



dreamprotection
HOME INSPECTION

DREAM PROTECTION HOME INSPECTION LLC

239-233-1269

dreamprotection@comcast.net

<https://www.homeinspectionsteam.com>



RESIDENTIAL REPORT

1527 Mockingbird Dr
Naples FL 34120

John Martinson

AUGUST 31, 2021



Inspector

Hernan Prieto

239-233-1269

dreamprotection@comcast.net



Inspector

Jonathan Kaplan

239-233-1269

dreamprotection@comcast.net



Agent

Sarah McCandless

239-825-8674

sarah.maccadless@equityrealty.com

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SUMMARY



ITEMS INSPECTED



OBSERVATION



MAJOR CONCERN

-
-  2.3.1 Grounds - Lanai: Lanai Pavers- Settlement
 -  3.1.1 Exterior - Wall Structure: Cracks - Stucco
 -  3.1.2 Exterior - Wall Structure: Wall staining
 -  3.3.1 Exterior - Exterior Electrical: Outlet Cover- Damaged
 -  4.1.1 Roofing - Tile Roof Covering: Roof Tiles- Loose/Cracked/ Broken
 -  4.2.1 Roofing - Roof Drainage Systems: Gutter-Debris
 -  4.2.2 Roofing - Roof Drainage Systems: Gutter- Damaged Downspout
 -  4.6.1 Roofing - Roof Vents: Dryer Vent- Obstruction
 -  5.1.1 Air Conditioning & Heating - Heating & Cooling Equipment: Microbial growth at plenum box
 -  7.2.1 Garage - Overhead Garage Door: Rail Damage
 -  7.5.1 Garage - Floor, Walls and Ceilings: Floor Paint Peeling Off
 -  8.2.1 Plumbing - Water Heater: Annual Maintenance Flush Recommended
 -  12.5.1 Bathrooms - Fixtures / Faucets: Low water pressure sinks
 -  13.2.1 Interior/ Rooms - Fixtures, Receptacles, Switches: Light Inoperable
 -  13.5.1 Interior/ Rooms - Doors: Door Removed
 -  13.6.1 Interior/ Rooms - Windows: Failed Seal
 -  13.6.2 Interior/ Rooms - Windows: Window Treatment/Repair
 -  13.9.1 Interior/ Rooms - Walls & Ceilings: Drywall Tape/Joint Crack

1: INSPECTION DETAILS

Information

General Overview: In Attendance

Client's Agent, Listing Agent,
Buyer

General Overview: Utilities

All utilities on

General Overview: Occupancy

Occupied, Furnished

General Overview: Type Of Building

Single Family

General Overview: Residential Home Inspection

A home inspection is not a pass or fail inspection. This inspection will be performed in accordance with the (a) current standards of practice of the American Society of Home Inspectors (ASHI SOP) found at <https://www.homeinspector.org> and (b) standards of practice promulgated by the Florida Department of Business and Professional Regulation set forth in Chapter 61-30.801, et seq. of the Florida Administrative Code (FL SOP). Client understands that the ASHI SOP and the FL SOP contain certain limitations, exceptions, and exclusions. In the event of a conflict, the FL SOP will govern. Conditions can and will change after the inspection is performed. Future conditions or component failures cannot be foreseen or reported on. Components that are not readily accessible cannot be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property that we performed. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

General Overview: Home Facing North

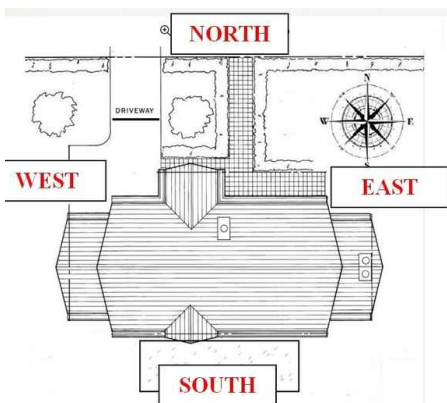
The main entrance of the home faces North for the sake of this inspection.

North=Front

South=Back

West =Left

East =Right



General Overview: Weather Conditions

Dry, Partly Cloudy

It should be noted that our dry season is from mid October to June. Wet spots or moisture issues could become evident that were not visible during our inspection due to weather patterns during our inspection. Conditions are always changing and we can only identify what was visible at the time of our inspection.

