



FLORIDA
BUILDING
INSPECTORZ

FLORIDA BUILDING INSPECTORZ

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INTERNACHI RESIDENTIAL

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04/27/2026



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MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

SUMMARY

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.1.2 Roof - Coverings: Degranulation
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Debris
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.2.3 Roof - Roof Drainage Systems: Downspouts Missing/Damaged
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- 🔧 3.5.1 Exterior - Eaves, Soffits & Fascia: Soffit Damaged
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
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- ⊖ 5.1.1 Cooling - Cooling Equipment: Filter Needs Replaced
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- ⊖ 5.1.3 Cooling - Cooling Equipment: General Damage
- ⊖ 6.1.1 Plumbing - Main Water Shut-off Device: Leak
- 🔧 6.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Caulk
- 🔧 6.2.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Faucet
- 🔧 6.2.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet - Loose
- 🔧 6.2.4 Plumbing - Water Supply, Distribution Systems & Fixtures: Shower Head - Leaking
- ⊖ 6.2.5 Plumbing - Water Supply, Distribution Systems & Fixtures: Evidence of Previous Leak
- ⊖ 6.2.6 Plumbing - Water Supply, Distribution Systems & Fixtures: Water Stopper
- ⚠️ 7.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Receptacle Loose
- ⊖ 7.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Switch(es) Unidentified
- 🔧 7.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Light Flickers
- ⚠️ 7.5.1 Electrical - GFCI & AFCI: Missing GFCI Protection
- ⚠️ 7.6.1 Electrical - Smoke Detectors: Smoke Detectors
- ⚠️ 8.2.1 Fireplace - Damper Doors: Firebox Damage
- ⊖ 10.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch

- ⊖ 10.1.2 Doors, Windows & Interior - Doors: Door - General Damage
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Damaged
- 🔧 10.3.1 Doors, Windows & Interior - Floors: Damaged (General)
- ⊖ 10.3.2 Doors, Windows & Interior - Floors: Moisture Damage
- 🔧 10.4.1 Doors, Windows & Interior - Walls: Cracks - Minor
- ⊖ 10.4.2 Doors, Windows & Interior - Walls: Wall Damage/Missing Paint
- ⊖ 10.4.3 Doors, Windows & Interior - Walls: Stain(s)
- ⊖ 10.5.1 Doors, Windows & Interior - Ceilings: Minor Damage
- 🔧 10.5.2 Doors, Windows & Interior - Ceilings: Stain(s) on Ceiling
- ⊖ 10.5.3 Doors, Windows & Interior - Ceilings: Ceiling Crack
- ⊖ 11.5.1 Kitchen - Countertops & Cabinets: Cabinets/Drawers Damaged
- ⊖ 14.3.1 Irrigation - Controls: Zones

1: INSPECTION DETAILS

Information

In Attendance

Client, Inspector

Occupancy

Vacant

Style

Ranch

Temperature (approximate)

73 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Dry, Hot

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Roof

Roof Type/Style

Combination

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Metal

Deficiencies

2.1.1 Coverings

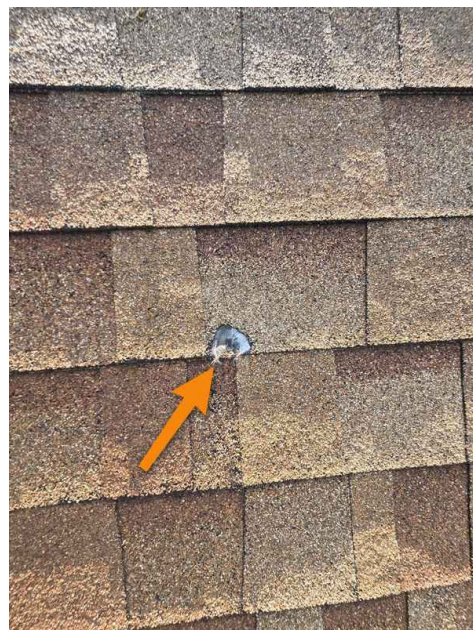
 Recommendation

DAMAGED (GENERAL)

Roof coverings showed general damage. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at time of inspection.

Recommendation

Contact a qualified professional.



