

# HOME INSPECTION REPORT

Report Number

81

## Subject Property

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12155 Metro Pkwy  
Fort Myers, FL  
33966  
USA

## Client Information

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Client Name **Company Test 05232011**  
**Client Test 05232011**

## Inspection Details

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Inspection Date: **Test Date**

Inspection Time: Test Time

## Inspection Conducted By

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### Kross Inspectors

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Fort Myers, Florida, 33966  
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### Inspected by:

Jim-Kreider  
Inspector's  
Signature:

Signature Date  
6/28/2011

# Property Inspection Report

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## 1

**PROPERTY AND INSPECTION INFORMATION****SUBJECT PROPERTY**

The Property located at:

12155 Metro Pkwy Fort Myers

was inspected on Test Date at approximately Test Time

The style of this building is: Detached

The approximate year built is: Test Year Built

Stories above grade:

Single Floor The Approximate Living Area Is: Test Living Sq

Ft

The Approximate Building Area Is: Test Total Sq Ft

**AMBIENT CONDITIONS**

Temperature: 80-85

Degrees

Clear

Light Wind

Location descriptions reference orientation as if viewing the property from the front, representing either facing the front entry door.

This Report is provided as information to the Client(s): Client Test 05232011

In attendance at the	Client
inspection were:	Client Agent
	Seller Agent

**SCOPE OF INSPECTION**

A visual inspection of readily accessible systems and components was conducted with the objective of reporting the overall condition of the home and identifying those systems and components that are significantly deficient or are near the end of their service life. The inspection as undertaken by this inspection firm is performed in accordance with guidelines provided by adopted building inspection standards. Pursuant to Florida Statute 468.8323 (1),(a),(b), the Inspector is required to report on the home's systems and components that, in the professional opinion of the Inspector, are significantly deficient or are near the end of their service lives. The user should note that the estimated service life of any system

or component is significantly impacted by routine maintenance and repairs (or the lack thereof). Life expectancy reporting by the Inspector is subjective and only intended as a general guideline. The user should note that it is often impossible to determine past maintenance, repairs, and intensive use of a home's systems or components.

Estimated life expectancy of a home's systems and components reported within are obtained by a study issued by the National Association of Home Builders in February, 2007. A copy of this report is available to consumers at [www.nahb.org](http://www.nahb.org) or you may ask your Home Inspector to forward a copy.

Deficiencies as observed in the course of inspection are noted within each element section and in the attached Deficiencies Report. The User of this inspection report should take into consideration the entire report when making decisions about the current condition of the subject property.

The following systems were inspected, with the full report describing the characteristics of these systems:

Roof System

Exterior Elements

Structural System

Interior Elements

Insulation and Ventilation Systems

Heating and Cooling Systems

Plumbing System

Electrical System

#### LIMITATIONS

Terms used within the Deficiency Report provide details of observations made in the course of the building inspection. In reporting an observation, the inspector is providing an opinion that the condition is considered to be a deficiency when the function or operation of the observed item does not meet the intended use or performance.

**LOCATION:** The physical location of the noted condition as observed by the inspector.

**CONDITION:** A description of the deficiency or condition observed.

**EXPLANATION:** A description of the nature of the deficiency.

**IMPACT OR CONSEQUENCES:** A description of impact of the condition to the property based on the system or component not meeting its intended function. Where applicable, a description of consequence for not taking action to correct the deficiency may be provided.

**RECOMMENDED ACTION:** The inspectors opinion for action by the homeowner. Action

statements may include:

**Repair**: the noted item or system should be repaired to restore it to its intended function or condition

**Replace**: the noted item is deficient to a degree that actions for achieving intended performance will likely best be accomplished by replacing the affected item.

**Review**: the item should be reviewed by the building owner, possibly with input from other experts.

**Monitor**: the item should be monitored on a periodic basis, with action as appropriate to the degree of change over time.

**Service**: the noted item has an aspect of functionality that can be improved by servicing the item, with the intended result being to restore the item to its expected level of operation and functionality.

**Install**: the noted item is missing or not installed in a manner to achieve a required function or operation.

**Adjust**: the noted item requires an adjustment to achieve its intended operation and function.

**Complete**: the noted item is partially completed in terms of installation, with further work required to achieve completion.

**Remove**: an item requires removal as it constitutes an aspect not required.

**Consult Specialist**: the nature of an observation is such that the services or opinion of a specialist is required. The inspector defers opinions of the condition to that of an expert or specialist with specific qualifications, training, and knowledge of the noted condition.

## 2 ROOFING SYSTEM

### FUNCTION

The roof components of the building are designed to be a protection barrier for interior components. This barrier is designed to provide protection from adverse affects of exterior climate conditions. The roof components are comprised of the installed roof covering materials, the roof structure, roof ventilation, and roof drainage. The combination of materials and the installation design affect the life expectancy and performance of the roof. Frequent reviews of the roof components are recommended.

### INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the roof components includes a review of roof characteristics such as: roof surface materials, roof design, estimated age of roof covering, roof drainage systems, roof penetrations, and associated roof elements such as chimneys, skylights, and roof vents. Certain limitations and exclusions may apply to the inspection of the roof components such as: limited access to structural components, limited safe viewing access, detection of leaks which require specific events to occur, and items specifically excluded as noted within the Scope of Inspection.

