

# Property Inspection Report



**Scott Stutler License #HI1841  
1st Defense Home Inspections**

**100 goofy blvd**

**Inspection Prepared For: Donald Duck**

**Agent: -**

**Date of Inspection: 12/26/2018**

**Year Built: 2006 Size: 1230**

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Below are the abbreviations for the summary

**Inspected (I)** = Inspector visually observed the item, component or unit and it appeared to be in working condition or functioning as intended allowing for normal wear and tear

**Not Inspected (NI)** = Inspector did not inspect this item, component or unit and made no representation of whether or not it was working or functioning as intended.

**Defective or Deficiency (D)** = Inspector observed the item, component or unit not in working condition or functioning as intended or it was not constructed or installed in a standard workmanlike practice, or it needs further evaluation by a qualified or licensed contractor. Recommend these issues be further evaluated and corrected as necessary. Items, components or systems that can be repaired to satisfactory condition may not need to be replaced

**Not Applicable (N/A)** = Inspector did not observe this item, component or unit at the property on the day of the inspection.

**Items in red** = These items are the items that are considered defective or deficient

**Items in green** = These items are the items that are considered maintenance items

**Items in Blue** = these items are the items that we want to bring additional attention to, they may be considered as safety or cosmetic items or items that we recommend you have evaluated further by a licensed technician.

**Highlighted items** = These are items listed in the glossary, hover over the highlighted word and the definition will pop up on the screen. The glossary can also be found at the end of the inspection report.

Interior Areas		
Page 8 Item: 3	Ceiling Fans	• operates but is noisy
Page 9 Item: 6	Doors	• front door needs weather stripping or adjustment to seal properly. Daylight visible
Page 10 Item: 12	Screen Doors	• Bottom corners are seperating
Bedrooms		
Page 12 Item: 12	Screen Doors	• Does not move on track • Bottom corners are starting to seperate
Bathroom		
Page 13 Item: 6	Electrical	• Middle switch in Master bathroom is faulty, loose contacts.
Kitchen		
Page 16 Item: 1	Cabinets	• past moisture damage noted under kitchen sink.
Page 17 Item: 6	Microwave	• underneath light is out. Replace
Page 17 Item: 7	Cook top condition	• left front burner has crack and does not operate
Page 17 Item: 9	Sinks	• soap dispenser missing handle
Water Heater		
Page 24 Item: 5	Water Heater Condition	• Noted that the water heater has an odor (bacteria), recommend flushing out the tank

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions.

Depending upon the age of the property, some items like GFCI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

This Report is received in agreement with the buyer's acceptance of the real estate inspection agreement. (Including the box labeled "Disclaimer of Warranties"). The client understands and agrees to real estate inspection agreement is a part of the inspection report and acceptance of or payment for the inspection report by the client will confirm this agreement even if the client was not present at the inspection and/or has not signed the agreement

**NOTE TO THIRD PARTIES: This report is the exclusive property of 1st Defense Home Inspections and the clients listed on this report and is not transferable to any third parties or subsequent buyers. Our inspection and this report have been performed with a written CONTRACT AGREEMENT that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report**

# PRE-CLOSING INSPECTION CHECKLIST

Address: \_\_\_\_\_ Date \_\_\_\_\_

DESCRIPTION	OKAY	REQUIRES ATTENTION
1. OVERALL		
a. Have previously agreed repairs been completed?		
b. Have warranties and/or guarantees been provided for these repairs?		
2. BUILDING EXTERIOR		
a. Are any windows/screens damaged/missing?		
b. Is there water standing near the foundation?		
c. Is there deterioration or damage to siding, doors, decks, patios, driveways, walkways, etc.		
3. ROOF		
a. Are there any missing shingles or signs of damage?		
b. Are the gutters and downspouts still present and in good condition?		
c. Are the downspouts discharging water away from the foundation?		
d. Overall chimney condition?		
4. ATTACHED GARAGE		
a. Does the door opener still operate (safely)?		
b. Are the remotes available and functional?		
c. Is there damage to wall/ceiling/floor surfaces that may have been concealed at the time of the inspection?		
5. INTERIOR FLOORS, WALLS, CEILINGS		
a. Have previously noted stains become larger or are new stains present?		
b. Have previously noted cracks become larger or are new cracks present?		
c. Are there any cracked window panes or mirrors?		
d. Are there cloudy or condensation present at multi-paned windows present?		
e. Have permanent fixtures been removed or damaged?		