2.1.2 Coverings

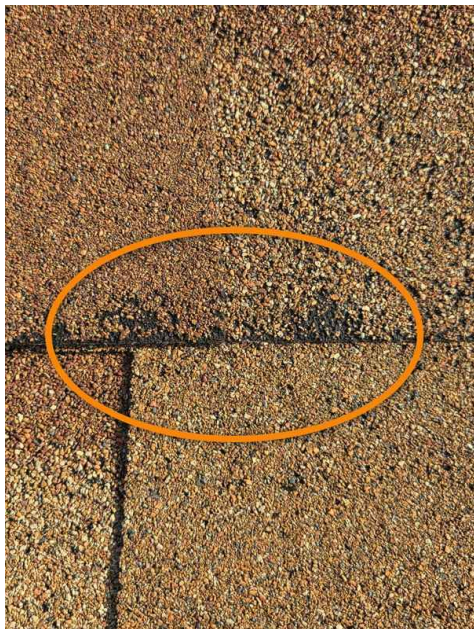
 Recommendation

DEGRANULATION

The roof shows signs of degranulation. This is normal of roofs of any age. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



2.2.1 Roof Drainage Systems

DEBRIS

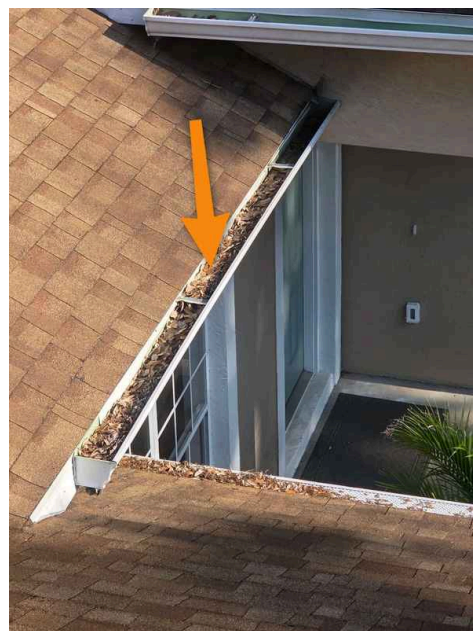
Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

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

Recommendation

Contact a handyman or DIY project

 Recommendation



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

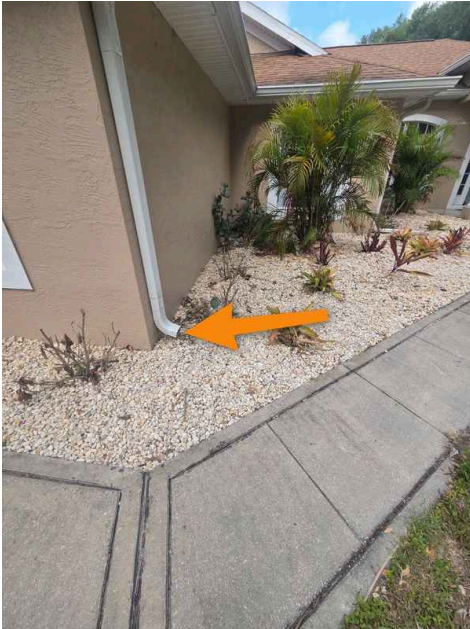
One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation or use plastic diverters.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified professional.

 Recommendation



2.2.3 Roof Drainage Systems

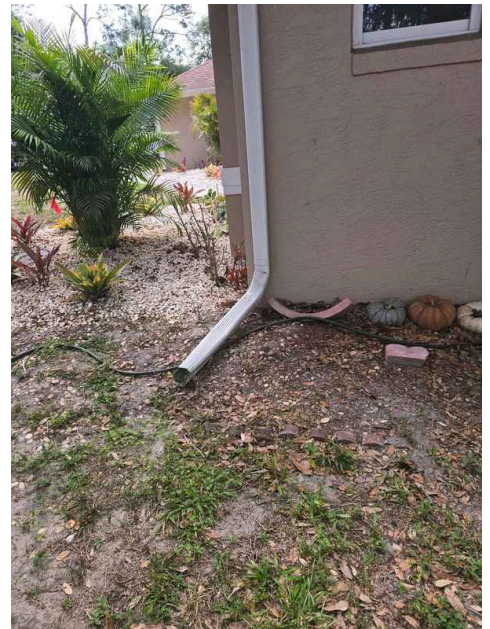
DOWNSPOUTS MISSING/DAMAGED

One or more downspout is missing or damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.

