and for lack of more extensive investigation and follow through with a specialist on any problems noted including confirmation of any cost approximations.

Address of Inspection: 481 NE Windy Ridge, Lawton, Ok

By signing, I agree to pay \$450.00 for inspection services.

Customer's Signature Date: 12/18/2018

Inspector's Signature Date: 12/18/2018



Phone: (580) 351-0484

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Inspector: ,

Date: 12/18/2018

Client: John Doe

Address: 481 NE Windy Ridge, Lawton, Ok

Summary Report

DESCRIPTION OF FINDINGS:

Refer to full report for additional detail & corresponding pictures.

Exterior

A few windows & door opening appear to need caulking touched-up on exterior of structure. (See Figure #1) (See Figure #2) (See Figure #3)

Deteriorated mortar noted at brickwork on exterior of structure. Due to settlement of structure, suggest re-pointing where needed. (See Figure #4) (See Figure #5) (See Figure #6)

No weep holes at brick work. Evaluation by brick mason suggested. (See Figure #7)

Hand rails are required at any steps that have two or more risers, hand rails are missing at the south mechanical entrance area. (See Figure #8)

A few windows screens appear to be damaged or missing on exterior of structure. (See Figure #9)

EIFS surface damage noted rear porch area along with prior leakage. No high moisture levels noted. Budget cosmetic repairs. (See Figure #10) (See Figure #11)

EIFS at second window plan-ons appear damaged & possibly allowing moisture intrusion. (See Figure #12)

Wood decay/rot at rear exterior door trim on west side where door also appear to be damaged/cracked at hinges. (See Figure #13) (See Figure #14) (See Figure #15)

Roof

Dislodged /Missing insulation noted in attic area. Repair as needed. (See Figure #16)

Limited ventilation system noted for attic area. Suggest installing off-ridge venting system to allow moisture and heat to escape from attic area. (See Figure #17)

Damage to roofing materials due to prior impact from area being walked on improperly. (See Figure #18)

Sky light seal appears broken/fogged at rear patio of structure. (See Figure #19) (See Figure #20)

Nails loose & penetrated through flashing material at roof level. (See Figure #21) (See Figure #22)

Plumbing

Loose toilet at base connection noted in 1/2 bathroom area.

Leakage noted on hose bib at front & rear of structure while bib is turned on. (See Figure #23) (See Figure #24)

Leakage noted at shower head connection point located in upstairs hall bathroom area. (See Figure #25) (See Figure #26)

Water was turned off at outside kitchen sink faucet. (See Figure #27)

Touch control at kitchen sink faucet does not appear to operate. May need batteries replaced. (See Figure #28) (See Figure #29)

Electrical

Improper wiring noted east exterior wall (romex wiring) should be in protective sheathing. (See Figure #30)

A few receptacle covers appear damaged/missing throughout structure. (See Figure #31) (See Figure #32) (See Figure #33) (See Figure #34)

No ground fault circuit protection noted on electrical outlet at rear exterior wall. Since pool has been added all receptacles at rear of structure should be protected. (See Figure #35)

No ground fault circuit protection noted on a few exterior electrical outlets. Marked with a red dot. (See Figure #36)

No power noted at a few receptacle(s) at exterior kitchen. Marked with red dot. (See Figure #37) (See Figure #38)

No GFI protection at some receptacles installed at garage areas. Due to the age of the structure all receptacles in the garage area should be protected unless set at a different height for freezer use. Marked with red dot. (See Figure #39)

Improper wiring noted in island base cabinet in kitchen area (romex wiring) should be in protective sheathing. (See Figure #40)

Wire splices do not appear to be properly installed in a junction box noted in water heater closet in pool house area. Correction needed. (See Figure #41)

Improper wiring noted water heater closet on exterior at sub panel installed (romex wiring) should be in protective sheathing. (See Figure #42)

The ground fault circuit interrupter outlet in the rear exterior kitchen near refrigerator did not trip when tested. (See Figure #43)

The ground fault circuit interrupter outlet at the rear exterior kitchen was tripped before testing and would not reset. (See Figure #44)

Loose electrical box noted at exterior kitchen left side of sink. (See Figure #45)

Missing panel bushings at added wiring in main panel area. (See Figure #46) (See Figure #47)

220 amp breaker appears to be double tapped in main panel. These breakers are not rated for such and the provision of new breaker is recommended. (See Figure #48)

Reverse polarity noted at receptacle(s) in master bathroom (right of sink). Marked with red dot. (See Figure #49) (See Figure #50)

Improper wiring noted in cabinet below cook top (romex wiring) should be in protective sheathing or inside wall cavity. (See Figure #51)

No ground fault circuit protection noted on electrical outlet at left side of kitchen sink (a toaster cubby). (See Figure #52)

The electrical box located under the jacuzzi tub should be secured to studs not laying on ground with no receptacle cover. Suggest repairing & installing. (See Figure #53)

Wire splices do not appear to be properly installed in a junction box noted in attic area. Correction needed. (See Figure #54)

Heating and Cooling

Heat strips (in emergency heat mode) do not appear to be operating as intended for main zone. Evaluation by HVAC contractor suggested. (See Figure #55)

No float switch or secondary drain pan noted at unit at second floor level. Evaluation by a HVAC contractor suggested. (See Figure #56)

Annual service and cleaning advised to maintain integrity of HVAC system.

Systems and Appliances

Sprinkler system not part of inspection. Suggest inquiring with owner for full operation of system.

Suggest getting contact at floor #1 looked at for elevator operation . Unit stopped midway a few times while in operation.

Damage located to lower panel of double garage door. (See Figure #57)

Garage door looking mechanism should be removed from door or made inoperable when a garage door opener is installed. Repair and replace as needed. (See Figure #58)

The safety reverse for the garage door does not reverse on contact. Slight adjustment needed to down force control at opener.

Pan for water heater appears to be slightly damaged in garage area. (See Figure #59)

Interior

Loose/Hollow tile(s) at kitchen. Suggest re-securing. (See Figure #60)

Damaged opening mechanism at window that appears to have water damage to sill plate in second level east bedroom area. Marked with red dot. (See Figure #61) (See Figure #62)

Ceiling surface damage noted in living room & garage area along with prior leakage. No high moisture levels noted. Budget cosmetic repairs. (See Figure #63) (See Figure #64)

Hand rails are required at any steps that have two or more risers, hand rails are missing at the base of staircase area. (See Figure #65)

Baseboard appear to be missing in laundry room area. (See Figure #66)

A few of the interior doors need striker plate adjustment or minor repairs in order to close properly. Marked with a red dot. (See Figure #67)

Dead bolt would not latch properly (works intermittently) at master bedroom rear entry door. Marked with red dot. (See Figure #68)

Structure

Foundation Type:

Slab On grade

Above Ground:

Main Beam: n/a
 Floor Support: n/a
 Outer Walls: Wood Frame Construction
 Interior Walls: Wood Frame Construction

Slab on Grade:

Entire

Basement:

Size: Basement
 Access: Part Area Only
 Stairs: Wood Stair Construction Internal Access Wood Handrail
 Walls and Ceiling: Painted
 Floor: Concrete Floor Carpet Flooring
 Exposed Floors Joists: Not Visible
 Exposed Coils/Beams: Not Visible
 Drain Tile To: Sump Pump
 Heat/Cool: Present Humidifier Noted (Check History With Seller)
 Other Characteristics: Door Owner's Belongings Dry At Time of Inspection Carpeted

Remarks

- I Average settlement noted. Settlement is to be expected in every building. The various materials used in construction will show different signs of settlement. Determining whether settlement has ceased or not is not part of a visual-only inspection, however a higher degree of confidence can be placed on older homes showing no signs of adverse settlement. This is not to say that settlement will not take place should future conditions or changes such as inadequate surface or ground water maintenance or control, overgrown trees, etc. lead to settlement. Monitoring should be continuous (on-going).
- I The most essential function of a building foundation is to distribute the building's weight on the soil. It must be made of a material of sufficient strength to resist the loads from the building it supports. The general rule of thumb with soil engineers regarding soil mechanics is that there is not a rule. Soils are such variable materials that only generalized statements representing average conditions can be made. Practically speaking, however, the primary parameter in dealing with soils as they affect residential buildings involves settlements. Several types of settlements are important, all of which can be uniform or differential in movement. Some will be long term and some will be short term. From an inspection standpoint, based on the conditions noted at the time of the inspection, these settlements are recorded as (1) minimal, (2) average or (3) severe. Determining whether cracking is structural or cosmetic is not always possible without invasive investigation. Seasonal or ongoing conditions may also affect the extent of cracking over time. When identifying cracks, the age & type of building is important. For example, cracking in an older home may not be as big a concern as in a newer home because the settlement has already occurred along with any accompanying problems. In this instance, what you see is generally what you get. If cracks are found to be in the average to minimal range with regard to settlement, then regular monitoring is all that is needed & typically the probability of future settlement will be low. Possibly improving existing grading and/or adding down spout extensions (8 to 10 feet) to take the rainwater away from the house may be all that is needed. Please note that no guarantee can be offered as conditions change. Regular monitoring is always recommended. Consult your inspector for information on annual maintenance inspections. One-time or initial settlements can occur at any time during or after the building has been constructed, although typically within the first year of construction. Initial settlements can be the result of shrinkage, soil compaction, thermal movement or a combination of these.