Limitations

General Overview

OCCUPIED

Portions of this home were obstructed by furniture, stored items, and other personal belongings. This often includes but is not limited to walls, floors and windows that are covered. Stored items under sinks and on the counter tops can obstruct our evaluation as we do not move personal belongings. Clothes, closet shelving systems and other personal belongings can limit the visual observations in closets. Visual limitation exist behind window coverings, flooring under rugs or carpets, and under or behind all furniture. Areas around the exterior of the home as well as in the garage and attic may also be obstructed by stored items and personal belongings. The inspector does not move personal belongings, furnishings, rugs or appliances. Areas that are not readily accessible are excluded from the inspection. The client should be aware that issues may be observed that were not noted or found when furnishings, stored items and personal belongings were present. It is our recommendation that a final walk through be performed after all personal belongings are removed and before the closing or purchase of the home. **We do offer this additional service for your protection should you choose to do so. Call 239-233-1269 to schedule any follow up inspections.**

General Overview

POOL/ POOL EQUIPMENT

Dream Protection Home Inspection does not perform pool inspections. It is your choice in choosing a professional pool inspector if you should you choose to have this serviced provided. If you need assistance in this manner we can recommend and coordinate a vendor to do so, but Dream Protection Home Inspection does not take on the liability for any recommendations or coordinating this service to be performed on your behalf. It is always our recommendation to have the pool inspected by an independent pool professional of your choosing.



2: GROUNDS

		IN	NI	NP	O
2.1	Grading and Vegetation	X			
2.2	Driveways, Service Walks	X			
2.3	Lanai	X			X
2.4	Irrigation System		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Driveways, Service Walks:

Driveway Material

Pavers

Driveways, Service Walks: Service Lanai: Lanai Flooring

Walks/Entryway

Pavers, Concrete

Pavers

Inspection Method

Visual

We inspect all readily accessible, visually observable, installed systems and components as listed in the ASHI Standards of Practice. We do not move personal belongings or furniture during this inspection. We can coordinate stopping back out for an additional fee to reinspect areas we were not able to access before you purchase the home. You would need to simply coordinate with the seller to move personal belongings to allow us to fully inspect areas that were not visible or accessible at the time of the inspection.

Elevation Pictures



Association-Disclosure Recommended

I recommend contacting your Association to clearly understand what the association is responsible for maintaining or replacing. It is important to know what responsibilities are yours and which are covered by the association.

Limitations

Irrigation System

IRRIGATION SYSTEM MAINTAINED BY THE ASSOCIATION.

The irrigation system is maintained by the Association. This system was not tested during this inspection. I recommend contacting your Association for any adjustments or repairs.

Observations

2.3.1 Lanai

LANAI PAVERS- SETTLEMENT

There were some settling pavers observed in the lanai area. I recommend the settled pavers be further evaluated and corrected as needed. See pictures for further illustration and location.

Recommendation

Contact a qualified professional.



3: EXTERIOR

		IN	NI	NP	O
3.1	Wall Structure	X			X
3.2	Windows and Doors	X			
3.3	Exterior Electrical	X			X
3.4	Exterior Plumbing	X			
3.5	Exterior Components	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Visual

Wall Structure: Type of Structure

Concrete Block Structure

Wall Structure: Siding Material

Stucco

Windows and Doors: Window Material

Vinyl Clad Aluminum

Exterior Electrical: Electrical Service

Underground

Limitations

Wall Structure

WALL INSPECTION-LIMITATIONS

The home's wall structure or framing itself is not visible as it is covered with either stucco or some other type of siding on one side and drywall on the other side. The condition of the non visible portions of the wall are considered undetermined and not inspected. This inspection is limited to a visual observation. It is obviously possible that moisture or other non-visible conditions could exist in any home that we are inspecting and this is a risk that can exist on any home that you might purchase.

Windows and Doors

CHANGING CONDITIONS/ MOISTURE LIMITATIONS

Florida conditions can drastically change between our dry and wet seasons. Moisture stains may later be visible under windows among other places that were not present at the time of this inspection. Be aware that conditions can change and we are only able to identify what was visual at the time of this inspection and we will not assume liability for changing conditions. It should be noted that conditions can change from one day to the next and we make no guarantee as to the conditions that may exist at any point after our home evaluation.

