



AllSpec Services
5771 Mining Terrace, Ste 101
Jacksonville, FL 32257
(904) 448-5016
Charles@allspecsolutions.com

Doc#: 10230119

Inspector: Charles Gifford

Date: [REDACTED]

Dwelling Address: [REDACTED]

Client Name: [REDACTED]



AllSpec Services

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[REDACTED]

Dear [REDACTED]

We have enclosed the report for the property inspection we conducted for you on Monday, October 16, 2023 at:

[REDACTED]

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

MIN = MINOR REPAIR ITEM. An easily repaired item that can be conducted by a competent repair person or technician. Minor repairs are generally less expensive than a Major Repair.

UPG = IMPROVEMENTS ARE RECOMMENDED. Improvements or upgrades are recommended by a qualified contractor or technician to modernize the system or component.

IC = IMPORTANT COMMENT. Important comment is used whenever the inspector believes additional information is needed for clarification.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Charles Gifford
AllSpec Services



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GENERAL CONDITIONS

We attempt to give the client a comprehensive, clear-cut, unbiased view of the building. The purpose of this report is to identify MAJOR problems associated with the property being owned, purchased or sold, although minor items may be listed. Areas which may be of concern to us may not be of concern to the client and conversely, some items which may be of concern to you may be considered minor to us. Therefore it is very important that you read the entire report.

Where maintenance and/or repairs are recommended, we suggest licensed professionals in that field be called upon to make the necessary repairs. We advise our clients to obtain all paperwork from those professionals who have conducted any work on the property and to maintain that paperwork for future reference.

PLEASE NOTE: We will only conduct Verification of Repair (VOR) Inspections when work orders and receipts are available. If you desire a VOR Inspection you must notify our office several days in advance to schedule the inspection. Our fee for this service is \$225.00, payable at the time of the inspection.

Please call our office if you have any questions regarding this report. Additionally, feel free to call us at any time regarding your property.

1001. INSPECTOR

Charles Gifford

1002. IN ATTENDANCE

The inspection was performed in accordance with the terms outlined in the AllSpec Services Inspection Agreement. The buyer was not present at the time of inspection.

1003. OCCUPANCY

The property is vacant

1004. PROPERTY INFORMATION

This is a single family home

1005. LEVELS

1 story structure

1006. ESTIMATED AGE

This structure is approximately 5 years of age.

1007. WEATHER CONDITIONS

Cool and partly cloudy.

1008. START TIME

10:00 AM



EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

1101. DRIVEWAY

Serviceable
Pavers
Brick

1102. WALKWAYS

Serviceable
Brick
Pavers

1103. EXTERIOR WALL CLADDING

Serviceable
Wood frame structure
Concrete fiber siding
Thin brick.

1104. TRIM

Serviceable
Concrete fiber
This home has metal a metal fascia and vinyl soffits. It is not possible to inspect those areas that are covered.

1105. WINDOWS

Serviceable
Vinyl frame
Double glazed insulated.

MIN There is a damaged screens at right rear, suggest corrections for proper use and operation of windows.



1106. EXTERIOR DOOR(S)

Serviceable
Glass insert
Sliding
Wood

1107. GUTTERS / DOWNSPOUTS

Aluminum



Suggest installing extensions to gutter system at left rear to ensure proper drainage away from foundation.



1108. FENCES / GATES

Serviceable

Wrought Iron (simulated)

1109. ELECTRICAL

Serviceable

Ground fault interrupter provided for safety.

1110. ELECTRIC METER(S)

Serviceable

The electric meter is located at the right side.

Main dis-connect noted at meter



1111. GAS METER(S)

The gas meter is located at right side. The main gas shut off valve is located at the meter.

This home has Corrugated Stainless Steel Tubing for the gas delivery piping. The CSST bonding wire and clamp was observed at gas entrance..



Owners shutoff valve is missing handle. Repair as needed.



1112. EXTERIOR FAUCETS

Serviceable

1113. SPRINKLER

Serviceable

Timer in garage

This home uses re-use or re-claimed water for the irrigation system.



You will need to add one inch extensions to your turf heads by next summer for optimum performance.



This is an evaluation of the above ground and visible components. In many cases the control valves are buried or located in a valve control box. You should ask the seller for the location of the valves or control box. The system has been operated using manual controls at the timing device. Unless noted otherwise system is in serviceable condition.