Exterior

Surface Materials:

Surface Type: EIFS Brick Veneer
 Shingles: n/a
 Siding No Inspection Conducted Behind Siding
 Parts not Visible Due To: Height

Outbuildings and Garage:

Garage Description: Attached Integral
 Garage Door: Auto Opener Auto Reverse Electric Aluminum Sliding Door

Features:

Front Porch: Roof Canopy Only
 Windows and Doors (See Interior for Details) Metal Type Wood Aluminum Vinyl
 Balcony: n/a
 Steps: Concrete
 Deck: n/a
 Stairways: n/a
 Driveway: Concrete
 Patio/Paths: Concrete
 Fences: Wire Gates Present
 Retaining Walls:
 Yard Walls: Stone Stuccos Finish
 Yard: Underground Drains Drains Not Tested
 Lead Paint Content: n/a

Remarks

- | A few windows & door opening appear to need caulking touched-up on exterior of structure. (See Figure #1) (See Figure #2) (See Figure #3)
- | Deteriorated mortar noted at brickwork on exterior of structure. Due to settlement of structure, suggest re-pointing where needed. (See Figure #4) (See Figure #5) (See Figure #6)
- | No weep holes at brick work. Evaluation by brick mason suggested. (See Figure #7)
- | Hand rails are required at any steps that have two or more risers, hand rails are missing at the south mechanical entrance area. (See Figure #8)
- | A few windows screens appear to be damaged or missing on exterior of structure. (See Figure #9)
- | EIFS surface damage noted rear porch area along with prior leakage. No high moisture levels noted. Budget cosmetic repairs. (See Figure #10) (See Figure #11)
- | EIFS at second window plan-ons appear damaged & possibly allowing moisture intrusion. (See Figure #12)
- | Wood decay/rot at rear exterior door trim on west side where door also appear to be damaged/cracked at hinges. (See Figure #13) (See Figure #14) (See Figure #15)
- | Mulch bed appears to be too high on east side(s) of structure. Suggest regrading to expose 2-4 inches of foundation. (See Figure #69)
- | Windows were inspected for proper sealants, thresholds for water tightness & mortar for tight mortar joints. All seemed proper at time of inspection.
- | See Summary Remarks

Roof

Construction and Style:

Roof Replacement Probability: Medium Number of Skylights: 3 Roof Age: 9 + / -
 Inspected From: Partial Roof Walk
 Roof Type: Steep Roof Slope Rafter Framing Hipped
 Type of Skylights: Curb mounted
 Roof Complexity: Moderate
 Leak Probability: Medium
 Parts Not Walked/Visible Due To: n/a

Materials and Components:

Sheathing/Type: Orientated Strand Board Sheathing
 Shingle Type: Fiberglass Asphalt
 Metal Roof Type: n/a
 Tile Roof Type: n/a
 Built-up Type: n/a
 Roll Roof: n/a
 Flashings: Galvanized Steel Neoprene Boot
 Fascia and Soffit: Aluminum Fascia Vinyl Soffit

Attic:

Restricted Access to: Corners
 Visible: Fiberglass Blanket Insulation Spray Foam Insulation
 Insulation Thickness: 13 + / - Inches
 Ventilation: Soffit
 Number Of Fans: n/a
 Number Of Turbines: n/a
 Firewalls and Ceilings: n/a

Chimneys:

Brick No Cricket-Saddle Spark Arrester
 Visible Flue Liner: Maintain Annual Service

Remarks

- | Dislodged /Missing insulation noted in attic area. Repair as needed. (See Figure #16)
- | Limited ventilation system noted for attic area. Suggest installing off-ridge venting system to allow moisture and heat to escape from attic area. (See Figure #17)
- | Damage to roofing materials due to prior impact from area being walked on improperly. (See Figure #18)
- | Sky light seal appears broken/fogged at rear patio of structure. (See Figure #19) (See Figure #20)
- | Nails loose & penetrated through flashing material at roof level. (See Figure #21) (See Figure #22)
- | Attic was inspected for proper insulation & ventilation system in place. (See Figure #70) (See Figure #71) (See Figure #72) (See Figure #73)
- | Cricket saddle noted behind chimney stack at roof level. (See Figure #74)
- | Valley flashings at roof level were inspected for extension past roof material at base of roof. Also checked for promotion of water run-off past fascia & soffit material below. (See Figure #75)
- | Ventilation is a key component in attic areas for removing heat & moisture from that compartment. If adequate ventilation is not present, sometimes it will void the warranty of materials used on the structure, i.e. roofing material. Roof design determines the type of vent system needed for the structure. Where ventilation is not adequate, shingle deteriorated twice as fast as shingles over a well ventilated air space.
- | See Summary Remarks

Plumbing

Water Supply and Drainage Services to Building:

Water Service: Public Water
 Sewer System: Public Sewer (Municipal)
 Drain Field Location: n/a
 Supply: Copper Piping
 Drains and Vents: Copper Drain Lines Plastic Drain Lines

Watermain and Meter

Water Main: Copper
 Water Meter: External Ground
 Water Meter Location Front Of Structure Water Pressure 70 PSI
 Water Meter Flow Detector Stable: Yes (Not Guaranteed)
 House Shut Off Valve Location: At Main
 Other: Frost Proof Hose Bibs

Bathrooms

Fixtures: Tub-Shower Enclosure Combination Shower Enclosure(s) Floor Mounted Toilet(s)
 Jacuzzi-Whirlpool Tub (Clean Prior To Use) Auxiliary Heater Fan(s)
 Bath Materials: Metal-Enamel Cast Fiberglass Unit Tile Granite
 Saftey Glass Stamp at Shower Enclosure: Not Confirmed Due To Visibility
 Other Bath Characteristics Shower Pan(s) Filled-Two Inches Of Water In Base No Access Under Tub

Kitchen

Fixtures: Double Kitchen Sink Stainless Steel Disposal Hose Spray Filtered Water Single Laundry
 Disposal Switch Located: Wall
 Instant Hot Water Temperature: n/a

Remarks

- | [Loose toilet at base connection noted in 1/2 bathroom area.](#)
- | Leakage noted on hose bib at front & rear of structure while bib is turned on. (See Figure #23) (See Figure #24)
- | Leakage noted at shower head connection point located in upstairs hall bathroom area. (See Figure #25) (See Figure #26)
- | Water was turned off at outside kitchen sink faucet. (See Figure #27)
- | [Touch control at kitchen sink faucet does not appear to operate. May need batteries replaced. \(See Figure #28\) \(See Figure #29\)](#)
- | Clean-out was located, cap removed & viewed for proper flow of sewer system. No blockage noted at time of inspection. (See Figure #76)
- | Shower pans were tested & filled with two inches of water in base of shower. This is an extreme test to insure pan is installed properly & is operating as intended.
- | See Summary Remarks

Electrical

Service to Building:

Main Panel Location: Garage Wall
 Amperage Rating: 2 x 200
 Meter: Located Outside 1 Meter
 Voltage: 120/240 (Three Wire) Service Lateral-PVC Conduit

Panel Box(es) and Distribution

Panel: Circuit Breaker Panel
 Main Disconnect: Circuit Breaker Located Inside
 Sub Panel(s): Condensor
 120 Volt Wiring: Copper Conductors
 Service Grounding To: Outdoor Rod-Rod(s) Not Visible
 Wiring Type: Romex
 240 Volt Wiring: Copper Conductors
 Ground Fault Interrupter (GFI): Kitchen Bathrooms Whirlpool Exterior GFCI Receptacles
 Five Year Replacement: Medium
 120 Outlets 3-Pin Grounded GFCI Receptacles
 Other: Toggle Light Switches

Equipment Present in Building:

Smoke Detectors: Hard Wired (Test Regularly-Prior To Occupation)
 Carbon Monoxide: n/a
 Other Characteristics: Switch Operated Ceiling Fans Dining Room Chandelier Flourescent Strip Lights
 Recessed Lights Cable Television (Not Tested)

Remarks

- | Improper wiring noted east exterior wall (romex wiring) should be in protective sheathing. (See Figure #30)
- | A few receptacle covers appear damaged/missing throughout structure. (See Figure #31) (See Figure #32) (See Figure #33) (See Figure #34)
- | No ground fault circuit protection noted on electrical outlet at rear exterior wall. Since pool has been added all receptacles at rear of structure should be protected. (See Figure #35)
- | No ground fault circuit protection noted on a few exterior electrical outlets. Marked with a red dot. (See Figure #36)
- | No power noted at a few receptacle(s) at exterior kitchen. Marked with red dot. (See Figure #37) (See Figure #38)
- | No GFI protection at some receptacles installed at garage areas. Due to the age of the structure all receptacles in the garage area should be protected unless set at a different height for freezer use. Marked with red dot. (See Figure #39)
- | Improper wiring noted in island base cabinet in kitchen area (romex wiring) should be in protective sheathing. (See Figure #40)
- | Wire splices do not appear to be properly installed in a junction box noted in water heater closet in pool house area. Correction needed. (See Figure #41)
- | Improper wiring noted water heater closet on exterior at sub panel installed (romex wiring) should be in protective sheathing. (See Figure #42)
- | The ground fault circuit interrupter outlet in the rear exterior kitchen near refrigerator did not trip when tested. (See Figure #43)
- | The ground fault circuit interrupter outlet at the rear exterior kitchen was tripped before testing and would not reset. (See Figure #44)
- | Loose electrical box noted at exterior kitchen left side of sink. (See Figure #45)
- | Missing panel bushings at added wiring in main panel area. (See Figure #46) (See Figure #47)
- | 220 amp breaker appears to be double tapped in main panel. These breakers are not rated for such and the provision of new breaker is recommended. (See Figure #48)
- | Reverse polarity noted at receptacle(s) in master bathroom (right of sink). Marked with red dot. (See Figure #49) (See Figure #50)
- | Improper wiring noted in cabinet below cook top (romex wiring) should be in protective sheathing or inside wall

cavity. (See Figure #51)