 Recommendation



3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			
3.5	Eaves, Soffits & Fascia	X			X
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Stucco

Exterior Doors: Exterior Entry Door

Glass, Metal

Walkways, Patios & Driveways: Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Front Porch

Decks, Balconies, Porches & Steps: Material

Concrete

Deficiencies

3.1.1 Siding, Flashing & Trim



Recommendation

CRACKING - MINOR

Exterior showed cracking in one or more places. This could be a result of temperature changes, settlement or soil movement. This is normal for Florida homes. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at time of inspection.

Recommendation

Contact a qualified professional.



Rear of home



Rear of home

3.3.1 Walkways, Patios & Driveways

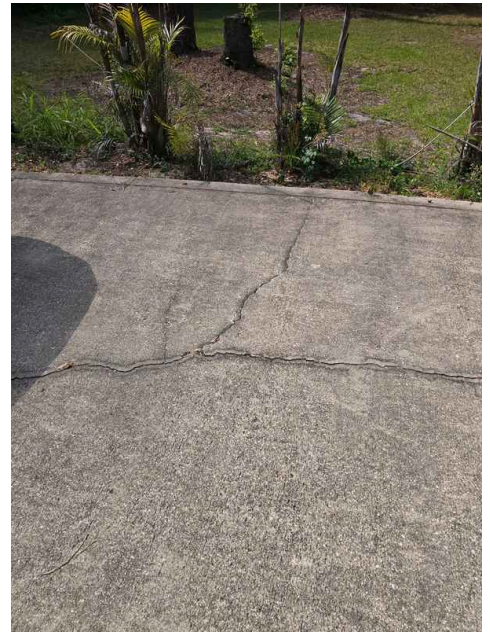
DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed in one or more areas, which may indicate movement in the soil. This is common in Florida. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Recommend monitoring.

 Recommendation



3.5.1 Eaves, Soffits & Fascia

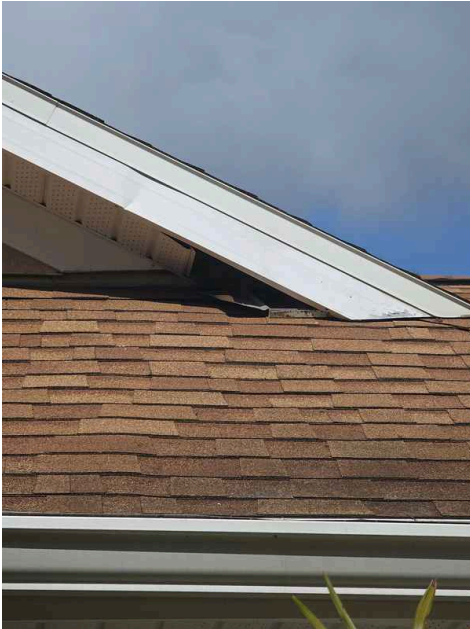
SOFFIT DAMAGED

 Maintenance Item

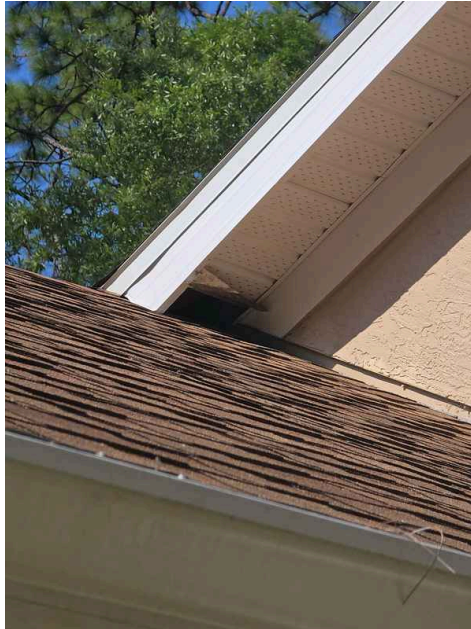
One or more section of the soffit was damaged at time of inspection. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