Observations

3.1.1 Wall Structure

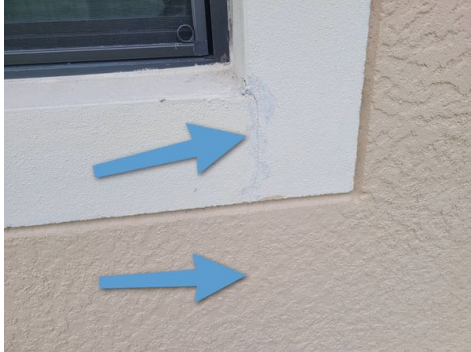
CRACKS - STUCCO



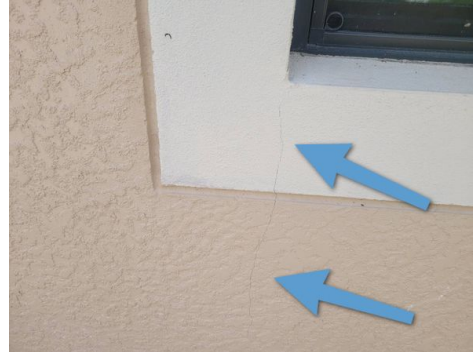
There are some stucco cracks on the exterior of the home which are not uncommon. I recommend properly repairing and weatherproofing all stucco cracks to prevent potential moisture intrusion. This is a part of the normal maintenance for stucco siding. This is strictly a visual inspection and we are not able to identify any concealed conditions such as those behind stucco or behind drywall or baseboards. The pictures illustrated are a sample of some of the observations but may not indicate every crack.

Recommendation

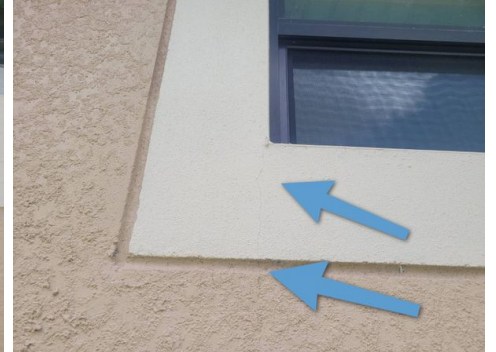
Contact a handyman or DIY project



Exterior West

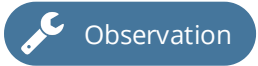


Exterior South



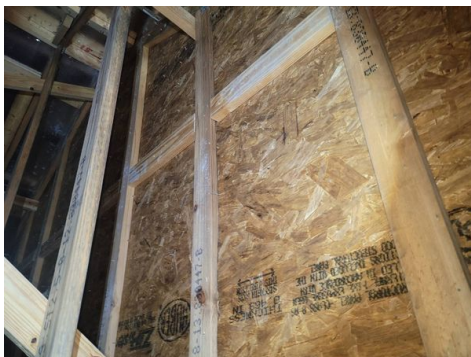
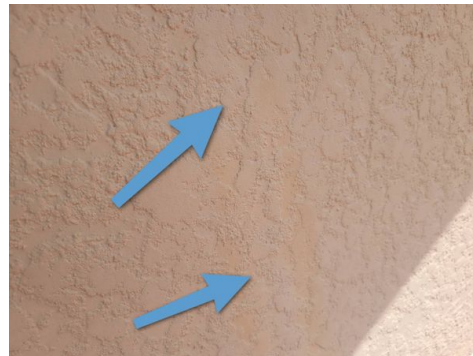
Exterior East

3.1.2 Wall Structure



WALL STAINING

There is staining visible on the exterior wall above the garage area. I also inspected the attic in the same area and there were no signs of water intrusion or damage visible at the time of the inspection. At this point, this is considered a cosmetic stain.



3.3.1 Exterior Electrical



OUTLET COVER- DAMAGED

There were damaged exterior outlet weather proof coverings. I recommend replacing these covers with properly rated exterior covers. See pictures below for the locations of the observations.

Recommendation

Contact a qualified handyman.



Lanai

4: ROOFING

		IN	NI	NP	O
4.1	Tile Roof Covering	X			X
4.2	Roof Drainage Systems	X			X
4.3	Eaves, Soffits & Fascia	X			
4.4	Flashings	X			
4.5	Roof Penetrations, Skylights & Chimneys	X			
4.6	Roof Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Roof

Material

Concrete Tile

Roof Type/Style

Combination Hip/Gable

Roof Drainage Systems: Gutter

Material

Aluminum

Roof Age Range

0-5 years

The age that we have estimated is just a professional estimation based on a visual observation. We make no guarantee as the the exact age of the roof. The roof is original to the home construction in 2018

Tile Roof Covering: Roof pictures

Tile roof pictures



Limitations

Flashings

FLASHING PERFORMANCE LIMITATIONS

Portions of the flashing are not visible and its condition and performance are often undetermined. Understand that there are limitation to portions of the flashing evaluation.