- | No ground fault circuit protection noted on electrical outlet at left side of kitchen sink (a toaster cubby). (See Figure #52)
- | The electrical box located under the jacuzzi tub should be secured to studs not laying on ground with no receptacle cover. Suggest repairing & installing. (See Figure #53)
- | Wire splices do not appear to be properly installed in a junction box noted in attic area. Correction needed. (See Figure #54)
- | All electrical outlets & fixtures (where accessible) were checked for proper operation & installation.
- | Panel cover was removed & inspected for proper wire to breaker size, bonding of system & proper wire & breaker installation required in year structure was built. (See Figure #77)
- | See Summary Remarks

Heating and Cooling

Heating Source

Energy Type: Geothermal
Delivery Type: Hot Water Heat Forced Air

Forced Air Heating:

Number of Heat Zones: 3
Age: 1995 & 2013 Brand Water Furnace & Climate Master
Furnace Type: Air to Air Heat Pump Forced Air
Flue n/a
Motor Blower: Direct Drive Blower Fan
Furnace Features: Air Filter Inspection Door
Supply Registers Located: Low High
Return Registers Located High
BTU Rating: n/a

Cooling System

Number of Cooling Zones: 3
Age: 1995 & 2013 Brand Water Furnace & Climate Master
Tonnage: unable to determine
Characteristics: Heat Pump System
Condensation: Condensate Pipe
Cooling Testing: Reverse Valve Not Checked Infrared Thermometer
Other Units None

Thermostats and Ductwork

Thermostats Heat Pump
Ductwork: Insulated Flex Metal
Miscellaneous: n/a
Gas Log: n/a

Zone 1

Located: Exterior Mechanical Room Amp. Draw: Supply/Return Temperature: 127°/86° - Tested for Operation
Internal S/N: NB2436 Brand Water Furnace Five Year Replacement: Medium Probability
External S/N: Brand Water Furnace Five Year Replacement: Medium Probability
Tested For:

Zone 2

Located: Upstairs Hallway Amp. Draw: Supply/Return Temperature: 100° / 76° - 49°/67°
Internal S/N: NA1265 Brand Water Furnace Five Year Replacement: Medium Probability
External S/N: Brand Water Furnace Five Year Replacement: Medium Probability
Tested For:

Zone 3

Located: Garage Amp. Draw: Supply/Return Temperature: 100° / 76° - 54°/70°
Internal S/N: U13321593 Brand Climate Master Five Year Replacement: Medium Probability
External S/N: Brand Climate Master Five Year Replacement: Medium Probability
Tested For:

Remarks

- ⌚ Heat strips (in emergency heat mode) do not appear to be operating as intended for main zone. Evaluation by HVAC contractor suggested. (See Figure #55)
- ⌚ No float switch or secondary drain pan noted at unit at second floor level. Evaluation by a HVAC contractor

suggested. (See Figure #56)

- | Annual service and cleaning advised to maintain integrity of HVAC system.
- | Annual maintenance essential for proper operation of HVAC system. Recommended services should take place twice yearly, once before the summer season & once before the winter season. Filters should be replaced monthly. The type of filter chosen will depend on owners position as far as allergies, etc.
- | Heating & cooling system were operated & checked for proper operation & installation (intake & exhaust air measured with infrared thermometer).
- | See Summary Remarks

Systems and Appliances

Water Heater Number 1

Electric
 Brand: Rheem Serial Number: Q391625582 Gallons: 50 Years: 2016
 Location: Garage Hot Water Temperature: 130°+ / -
 Relief Valve Fitted Relief Pipe To Drain Min 18 inches Off Floor Slab Pan

Water Heater Number 2

Electric
 Brand: A O Smith Serial Number: 1520J007112 Gallons: 50 Years: 2015
 Location: Pool House Closet Hot Water Temperature: 120°+ / -
 Relief Valve Fitted Relief Pipe To Drain Min 18 inches Off Floor Slab Pan

Water Heater Number 3

Electric
 Brand: A O Smith Serial Number: 1522J005585 Gallons: 50 Years: 2015
 Location: Pool House Closet Hot Water Temperature: 120°+ / -
 Relief Valve Fitted Relief Pipe To Drain Min 18 inches Off Floor Slab Pan

Appliances

Washer: Brand n/a 120 Volts n/a
 Range Top: Brand GE Electric Corning Top Good Condition
 Dryer: Brand n/a 240 Volts Vented to Exterior n/a
 Oven: Brand Electrolux Electric Double Self Cleaning - Not Tested Good Condition
 Fan: Filter Good Condition
 Refrigerator: Brand Samsung Fountain Ice Maker Dispenser Ice Dispenser Good Condition
 Microwave: Brand GE Good Condition
 Trash Compactor: Brand n/a n/a
 Dishwasher: Brand Bosch Good Condition
 Disposal: Good Condition

Lawn Sprinkler System

Programable Controls Valves Not Located-Inspected Winterized - Not Operated

Pool/Spa Equipment Present

Filter: Dymaticious
 Pumps: Auto Chlorinator-Not Tested
 Filter Pressure: 20 psi
 Heater: Gas Pool Heater
 Other: In Ground Pool Decking Pool Lights Diving Board Floor Cleaning System (Not Tested)

Miscellaneous Equipment

Interior: Door Bell Garage Door Opener

Remarks

- | Sprinkler system not part of inspection. Suggest inquiring with owner for full operation of system.
- | Suggest getting contact at floor #1 looked at for elevator operation . Unit stopped midway a few times while in operation.
- | Damage located to lower panel of double garage door. (See Figure #57)
- | Garage door looking mechanism should be removed from door or made inoperable when a garage door opener is installed. Repair and replace as needed. (See Figure #58)
- | The safety reverse for the garage door does not reverse on contact. Slight adjustment needed to down force control at opener.

- | Pan for water heater appears to be slightly damaged in garage area. (See Figure #59)
- | Kitchen appliances were checked for proper operation & installation. (See Figure #78) (See Figure #79) (See Figure #80) (See Figure #81) (See Figure #82)
- | Jacuzzi was checked for proper operation, access to motor & drain connections & for support of unit at base. (See Figure #83)
- | Water heater was inspected for proper installation required in the year it was manufactured. This was determined by data plate installed on unit.
- | Pool pumps & equipment were visually checked for proper installation and operation. Pool pump for slide was not in operation. Heater and systems should be inspected by a professional in this area. (See Figure #84) (See Figure #85) (See Figure #86) (See Figure #87)
- | Could not test laundry room drain due to owners units in place at time of inspection. (See Figure #88)
- | See Summary Remarks

Interior

Floor Finishes

Ceramic Tile Carpets Rugs Limited Inspection Plywood Hardwood Laminate Type Hardwood

Wall/Ceiling Finishes

Material: Gypsum Board

Walls: Textured Finish Paint Finish

Ceilings: Textured Finish Painted Finish Flat

Windows

Wood Sills Inside Fixed Sash-Not Openable Vinyl Double Glazed

Doors

Metal Wood Stain Painted Veneer Finish Solid Core Wood Frames Hollow Core Hinged

Fireplaces

Damper:

Porches

Concrete Slab Open Patio Only

General Features

Bedroom Closets

Attic: Yes With Stairway

Counter Tops and Cabinetry: Hardwood Kitchen Cabinets Hardwood Bathroom Cabinets

Remarks

- | Loose/Hollow tile(s) at kitchen. Suggest re-securing. (See Figure #60)
- | Damaged opening mechanism at window that appears to have water damage to sill plate in second level east bedroom area. Marked with red dot. (See Figure #61) (See Figure #62)
- | Ceiling surface damage noted in living room & garage area along with prior leakage. No high moisture levels noted. Budget cosmetic repairs. (See Figure #63) (See Figure #64)
- | Hand rails are required at any steps that have two or more risers, hand rails are missing at the base of staircase area. (See Figure #65)
- | Baseboard appear to be missing in laundry room area. (See Figure #66)
- | A few of the interior doors need striker plate adjustment or minor repairs in order to close properly. Marked with a red dot. (See Figure #67)
- | Dead bolt would not latch properly (works intermittently) at master bedroom rear entry door. Marked with red dot. (See Figure #68)
- | Fire box was not tested in formal living room due to pants inside unit at time of inspection. (See Figure #89) (See Figure #90)
- | Fireplace floor was covered with ashes. This limited our inspection. Consult a specialist. (See Figure #91)
- | See Summary Remarks

Figure Number 1



A few windows & door opening appear to need caulking touched-up on exterior of structure.

Figure Number 2



A few windows & door opening appear to need caulking touched-up on exterior of structure.

Figure Number 3



A few windows & door opening appear to need caulking touched-up on exterior of structure.

