

A Buyer's Choice Home Inspections - Clearwater
2422 Parkstream Ave
Clearwater, FL 33759

Inspection Report



123 Main Street
Mayberry, FL 33759

A Buyer's Choice Home Inspections - Clearwater

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123 Main Street Mr Mrs Jones
13:44 November 19, 2012

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Main Street
City Mayberry State FL Zip 33759
Contact Name Mr. & Mrs. Jones
Phone 555-555-1515 Fax N/A

Client Information

Client Name Mr. & Mrs. Jones
Client Address 123 Main Street
City Mayberry State FL Zip 33759
E-Mail Jones@anywhere.com

Inspection Company

Inspector Name Jeff W. Robinson
Company Name A Buyer's Choice Home Inspections - Clearwater
Address 2422 Parkstream Ave
City Clearwater State FL Zip 33759
Phone 727-489-6155 Fax 727-683-9221
E-Mail Jeff.Robinson@ABuyerChoice.com
File Number Jones_111912_1
Amount Received Very Reasonable

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 14 Entrance Faces
Inspection Date 11/19/2012
Start Time 10:00 End Time 12:00
Electric On Yes
Gas/Oil On Not Applicable
Water On Yes
Temperature 80
Weather Sunny Soil Conditions Dry
Space Below Grade None
Building Type Single family Garage Attached
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service

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Invoice

Inspector Name Jeff W. Robinson
Company Name A Buyer's Choice Home Inspections - Clearwater
Tax #: N/A

Invoice Number: Jones_111912_1
Date: 11/19/2012
Client Name: Mr. & Mrs. Jones
Client Address: 123 Main Street
Client City, State Zip Mayberry, FL 33759
Property Address: 123 Main Street
Property City, State Zip Mayberry, FL 33759

Services	Amount
Home Inspection	\$150.00 and up
90 Day Warranty	FREE
Wind Mitigation	
Roof Certification	
4-Point	
Subtotal	
Tax	
Total	Very Reasonable

Method of Payment: VISA

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.

If you have any questions about your home inspection, please call us at 727-489-6155

Lots and Grounds

Proper grading is important to keep water away from the foundation. The soil should slope at least 1 inch per foot and at least 6 feet from the foundation to prevent problems caused by excessive water. Excessive water at the foundation can cause settlement of the soil and lead to cracking of foundations and walls and water entry into the building. The water discharged from roof and downspouts should be directed away for the same reason.

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- 1. Acceptable Driveway: Concrete
- 2. Acceptable Walks: Concrete--- 9/13/12 - Concrete replace and trip hazard removed.

Trip hazard on rear walk.



- 3. Acceptable Steps/Stoops: Concrete, Cool crete
- 4. Acceptable Porch: Concrete
- 5. Acceptable Patio: Concrete, Cool crete
- 6. Not Present Deck:
- 7. Not Present Balcony:
- 8. Acceptable Grading: Flat
- 9. Not Present Swale:
- 10. Acceptable Vegetation: All
- 11. Not Present Window Wells:
- 12. Acceptable Retaining Walls: Wood
- 13. Acceptable Exterior Surface Drain: Surface drain
- 14. Not Inspected Fences:
- 15. Not Inspected Lawn Sprinklers:

Exterior Surface and Components

The objective of inspecting the exterior surfaces and components is to identify major deficiencies in the condition of the exterior components of the property.

Exterior components require maintenance and repairs depending on construction methods and environmental conditions. Minor cracks found on exterior surfaces such as block walls are typically cosmetic in nature. This type of crack is usually caused by settlement, shrinkage of building materials or thermal expansion and contraction. Small cracks of this type are may not mentioned in this report.