Observations

4.1.1 Tile Roof Covering

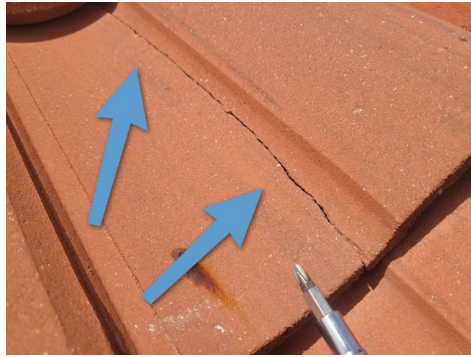
ROOF TILES- LOOSE/CRACKED/ BROKEN



We observed either loose, cracked or broken roofing tiles. Loose, cracked and broken tiles can often be a part of routine maintenance and is a common observation while inspecting tile roofs. See the enclosed pictures for further details on the conditions that we observed at the time of this inspection. We simply recommend that proper maintenance and repairs be performed by a qualified professional as needed.

Recommendation

Contact a qualified roofing professional.



4.2.1 Roof Drainage Systems

GUTTER-DEBRIS



Some debris has accumulated in the gutters. I recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.



4.2.2 Roof Drainage Systems

GUTTER- DAMAGED DOWNSPOUT



The gutter/downspout was damaged. Water flow can be restricted making the downspout not function as intended. I recommend repair or replace as needed to obtain the intended flow of the gutter.

Recommendation

Contact a handyman or DIY project



Exterior East

4.6.1 Roof Vents

 Major Concern

DRYER VENT- OBSTRUCTION

Lint appeared to be obstructing the dryer vent as observed from the roof. I recommend it be cleaned and addressed for proper and safe ventilation.

Recommendation

Contact a qualified professional.



5: AIR CONDITIONING & HEATING

		IN	NI	NP	O
5.1	Heating & Cooling Equipment	X			X
5.2	Distribution System	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Visual

Heating & Cooling Equipment:

Age of A/C Unit (Years)

4

Heating & Cooling Equipment:

Age of Air Handler (Years)

4

Heating & Cooling Equipment:

Location

Exterior East, Garage

Heating & Cooling Equipment:

Energy Source

Electric

Heating & Cooling Equipment:

Unit Type

Central HVAC System

Distribution System: Distribution

Material

Insulated Flex Duct



Thermostat Settings

These pictures show the thermostat settings before we started the home inspection and when we finished the inspection.



Distribution System: HVAC Duct Work Not Visible

Some of the HVAC duct work was not visible due to low clearance and limited access to the attic. I am unable to determine the condition of the duct work in the areas that were not accessible.

Limitations

General

LIMITATION TO AIR HANDLER EVALUATION

We do not remove screws to evaluate the condition of the air handler interior beyond the cover panel. As much as we would like to further evaluate every system, removing the covers is reserved for qualified professionals such as a licensed HVAC Technician. Our scope of evaluation is to identify how the system performed at the time of the inspection under normal operating conditions. We cannot guarantee or project the future performance of these systems. It is not uncommon for a system to later operate in a manner that was not consistent with its performance at the time of our inspection. We are limited to identifying how this system performed during the three hour window of our evaluation at the time of this inspection. Due to our limitation, it is my recommendation that you purchase a home warranty that would include any unforeseen surprises or expenses to the HVAC system.

Observations

5.1.1 Heating & Cooling Equipment



MICROBIAL GROWTH AT PLENUM BOX

There was some visual microbial growth observed at the plenum box. This is not uncommon when cold air escapes into a warm garage which can cause condensation and create environment for this type of growth. I recommend the plenum box evaluated for any potential air leaks. I recommend the microbial growth be cleaned and addressed as needed.

Recommendation

Contact a qualified HVAC professional.



6: ATTIC, INSULATION AND VENTILATION

		IN	NI	NP	O
6.1	Insulation	X			
6.2	Ventilation	X			
6.3	Exhaust Systems	X			
6.4	Trusses/ Sheathing	X			
6.5	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Insulation: Insulation Type

Fiberglass, Batt

Insulation: Insulation Depth

9"-12"

Ventilation: Ventilation Type

Roof Vents, Soffit Vents



Exhaust Systems: Exhaust Types

Fan Only

Trusses/ Sheathing: Attic Pictures

Attic Pictures



Limitations

General

NOT INSPECTED- PORTIONS OF THE ATTIC

There were certain portions of the attic that were not inspected due to the low clearance space, HVAC duct and insulation. The systems that were located in these unreachable areas were not visible/ inspected and their conditions were undetermined.