Figure Number 4



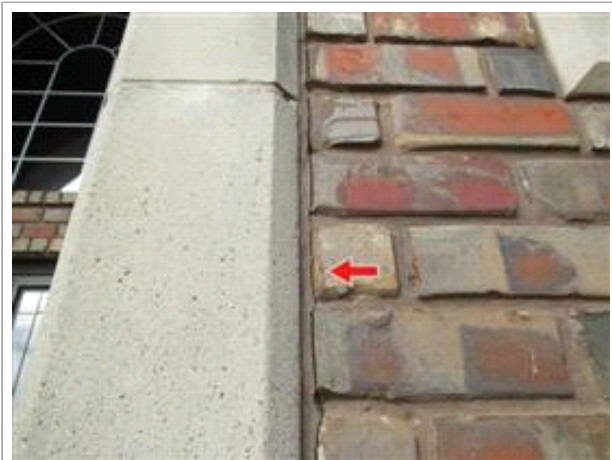
Deteriorated mortar noted at brickwork on exterior of structure. Due to settlement of structure, suggest re-pointing where needed.

Figure Number 5



Deteriorated mortar noted at brickwork on exterior of structure. Due to settlement of structure, suggest re-pointing where needed.

Figure Number 6



Deteriorated mortar noted at brickwork on exterior of structure. Due to settlement of structure, suggest re-pointing where needed.

Figure Number 7



No weep holes at brick work. Evaluation by brick mason suggested.

Figure Number 8



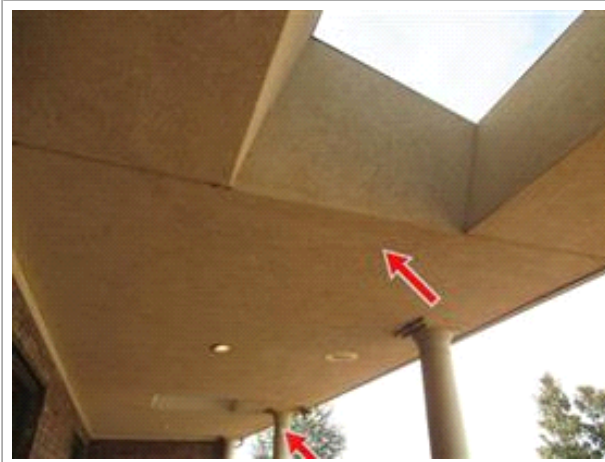
Hand rails are required at any steps that have two or more risers, hand rails are missing at the south mechanical entrance area.

Figure Number 9



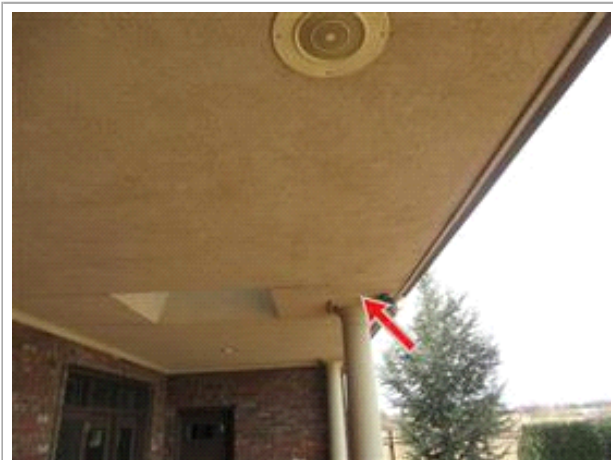
A few windows screens appear to be damaged or missing on exterior of structure.

Figure Number 10



EIFS surface damage noted rear porch area along with prior leakage. No high moisture levels noted. Budget cosmetic repairs.

Figure Number 11



EIFS surface damage noted rear porch area along with prior leakage. No high moisture levels noted. Budget cosmetic repairs.

Figure Number 12



EIFS at second window plan-ons appear damaged & possibly allowing moisture intrusion.

Figure Number 13



Wood decay/rot at rear exterior door trim on west side where door also appear to be damaged/cracked at hinges.

Figure Number 14



Wood decay/rot at rear exterior door trim on west side where door also appear to be damaged/cracked at hinges.

Figure Number 15



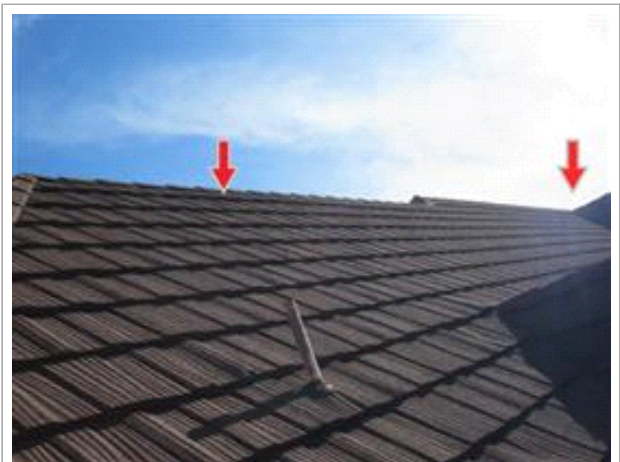
Wood decay/rot at rear exterior door trim on west side where door also appear to be damaged/cracked at hinges.

Figure Number 16



Dislodged /Missing insulation noted in attic area. Repair as needed.

Figure Number 17



Limited ventilation system noted for attic area. Suggest installing off-ridge venting system to allow moisture and heat to escape from attic area.

Figure Number 18



Damage to roofing materials due to prior impact from area being walked on improperly.

Figure Number 19



Sky light seal appears broken/fogged at rear patio of structure.

Figure Number 20



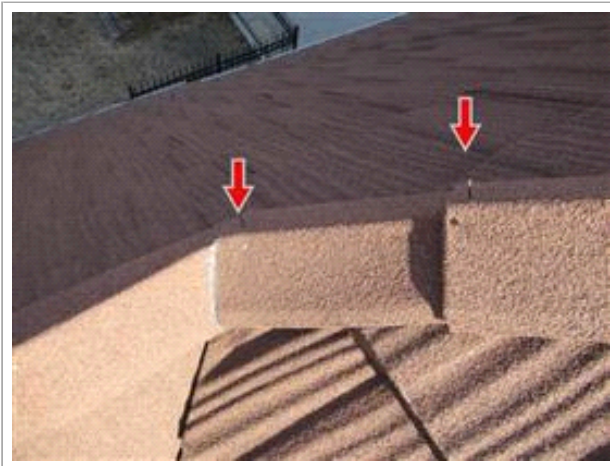
Sky light seal appears broken/fogged at rear patio of structure.

Figure Number 21



Nails loose & penetrated through flashing material at roof level.

Figure Number 22



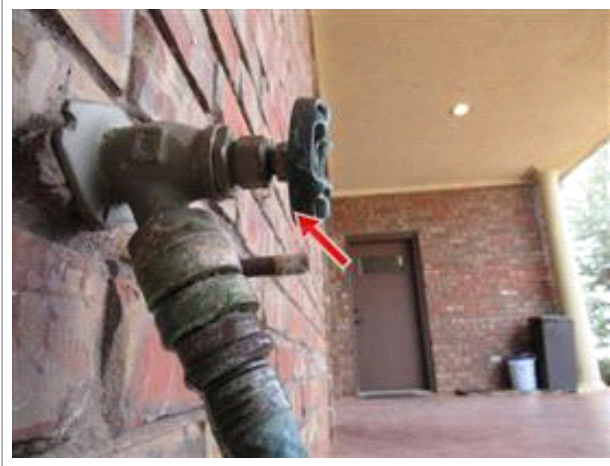
Nails loose & penetrated through flashing material at roof level.

Figure Number 23



Leakage noted on hose bib at front & rear of structure while bib is turned on.

Figure Number 24



Leakage noted on hose bib at front & rear of structure while bib is turned on.

Figure Number 25



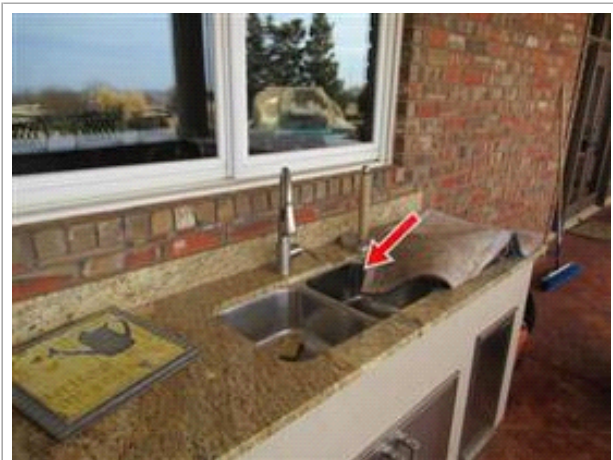
Leakage noted at shower head connection point located in upstairs hall bathroom area.

Figure Number 26



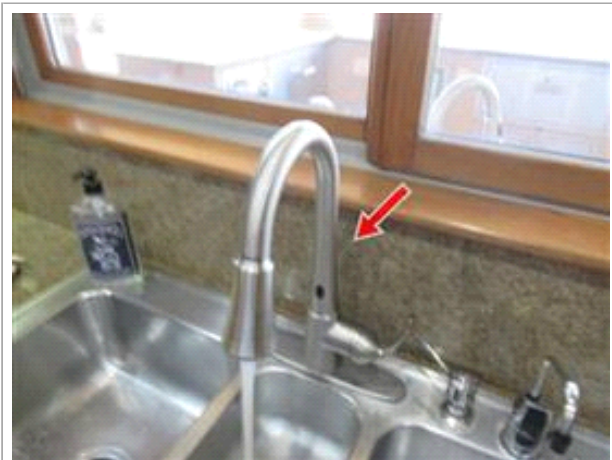
Leakage noted at shower head connection point located in upstairs hall bathroom area.