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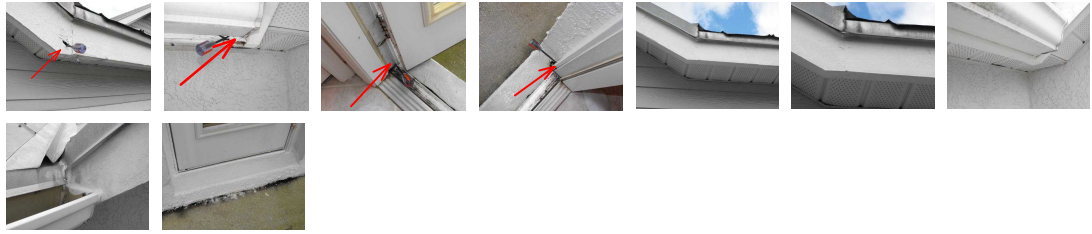
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Entire structure. Exterior Surface

- 1. Acceptable Type: Block, Wood frame
- 2. Acceptable Trim: Wood--- 9/13/12 - Damaged wood replaced and painted.

Wood rot

Exterior Surface and Components (Continued)



- 3. Acceptable Fascia: Wood
- 4. Acceptable Soffits: Aluminum
- 5. Acceptable Door Bell: Hard wired
- 6. Acceptable Entry Doors: Metal, Glass
- 7. Acceptable Patio Door: Metal sliding
- 8. Acceptable Windows: Aluminum single hung
- 9. Not Present Storm Windows:
- 10. Acceptable Window Screens: Vinyl mesh
- 11. Not Present Basement Windows:
- 12. Acceptable Exterior Lighting: Surface mount
- 13. Acceptable Exterior Electric Outlets: 110 VAC
- 14. Acceptable Hose Bibs: Rotary
- 15. Acceptable Gas Meter: Exterior surface mount at side of home
- 16. Acceptable Main Gas Valve: Located at gas meter



Roof

9/13/2012 - All repairs to the roof have been completed.

The roof is inspected for the condition of the covering, soundness of the structure, water penetration, condition of any chimneys and flashing, and the effectiveness of drainage.

The main purpose of the roof is protect the house from the elements - wind, snow, rain and the sun. The inspection must determine how well the roof can do its job.

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Main Roof Surface

- 1. Method of Inspection: Ladder at eaves
- 2. Acceptable Unable to Inspect: 20%
- 3. Acceptable Material: Metal--- 9/13/2012 - All repairs have been completed.

Screws attaching panels to sheathing raised in several locations. Roofer needs to resecure. Also one panel on rear of house raised slightly.



Roof (Continued)

- 4. Type: Gable
- 5. Approximate Age: 16 Yrs
- 6. Acceptable Flashing: Aluminum
- 7. Acceptable Valleys: Metal
- 8. Not Present Skylights:
- 9. Acceptable Plumbing Vents: Lead wrapped PVC
- 10. Acceptable Electrical Mast: Underground utilities
- 11. Acceptable Gutters: Aluminum
- 12. Acceptable Downspouts: Aluminum
- 13. Not Present Leader/Extension:
- Not present Chimney

- 14. Not Present Chimney:
- 15. Not Present Flue/Flue Cap:
- 16. Not Present Chimney Flashing:

Garage/Carport

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Attached Garage

- 1. Type of Structure: Attached Car Spaces: 2
- 2. Acceptable Garage Doors: Metal
- 3. Acceptable Door Operation: Mechanized
- 4. Acceptable Door Opener: Overhead Door
- 5. Acceptable Exterior Surface: Same as house.
- 6. Acceptable Roof: Same as house.
- 7. Acceptable Roof Structure: Same as house.
- 8. Acceptable Service Doors: Metal
- 9. Acceptable Ceiling: Texture painted
- 10. Acceptable Walls: Paint
- 11. Acceptable Floor/Foundation: Poured slab
- 12. Not Present Hose Bibs:
- 13. Acceptable Electrical: 110 VAC
- 14. Not Present Smoke Detector:
- 15. Not Present Heating:
- 16. Not Present Windows:
- 17. Acceptable Gutters: Aluminum
- 18. Acceptable Downspouts: Aluminum
- 19. Acceptable Leader/Extensions: Present

Electrical

The electrical inspection includes the visual inspection of the service entrance from the masthead and meter box to the main panel, main panels and sub-panels, branch circuit wiring, junction boxes, outlets and fixtures. Cover to main panels are removed for inspection and outlets are tested but we are unable to determine what is going on behind walls or ceilings.