Trusses/ Sheathing

SHEATHING NOT VISIBLE- FOIL BARRIER

There was a radiant heat foil barrier installed in the attic to support energy efficiency. Due to the foil installation, a portion of the trusses and the sheathing were not visible at the time of this inspection.



7: GARAGE

		IN	NI	NP	O
7.1	Fixtures, Receptacles, Switches	X			
7.2	Overhead Garage Door	X			X
7.3	Windows			X	
7.4	Doors	X			
7.5	Floor, Walls and Ceilings	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Overhead Garage Door: Material
Metal

Overhead Garage Door: Type
Automatic

Garage Type
Attached, 3-Car

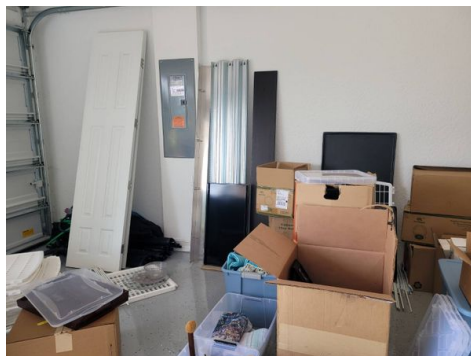


Limitations

General

PERSONAL BELONGINGS

Personal belongings obstructed visibility of portions of the garage. Due to this, it is possible that Items or issues can later be identified that were not visible at the time of the inspection based on the conditions I was provided.



Floor, Walls and Ceilings

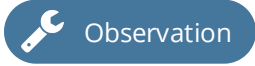
TYPICAL CRACKS

There was some typical cracking observed at the garage concrete floor. I simply recommend monitoring these cracks for movement



Observations

7.2.1 Overhead Garage Door



RAIL DAMAGE

One of the garage door rails is bent/damaged. I recommend further evaluation and repair or replace as needed.

Recommendation

Contact a qualified garage door contractor.



Double door

7.5.1 Floor, Walls and Ceilings



FLOOR PAINT PEELING OFF

Some of the garage floor paint is peeling off. I recommend repair as needed.



8: PLUMBING

		IN	NI	NP	O
8.1	Fixtures / Faucets	X			
8.2	Water Heater	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Main Water Shut-Off Device (Location)

Exterior Wall



Main Gas Shut-Off (Location)

N/A

Source

City Water

Water Heater: Power Source

Electric

Water Heater: Water Heater Capacity (Gallons)

50 Gal

Water Heater: Location

Garage

Water Heater: Age Of Hot Water Heater (Years)

4

Material - Supply Distribution

Pex, CPVC



Most Plumbing Not Visible- Home

There were minimal visible plumbing supply lines in the attic; therefore we cannot determine the condition of the non visible portions. The supply lines are marked on the report based on the visible plumbing pipes only. Based on the lack of our ability to visually see the pipes, the physical pipes were not a part of this inspection.

Water Heater: Manufacturer

AO Smith



Observations

8.2.1 Water Heater

ANNUAL MAINTENANCE FLUSH RECOMMENDED



Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. We simply recommend this be considered at some point in the near future as a normal maintaining your hot water heater.

[Here is a DIY link to help.](#)

Recommendation

Contact a qualified plumbing contractor.

9: ELECTRICAL

		IN	NI	NP	O
9.1	Service Entrance Conductors	X			
9.2	Electric Panel Pool	X			
9.3	Electric Panel Main	X			
9.4	Visible Wiring Conditions	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Branch Wiring
Copper

Wiring Method
Romex

Service Entrance Conductors:
Electrical Service Conductors
Below Ground, Multi-Strand Aluminum

Electric Panel Pool: Panel Capacity
80 AMP

Electric Panel Pool: Panel Type
Circuit Breaker

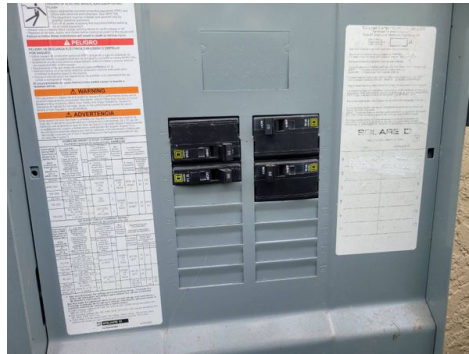
Electric Panel Pool: Panel Locations
Exterior Wall