Figure Number 27



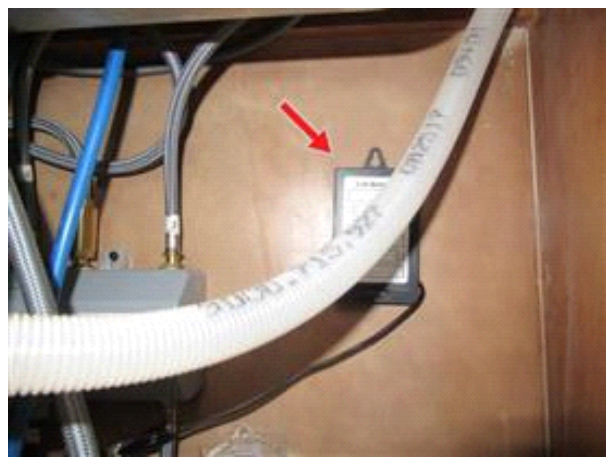
Water was turned off at outside kitchen sink faucet.

Figure Number 28



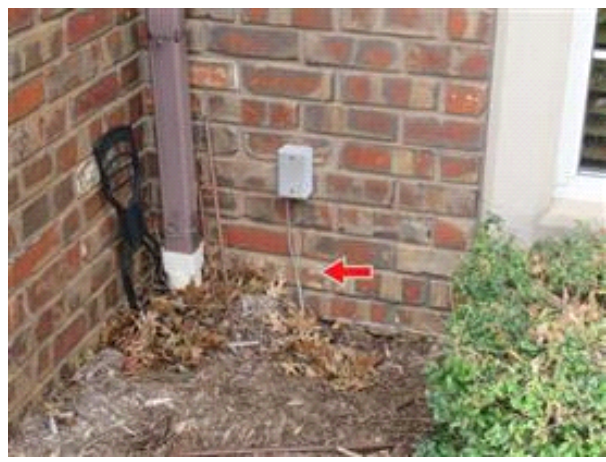
Touch control at kitchen sink faucet does not appear to operate. May need batteries replaced.

Figure Number 29



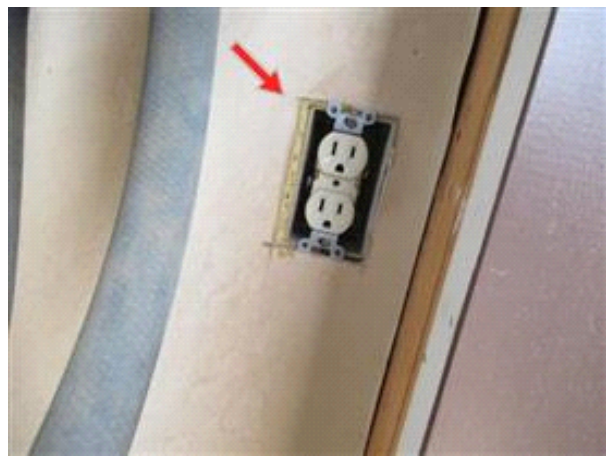
Touch control at kitchen sink faucet does not appear to operate. May need batteries replaced.

Figure Number 30



Improper wiring noted east exterior wall (romex wiring) should be in protective sheathing.

Figure Number 31



A few receptacle covers appear damaged/missing throughout structure.

Figure Number 32



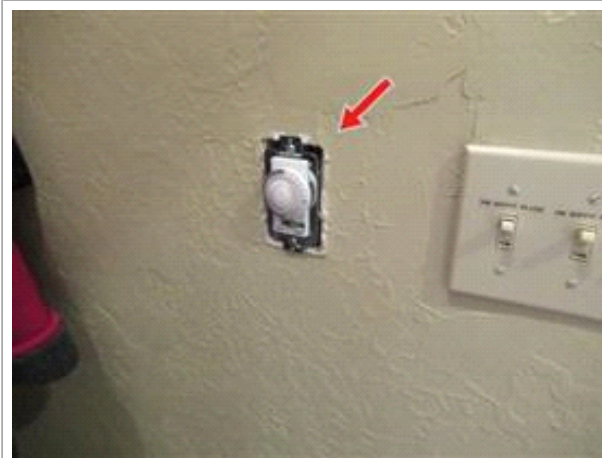
A few receptacle covers appear damaged/missing throughout structure.

Figure Number 33



A few receptacle covers appear damaged/missing throughout structure.

Figure Number 34



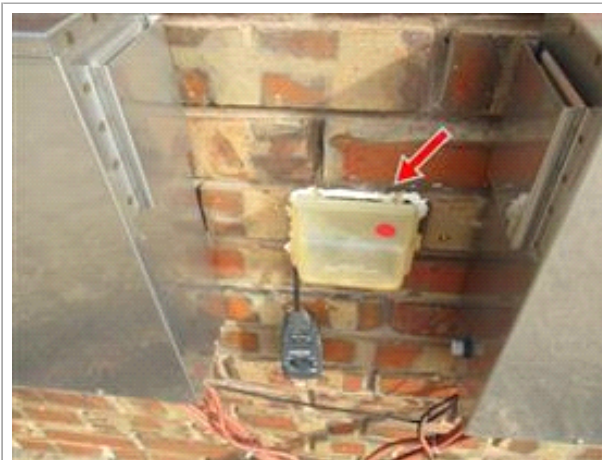
A few receptacle covers appear damaged/missing throughout structure.

Figure Number 35



No ground fault circuit protection noted on electrical outlet at rear exterior wall. Since pool has been added all receptacles at rear of structure should be protected.

Figure Number 36



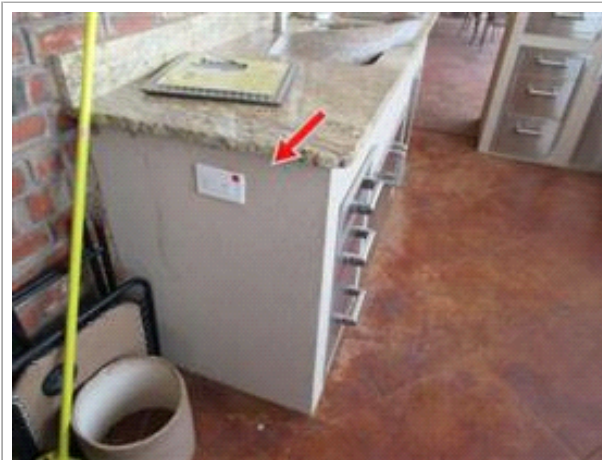
No ground fault circuit protection noted on a few exterior electrical outlets. Marked with a red dot.

Figure Number 37



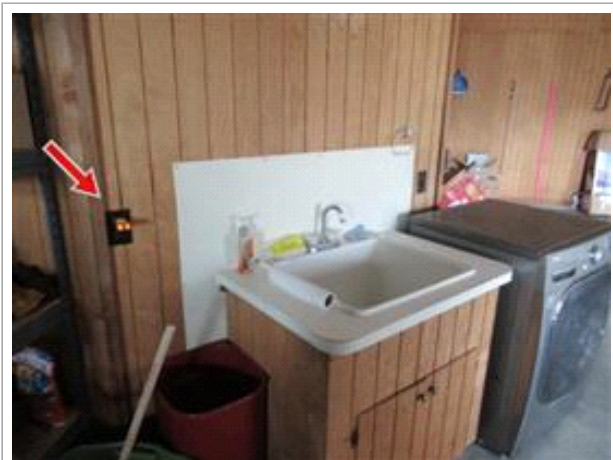
No power noted at a few receptacle(s) at exterior kitchen. Marked with red dot.

Figure Number 38



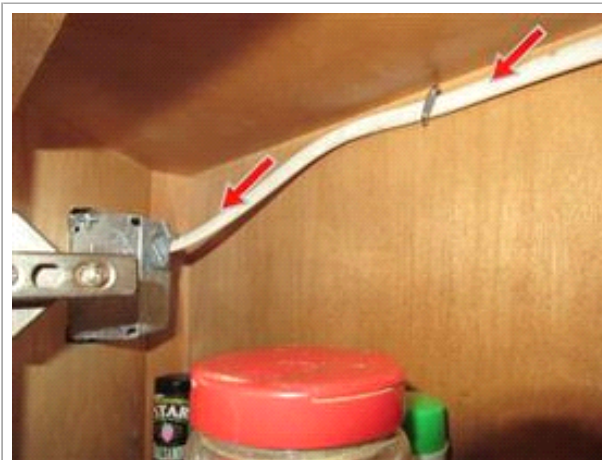
No power noted at a few receptacle(s) at exterior kitchen. Marked with red dot.