All Standards of Practice state that the electrical inspection is a VISUAL inspection and not a code inspection. Always use a Licensed Electrical Contractor when modifying your electrical system.

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1. Service Size Amps: 200 Volts: 110-240 VAC

2. Acceptable Service: Copper



3. Acceptable 120 VAC Branch Circuits: Copper



4. Acceptable 240 VAC Branch Circuits: Copper



5. Acceptable Aluminum Wiring: No single strand

6. Acceptable Conductor Type: Non-metallic sheathed cable

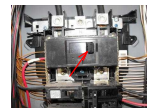
7. Acceptable Ground: Rod in ground only

8. Acceptable Smoke Detectors: Battery operated

Garage Electric Panel

9. Acceptable Manufacturer: Square D

10. Maximum Capacity: 200 Amps



11. Acceptable Main Breaker Size: 200 Amps

12. Acceptable Breakers: Copper

13. Not Present Fuses:

14. Not Present AFCI:

15. Acceptable GFCI: Kitchen and bathrooms

16. Is the panel bonded? Yes

Structure

The structure of the home is its skeleton, including the foundation and footings, the roof, and the framework. The structure is not seen in its entirety except during the construction process. Once completed, much of the structure is buried below the ground or hidden behind the coverings.

Our inspection is done by looking for clues to what is going on under the surface. Surface cracks, sagging of structural members or water stains may indicate structure components are not performing properly.

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1. Acceptable Structure Type: Masonry, Wood frame, Stucco
2. Acceptable Foundation: Poured
3. Acceptable Differential Movement: No movement or displacement noted
4. Acceptable Beams: Not visible
5. Acceptable Bearing Walls: Block, Frame
6. Acceptable Joists/Trusses: 2X4
7. Not Present Piers/Posts:
8. Acceptable Floor/Slab: Poured slab
9. Not Present Stairs/Handrails:
10. Acceptable Subfloor: Poured slab

Attic

It is recommended that the attic be checked every 3 months for leaks. If a leak is observed early, damage can drastically be reduced by making the needed roof repair. Accessible attic visible surfaces are observed and probed for signs of deterioration. Note that access is limited to visible surfaces. Surfaces covered with insulation or limited access from a lack of head room or storage cannot be checked.

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Main Attic

1. Method of Inspection: From the attic access
2. Acceptable Unable to Inspect: 80%
3. Acceptable Roof Framing: 2x4 Truss
4. Acceptable Sheathing: Plywood
5. Acceptable Ventilation: Ridge and soffit vents
6. Acceptable Insulation: Blown in--- Recommend additional insulation be installed.
7. Acceptable Insulation Depth: 8"
8. Not Present Vapor Barrier:
9. Not Present Attic Fan:
10. Not Present House Fan:
11. Acceptable Wiring/Lighting: 110 VAC
12. Not Present Moisture Penetration:
13. Acceptable Bathroom Fan Venting: Electric fan

Air Conditioning

This report should not be read as a prediction of the remaining life span of the system. Typical life spans of equipment may range from 8-12 years, but there are many exceptions to this rule.

Most air conditioning compressors are warranted for only 5 years. Replacement of the compressor alone could cost from \$800-\$1500 or more. We suggest that you purchase a warranty or extended service contract to cover the cost of replacement or repair. The defects or failure can occur at any time, and the inspections in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning.