Electric Panel Main: Panel Capacity
200 AMP

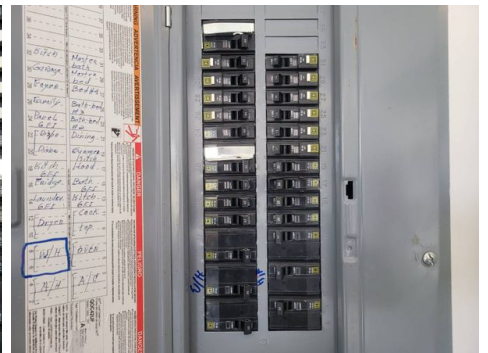
Electric Panel Main: Panel Type
Circuit Breaker

Electric Panel Main: Panel Locations
Garage

Electric Panel Pool: Panel Manufacturer
Square D



Electric Panel Main: Panel Manufacturer
Square D



10: LAUNDRY

		IN	NI	NP	O
10.1	Washer and Dryer		X		
10.2	Fixtures, Receptacles, Switches	X			
10.3	Walls & Ceilings	X			
10.4	GFCI & AFCI	X			
10.5	Polarity and Grounding of Receptacles	X			
10.6	Countertops & Cabinets	X			
10.7	Doors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Appliances Present

Washer, Dryer

Laundry room pictures



Limitations

Washer and Dryer

NOT INCLUDED/ WASHER AND DRYER

It was disclosed that the washer and dryer are not included in this sale. The appliances were not evaluated during this inspection.



11: KITCHEN

		IN	NI	NP	O
11.1	General	X			
11.2	Dishwasher	X			
11.3	Range/Oven/Cooktop	X			
11.4	Microwave	X			
11.5	Refrigerator	X			
11.6	Garbage Disposal	X			
11.7	Countertops & Cabinets	X			
11.8	Fixtures / Faucets	X			
11.9	Drain, Waste, & Vent Systems	X			
11.10	Receptacles / Outlets / Switches	X			
11.11	Polarity and Grounding of Receptacles	X			
11.12	GFCI & AFCI	X			
11.13	Separate Oven	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Range/Oven/Cooktop: Exhaust Hood Type
 Vented

Drain, Waste, & Vent Systems: Material
 PVC

Separate Oven: Exhaust Hood Type
 Re-circulate

General: Kitchen pictures

Enclosed are the general pictures of the kitchen.

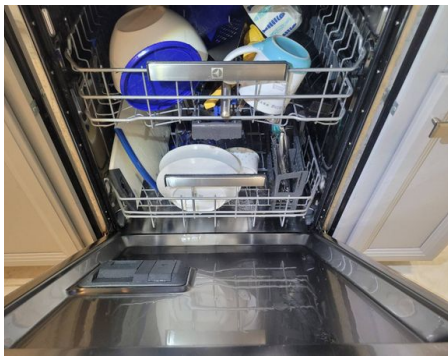


General: Appliance Protection Plan Recommended

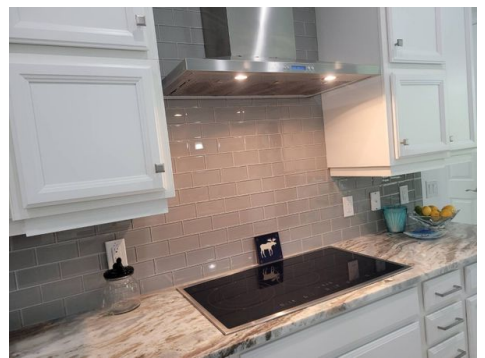
We operated and reported on all of the kitchen appliances as they performed at the time of this inspection. We can only testify as to how the appliances operated at the time of our inspection and we cannot guarantee the future performance of these appliances. Appliances can later operate in a manner that is not consistent with the way they performed at the time of our inspection. For your complete protection, we recommend you purchase an appliance protection plan before the purchase of this home to prevent any unforeseen appliance failures or expenses.

Dishwasher: Dishwasher Operated

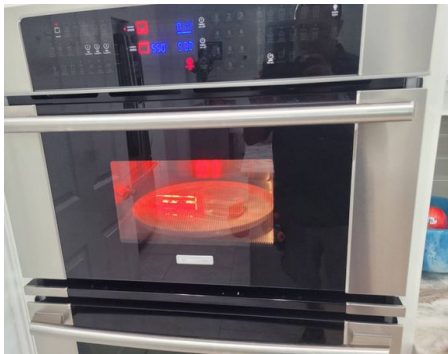
The dishwasher operated a complete cycle. I removed the bottom plate and there were no visible signs of leaks at the time of the inspection.