### SYSTEM CHARACTERISTICS:

LOCATION	ROOF COVER	SLOPE	AGE	INSPECTION METHOD
Main	Asphalt Shingles	Medium	0-5	Ground Ground with Binoculars Ladders at Roof Edge
Garage	Asphalt Shingles	Medium	0-5	Ground Ground with Binoculars Ladders at Roof Edge



## **ROOF PENETRATIONS**

Roof Vents:

Ridge

Soffit

Plumbing Stack:

2

Chimneys:

None

Skylights:

None

Electrical Masts:

Penetrates Roof

## **ROOF DRAINAGE**

Soffits: Vinyl

Fascia:

Wood

Vinyl

Gutters And Downspouts:

Aluminum

Gutter Discharge Location

Above Grade

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## **RESTRICTIONS:**

At the time of inspection, the following restrictions applied to the examination of this system:

Visual Restriction: From Ground: Roof surface viewed with zoom digital camera.

Photographs reviewed in detail on computer after inspection.

Access Restriction: Surface Cover Susceptible to Damage If Walked Upon

## **ROOF SYSTEM ASSESSMENT SUMMARY:**

Overall Condition: Acceptable. In assessing the various aspects of the roof system, no major concerns were noted.

Overall Condition: Acceptable; Monitor Closely. In assessing the various aspects of the roof system, no major deficiencies were noted, but ongoing monitoring is required to conditions with observed concerns.

## DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.



**Location:** Roof Lower Right Side **System:** Roof **Condition:** Soffit is damaged

**Explanation:** Damage is noted at the soffit area below a roof surface. Damaged soffits may compromise the ability of this protective element to prevent water and pest intrusion.

**Impact Consequences:** Damage to soffits presents a risk to the long-term ability of the soffits to protect against water infiltration and pest intrusion. Progressive deterioration of the soffit material in the area of the damage can often be anticipated. A roofing or siding specialist may be required to conduct repairs.

**Recommended Action:** Repair or replace

[Click here to find out more about this item](#)

## OBSERVATIONS & SUGGESTIONS:

Periodic roof examinations are suggested, with attention to monitoring for missing or damaged shingles, and deterioration over time. A visual examination of all roof surfaces should be done as part of your twice-yearly exterior maintenance activities.

Your roof areas should be checked after storms and major rainfall to ensure deterioration or damage has not occurred to roof cover, drainage components, flashings, and penetrations.



# 3 EXTERIOR ELEMENTS

## PURPOSE

The exterior components of the building are designed to be a protection barrier for interior components. This barrier is designed to provide protection from adverse affects of climate conditions and intrusion from pests or intruders.

## INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the exterior components includes a review of exterior characteristics including: the exterior walls, associated roof components, garage structure, garage safety, driveways, walkways, doors, windows, porches, decks, walkways, and site conditions that affect the exterior components of the building. Items noted within this section are based on observations as performed within the Scope of the Inspection assignment. Certain limitations and exclusions may apply to the inspection of the exterior components such as: viewing constraints by vegetation, attached structures, stored items, parked vehicles, and other visual impairing obstacles; restricted access; and confined entry or hazards, of which compromises the safety of the Inspector.

## SYSTEM CHARACTERISTICS:

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### Wall Claddings(s)

Exterior Wall Finishes:

Stucco

### Porches, Decks, Stairs, & Patios

Porches & decks:

Front

Back

Covered

### Exterior Wall Trim

Stucco

Exterior Stairs:

None

### Roof Edge Drainage

Soffits: Vinyl

Fascia: Wood

Vinyl

Exterior Stair/Deck Railings:

N/A

Gutters: Aluminum  
Downspouts: Aluminum  
Downspout Discharge: Above  
Grade

Hardscapes:  
Concrete

Retaining Walls:  
Stone

### **Garage & Driveway**

Garage Style:  
Attached

Garage Doors:  
Residence Entry  
Vehicle Access

Garage Door Operator:  
Auto Opener

Driveway:  
Concrete

### **Lot grading & Drainage:**

Positive  
Swale Between Houses  
Storm Drain At Rear

### **Doors & Windows:**

Window Styles  
Single Hung

Window Sash Material:  
Metal

Window Glaze Features:  
Storm Panels  
Single Glazing

Exterior Door Styles  
Single  
Sliding  
French

Door Materials:  
Metal  
Glass

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## **RESTRICTIONS:**

At the time of inspection, the following restrictions applied to the examination of this system:

Foundation: Shrubs, Greenery Obstruct Viewing

Walls: Shrubs, Greenery Obstruct Viewing

Walls: Stored Items Obstruct Viewing

Driveway - Cars Parked

Garage - Items Stored

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## EXTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the exterior elements of this home, no major concerns were noted.

## DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.



**Location:** Garage **System:** Exterior **Condition:** Garage concrete floor displays typical settlement

**Explanation:** Settlement of the garage concrete pad is an indication of insufficient pad thickness. Other causes may include soil compaction soils with low bearing capacity and ground heave. Settlement as a condition by itself does not usually result in garage structure issues. Settlement combined with other structural concerns often indicates the garage as a whole may no longer be structurally sound.