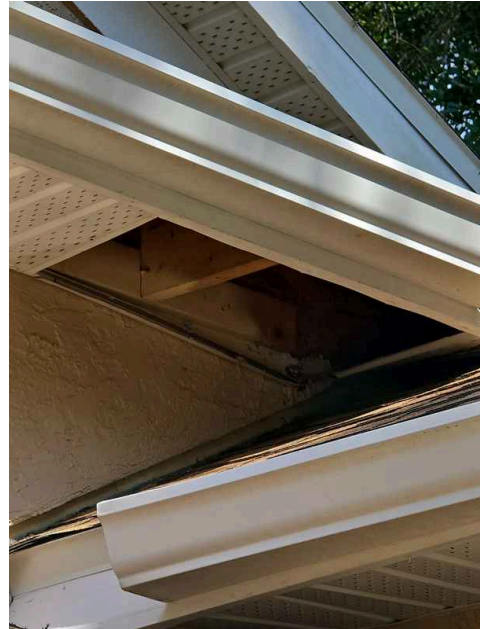
Contact a qualified professional.



Front of home



Front of home



Front of home

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified professional.



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

VEGETATION AGAINST HOME

There is vegetation touching the structure or too close in one or more areas. It is a direct pathway for insects and holds moisture on the home. Recommend cutting vegetation back off the home and maintaining.

Recommendation

Contact a handyman or DIY project



4: HEATING

		IN	NI	NP	D
4.1	Equipment	X			
4.2	Normal Operating Controls	X			
4.3	Distribution Systems	X			
4.4	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Brand

Daikin

Equipment: Energy Source

Electric

Equipment: Heat Type

Heat Pump

Distribution Systems: Ductwork

Insulated

5: COOLING

		IN	NI	NP	D
5.1	Cooling Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution System	X			
5.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Equipment: Brand
Daikin

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Left of Home, Right of Home

Distribution System: Configuration
Central, Split

Cooling Equipment: SEER Rating
14.3 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

Deficiencies

5.1.1 Cooling Equipment

 Recommendation

FILTER NEEDS REPLACED

Clean filters are paramount when it comes to the lifespan and efficiency of your A/C unit. Recommend replacement monthly.

Recommendation

Contact a handyman or DIY project



5.1.2 Cooling Equipment

 Recommendation

UNIT NOT LEVEL

Unit or concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at time of repairs.

Recommendation

Contact a qualified professional.



Unit on right side

5.1.3 Cooling Equipment

GENERAL DAMAGE

 Recommendation

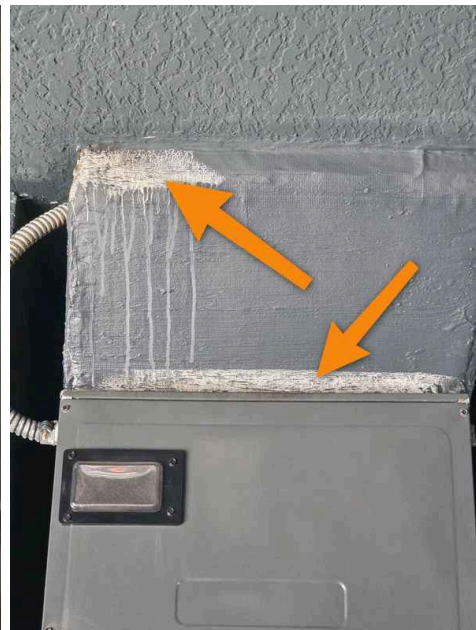
There was general damage observed to the air conditioning unit. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Unit in garage leaking



Unit in garage needs sealed

6: PLUMBING

		IN	NI	NP	D
6.1	Main Water Shut-off Device	X			X
6.2	Water Supply, Distribution Systems & Fixtures	X			X
6.3	Hot Water Systems, Controls, Flues & Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters

None

Water Source

Well

Main Water Shut-off Device:

Location

Right of Home

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Garage

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Deficiencies

6.1.1 Main Water Shut-off Device



Recommendation

LEAK

There was a leak on the main supply at time of inspection. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Well

6.2.1 Water Supply, Distribution Systems & Fixtures

**CAULK**

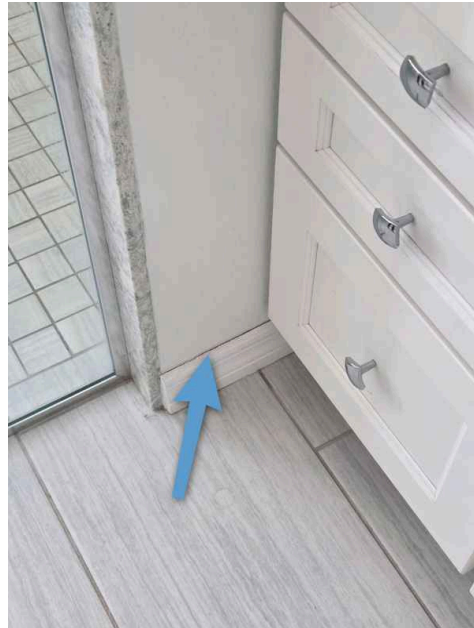
Caulk should be replaced to prevent water intrusion. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at time of repairs.