PLEASE NOTE: This is not an evaluation of zone coverage. As the owner of a home with an irrigation system expect to make minor repairs, valve replacements, and routine adjustment to the system to keep from spraying the house siding in a direct manner and adjusting the system as vegetation grows.

1114. BELL / CHIME

Home has a video doorbell. Inquire with owners for additional information.

1115. LOT / GRADE DRAINAGE

Serviceable



Flat lot. The grade at the foundation appears to be adequate.

1116. FOUNDATION / TYPE

Serviceable

Homes built with a concrete slab (concrete; monolithic or supported) construction may have gas and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection. Concrete slabs in our area will often have visible shrinkage cracks. These are typical. They are often visible at the foundation edge and/or will be seen when floor coverings are replaced.

1118. EXTERIOR COMMENTS

MIN Trim back vegetation.





PORCH / PATIO / BALCONY / DECK

1151. TYPE

Rear Lanai

1152. EXTERIOR

Metal frame screened enclosure

1153. ROOF MATERIAL/TYPE

Same as house roof material in step #1202.

1154. ROOF CONDITIONS

See roof conditions # 1205.

1155. FLOOR/SLAB

Serviceable

Pavers

Brick

1156. EXTERIOR DOOR(S)

Serviceable

Self-closer installed as a safety feature.

1158. WALLS

Serviceable

1159. CEILING

Serviceable

Bead board, vinyl

1160. ELECTRICAL

Serviceable

Ground fault interrupter provided for safety.

1164. SUMMER KITCHEN

Connections for future summer kitchen provided.

1170. OTHER COMMENTS

None.



ROOF

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor.

1201. METHODS USED TO INSPECT ROOF

Roof was viewed from the eaves from the top of a ladder.

1202. MATERIAL/TYPE

Serviceable
Gable
Metal roofing

1203. EXPOSED FLASHINGS

Serviceable
Galvanized
Metal
Rubber

IC Rubber drain and waste vent stack flashings do not last as long as roof materials. When the rubber grommets decay/deteriorate it often leads to minor roof leaks in those areas. Plan accordingly.



1205. CONDITIONS

Serviceable
Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.



1206. ROOF COMMENTS

MIN The dryer vent is bent and has been modified from its original configuration. Reason not known. A roofer should install a correct dryer vent with back draft damper and no screen.





ATTIC

Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. It is difficult to determine if these stains are active. If an attic is well insulated the inspector will have a difficult time reviewing floor joists. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss.

1251. ACCESS LOCATION / INSPECTION METHOD

The attic access is located at garage.

1252. FRAMING

Serviceable

Trusses

1253. SHEATHING

Serviceable

Plywood.

1254. EVIDENCE OF LEAKING

No leaks were observed in the accessible areas of the attic spaces.

1255. INSULATION

Serviceable

Blown-in insulation

10-12" of insulation present.

1256. VENTILATION

Serviceable

1258. ELECTRICAL

Serviceable

The electrical wiring was intact where visible/accessible.

1259. DISTRIBUTION / DUCTING

Serviceable

The cooling/heating distribution system (ducting) was intact where visible/accessible.

1262. ATTIC COMMENTS

None.



GARAGES/CARPORTS

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

1301. TYPE

Attached one and two car.

1307. FLOOR/SLAB

Serviceable

Concrete

Common cracks observed. This is a typical condition caused when the concrete moves from the wet to dry state. These cracks are commonly referred to as shrinkage cracks. No action is required.

1308. GARAGE DOORS

Serviceable

1309. GARAGE DOOR HARDWARE

Serviceable

1310. DOOR OPENERS

Serviceable

1311. ENTRY DOOR

Serviceable

1312. EXTERIOR DOOR(S)

Serviceable

1313. WINDOWS

Serviceable

1314. WALLS

Serviceable

Drywall

1315. CEILINGS

Serviceable

Drywall

1316. ELECTRICAL

Serviceable

Ground fault interrupter provided for safety.

1317. GARAGE COMMENTS

None.



ELECTRICAL

1801. ELECTRICAL MAIN SERVICE

Serviceable

Service entrance is underground

1802. MAIN ELECTRICAL PANEL & LOCATION

The main electrical panel is located in garage.

Overload protection provided by breakers.

Service entrance cables are aluminum

Branch circuit wiring is copper

Eaton panel.

1803. WIRING METHOD

Serviceable

Nonmetallic cable

1805. SMOKE DETECTORS

MIN Missing, right hallway. Install as needed for fire safety.

1806. SERVICE AMPERAGE AND VOLTAGE

Serviceable

Service panel rating is approximately 200 amps.