Figure Number 39



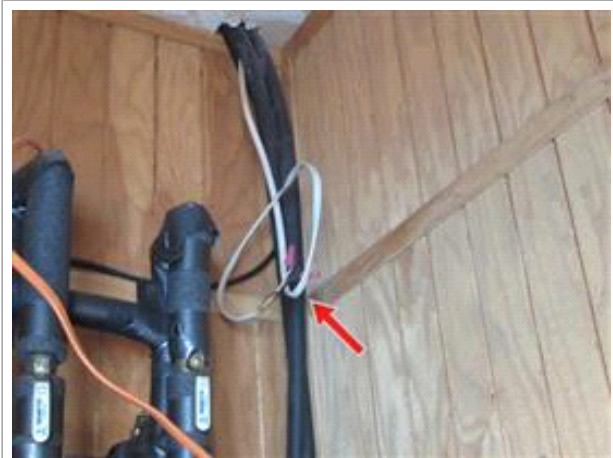
No GFI protection at some receptacles installed at garage areas. Due to the age of the structure all receptacles in the garage area should be protected unless set at a different height for freezer use. Marked with red dot.

Figure Number 40



Improper wiring noted in island base cabinet in kitchen area (romex wiring) should be in protective sheathing.

Figure Number 41



Wire splices do not appear to be properly installed in a junction box noted in water heater closet in pool house area. Correction needed.

Figure Number 42



Improper wiring noted water heater closet on exterior at sub panel installed (romex wiring) should be in protective sheathing.

Figure Number 43



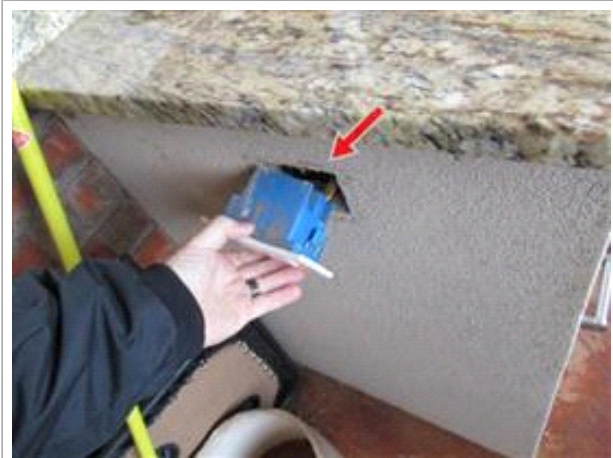
The ground fault circuit interrupter outlet in the rear exterior kitchen near refrigerator did not trip when tested.

Figure Number 44



The ground fault circuit interrupter outlet at the rear exterior kitchen was tripped before testing and would not reset.

Figure Number 45



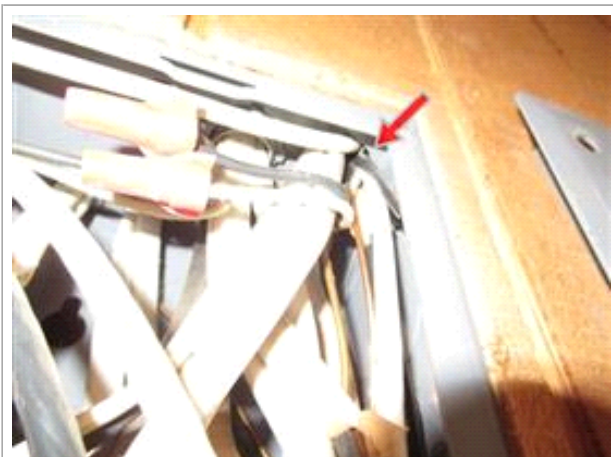
Loose electrical box noted at exterior kitchen left side of sink.

Figure Number 46



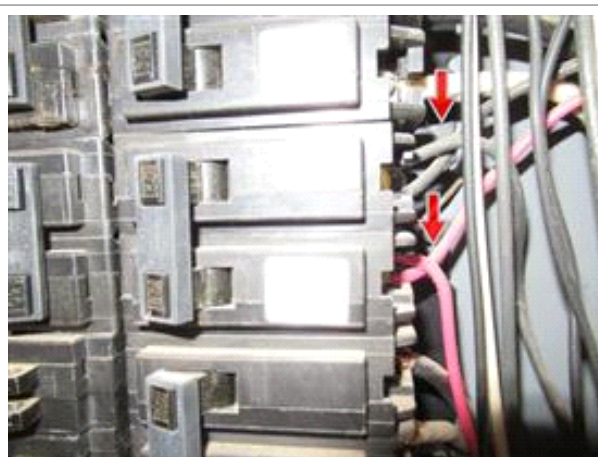
Missing panel bushings at added wiring in main panel area.

Figure Number 47



Missing panel bushings at added wiring in main panel area.

Figure Number 48



220 amp breaker appears to be double tapped in main panel. These breakers are not rated for such and the provision of new breaker is recommended.

Figure Number 49



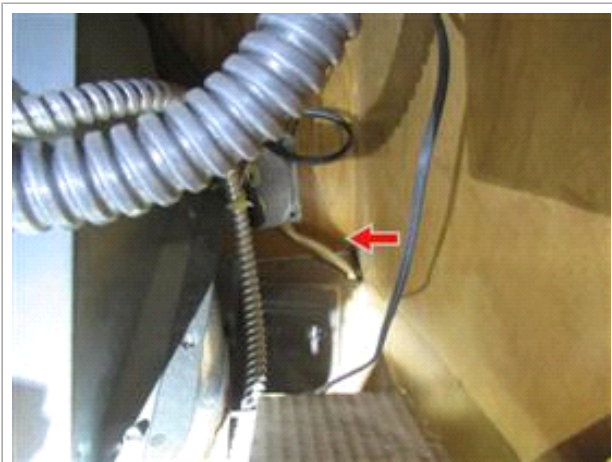
Reverse polarity noted at receptacle(s) in master bathroom (right of sink). Marked with red dot.

Figure Number 50



Reverse polarity noted at receptacle(s) in master bathroom (right of sink). Marked with red dot.

Figure Number 51



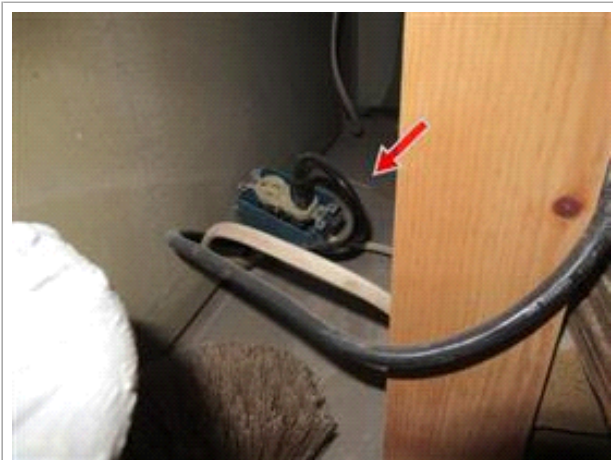
Improper wiring noted in cabinet below cook top (romex wiring) should be in protective sheathing or inside wall cavity.

Figure Number 52



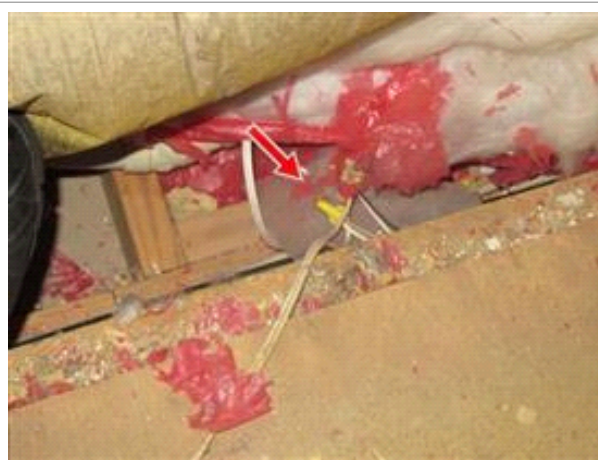
No ground fault circuit protection noted on electrical outlet at left side of kitchen sink (a toaster cubby).

Figure Number 53



The electrical box located under the jacuzzi tub should be secured to studs not laying on ground with no receptacle cover. Suggest repairing & installing.

Figure Number 54



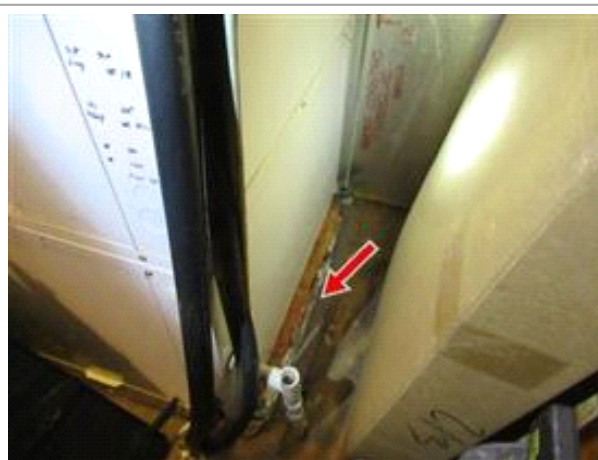
Wire splices do not appear to be properly installed in a junction box noted in attic area. Correction needed.

Figure Number 55



Heat strips (in emergency heat mode) do not appear to be operating as intended for main zone. Evaluation by HVAC contractor suggested.

Figure Number 56



No float switch or secondary drain pan noted at unit at second floor level. Evaluation by a HVAC contractor suggested.