Recommendation

Contact a handyman or DIY project



Guest bathroom



Master Bathroom

6.2.2 Water Supply, Distribution Systems & Fixtures

**FAUCET**

One or more faucets do not operate as designed or are leaking or is damaged. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at time of repairs.

Recommendation

Contact a qualified professional.



Master Bathroom, no cold water



Master Bathroom, no cold water

6.2.3 Water Supply, Distribution Systems & Fixtures



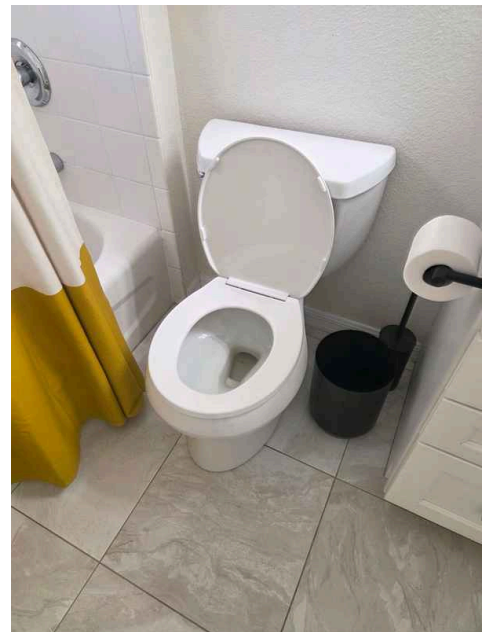
Maintenance Item

TOILET - LOOSE

One or more toilets in the home are loose at time of inspection. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Guest bathroom

6.2.4 Water Supply, Distribution Systems & Fixtures



Maintenance Item

SHOWER HEAD - LEAKING

One or more shower heads in the home leak. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at time of repairs.

Recommendation

Contact a qualified professional.



Outdoor shower



Master Bathroom

6.2.5 Water Supply, Distribution Systems & Fixtures

 Recommendation

EVIDENCE OF PREVIOUS LEAK

There is evidence of previous water leak. It was not leaking at time of inspection. Recommend monitoring beneath sink to ensure there is no leak.

Recommendation

Recommend monitoring.



Spigot left by ac



Master Bathroom

6.2.6 Water Supply, Distribution Systems & Fixtures

 Recommendation

WATER STOPPER

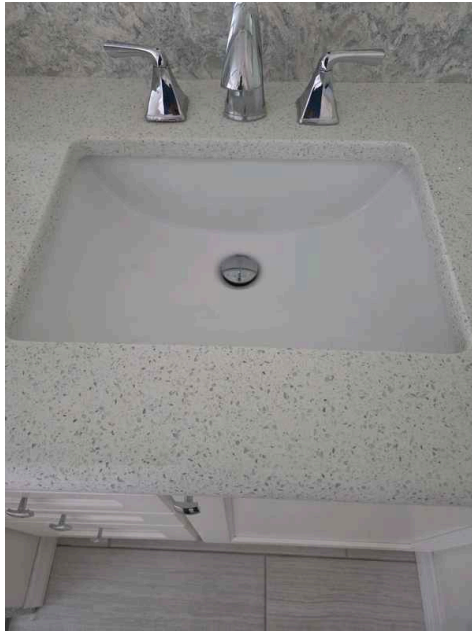
The water stopper is not functioning as intended or is missing. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at time of repairs.

Recommendation

Contact a qualified professional.



Master Bathroom



Master Bathroom

7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			X
7.5	GFCI & AFCI	X			X
7.6	Smoke Detectors	X			X
7.7	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors: Electrical Service Conductors

Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Left

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

125 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Garage

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Deficiencies

7.4.1 Lighting Fixtures, Switches & Receptacles

RECEPTACLE LOOSE



Safety Hazard

One or more receptacles were loose at time of inspection. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Living Room

7.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

SWITCH(ES) UNIDENTIFIED

Switch(es) unidentified in one or more areas, nothing obvious for it to operate. Possibly placed for future use. Recommend asking current homeowner about operation. Switches with blue dots correspond to outlets with blue dots to identify switched outlets.