120 & 240 volts

1807. ELECTRICAL COMMENTS

This home is equipped with Arc Fault Circuit Interrupter protection at the main electrical panel. An AFCI is a product that is designed to detect a wide range of arcing electrical faults to help reduce the electrical system from being an ignition source of a fire. Conventional overcurrent protective devices do not detect low level hazardous arcing currents that have the potential to initiate electrical fires. Please test these devices on a monthly basis to ensure proper working order. PLEASE NOTE: We cannot test these devices in an occupied home.

MIN There are two fasteners missing at main distribution center/panel. Recommend installing.

There is an open knock out at the bottom of the panel that should be filled with a blank/cover. Correct as needed.





PLUMBING

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible.

1701. SHUT OFF VALVE LOCATION

Main shut-off is located right side. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.

1702. SUPPLY LINES

Serviceable
CPVC

1703. DRAIN WASTE LINES & VENT PIPES

Serviceable
PVC

1706. WASTE DISPOSAL SYSTEM

The waste disposal system appears to be connected to public sewer systems.

1707. WATER SUPPLY SYSTEM

Water supply system appears to be public.

1708. PLUMBING COMMENTS

IC Most manufacturers of tankless water heaters recommend the use of a water conditioner to lower maintenance cycles and to ensure operational efficiencies.



AIR CONDITIONING

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

2001. LOCATION OF UNIT

Air handler is located at interior closet.

Condensing unit is located at the rear.



2002. AIR CONDITIONING DESIGN TYPE/BRAND

Manufactured by Trane.

Split system

A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational with the exception of the reversing valve. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted prior to closing.

2003. GENERAL CONDITIONS

MFD 2018. 3.5 ton system.



2004. TEMPERATURE DIFFERENCE

Serviceable

Temperature at return register was 77 degrees F, temperature at supply was 56 degrees F , a difference of 21 degrees F, which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and appeared to be serviceable at time of inspection.

2005. ENERGY SOURCE

Serviceable

Electric with disconnect provided

2006. THERMOSTAT

Serviceable

2007. AIR FILTERS

Serviceable

We recommend changing the filter(s) upon occupancy and periodically thereafter..

2008. DISTRIBUTION / DUCTING

Serviceable

This home has flexible ducting (plastic with wire reinforced inner liner and foil faced outer wrapper) with duct board distribution boxes. Typical for our area.

2010. AIR CONDITIONING COMMENTS

The air handler(s) in this home are equipped with condensation overflow shutoff switch. These devices sense/detect a rising column of condensation in the discharge line and send a signal to the air handler to turn off in the event of a potential condensation overflow.





WATER HEATER

Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. In some cases the water heater is covered with an insulated blanket, when this is noted client is informed that the review of the water heater is limited.

Since a TPR valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity.

2101. LOCATION OF UNIT

The water heater is located in the right side.



2102. WATER HEATER DESIGN TYPE

Natural gas

2103. BRAND / CAPACITY

Manufactured by Rinnai. 180,000BTUs.

2104. SUPPLY LINES

Serviceable

CPVC

2105. ENERGY SOURCE

Serviceable

Electric disconnect was observed near this appliance.

Gas shut-off valve was observed near this appliance.

2106. TEMPERATURE / PRESSURE RELEASE VALVE

Serviceable

2107. COMBUSTION CHAMBER

Serviceable



2108. WATER HEATER CONDITION

MIN Heavy corrosion at gas connector observed, this is a potential safety concern. Suggest replacing with an approved flexible connector for safety.





KITCHEN

2201. FLOOR

Serviceable
Tile.

2202. WALLS

Serviceable
Drywall

2203. CEILINGS

Serviceable
Drywall

2204. DOORS

Serviceable

2205. PANTRY

Serviceable

2206. WINDOWS

Serviceable

2207. HEAT / COOLING SOURCE

Serviceable
Central heating/cooling

2208. ELECTRICAL

Serviceable
Ground fault interrupter provided for safety.

2209. CABINETS

Serviceable

2210. COUNTER TOPS

Serviceable
Solid surface

2211. SINKS

Serviceable

2212. FAUCETS

Serviceable

2213. TRAPS / DRAINS / SUPPLY

Serviceable

2214. DISPOSALS

Serviceable. Note: we removed significant amount a debris from disposer. Appears okay at this time.

2215. DISHWASHER(S)

Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.

Serviceable

2217. STOVE / COOK TOP

The gas stove/range was tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.