**Impact Consequences:** Settlement cracks in garage floor should be monitored for change over time. Should cracks result in possible trip hazards a specialist should be consulted for repair.

**Recommended Action:** Review

[Click here to find out more about this item](#)

2.



**Location:** Throughout **System:** Exterior **Condition:** Window caulking is

deteriorated

**Explanation:** The window caulking is observed to be deteriorated. Caulking that is cracked embrittled or missing requires preventative maintenance actions to ensure the window frames will maintain a weathertight seal at the junction areas of window frame through the exterior wall.

**Impact Consequences:** Caulking at window frames serves several functions including preventing air water and pest infiltration and restricting heat loss or gain through the exterior wall. Moisture has the greatest potential for damage; unintended water infiltration into the house can cause significant damage to surfaces and property and if not corrected may lead to damage and rot to structural elements. Caulking repairs are required at the noted location(s) and should be performed at the earliest opportunity. Preventative maintenance should include reviewing and repairing exterior caulking at doors windows and wall penetrations at least twice a year.

**Recommended Action:** Repair

[Click here to find out more about this item](#)

### 3.



**Location:** Exterior Right **System:** Exterior **Condition:** Pool equipment leaks.

**Explanation:** Water is observed leaking from pool equipment.

**Impact Consequences:** Consult a pool specialist to correct the problem.

**Recommended Action:** Service

[Click here to find out more about this item](#)

## OBSERVATIONS & SUGGESTIONS:

The exterior wall system contains elements believed to be an Exterior Insulated Finish System (EIFS). The installation methods and materials used are critical in assuring a long-life protective exterior surface. Should moisture penetrate behind its surface, serious mold or rot issues can occur with effects to the building structure. Vigilance is essential in assuring the exterior surface is sealed and caulked particularly at doors and windows. Any surface cracks must be immediately repaired. Your inspector cannot assess whether damage has occurred or is likely to occur with this form of wall finish. Exterior elements should be inspected at least twice a year (spring and fall) to assess for

items requiring repair or maintenance. This includes all exterior surface finishes; trims and flashings; eavestrough and downspouts; soffits and fascias; porches, decks and stairs; sidewalks and driveways; doors and windows; and roofs. Be particularly vigilant for conditions that may result in pest or water infiltration.

# 4 STRUCTURAL SYSTEM

## PURPOSE

The structural components of the building are designed to support weight loads and outside forces placed on the building. The structural components may be comprised of the foundation elements, floor support structure, and roof support structure. Structure materials and design have an adverse affect on how the structure performs under certain conditions such as high winds, earth movement, and changing weight loads.

## INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the structural components includes a review of systems such as foundation elements, flooring support, and roof support. Certain limitations and exclusions may apply to the inspection of the structural components such as: limited access to structural systems, limited safe viewing access, detection of leaks which require specific events to occur, and items specifically excluded as noted within the Scope of Inspection. The user should also note that the typical Inspector does not provide engineering or architectural services, unless specifically noted within the Scope of Inspection. Some items noted within may require further examination and the opinion of a structural engineer or architect.

## ACCESS TO INSPECTED AREAS:

ATTIC HATCH ACCESS LOCATION(S)	CRAWL SPACES
From Ladder	
Bedroom Closet	NA
Garage	

## SYSTEM CHARACTERISTICS:

GRADE LEVEL/SUB-GRADE ELEMENTS	WALL AND FLOOR STRUCTURE
Foundation Walls: Block	Exterior Walls: Block
Basement Floor:	



NA

Floor Sheathing:  
Poured Concrete

Crawl Space:

NA

Beams:  
Tie Beam

Roof Structure:

Trusses

Beam Support:  
Foundation

Roof Sheathing:

Plywood

Columns:  
Block

### **RESTRICTIONS:**

At the time of inspection, the following restrictions applied to the examination of this system:

Exterior Walls Have Objects Obstructing View

Exterior Walls Have Vegetation Obstructing View

Interior Floors Are Finished

Interior Walls Are Finished

### **STRUCTURAL SYSTEM ASSESSMENT SUMMARY:**

Overall Condition: Acceptable. In assessing the various aspects of the structural elements of this home, no major concerns were noted.

### **DEFICIENCY SUMMARY:**

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

### **OBSERVATIONS & SUGGESTIONS:**

The condition of the foundation should be checked twice a year (spring and fall) for indication of change, movement, or deterioration. In addition, look for evidence of moisture infiltration, dampness, and mold.

Visible wood structure elements should be checked at least twice a year for indications of deterioration or change. Items to check include visible areas of the floor structure (such as viewed from the basement), and an attic examination for the condition of the roof structure. Checks should include observing for water damage, pest infiltration, and deterioration.

# 5 INTERIOR ELEMENTS

## PURPOSE

The Interior components are designed to provide suitable finished areas within the building for occupant use. All other components and systems of the building are provided to improve functional use if the interior spaces.

## INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the interior components includes a review of interior walls, ceilings, doors, windows, cabinets, and flooring. Should the Scope of Inspection provide for it, the Inspector may also test appliances if properly and safely installed within the building. Certain limitations and exclusions may apply to the inspection of the interior components such as: limited or restricted access, obstacles such as furniture or storage, and other items specifically excluded by the Scope of Inspection.