Recommendation

Contact the seller for more info



Master Bedroom



Living Room by kitchen



Rear left bedroom

7.4.3 Lighting Fixtures, Switches & Receptacles

 Maintenance Item

LIGHT FLICKERS

One or more light flickers when on. This could be a loose bulb or a loose connection. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Laundry room

7.5.1 GFCI & AFCI



Safety Hazard

MISSING GFCI PROTECTION

GFCI protection not present in all necessary locations. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

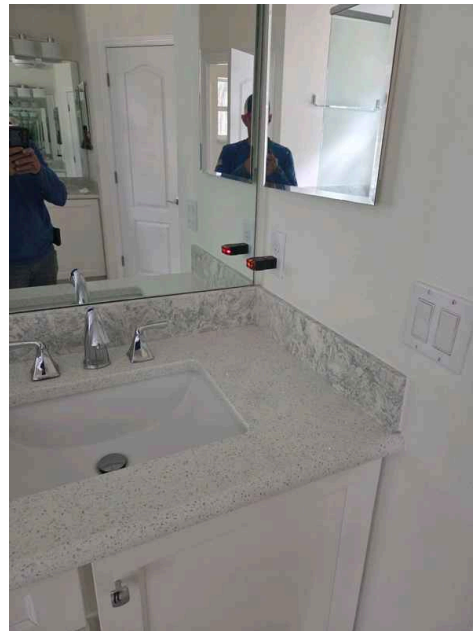
Contact a qualified professional.



Back next to slider



Master bathroom



Master Bathroom

7.6.1 Smoke Detectors



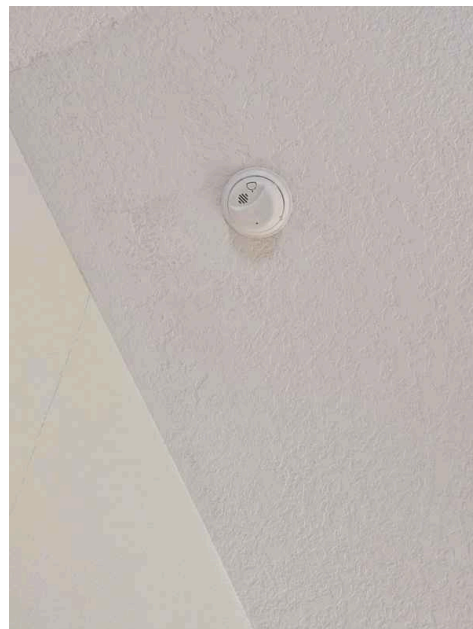
Safety Hazard

SMOKE DETECTORS

Smoke detectors are recommended in all dwellings and they have a lifespan. If detectors are present in home, age of unit is unsure. They can be purchased at all home improvement stores. In some cases, the local fire department will give them to you at no cost or come to your home to check them. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a handyman or DIY project



8: FIREPLACE

		IN	NI	NP	D
8.1	Vents, Flues & Chimneys	X			
8.2	Damper Doors	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type

Wood

Deficiencies

8.2.1 Damper Doors

⚠ Safety Hazard

FIREBOX DAMAGE

The firebox is where the fire burns, and because it undergoes a constant heating/cooling cycle and extreme temperatures, it's prone to wearing out more quickly than other parts of the system. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Firebox cracked

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			
9.2	Ventilation			X	
9.3	Exhaust Systems	X			
9.4	Decking		X		
9.5	Trusses And Rafters	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dryer Power Source

220 Electric

Attic Insulation: Insulation Type

Cellulose, Batt, Spray Foam

Exhaust Systems: Exhaust Fans

Fan with Light, Fan Only

Limitations

General

LIMITED HEADROOM

There is limited headroom in the attic. As a result, I was unable to get inside. Visual inspection performed from point of access.