Serviceable

2218. OVENS

The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.

Serviceable

2219. HOOD / FAN / LIGHT

Serviceable

Exterior vented

2220. MICROWAVE

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.

Serviceable

2222. KITCHEN COMMENTS

MIN There are three under cabinet lights that were not working. Repair as needed.



The refrigerator appeared to be serviceable and was inspected to verify that unit is cooling at time of inspection. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection, recommend consulting sellers for additional information.



BATHROOM

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Primary

2302. FLOOR

Serviceable
Tile.

2303. WALLS

Serviceable
Drywall

2304. CEILINGS

Serviceable
Drywall

2305. DOORS

MIN Hardware is loose at door to water closet. Recommend review for repair or replacement as necessary.



2306. WINDOWS

Serviceable

2307. CLOSET

Serviceable

2308. HEAT / COOLING SOURCE

Serviceable
Central heating/cooling

2309. EXHAUST FAN

Serviceable

2310. ELECTRICAL

Serviceable
Ground fault interrupter provided for safety.



2315. SHOWER BASE

Serviceable
Ceramic tile

2316. SHOWER SURROUND

Serviceable
Ceramic tile

2317. SHOWER FAUCET

Serviceable

2318. SHOWER DOOR

Serviceable
Glass

2319. SINKS

Serviceable

2321. TRAPS / DRAINS / SUPPLY

Serviceable

2322. TOILET

Serviceable

2324. COUNTER / CABINETS

Serviceable

2326. BATHROOM COMMENTS

None.

Jack and Jill

2302. FLOOR

Serviceable
Tile.

2303. WALLS

Serviceable
Drywall

2304. CEILINGS

Serviceable
Drywall

2305. DOORS

Serviceable

2306. WINDOWS

Serviceable

2308. HEAT / COOLING SOURCE

Serviceable
Central heating/cooling

2309. EXHAUST FAN

Serviceable

2310. ELECTRICAL

Serviceable
Ground fault interrupter provided for safety.



2311. TUB SURROUND

Serviceable
Ceramic tile

2312. TUB/WHIRLPOOL

Serviceable
Tub

2314. TUB FAUCET

Serviceable

2317. SHOWER FAUCET

Serviceable
Same as tub

2319. SINKS

Serviceable

2321. TRAPS / DRAINS / SUPPLY

Serviceable

2322. TOILET

Serviceable

2324. COUNTER / CABINETS

Serviceable

2326. BATHROOM COMMENTS

None.

Left

2302. FLOOR

Serviceable
Tile.

2303. WALLS

Serviceable
Drywall

2304. CEILINGS

Serviceable
Drywall

2305. DOORS

Serviceable

2308. HEAT / COOLING SOURCE

Serviceable
Central heating/cooling

2309. EXHAUST FAN

Serviceable

2310. ELECTRICAL

Serviceable
Ground fault interrupter provided for safety.

2315. SHOWER BASE

Serviceable



Ceramic tile

2316. SHOWER SURROUND

Serviceable

Ceramic tile

2317. SHOWER FAUCET

Serviceable

2318. SHOWER DOOR

Serviceable

Glass

2319. SINKS

MIN Clean aerator at sink faucet for better performance



2321. TRAPS / DRAINS / SUPPLY

Serviceable

2322. TOILET

Serviceable

2324. COUNTER / CABINETS

Serviceable

2326. BATHROOM COMMENTS

None.



LAUNDRY AREA

2501. FLOOR

Serviceable
Tile.

2502. WALLS

Serviceable
Drywall

2503. CEILINGS

Serviceable
Drywall

2504. DOORS

Serviceable

2507. CABINETS

Serviceable

2508. LAUNDRY TUB / SINK

Serviceable

2509. FAUCETS

Serviceable

2510. HEAT / COOLING SOURCE

Serviceable
Central heating

2811. ELECTRICAL

Serviceable
Ground fault interrupter provided for safety.

2512. WASHER HOOKUPS

MIN Hoses are still connected. This often indicates the shutoffs are dripping/leaking. A plumber should correct.



2513. DRYER HOOKUPS

Serviceable
Electric
Gas (with shutoff valve)
The dryer on this home vents through the attic and roof. This type of venting will require periodic cleaning.



2516. LAUNDRY AREA COMMENTS

None.



ENTRY WAY / HALLS / STAIRS / LOFT

2601. FLOOR

Serviceable
Tile.