Figure Number 57



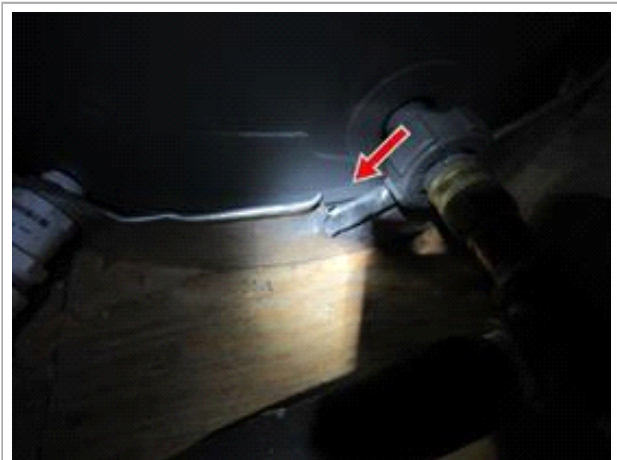
Damage located to lower panel of double garage door.

Figure Number 58



Garage door locking mechanism should be removed from door or made inoperable when a garage door opener is installed. Repair and replace as needed.

Figure Number 59



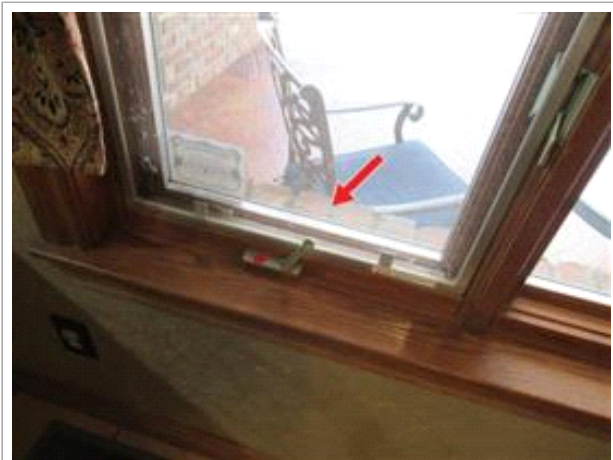
Pan for water heater appears to be slightly damaged in garage area.

Figure Number 60



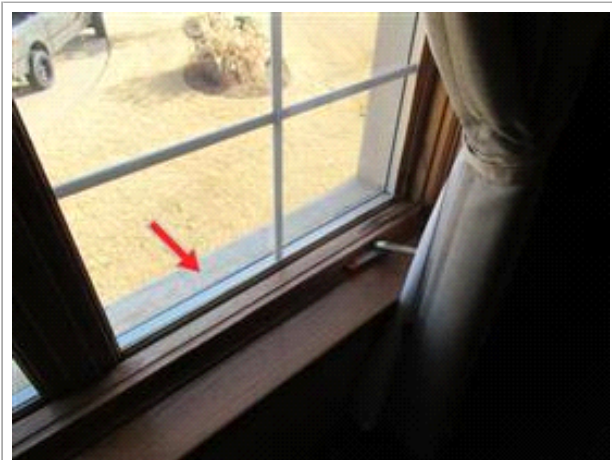
Loose/Hollow tile(s) at kitchen. Suggest re-securing.

Figure Number 61



Damaged opening mechanism at window that appears to have water damage to sill plate in second level east bedroom area. Marked with red dot.

Figure Number 62



Damaged opening mechanism at window that appears to have water damage to sill plate in second level east bedroom area. Marked with red dot.

Figure Number 63



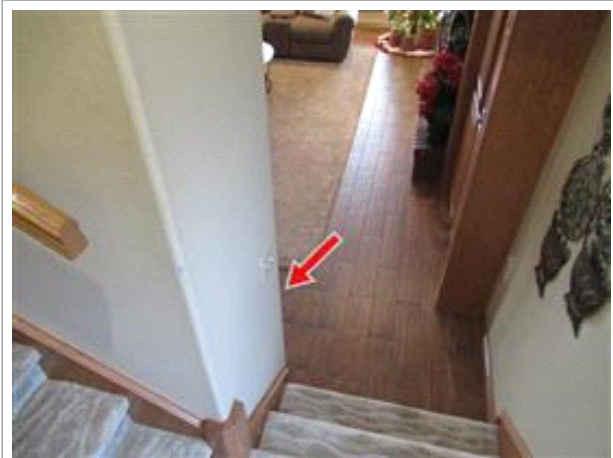
Ceiling surface damage noted in living room & garage areaa along with prior leakage. No high moisture levels noted. Budget cosmetic repairs.

Figure Number 64



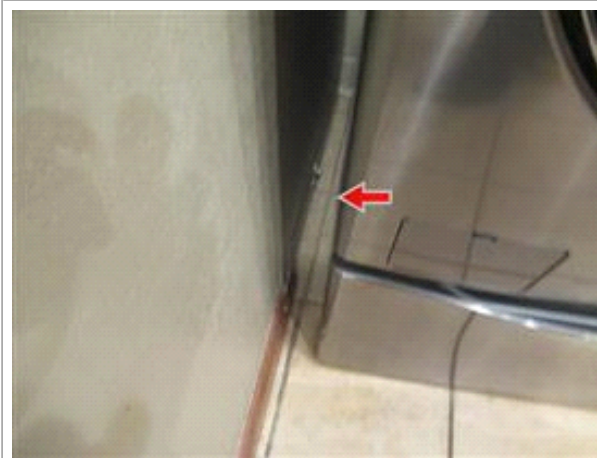
Ceiling surface damage noted in living room & garage areaa along with prior leakage. No high moisture levels noted. Budget cosmetic repairs.

Figure Number 65



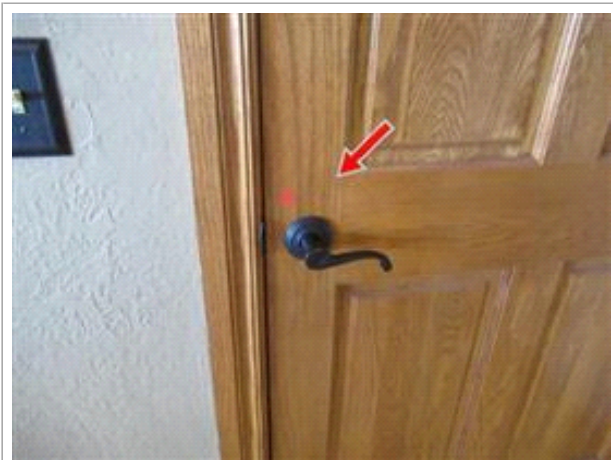
Hand rails are required at any steps that have two or more risers, hand rails are missing at the base of staircase area.

Figure Number 66



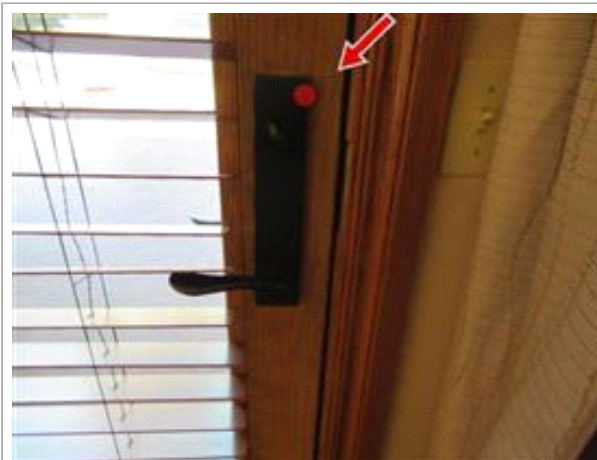
Baseboard appear to be missing in laundry room area.

Figure Number 67



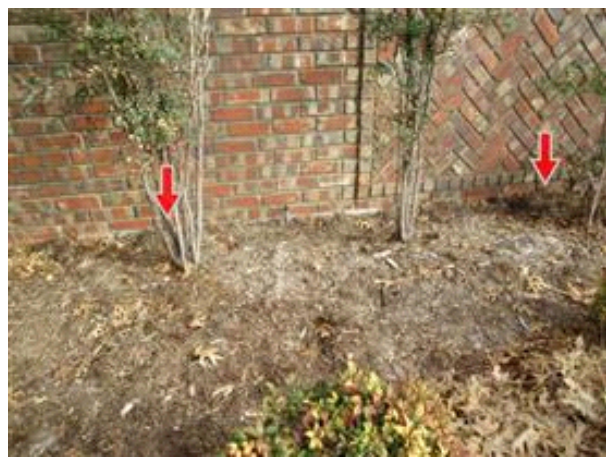
A few of the interior doors need striker plate adjustment or minor repairs in order to close properly. Marked with a red dot.

Figure Number 68



Dead bolt would not latch properly (works intermittently) at master bedroom rear entry door. Marked with red dot.

Figure Number 69



Mulch bed appears to be too high on east side(s) of structure. Suggest regrading to expose 2-4 inches of foundation.

Figure Number 70



Attic was inspected for proper insulation & ventilation system in place.

Figure Number 71



Attic was inspected for proper insulation & ventilation system in place.

Figure Number 72



Attic was inspected for proper insulation & ventilation system in place.