## SYSTEM CHARACTERISTICS:

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### Interior Finishes:

Interior Wall Finishes: Drywall

Ceiling Finishes:

Drywall

Floor Finishes:

Carpet

Ceramic Tile

Common Walls:

NA

Interior Door Styles:

Bifold

Pocket

French

Raised Panel

Interior Stairs:

NA

Cabinetry:

Kitchen

Bathroom

Laundry

Fire Places

Fire Place Type:

NA

Fire Place Details:

NA

Chimney Details:

NA

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## **RESTRICTIONS:**

At the time of inspection, the following restrictions applied to the examination of this system:

Items not included in this inspections are:

Cable TV

Security

Telephone

Obstructed interior elements include:

Furniture

Storage

Finished Interior Surfaces

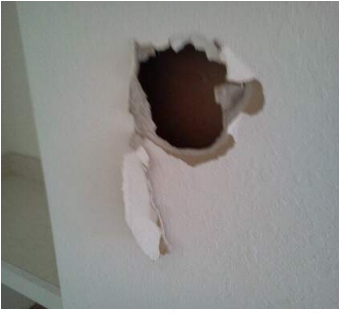
## **INTERIOR ELEMENTS ASSESSMENT SUMMARY:**

Overall Condition: Acceptable. In assessing the various aspects of the interior elements of this home, no major concerns were noted.

## **DEFICIENCY SUMMARY:**

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.



**Location:** Living Room **System:** Interior **Condition:** Physical impact damage noted in wall surface finish.

**Explanation:** Physical damage is noted to the wall surface finish. Damage of this nature is usually the result of impact. No structural damage is suspected.

**Impact Consequences:** The nature of the damage is typically cosmetic in nature. Surface repairs should be considered to establish a visually acceptable wall finish.

**Recommended Action:** Repair

[Click here to find out more about this item](#)

2.



**Location:** Hall **System:** Interior **Condition:** Interior door has missing door latch hardware

**Explanation:** Hardware required for latching or locking the door is missing. Absence of this hardware impairs function at this door.

**Impact Consequences:** Absence of this hardware impairs ability of the door to perform to its expected function.

**Recommended Action:** Repair replace or install as required

[Click here to find out more about this item](#)

## OBSERVATIONS & SUGGESTIONS:

Periodic inspection of your attic is suggested, to examine for evidence of water infiltration, as evidenced by water stains, rot, or mold. Examination after heavy rainstorms is suggested as the best opportunity to view current issues.

A review of your home should be conducted at least twice a year. Items to include in this review include: checking all doors and windows for safe operation and protection against

forced entry; checking smoke, fire, and carbon monoxide detectors, and fire extinguishers; practicing routines for fire safety and emergency situations; checking stair and railings for safety; etc.



## 6

# INSULATION AND VENTILATION SYSTEMS

## PURPOSE

The Insulation and Ventilation components are designed to reduce heat loss in cold climates and heat gain in warm climates. The insulation component is a system of materials which provide a thermal blanket and vapor barriers for the building. The ventilation component is a system of materials and possibly mechanical devices designed to control the flow of air. Both components help control the interior atmosphere for the building occupants.

## INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the insulation and ventilation components includes a review of installed insulation materials, vapor barriers, ventilation materials, and installed mechanical ventilation devices. Certain limitations and exclusions may apply to the inspection of the insulation and ventilation components such as: limited or restricted access points, examination in locations considered unsafe for the Inspector, and inoperable devices due to power restrictions.

## ACCESS TO INSPECTED AREAS:

ATTIC HATCH ACCESS LOCATION(S)	CRAWL SPACES
From Ladder	
Bedroom Closet	NA
Garage	

## SYSTEM CHARACTERISTICS:

### Insulated Spaces

Attic Insulation:  
Fiberglass Batt

### Mehcanical Ventilation:

Bathroom  
Laundry

Attic Estimated R Value:  
R-30

Air Make-Up:  
None

Attic Vapor Barrier:  
Kraft Paper

Attic Ventilation:  
Ridge  
Soffit

Foundation Wall Insulation:  
UnKnown

Foundation Wall R Value:  
NA

Foundation Vapor Barrier:  
NA

Crawl Space Insulation:  
NA

### **RESTRICTIONS:**

At the time of inspection, the following restrictions applied to the examination of this system:

Truss Design Prevents Full Inspection

Foundation Has finished surfaces

Foundation Has storage obstructions

### **INSULATION AND VENTILATION ASSESSMENT SUMMARY:**

Overall Condition: Acceptable. In assessing the various aspects of the insulation and ventilation elements of this home, no major concerns were noted.

### **DEFICIENCY SUMMARY:**

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)



**OBSERVATIONS & SUGGESTIONS:**

Regular home maintenance activities should include a review of the home for signs of moisture and mold. We recommend reviewing all rooms and areas at least twice a year. Be conscious of air quality: molds need moisture to grow. Any signs of water leaks to the interior should be immediately addressed. Monitor indoor humidity; keeping relative humidity below 50% is suggested.

To ensure moisture from dryer exhaust is safely vented to the exterior, clean your dryer filter every time the dryer is used. Check the dryer duct and exterior exhaust cover at least twice a year for blockages and lint build-up.