2602. WALLS

Serviceable
Drywall

2603. CEILINGS

Serviceable
Drywall

2604. DOORS

MIN Hardware is damaged (ball and spring) at hall closet door. Recommend review for repair or replacement as necessary.



2606. HEAT / COOLING SOURCE

Serviceable
Central heating

2607. ELECTRICAL

Serviceable

2609. ENTRY WAY / HALL/ STAIRS/ LOFT COMMENTS

None.



LIVING ROOM

2631. FLOORS

Serviceable
Ceramic tile

2632. WALLS

Serviceable
Drywall

2633. CEILINGS

Serviceable
Drywall

2634. DOORS

Serviceable. Sliding glass.

2636. HEAT / COOLING SOURCE

Serviceable
Central heating

2637. ELECTRICAL

Serviceable

2638. LIVING ROOM COMMENTS

IC There is a post construction wall unit here. The wall receptacle is now covered with cabinets. Power is provided via a strip center and or extension cord rather than directly to receptacle.





BEDROOMS

2681. FLOORS

Serviceable
Carpet

2682. WALLS

Serviceable
Drywall

2683. CEILINGS

Serviceable
Drywall

2684. DOORS

Serviceable

2585. CLOSET/WARDROBE

MIN Hardware is damaged/loose left side bedroom, replacement/repairs are needed for proper operation.



2685. WINDOWS

Serviceable

2687. HEAT / COOLING SOURCE

Serviceable
Central heating

2688. ELECTRICAL

Serviceable

2690. BEDROOM COMMENTS

None.



Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

EXTERIOR 1105. WINDOWS

MIN 1: There is a damaged screens at right rear, suggest corrections for proper use and operation of windows.

EXTERIOR 1107. GUTTERS / DOWNSPOUTS

MIN 2: Suggest installing extensions to gutter system at left rear to ensure proper drainage away from foundation.

EXTERIOR 1111. GAS METER(S)

MIN 3: Owners shutoff valve is missing handle. Repair as needed.

EXTERIOR 1118. EXTERIOR COMMENTS

MIN 4: Trim back vegetation.

ROOF 1206. ROOF COMMENTS

MIN 5: The dryer vent is bent and has been modified from its original configuration. Reason not known. A roofer should install a correct dryer vent with back draft damper and no screen.

ELECTRICAL 1805. SMOKE DETECTORS

MIN 6: Missing, right hallway. Install as needed for fire safety.

ELECTRICAL 1807. ELECTRICAL COMMENTS

MIN 7: There are two fasteners missing at main distribution center/panel. Recommend installing.

There is an open knock out at the bottom of the panel that should be filled with a blank/cover. Correct as needed.

WATER HEATER 2108. WATER HEATER CONDITION

MIN 8: Heavy corrosion at gas connector observed, this is a potential safety concern. Suggest replacing with an approved flexible connector for safety.

KITCHEN 2222. KITCHEN COMMENTS

MIN 9: There are three under cabinet lights that were not working. Repair as needed.

PRIMARY BATHROOM 2305. DOORS

MIN 10: Hardware is loose at door to water closet. Recommend review for repair or replacement as necessary.

LEFT BATHROOM 2319. SINKS

MIN 11: Clean aerator at sink faucet for better performance

LAUNDRY AREA 2512. WASHER HOOKUPS

MIN 12: Hoses are still connected. This often indicates the shutoffs are dripping/leaking. A plumber should correct.

ENTRY WAY / HALLS / STAIRS / LOFT 2604. DOORS

MIN 13: Hardware is damaged (ball and spring) at hall closet door. Recommend review for repair or replacement as necessary.

BEDROOMS 2585. CLOSET/WARDROBE

MIN 14: Hardware is damaged/loose left side bedroom, replacement/repairs are needed for proper operation.

EXTERIOR 1113. SPRINKLER

UPG 15: You will need to add one inch extensions to your turf heads by next summer for optimum performance.

ROOF 1203. EXPOSED FLASHINGS

IC 16: Rubber drain and waste vent stack flashings do not last as long as roof materials. When the rubber grommets decay/deteriorate it often leads to minor roof leaks in those areas. Plan accordingly.

PLUMBING 1708. PLUMBING COMMENTS

IC 17: Most manufacturers of tankless water heaters recommend the use of a water conditioner to lower maintenance cycles and to ensure operational efficiencies.

LIVING ROOM 2638. LIVING ROOM COMMENTS

IC 18: There is a post construction wall unit here. The wall receptacle is now covered with cabinets. Power is provided via a strip center and or extension cord rather than directly to receptacle.