Figure Number 73



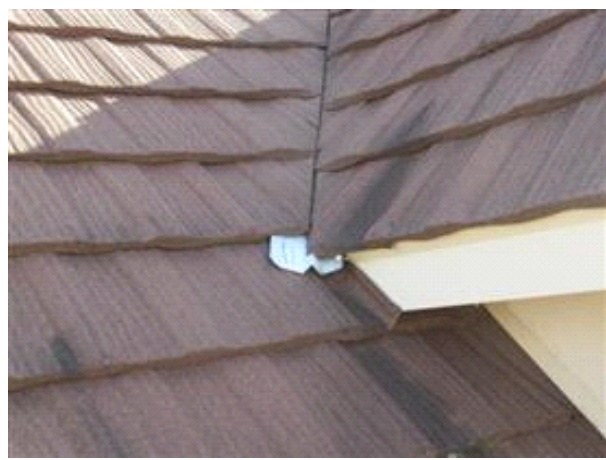
Attic was inspected for proper insulation & ventilation system in place.

Figure Number 74



Cricket saddle noted behind chimney stack at roof level.

Figure Number 75



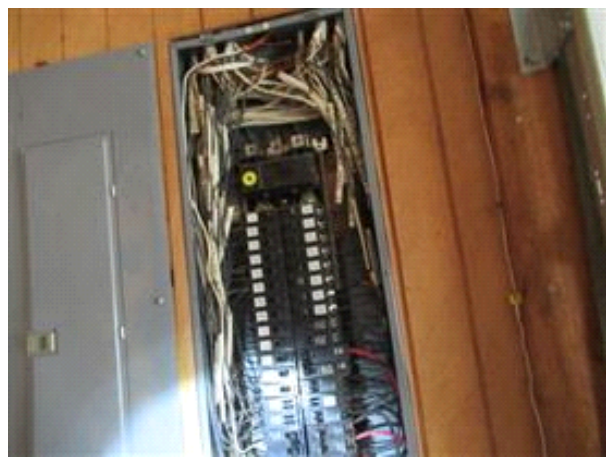
Valley flashings at roof level were inspected for extension past roof material at base of roof. Also checked for promotion of water run-off past fascia & soffit material below.

Figure Number 76



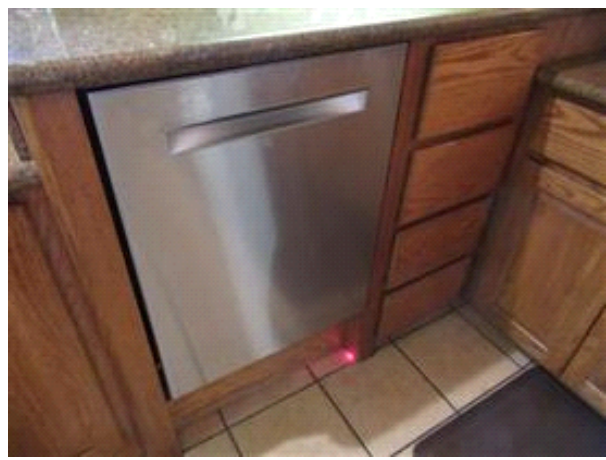
Clean-out was located, cap removed & viewed for proper flow of sewer system. No blockage noted at time of inspection.

Figure Number 77



Panel cover was removed & inspected for proper wire to breaker size, bonding of system & proper wire & breaker installation required in year structure was built.

Figure Number 78



Kitchen appliances were checked for proper operation & installation.

Figure Number 79



Kitchen appliances were checked for proper operation & installation.

Figure Number 80



Kitchen appliances were checked for proper operation & installation.

Figure Number 81



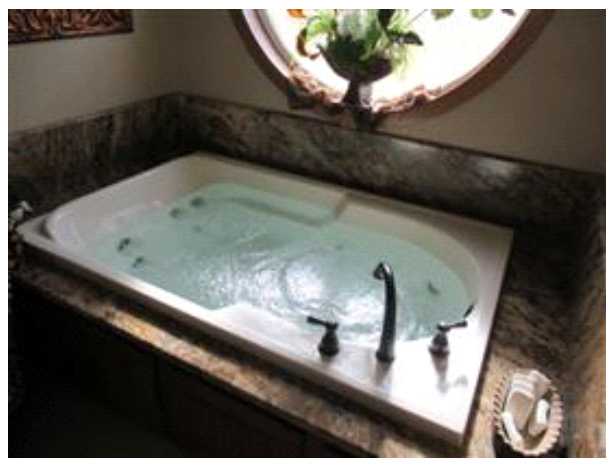
Kitchen appliances were checked for proper operation & installation.

Figure Number 82



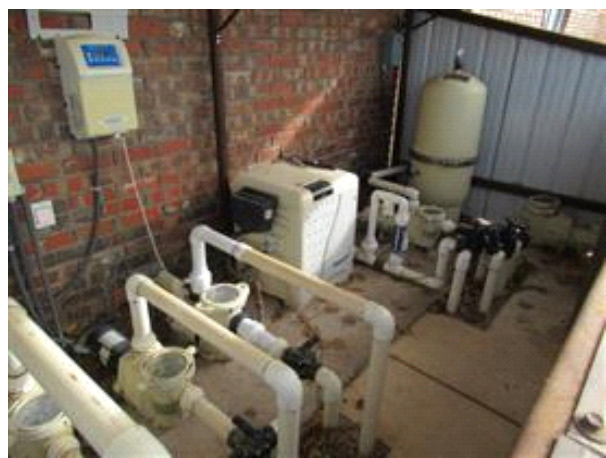
Kitchen appliances were checked for proper operation & installation.

Figure Number 83



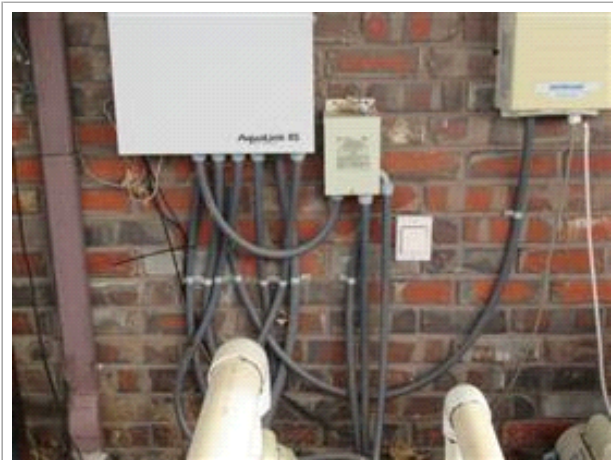
Jacuzzi was checked for proper operation, access to motor & drain connections & for support of unit at base.

Figure Number 84



Pool pumps & equipment were visually checked for proper installation and operation. Pool pump for slide was not in operation. Heater and systems should be inspected by a professional in this area.

Figure Number 85



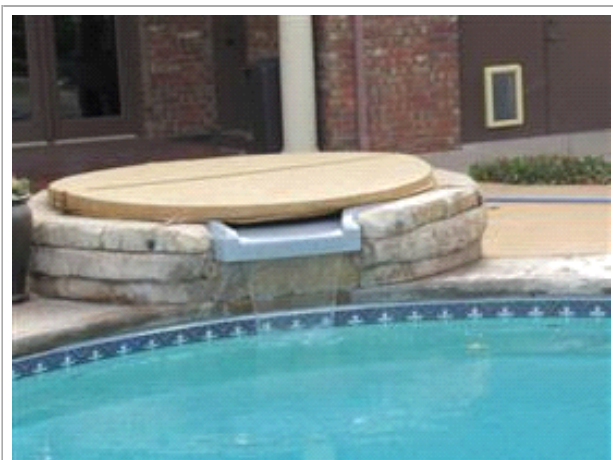
Pool pumps & equipment where visually checked for proper installation and operation. Pool pump for slide was not in operation. Heater and systems should be inspected by a professional in this area.

Figure Number 86



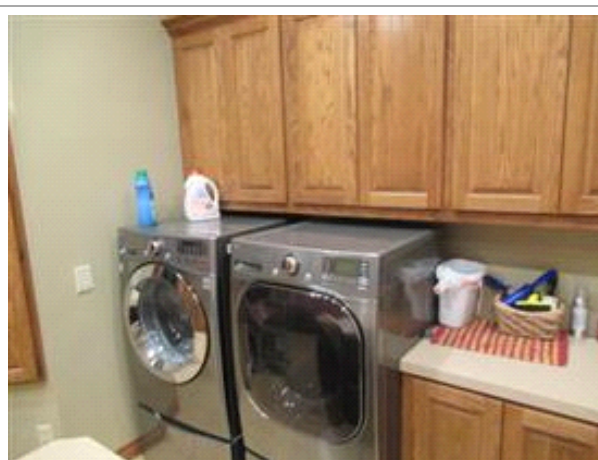
Pool pumps & equipment where visually checked for proper installation and operation. Pool pump for slide was not in operation. Heater and systems should be inspected by a professional in this area.

Figure Number 87



Pool pumps & equipment where visually checked for proper installation and operation. Pool pump for slide was not in operation. Heater and systems should be inspected by a professional in this area.

Figure Number 88



Could not test laundry room drain due to owners units in place at time of inspection.

Figure Number 89



Fire box was not tested in formal living room due to pants inside unit at time of inspection.

Figure Number 90



Fire box was not tested in formal living room due to pants inside unit at time of inspection.

Figure Number 91



Fireplace floor was covered with ashes. This limited our inspection. Consult a specialist.