**Additional Comment By Inspector:**

# 7 HEATING AND COOLING SYSTEMS

## PURPOSE

The Heating and Cooling systems are designed to provide a comfortable interior atmosphere for the building occupants. The heating system provides stability to the interior atmosphere when exterior elements present conditions that lower the interior building temperature. Heating distribution to raise the interior temperature may be provided through various methods such as forced warm air through central air ducts, radiant heating systems, and localized heating from stoves or electric units. Common fuel types for heating systems are electricity, natural gas, propane gas, and other natural elements. The cooling system provides stability to the interior atmosphere when exterior elements present conditions that raise the interior building temperature. Cooling distribution to lower the interior temperature may be provided through various methods such as forced air through central air ducts or localized cooling with individual cooling units.

## INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the heating and cooling systems includes a review of heating and cooling characteristics including: fuel sources utilized, operation of the installed systems using normal controls, and installed associated equipment. Certain limitations and exclusions may apply to the inspection of the installed heating and cooling systems such as: energy source restrictions, inoperable or damaged controls, exterior climate conditions, safety hazards observed, and missing components required to operate the system.

## SYSTEM CHARACTERISTICS:

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### Heating

Energy Source: Electric

Connection Location: Left Wall

### Heating System Details

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**Manufacturer:**

Carrier

**Age in Years:**

3-5

**Capacity:**

50,000

**Efficiency:**

Conventional

**Air Filter location:**

Outside Blower

**Fresh Air Supply:**

None

**Exhaust:**

NA

Heating System Label



### **Cooling System Details**

**Manufacturer:**

Carrier

**Age:**

3-5

**Capacity:**

3 Ton

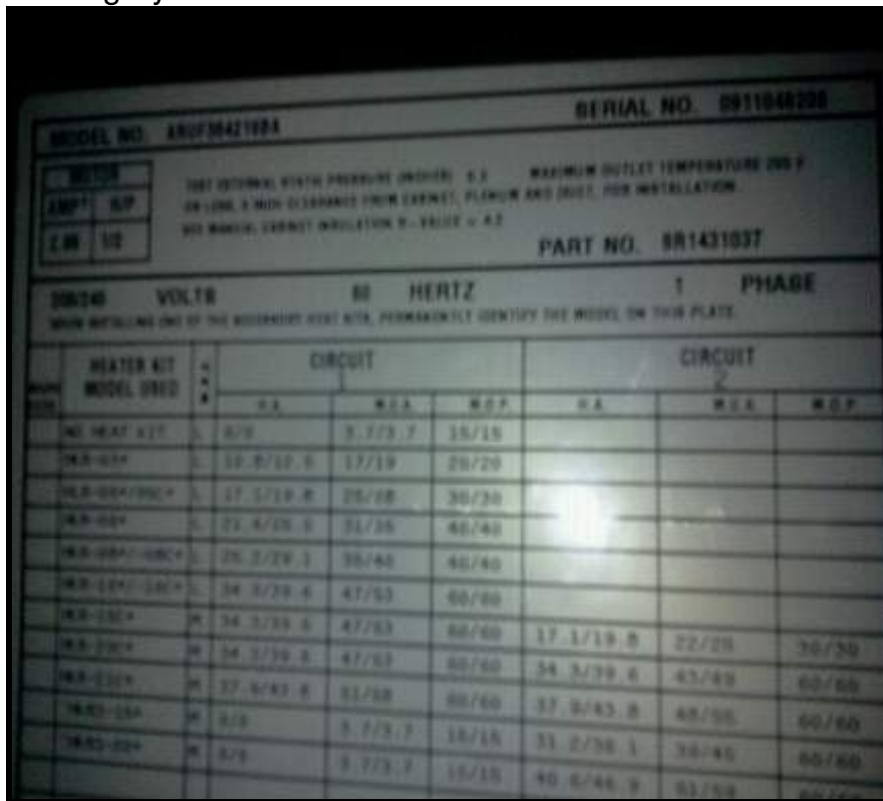
**Efficiency:**

Conventional

**Filter Location:**

Outside Blower

Cooling System Label



### RESTRICTIONS:

#### Heating Restrictions

At the time of inspection, the following restrictions applied to the examination of the heating system:

System Observed Operational

#### Cooling Restrictions

At the time of inspection, the following restrictions applied to the examination of the cooling system:

System Observed Operational

### HEATING AND COOLING ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Monitor Closely. In assessing the various aspects of the heating/cooling systems of this home, no major deficiencies were noted, but ongoing monitoring is required to conditions with observed concerns.



## DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

### OBSERVATIONS & SUGGESTIONS:

To ensure safe operation of the key components of the heating, cooling, and ventilation systems, annual service by a qualified specialist is recommended.

A visual inspection has revealed that the unit is due for its annual cleaning and maintenance. Annual cleaning and maintenance will prolong the life of the installed components and increase energy efficiency.

Filters that are part of your heating/cooling system should be checked periodically, and cleaned or replaced when required.

## 8 PLUMBING SYSTEM

### PURPOSE

The plumbing system is designed to provide for the water service and waste water management needs of the building. The water supply and waste management systems installed may be of a private source such as a well and septic system, or may be provided through public utilities.

### INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the plumbing system includes a review of system characteristics including: the water service type, main shut off type and location, water distribution materials, plumbing fixtures, waste drainage materials, and a review of the installed water heating equipment. If provided for in the Scope of Inspection, the Inspector may provide further reporting for installed water conditioning and softening equipment. Certain limitations and exclusions may apply to the inspection of the plumbing system such as: limited access to installed components, restricted water service to the building, concealed components of the system, and restricted fuel source to the water heating system. Other restrictions may apply as outlined within the Scope of Inspection.

### SYSTEM CHARACTERISTICS:

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#### Water Supply System

Service Type:Public

Meter Pick-up Location: Front

Water Meter Location: Front

Main Shut Off Location: Right Wall

Service Supply Material: Copper  
PVC

#### Hose Bib Locations:

#### Distribution System:

Locations Served: Kitchen

Main

Ensuite

Laundry

Distribution Material: Copper  
PVC

#### Drainage and Venting System

Sanitary Drain Connection:Sanitary

Sanitary Drain Material:PVC

Right Wall

Left Wall

Rear

Drain Types:Floor

Condensate

**Hose Bib Types:**

Standard

Water Heaters(s)

Make	Model#	Serial#	Type	Fuel	Shut-off	Age	Size	Venting
U.S. Craftmaster			Tank	Electricity	Breaker	5-10	40	NA

Water Heater Label



**RESTRICTIONS:**

At the time of inspection, the following restrictions applied to the examination of this system:  
 Concealed water distribution pipes not inspected  
 Bath tub and basin overflows not tested

**PLUMBING SYSTEM ASSESSMENT SUMMARY:**

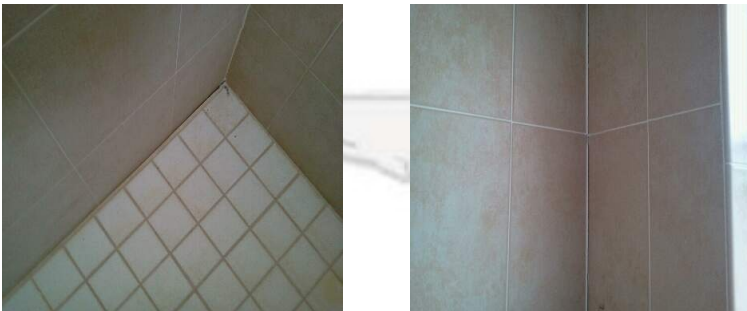
Overall Condition: Acceptable; Monitor Closely. In assessing the various aspects of the plumbing system of this home, no major deficiencies were noted, but ongoing monitoring is

required to conditions with observed concerns.

## DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.



**Location:** Main Bathroom **System:** Plumbing **Condition:** Shower enclosure has grout that is incomplete or open between tiles

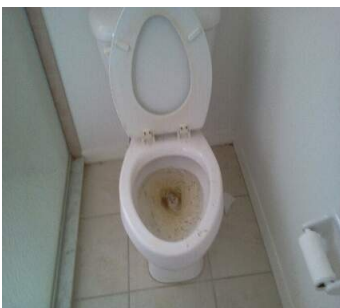
**Explanation:** The purpose of grout is to prevent water penetration between the edges of tiles at the shower area. Grouting is observed to be inadequate to meet the intended requirements for sealing against water leakage.

**Impact Consequences:** Grouting is required to complete the cosmetic appearance of a tiled area and to serve to prevent water from seeping between tiles and into walls and floors. Failure to provide effective grout application can result in damage and costly repairs due to water leaks behind and below finished areas.

**Recommended Action:** Repair

[Click here to find out more about this item](#)

2.



**Location:** Main Bathroom **System:** Plumbing **Condition:** Toilet valve runs on when tank is full

**Explanation:** The toilet is observed to continue to run on when the tank is full.

**Impact Consequences:** This condition creates unnecessary waste of water and the noise of the continually running water can be an annoyance. The toilet valve does not achieve its intended function of turning off the water supply fully when the tank is

full.

**Recommended Action:** Repair

[Click here to find out more about this item](#)



**OBSERVATIONS & SUGGESTIONS:**

Operate all shut off valves at least twice a year to ensure valves operate and to prevent the valve mechanisms from seizing over time.

Your home is equipped with a private septic system. Septic owners should use a live organic bacteria that break down the presence of unnatural substances and solids, like detergents and soaps that sometimes enter your septic system. If these common household substances penetrate your septic system, they kill off the natural occurring bacteria that allow your system to function properly. Bacteria additives are an inexpensive insurance policy that keeps your pipes clean & clear, odor free, and your system functioning properly.

## 9 ELECTRICAL SYSTEM

### PURPOSE

The electrical system is designed to provide for the electrical needs of the building. This includes providing the metering of the electrical supply, the distribution of electrical supply to areas in the building, installed safety features, and circuit protection. Further extensions of the electrical system include lighting fixtures, switches, and outlets installed to meet the needs of the building occupants.

### INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the electrical system includes a review of system characteristics including: the electrical service and related items, main disconnect type and location, electrical panels and sub panels, branch circuit protection, system ground, electrical outlets and switches, ground fault and arc fault protection, electrical fixtures, and distribution wiring. Further reporting may be included for testing the installed safety devices such as smoke detectors and carbon monoxide detectors. Items noted within this section are based on observations as performed within the Scope of the Inspection assignment. Certain limitations and exclusions may apply to the inspection of the electrical system such as a review of: remote control devices, security system and components, low voltage wiring and components, and other components not considered part of the primary electrical system. Technically exhaustive methods are not typically included in the inspection methods such as measurement of amperage, voltage, and continuity. Other restrictions placed on the Inspector during the assignment may include restricted service, inaccessibility to controls, inoperable or damaged components, and time constraints may restrict the Inspector from making a full evaluation of the electrical system.

### SYSTEM CHARACTERISTICS:

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#### Electrical Service

Meter Location:

Right Wall

Electrical Service Size:

200 Amperes

Electrical Service Voltage:

120/240 Volts

Service Type:

#### Arc Fault Outlets:

Bedrooms

#### Safety Devices

Smoke Detectors: 1st Floor



Underground Cable

**Carbon Monoxide detectors:**

NA

**Main Disconnect**

Main Disconnect Location:

Garage Interior

Main Disconnect Size:

200 Amperes

Main Disconnect Type:

Circuit Breaker Disconnect

System Ground Location:

At grounding stake/pad

**Distribution Wiring**

Wire Type: Copper Grounded

**Electrical Outlets:**

Outlets Type(s): 3-Prong

**GFI Protected Outlet Locations:**

Exterior

Garage

Bathrooms

Kitchen



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**Main Panel**

Panel Location:

Garage Interior

Panel Size:

200 Amperes

Circuit Protection:

Circuit Breakers

GFI

AFCI

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**Sub Panels**

Panel Location:

Garage Interior

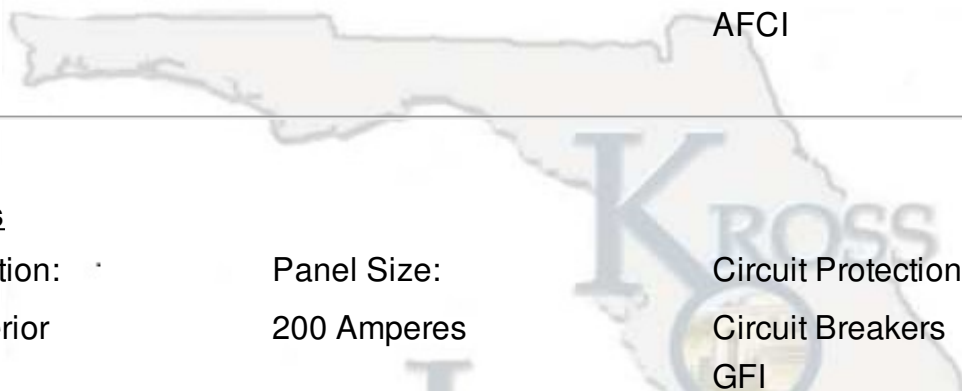
Panel Size:

200 Amperes

Circuit Protection:

Circuit Breakers

GFI



**RESTRICTIONS:**

At the time of inspection, the following restrictions applied to the examination of this system:

Main electrical disconnect was not operated

Wiring that is concealed is not inspected

System ground point was not accessible for examination

**ELECTRICAL SYSTEM ASSESSMENT SUMMARY:**

Overall Condition: Acceptable. In assessing the various aspects of the electrical system of this home, no major concerns were noted.

**DEFICIENCY SUMMARY:**

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

**OBSERVATIONS & SUGGESTIONS:**

It is recommended that the main disconnect and circuit breakers be operated (turned off and on) periodically, to exercise these protective devices. Suggested frequency for this maintenance activity is once or twice a year. Circuit breakers that are not periodically operated may over time fail to operate to specifications.

Ground Fault Circuit Interrupt [GFCI] outlets should be tested in accordance with manufacturer's recommendations, to confirm these devices are operable and providing protection. Failure to operate periodically may result in the mechanical components of these devices becoming sticky or inoperable, thus not providing the intended personal protection. If uncertain about the frequency of testing, the suggested frequency of testing is once per month.

Arc Fault Circuit Interrupt [AFCI] circuit breakers should be tested in accordance with manufacturer's recommendations, to confirm these devices are operable and providing protection. Failure to operate periodically may result in the mechanical mechanisms of these circuit breakers becoming sticky or inoperable, thus not providing the intended personal protection. If uncertain about the frequency of testing, the suggested frequency of testing is once per month.

Smoke detectors, fire detectors, and carbon monoxide detectors should be tested

periodically in accordance with manufacturer's recommendation, to assure these devices are operable and providing protection. Failure to perform periodic test reduces assurance that the home's occupants will be alerted in the event of hazardous events. If uncertain about the frequency of testing, the suggested frequency of testing is once per month. If devices are operated by or contain batteries as back-up power, it is suggested that batteries be changed in accordance with manufacturer's recommendations, or every 6 months if not specified.

Do not open electrical boxes or fixtures, or remove wall plates, without first assuring circuits are powered off.



# 10 DEFICIENCY SUMMARY

## ROOF

### 1.

**Location:** Roof Lower Right Side **System:** Roof **Condition:** Soffit is damaged

**Explanation:** Damage is noted at the soffit area below a roof surface. Damaged soffits may compromise the ability of this protective element to prevent water and pest intrusion.