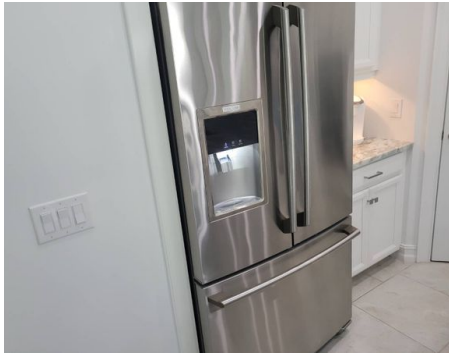
Range/Oven/Cooktop: Range/Oven Energy Source
Electric



Microwave: Microwave Operated



Refrigerator: Refrigerator Operating



Separate Oven: Oven Energy Source Electric



12: BATHROOMS

		IN	NI	NP	O
12.1	Receptacles/ Outlets/ Switches	X			
12.2	Polarity and Grounding of Receptacles	X			
12.3	GFCI & AFCI	X			
12.4	Walls & Ceilings	X			
12.5	Fixtures / Faucets	X			X
12.6	Drain, Waste, & Vent Systems	X			
12.7	Countertops & Cabinets	X			
12.8	Bathroom Exhaust Vents	X			
12.9	Shower/ Tub	X			
12.10	Toilet(s)	X			
12.11	Door	X			
12.12	Floor	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Drain, Waste, & Vent Systems:

Material

PVC

Bathroom Pictures



Master Bathroom



Guest Bathroom South



Guest Bathroom East



Limitations

General

SHOWER PAN LIMITATIONS

This inspection is a limited visual inspection. One specific area of concern can be leaking shower pans. Unfortunately, home inspections are limited and conditions of operation are not consistent with possible results of normal use as well as the weight of the individual in the shower while the water is running. Sometimes the flexing of the tile due to the weight can stimulate the potential leaks. We can only report on what we observed while running the shower with no weight load. There were no visible leaks observed at the time of our home inspection but this does not guarantee that no leaks will exist in the near future. Again, it should be noted that this is a limited inspection and leaks could take place when the shower is used under normal lived in use.

Observations

12.5.1 Fixtures / Faucets

LOW WATER PRESSURE SINKS



There was lower than usual water pressure observed at the bathroom sink pictured on this report. I simply recommend cleaning the aerator filter under the sink faucet and testing again. Address further if needed.

Recommendation

Contact a handyman or DIY project



Master Bathroom left sink

13: INTERIOR/ ROOMS

		IN	NI	NP	O
13.1	Floors	X			
13.2	Fixtures, Receptacles, Switches	X			X
13.3	Polarity and Grounding of Receptacles	X			
13.4	Steps, Stairways & Railings			X	
13.5	Doors	X			X
13.6	Windows	X			X
13.7	Ceiling Fans			X	
13.8	Smoke Detectors	X			
13.9	Walls & Ceilings	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Floors: Floor Coverings

Tile

Interior Rooms

Pictures of interior



Living Room



Dining Room



Office/Den



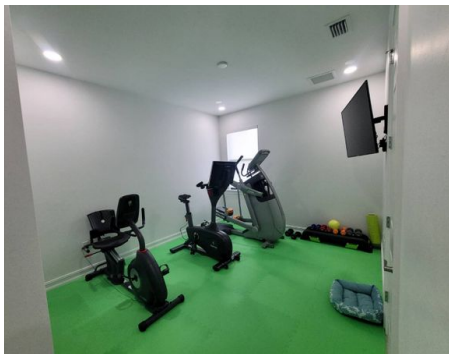
Master Bedroom



South Bedroom



East Bedroom



Northeast Bedroom

Limitations

General

AIR QUALITY/MOLD-NOT TESTED

The home owner chose not to do any air quality testing when we offered this service to detect potential elevated levels of mold in the home at the time of this inspection. This offer was made to the buyer while booking this inspection. If this is a concern to you, then I would recommend that the proper actions be taken and that you hire a qualified professional to further examine and test for these potential conditions in this home. Be advised that mold conditions in the home can change from one day to the next.

Conditions at the time of the home inspection can greatly vary only a few days later. We always advise our clients to strongly consider all of the ways they can protect their investment before they make this purchase and performing the Air Quality Test is our recommendation. It should be noted that the home inspection is not in any way a mold inspection and it is your responsibility to take further action if this is in any way a concern for you before you purchase the property.

General

LIMITATIONS OF MOISTURE IDENTIFICATION

This inspection is limited to a visual observation as the home presented itself at the time of this inspection. It is possible that moisture could be trapped behind walls that has not yet stained the drywall or presented itself as evident. Any damage occurring that is concealed or behind drywall is not a part of this inspection and cannot be identified. There are certain risks when purchasing a home and there are limitations that go beyond the scope of a visual inspection. These areas of limitations should be understood before the purchase of this home.