General

RADIANT HEAT BARRIER/SPRAY FOAM

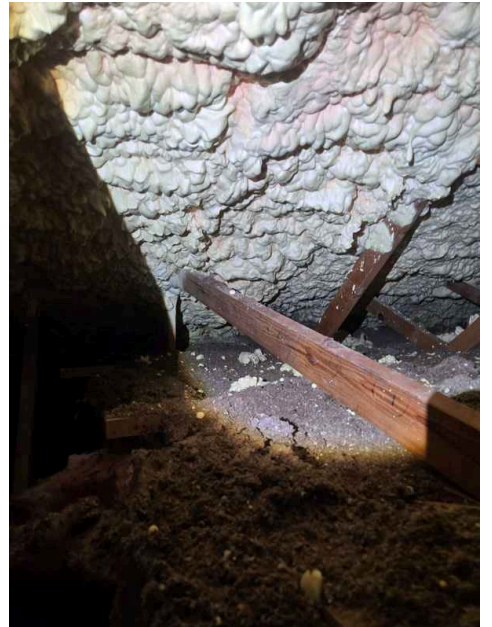
There is radiant heat barrier or spray foam insulation present on the decking.



Decking

SPRAY FOAM

The entire attic has spray foam present. As a result, I am unable to inspect the roof decking.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			X
10.2	Windows	X			X
10.3	Floors	X			X
10.4	Walls	X			X
10.5	Ceilings	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer

Norman, Unknown

Windows: Window Type

Single-hung, Double Pane, Fixed, Single Pane

Floors: Floor Coverings

Engineered Wood, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall, Textured, Panel board

Deficiencies

10.1.1 Doors



Recommendation

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a handyman or DIY project



Master Bathroom

10.1.2 Doors



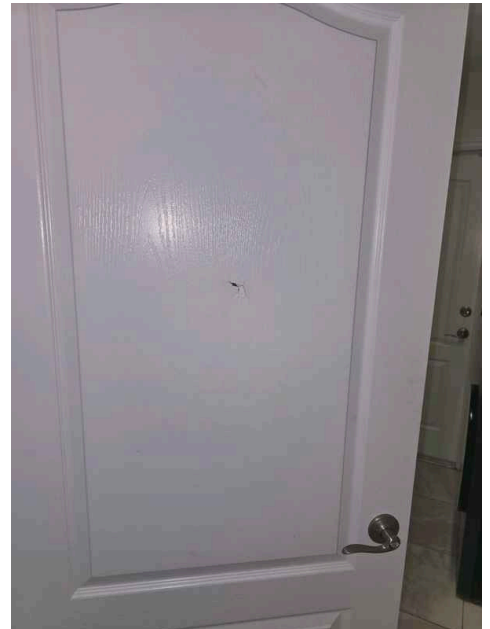
Recommendation

DOOR - GENERAL DAMAGE

One or more interior doors were damaged at time of inspection. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Laundry room

10.2.1 Windows

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.

 Recommendation



Rear left bedroom

10.3.1 Floors

DAMAGED (GENERAL)

The home had general moderate damage visible at the time of the inspection. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.

 Maintenance Item



Scratches rear left bedroom

10.3.2 Floors

MOISTURE DAMAGE

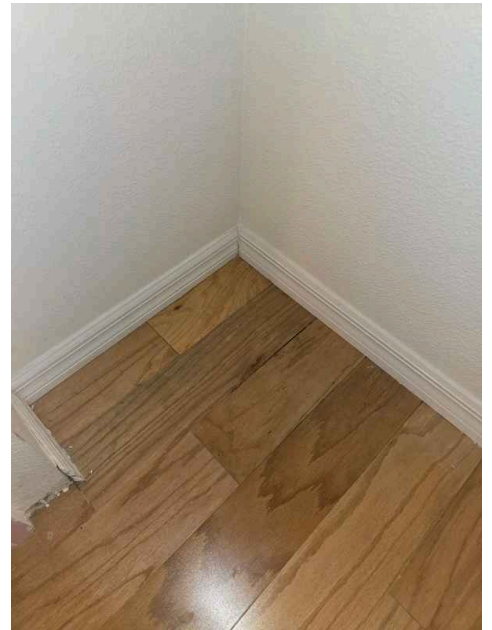
Floors had areas of visible moisture damage. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Recommendation



10.4.1 Walls

CRACKS - MINOR

There was cracking in one or more areas. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Maintenance Item



Living Room by master

10.4.2 Walls

 Recommendation

WALL DAMAGE/MISSING PAINT

One or more walls in the home have damage or missing paint present. This is common when people move out of a home. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Master Bathroom



Rear left bedroom

10.4.3 Walls

STAIN(S)