**Impact Consequences:** Damage to soffits presents a risk to the long-term ability of the soffits to protect against water infiltration and pest intrusion. Progressive deterioration of the soffit material in the area of the damage can often be anticipated. A roofing or siding specialist may be required to conduct repairs.

**Recommended Action:** Repair or replace

[Click here to find out more about this item](#)

## EXTERIOR

### 1.

**Location:** Garage **System:** Exterior **Condition:** Garage concrete floor displays typical settlement

**Explanation:** Settlement of the garage concrete pad is an indication of insufficient pad thickness. Other causes may include soil compaction soils with low bearing capacity and ground heave. Settlement as a condition by itself does not usually result in garage structure issues. Settlement combined with other structural concerns often indicates the garage as a whole may no longer be structurally sound.

**Impact Consequences:** Settlement cracks in garage floor should be monitored for change over time. Should cracks result in possible trip hazards a specialist should be consulted for repair.

**Recommended Action:** Review

[Click here to find out more about this item](#)

### 2.

**Location:** Throughout **System:** Exterior **Condition:** Window caulking is deteriorated

**Explanation:** The window caulking is observed to be deteriorated. Caulking that is

cracked embrittled or missing requires preventative maintenance actions to ensure the window frames will maintain a weathertight seal at the junction areas of window frame through the exterior wall.

**Impact Consequences:** Caulking at window frames serves several functions including preventing air water and pest infiltration and restricting heat loss or gain through the exterior wall. Moisture has the greatest potential for damage; unintended water infiltration into the house can cause significant damage to surfaces and property and if not corrected may lead to damage and rot to structural elements. Caulking repairs are required at the noted location(s) and should be performed at the earliest opportunity. Preventative maintenance should include reviewing and repairing exterior caulking at doors windows and wall penetrations at least twice a year.

**Recommended Action:** Repair

[Click here to find out more about this item](#)

### 3.

**Location:** Exterior Right **System:** Exterior **Condition:** Pool equipment leaks.

**Explanation:** Water is observed leaking from pool equipment.

**Impact Consequences:** Consult a pool specialist to correct the problem.

**Recommended Action:** Service

[Click here to find out more about this item](#)

## INTERIOR

### 1

**Location:** Living Room **System:** Interior **Condition:** Physical impact damage noted in wall surface finish.

**Explanation:** Physical damage is noted to the wall surface finish. Damage of this nature is usually the result of impact. No structural damage is suspected.

**Impact Consequences:** The nature of the damage is typically cosmetic in nature. Surface repairs should be considered to establish a visually acceptable wall finish.

**Recommended Action:** Repair

[Click here to find out more about this item](#)

### 2

**Location:** Hall **System:** Interior **Condition:** Interior door has missing door latch hardware

**Explanation:** Hardware required for latching or locking the door is missing. Absence of this hardware impairs function at this door.

**Impact Consequences:** Absence of this hardware impairs ability of the door to

perform to its expected function.

**Recommended Action:** Repair replace or install as required

[Click here to find out more about this item](#)

## PLUMBING

### 1.

**Location:** Main Bathroom **System:** Plumbing **Condition:** Shower enclosure has grout that is incomplete or open between tiles

**Explanation:** The purpose of grout is to prevent water penetration between the edges of tiles at the shower area. Grouting is observed to be inadequate to meet the intended requirements for sealing against water leakage.

**Impact Consequences:** Grouting is required to complete the cosmetic appearance of a tiled area and to serve to prevent water from seeping between tiles and into walls and floors. Failure to provide effective grout application can result in damage and costly repairs due to water leaks behind and below finished areas.

**Recommended Action:** Repair

[Click here to find out more about this item](#)

### 2.

**Location:** Main Bathroom **System:** Plumbing **Condition:** Toilet valve runs on when tank is full

**Explanation:** The toilet is observed to continue to run on when the tank is full.

**Impact Consequences:** This condition creates unnecessary waste of water and the noise of the continually running water can be an annoyance. The toilet valve does not achieve its intended function of turning off the water supply fully when the tank is full.

**Recommended Action:** Repair

[Click here to find out more about this item](#)

## ELECTRICAL

**Professional Services Certification and Disclosure**

I have personally made an inspection of the property that is the subject of this Report.

I do not have any undisclosed conflict of interest with the client, nor any undisclosed commissions, rebates, profits or other benefits resulting from the completion of this assignment.

I have not accepted any disclosed or undisclosed commissions, rebates, profits, or other benefit from Real Estate Brokers, Agents, or any other parties having financial interest in the subject property.

This Inspection Firm, and the designated inspector for this assignment, have not been offered or provided any disclosed or undisclosed financial compensation directly or indirectly to any Real Estate Broker, Agent, or Real Estate Company for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.

I have not and shall not communicate any information about this inspection to anyone except the named client without prior consent of the client, except where it may affect the safety of others or violate a law or statute.

I have not offered to perform any repairs to the subject property nor shall I accept or induce a referral fee from any contractor of which I refer a client to for repairs.

**Kross Inspectors**

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Web: [www.krossinspectors.com](http://www.krossinspectors.com)

**Inspected by:**

Jim-Kreider

**Inspector's Signature:**

A handwritten signature in black ink, appearing to read 'J. L. Kreider', written over a faint background of the Kross Inspectors logo.

**Signature Date**

6/28/2011