We suggest that all equipment be serviced at least twice a year by a qualified HVAC contractor. Regular service is very important for efficient operation and to achieve maximum life span. Filters in all forced air systems should be changed monthly.

HEAT PUMPS: A heat pump operates exactly the same as an air conditioner when its cooling. When heating, it operates in a reverse cycle, using the same components that are used in the cooling mode. A valve located in the outdoor condensing unit reverses the flow of refrigerant to change from cooling to heating. Instead of extracting heat from the indoor air and exchanging it outdoors in the cooling mode, it extracts heat from the outdoor air and exchanges it indoors in the heating mode. A heat pump is a more energy efficient method of heating than electric heat typically used with regular air conditioning, because it is easier to move heat than it is to create heat. While air conditioning, function and efficiency are the same. Some are more efficient than others. This is also true for regular air conditioners.

Most heat pumps have a supplemental electric heat strip located inside the air handler. This provides additional heat when the outdoor temperatures are very low and the heat pump is not able to extract heat from the colder air. A heat pump is operated in cooling mode only in warmer weather and heating mode only in cooler weather. Normal ranges are 14-22 degrees when cooling and 20-28 degrees when heating without supplemental heat. This is the difference in temperature when entering the air handler and leaving the air handler which is called the temperature differential .

Some units have a heat recovery unit installed at the condensing unit. This device is connected to the water heater. It heats water in the water heater using waste heat from the condensing unit which saves energy. A pump on the unit circulates water to the water heater.

Mold could be present in the air handler and/or ductwork except on new equipment. We see a mold source in almost every air handler we open. Some molds are harmful to some individuals, especially those with allergies, asthma, lung problems or immune deficiencies. If this is of particular concern to you, further testing to verify the presence or absence of harmful substances may be warranted. You may wish to consult an indoor air specialist for testing.

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Main AC System

1. Acceptable A/C System Operation: Functional
2. Acceptable Condensate Removal: PVC
3. Acceptable Exterior Unit: Pad mounted
4. Manufacturer: Trane
5. Model Number: 4TWX60608 Serial Number: 61246PD2F
6. Area Served: Entire unit Approximate Age: 6 YRs
7. Fuel Type: 220 VAC Temperature Differential: 18
8. Type: Heat pump Capacity: 5 Ton
9. Acceptable Visible Coil: Copper core with aluminum fins--- Clear vegetation to provide 3 ft of clearance around unit.
10. Acceptable Refrigerant Lines: Low pressure and high pressure
11. Acceptable Electrical Disconnect: Breaker disconnect
12. Acceptable Exposed Ductwork: Insulated flex
13. Acceptable Blower Fan/Filters: Direct drive with disposable filter
14. Acceptable Thermostats: Electronic

Plumbing

The plumbing system is hidden behind the walls so we perform a visual inspection of the exposed supply and waste distribution piping and fixtures, reporting any defects found in the system and explain those defects. Water is run through all faucets for proper operation, hot water on left, cold water on the right sides of fixtures and the drainage checked for flow.

The temperature pressure relief valve on the water heater should be tested upon moving in and on a regular basis thereafter. This is an important safety device that prevents the water heater from exploding in the rare event of a defect in the built in operating and safety controls. We do not test these valves.

Wells, septic systems, sewer lines and water treatment equipment are not inspected and are expressly excluded from the inspection and report.

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1. Acceptable Service Line: PVC
2. Acceptable Main Water Shutoff: Side of house.
3. Acceptable Water Lines: Copper
4. Acceptable Drain Pipes: PVC
5. Acceptable Service Caps: Accessible
6. Acceptable Vent Pipes: PVC
7. Not Present Gas Service Lines:

Garage Water Heater

8. Acceptable Water Heater Operation: Adequate
9. Manufacturer: Lochinvar



10. Model Number: DVN052 Serial Number: BD6122640
11. Type: Natural gas Capacity: 48 Gal
12. Approximate Age: 7 Yrs Area Served: Entire unit
13. Acceptable Flue Pipe: PVC
14. Acceptable TPRV and Drain Tube: Copper

Bathroom

Ceramic showers are typically lined with a waterproofing material placed beneath the floor tile. This material is called a pan. The pan captures and diverts the water to the floor drain. Older pans often develop leaks. Occasionally, small leaks are present and very difficult to detect. This is especially true if the shower is not in use daily. Although care is taken during the inspection, the report is not an assurance that future repairs will not be needed. We check for leakage on the floors and baseboards adjacent to the showers.