 Recommendation

There is stain(s) present in one or more areas at time of inspection. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Laundry room utility closet

10.5.1 Ceilings

MINOR DAMAGE

 Recommendation

Minor damage or deterioration to the ceiling was visible at the time of the inspection. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Hallway by kitchen

10.5.2 Ceilings

STAIN(S) ON CEILING

 Maintenance Item

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Living Room by fireplace

10.5.3 Ceilings

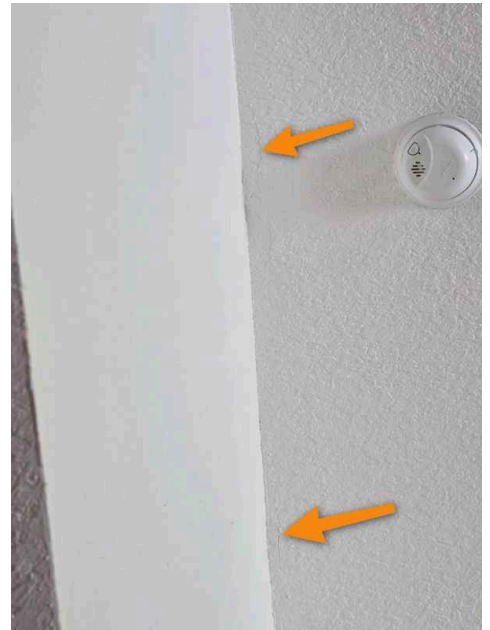
CEILING CRACK

There is a cosmetic ceiling crack present at time of inspection in one or more areas. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.

 Recommendation



By rear left bedroom and hallway

11: KITCHEN

		IN	NI	NP	D
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop		X		
11.4	Garbage Disposal	X			
11.5	Countertops & Cabinets	X			X
11.6	Built-in Microwave	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Brand
Samsung

Refrigerator: Brand
Samsung

Countertops & Cabinets:
Cabinetry
Wood

Countertops & Cabinets:
Countertop Material
Quartz

Limitations

Range/Oven/Cooktop

SPECIAL PANS

The induction cook top needs magnetic pans that were not present at time of inspection.



Deficiencies

11.5.1 Countertops & Cabinets

CABINETS/DRAWERS DAMAGED

 Recommendation

One or more cabinets/drawers had visible damage at time of inspection. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



Tram pulled away

12: APPLIANCES

		IN	NI	NP	D
12.1	Dryer	X			
12.2	Washing Machine	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

13: GARAGE

		IN	NI	NP	D
13.1	Ceiling	X			
13.2	Floor	X			
13.3	Walls & Firewalls	X			
13.4	Garage Door	X			
13.5	Garage Door Opener	X			
13.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Door: Material
Insulated, Metal

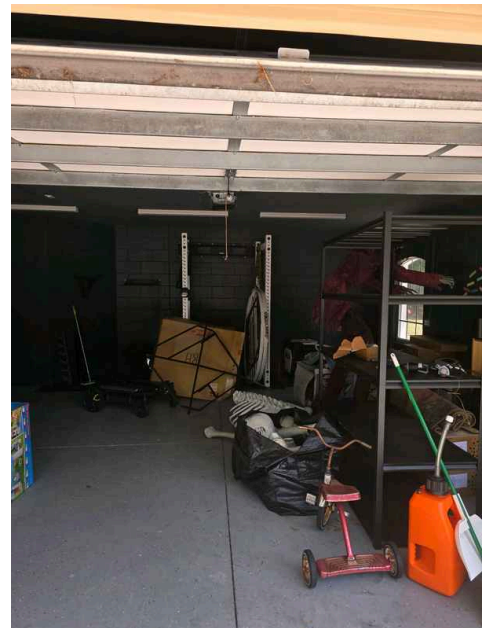
Garage Door: Type
Sectional

Limitations

General

GARAGE FILLED

The garage has the owner's belongings in it.



14: IRRIGATION

		IN	NI	NP	D
14.1	General	X			
14.2	Irrigation Heads	X			
14.3	Controls	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Controls: Location

By well pump

Deficiencies

14.3.1 Controls

ZONES

Only one zone was working at time of inspection. Recommend further evaluation/repair by a qualified professional and repairs of any additional deficiencies observed at the time of repairs.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Inspection Details

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carpports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the

main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed.

U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.