Floors

SOME FLOORING AREAS NOT VISIBLE

Due to the current homeowners furniture and/ or area rugs, some of the floors were not visible during this inspection.

Floors

UNABLE TO DETERMINE CONDITION UNDER TILE

During this inspection we are unable to determine the condition of the flooring underneath tile floors or any other finished flooring building materials.

Fixtures, Receptacles, Switches

SOME OUTLETS NOT TESTED

Due to the furnishings in the home a number of outlets were not accessible and were not tested.

Smoke Detectors

SMOKE DETECTOR BATTERIES

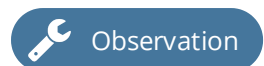
I always recommend replacing all batteries and testing the smoke detectors again before moving into the home. The smoke detectors operated when we tested, but they should be tested every month and should be tested again when you move into the home. I recommend changing the batteries as a safety measure.

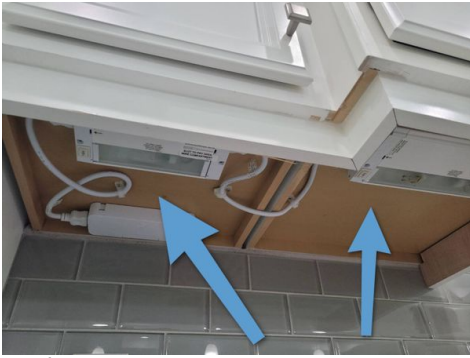
**Observations**

13.2.1 Fixtures, Receptacles, Switches

LIGHT INOPERABLE

The light was not operating at the time of the inspection. I recommend replacing the light bulb and testing again for proper operation.





Kitchen



13.5.1 Doors

DOOR REMOVED



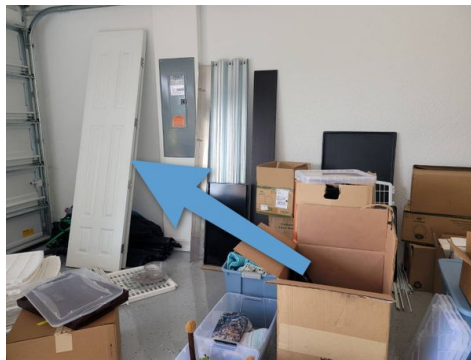
One of the interior doors and frame was removed. I recommend reinstalling the door and frame as needed.

Recommendation

Contact a qualified handyman.



Northeast Bedroom



13.6.1 Windows

FAILED SEAL



Fog/ condensation was observed between the window panes, which indicates a possible failed seal. I recommend further evaluation and repair or replace as needed

Recommendation

Contact a qualified window repair/installation contractor.



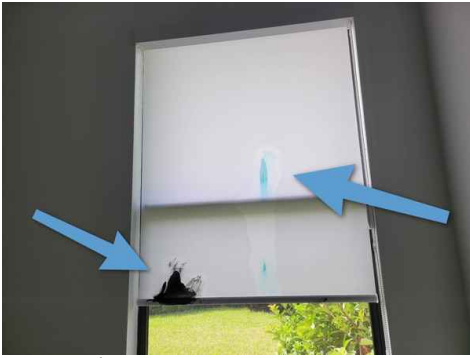
Office/Den

13.6.2 Windows

WINDOW TREATMENT/REPAIR



There was some damage observed to the window treatment shade. Repair/replace as needed.



East Bedroom

13.9.1 Walls & Ceilings



DRYWALL TAPE/JOINT CRACK

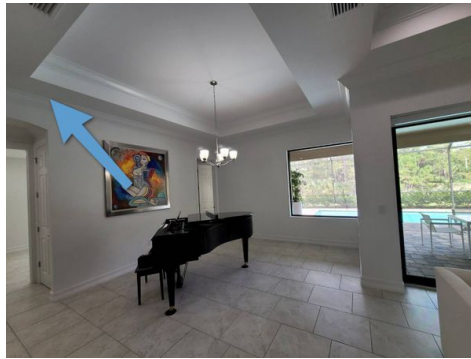
There are some drywall tape or joint cracks visible in the interior of the home. I recommend repairing as needed.

Recommendation

Contact a qualified drywall contractor.



Master Bedroom closet



STANDARDS OF PRACTICE

Grounds

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Exterior

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Air Conditioning & Heating

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Attic, Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the

primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.