Tile walls in the tub and shower areas are tapped to test for signs of deterioration.

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Master Bathroom

- 1. Not Present Closet:
- 2. Acceptable Ceiling: Texture painted
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Tile
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Aluminum single hung
- 7. Acceptable Electrical: 110 VAC GFCI
- 8. Acceptable Counter/Cabinet: Composite and wood
- 9. Acceptable Sink/Basin: Ceramic
- 10. Acceptable Faucets/Traps: Delta fixtures with a metal trap
- 11. Acceptable Tub/Surround: Fiberglass tub and ceramic tile surround
- 12. Acceptable Shower/Surround: Fiberglass pan and tile surround
- 13. Not Present Spa Tub/Surround:
- 14. Acceptable Toilets: Standard
- 15. Acceptable HVAC Source: Heat Pump
- 16. Acceptable Ventilation: Electric ventilation fan with heater

1st floor hallway. Bathroom

- 17. Acceptable Closet: Single bi-fold
- 18. Acceptable Ceiling: Texture painted
- 19. Acceptable Walls: Paint
- 20. Acceptable Floor: Tile
- 21. Acceptable Doors: Hollow wood, French
- 22. Not Present Windows:
- 23. Acceptable Electrical: 110 VAC GFCI
- 24. Acceptable Counter/Cabinet: Wood, Formica
- 25. Acceptable Sink/Basin: Ceramic
- 26. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
- 27. Acceptable Tub/Surround: Ceramic tub and tile surround
- 28. Acceptable Shower/Surround: Same as tub
- 29. Not Present Spa Tub/Surround:
- 30. Acceptable Toilets: Standard
- 31. Acceptable HVAC Source: Heat Pump
- 32. Acceptable Ventilation: Electric ventilation fan

Kitchen

We inspect appliances by turning them on briefly. Extensive testing of timers, thermostats, and other controls is not performed. No report can be made regarding the effectiveness of any appliance. (Example: it is not possible to thoroughly check a washer and dryer without a full load of clothes.) The inspection only determines if the appliance runs.

We recommend you purchase a warranty or service contract for these items to cover the cost of replacement or repair.

REFRIGERATOR MAINTENANCE:

Refrigerator maintenance of your refrigerator will pay for itself in terms of better efficiency and a longer life. Refrigerators, like air conditioners, move a lot of air across the condenser coils located behind the grill under the door. With this air comes dust, pet hair and lint that clings to the coils, reducing their ability to dissipate heat. When this happens, the compressor runs longer and cools less. This makes for an inefficient appliance and higher electric bills. Cleaning these coils twice a year makes a big difference and will only take minutes.

In addition to the condenser coil, a refrigerator also has an evaporator coil or plate which also needs regular cleaning. The location of the evaporator plate or coil will vary. On older models, the evaporator coil is next to the compressor at the appliance's back behind an access panel. Newer models usually have an exposed coil in the form of a large metal grid on the refrigerator's back.

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1st Floor Kitchen

1. Acceptable	Cooking Appliances: Functional
2. Acceptable	Ventilator: Functional
3. Acceptable	Disposal: Functional
4. Acceptable	Dishwasher: Functional
5. Air Gap Present? Yes	
6. Not Present	Trash Compactor:
7. Acceptable	Refrigerator: Functional
8. Acceptable	Microwave: Functional
9. Acceptable	Sink: Corian
10. Acceptable	Electrical: 110 VAC GFCI
11. Acceptable	Plumbing/Fixtures: PVC
12. Acceptable	Counter Tops: Composite
13. Acceptable	Cabinets: Laminate and wood
14. Acceptable	Pantry: Built in cabinets
15. Acceptable	Ceiling: Texture painted
16. Acceptable	Walls: Paint
17. Acceptable	Floor: Tile
18. Acceptable	Doors: Wood slider
19. Acceptable	Windows: Aluminum single hung
20. Acceptable	HVAC Source: Heat Pump

Bedroom

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Master Bedroom

- 1. Acceptable Closet: Walk In
- 2. Acceptable Ceiling: Texture painted
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Aluminum single hung
- 7. Acceptable Electrical: 110 VAC
- 8. Acceptable HVAC Source: Heat Pump
- 9. Acceptable Smoke Detector: Battery operated

1st floor middle Bedroom

- 10. Acceptable Closet: Double bi-fold
- 11. Acceptable Ceiling: Texture painted
- 12. Acceptable Walls: Paint
- 13. Acceptable Floor: Carpet
- 14. Acceptable Doors: Hollow wood
- 15. Acceptable Windows: Aluminum single hung
- 16. Acceptable Electrical: 110 VAC
- 17. Acceptable HVAC Source: Heat Pump
- 18. Acceptable Smoke Detector: In hallway

1st floor rear Bedroom

- 19. Acceptable Closet: Double bi-fold
- 20. Acceptable Ceiling: Texture painted
- 21. Acceptable Walls: Paint
- 22. Acceptable Floor: Carpet
- 23. Acceptable Doors: Hollow wood
- 24. Acceptable Windows: Aluminum single hung
- 25. Acceptable Electrical: 110 VAC
- 26. Acceptable HVAC Source: Heat Pump
- 27. Acceptable Smoke Detector: In hallway

Living Space

Minor cracks on interior surfaces are typically cosmetic in nature. This type of cracking is usually caused by settlement, shrinkage of building material or thermal expansion and contraction. Small cracks of this type are not mentioned in the inspection report.

We cannot determine the condition of floors underneath carpeting and other floor coverings. The condition of concealed floors is specifically excluded from the inspection and report.

Occupied structures limits view of many surfaces. Furniture and storage cannot be moved.

This limits the inspection and additional defects may be present.

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Living Room Living Space

- 1. Not Present Closet:
- 2. Acceptable Ceiling: Texture painted
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Carpet
- 5. Not Present Doors:
- 6. Acceptable Windows: Aluminum single hung
- 7. Acceptable Electrical: 110 VAC
- 8. Acceptable HVAC Source: Heat Pump
- 9. Not Present Smoke Detector:

Dining Room Living Space

- 10. Not Present Closet:
- 11. Acceptable Ceiling: Texture painted
- 12. Acceptable Walls: Paint
- 13. Acceptable Floor: Tile
- 14. Acceptable Doors: French
- 15. Acceptable Windows: Aluminum single hung
- 16. Acceptable Electrical: 110 VAC
- 17. Acceptable HVAC Source: Heat Pump
- 18. Not Present Smoke Detector:

Family Room Living Space

- 19. Not Present Closet:
- 20. Acceptable Ceiling: Texture painted
- 21. Acceptable Walls: Paint
- 22. Acceptable Floor: Tile
- 23. Acceptable Doors: Metal sliders
- 24. Not Present Windows:
- 25. Acceptable Electrical: 110 VAC
- 26. Acceptable HVAC Source: Heat Pump
- 27. Not Present Smoke Detector:

Laundry Room/Area

DRYER MAINTENANCE:

Adequate venting of your dryer is priority. Vents clogged with lint, or crushed or kinked vents can and do cause fires. The vent itself and the outlet screen should be cleaned of lint and debris twice a year. We suggest cleaning of the vent when you move into the home.

During a typical home inspection, we usually cannot observe or evaluate the inside of the dryer vent. Usually, the vent itself is blocked or partly blocked from view by the dryer and/or wallboard finished walls and insulation.

We suggest that you make sure the vent is of proper material and is properly installed. Here is why we make these suggestions: The U.S. Consumer Product Safety Commission (CPSC) estimates that in 1997, there were 16,700 fires, 30 deaths and 430 injuries associated with clothes dryers. Some of these fires occur when lint builds up in the filter or in the exhaust duct. Under certain conditions, when lint blocks the flow of air, excessive heat build-up can cause a fire in some dryers.

To prevent fires, closely follow manufactures' instructions for new installations. Most manufacturers specify the use of rigid or flexible metal ducts to provide a minimum restriction of air flow. Source: CPSC Document #5022

Washing machines cannot be properly tested without a full load of wash.

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Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

1st Floor Laundry Room/Area

- | | |
|-----------------|--|
| 1. Not Present | Closet: |
| 2. Acceptable | Ceiling: Texture painted |
| 3. Acceptable | Walls: Paint |
| 4. Acceptable | Floor: Tile |
| 5. Acceptable | Doors: Hollow wood |
| 6. Not Present | Windows: |
| 7. Acceptable | Electrical: 110 VAC/220 VAC |
| 8. Not Present | Smoke Detector: |
| 9. Acceptable | HVAC Source: Heat Pump |
| 10. Acceptable | Laundry Tub: PVC--- In garage |
| 11. Acceptable | Laundry Tub Drain: PVC |
| 12. Acceptable | Washer Hose Bib: Rotary |
| 13. Acceptable | Washer and Dryer Electrical: 110-240 VAC |
| 14. Acceptable | Dryer Vent: Metal flex |
| 15. Not Present | Dryer Gas Line: |
| 16. Acceptable | Washer Drain: Wall mounted drain |
| 17. Not Present | Floor Drain: |

Pool

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Pool Information

Location: Behind home

Pool (Continued)

Width: 12' Approx Length: 22' Approx Depth: 6'
 Current Status: Open operation Depth to Water: 6"
 Acceptable Type: In ground
 Not Inspected Water Sample Testing:
 Not Inspected Chlorine: PH: Not tested. Stabilizer: Not tested.
 Acceptable Clarity: Clear
 Acceptable Cleanliness: Clean
 Acceptable Circulation: Adequate flow and circulation

Components

Acceptable Liner: Concrete--- Slows some staining.

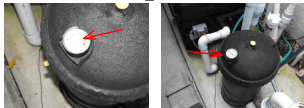


Acceptable Deck: Cool Crete--- Normal minor cracks.
 Acceptable Coping: Cool crete
 Acceptable Draining: Bottom Drain
 Acceptable Skimmer: Strainer basket
 Acceptable Pump Motor: 1.5 hp



Acceptable Filter: Filter cartridge
 Acceptable Electrical: 110 VAC
 Acceptable Breaker: Breaker disconnect
 Acceptable Plumbing: PVC
 Not Present Filler Pipe:
 Acceptable Shut-off Valve: Multi-port
 Acceptable Back Wash Valve: Multi-port
 Acceptable Heater: Natural gas
 Acceptable Fuel Supply Line: Cast iron
 Acceptable Gauges and Controls: Pressure gauge--- 9/13/2012 - Gauge replaced.

Needs replaced. Cracked cover.



Acceptable Chlorinator: Automatic



Acceptable Auto Cleaner: Bottom sweeper
 Acceptable Ladder/Steps: Poured steps in pool body
 Not Present Hand Rails:
 Acceptable Pool Enclosure: Screened Enclosure

Accessories

Not Present Diving Board:
 Not Present Slide:
 Not Present Pool Covering:

Pool (Continued)

Acceptable

Lights: Submerged lighting