f. Any floor damage present?		
6. PLUMBING		
a. Are all fixtures present and operational?		
b. Do all drains drain properly?		
c. Run water and check for leaks?		
d. Do the toilets flush properly?		
e. Is there hot water?		
7. ELECTRICAL		
a. Are the light fixtures present and operational?		
b. Do all switches & outlets operate and have cover plates?		
c. Are smoke & CO detectors (if applicable) present and operational?		
d. Does the doorbell operate?		
8. HEATING & COOLING		
a. Is the thermostat operational and in good condition?		
b. Does the heating system operate?		
c. Does the AC system operate?		
9. ATTIC		
a. Are there any signs of new leaks?		
b. Have any items been left in the attic?		
c. Are there new signs of bird, insects or rodents present?		
10. KITCHEN		
a. Are all appliances present and operational?		
b. Do all appliances have their knobs, handles, racks, plates, etc?		
c. Is there any sign of water leakage near the refrigerator or dishwasher?		
11. OTHER CONCERNS – IF APPLICABLE		
a. Built in-vacuum –operational? Hoses/Equipment present?		
b. Sprinkler System –operational?		
c. Pool/Spa –operational? Equipment(vacuum/covers/etc)present?		
d. Wall & Window AC Systems –operational?		
e. Septic system pumped- if applicable		
f. Names changed on Utilities		

\*This Pre-closing Inspection Checklist is to be used as a general guide to help the buyer verify that previously flagged deficiencies have been addressed as agreed to in the purchase contract, if applicable. Not all items listed will apply.

# PRE-CLOSING INSPECTION CHECKLIST

Address: \_\_\_\_\_ Date \_\_\_\_\_

DESCRIPTION	OKAY	REQUIRES ATTENTION
1. OVERALL		
a. Have previously agreed repairs been completed?		
b. Have warranties and/or guarantees been provided for these repairs?		
2. BUILDING EXTERIOR		
a. Are any windows/screens damaged/missing?		
b. Is there water standing near the foundation?		
c. Is there deterioration or damage to siding, doors, decks, patios, driveways, walkways, etc.		
3. ROOF		
a. Are there any missing shingles or signs of damage?		
b. Are the gutters and downspouts still present and in good condition?		
c. Are the downspouts discharging water away from the foundation?		
d. Overall chimney condition?		
4. ATTACHED GARAGE		
a. Does the door opener still operate (safely)?		
b. Are the remotes available and functional?		
c. Is there damage to wall/ceiling/floor surfaces that may have been concealed at the time of the inspection?		
5. INTERIOR FLOORS, WALLS, CEILINGS		
a. Have previously noted stains become larger or are new stains present?		
b. Have previously noted cracks become larger or are new cracks present?		
c. Are there any cracked window panes or mirrors?		
d. Are there cloudy or condensation present at multi-paned windows present?		
e. Have permanent fixtures been removed or damaged?		

f. Any floor damage present?		
6. PLUMBING		
a. Are all fixtures present and operational?		
b. Do all drains drain properly?		
c. Run water and check for leaks?		
d. Do the toilets flush properly?		
e. Is there hot water?		
7. ELECTRICAL		
a. Are the light fixtures present and operational?		
b. Do all switches & outlets operate and have cover plates?		
c. Are smoke & CO detectors (if applicable) present and operational?		
d. Does the doorbell operate?		
8. HEATING & COOLING		
a. Is the thermostat operational and in good condition?		
b. Does the heating system operate?		
c. Does the AC system operate?		
9. ATTIC		
a. Are there any signs of new leaks?		
b. Have any items been left in the attic?		
c. Are there new signs of bird, insects or rodents present?		
10. KITCHEN		
a. Are all appliances present and operational?		
b. Do all appliances have their knobs, handles, racks, plates, etc?		
c. Is there any sign of water leakage near the refrigerator or dishwasher?		
11. OTHER CONCERNS – IF APPLICABLE		
a. Built in-vacuum –operational? Hoses/Equipment present?		
b. Sprinkler System –operational?		
c. Pool/Spa –operational? Equipment(vacuum/covers/etc)present?		
d. Wall & Window AC Systems –operational?		
e. Septic system pumped- if applicable		
f. Names changed on Utilities		

\*This Pre-closing Inspection Checklist is to be used as a general guide to help the buyer verify that previously flagged deficiencies have been addressed as agreed to in the purchase contract, if applicable. Not all items listed will apply.

# Inspection Details

## 1. Attendance

In Attendance: No other parties present at inspection.

## 2. Home Type

Home Type: Condominium/Townhouse

## 3. Occupancy

Occupancy: Vacant - Furnished • The utilities were on at the time of inspection. • clear and dry, mid 60's • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.



### Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

#### 1. Bar

I	NI	D	Not Present	None
			X	

#### 2. Cabinets

I	NI	D	Not Present	None
			X	

#### 3. Ceiling Fans

I	NI	D	Not Present	None
X				

**Observations:**

- Operated normally when tested, at time of inspection.
- operates but is noisy



operates but is noisy

#### 4. Closets

I	NI	D	Not Present	None
X				

#### 5. Door Bell

I	NI	D	Not Present	None
			X	

6. Doors

I	NI	D	Not Present	None
		X		

Observations:

• front door needs weather stripping or adjustment to seal properly. Daylight visible



front door needs weather stripping or adjustment to seal properly. Daylight visible

7. Electrical

I	NI	D	Not Present	None
X				

8. Smoke Detectors

I	NI	D	Not Present	None
X				

Observations:

• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

9. Stairs & Handrail

I	NI	D	Not Present	None
			X	

10. Ceiling Condition

I	NI	D	Not Present	None
X				

Materials: There are drywall ceilings noted.

11. Patio Doors

I	NI	D	Not Present	None
X				

12. Screen Doors

I	NI	D	Not Present	None
		X		

Observations:

• Bottom corners are seperating



Bottom corners are seperating



Bottom corners are seperating

13. Wall Condition

I    NI    D    Not Present    None

Materials: Drywall walls noted.

X				
---	--	--	--	--

14. Window Condition

I    NI    D    Not Present    None

X				
---	--	--	--	--

15. Floors

I    NI    D    Not Present    None

X				
---	--	--	--	--

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • Spare #1

2. Ceiling Fans

I NI D Not Present None

Observations:

- Operated normally when tested, at time of inspection.

X				
---	--	--	--	--

3. Closets

I NI D Not Present None

X				
---	--	--	--	--

4. Doors

I NI D Not Present None

X				
---	--	--	--	--

5. Electrical

I NI D Not Present None

X				
---	--	--	--	--

6. Floor Condition

I NI D Not Present None

Flooring Types: Carpet is noted.

X				
---	--	--	--	--

7. Smoke Detectors

I NI D Not Present None

X				
---	--	--	--	--

8. Wall Condition

I NI D Not Present None

Materials: Drywall walls noted.

X				
---	--	--	--	--

9. Window Condition

I NI D Not Present None

X				
---	--	--	--	--

### 10. Ceiling Condition

I    NI    D    Not Present    None

Materials: There are drywall ceilings noted.

X				
---	--	--	--	--

### 11. Patio Doors

I    NI    D    Not Present    None

X				
---	--	--	--	--

### 12. Screen Doors

I    NI    D    Not Present    None

Observations:

		X		
--	--	---	--	--

- Does not move on track
- Bottom corners are starting to sepearate



Bottom corners are starting to sepearate



Bottom corners are starting to sepearate



Does not move on track

### Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

#### 1. Locations

Locations: Master Bathroom • Guest bathroom

#### 2. Cabinets

I	NI	D	Not Present	None
X				

Observations:  
 • No deficiencies observed.

#### 3. Ceiling Condition

I	NI	D	Not Present	None
X				

Materials: There are drywall ceilings noted.

#### 4. Counters

I	NI	D	Not Present	None
X				

#### 5. Doors

I	NI	D	Not Present	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.

#### 6. Electrical

I	NI	D	Not Present	None
		X		

Observations:  
 • Middle switch in Master bathroom is faulty, loose contacts.



Middle switch in Master bathroom is faulty, loose contacts.

7. GFCI

I	NI	D	Not Present	None
X				

Observations:  
 • **GFCI** in place and operational

8. Exhaust Fan

I	NI	D	Not Present	None
X				

Observations:  
 • The bath fan was operated and no issues were found.

9. Floor Condition

I	NI	D	Not Present	None
X				

Materials: Ceramic tile is noted.

10. Heating

I	NI	D	Not Present	None
X				

Observations:  
 • Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

I	NI	D	Not Present	None
X				

12. Plumbing

I	NI	D	Not Present	None
X				

13. Showers

I	NI	D	Not Present	None
X				

Observations:  
 • functional

14. Shower Walls

I	NI	D	Not Present	None
X				

15. Bath Tubs

I	NI	D	Not Present	None
X				

Observations:  
 • Tub

16. Enclosure

I	NI	D	Not Present	None
X				

### 17. Sinks

I	NI	D	Not Present	None
X				

### 18. Toilets

I	NI	D	Not Present	None
X				

**Observations:**

- Observed as functional and in good visual condition.

### 19. Window Condition

I	NI	D	Not Present	None
			X	



### Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

#### 1. Cabinets

I	NI	D	Not Present	None
X				

Observations:

- past moisture damage noted under kitchen sink.



past moisture damage noted under kitchen sink.

#### 2. Counters

I	NI	D	Not Present	None
X				

#### 3. Dishwasher

I	NI	D	Not Present	None
X				

Observations:

- Operated.

#### 4. Doors

I	NI	D	Not Present	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

#### 5. Garbage Disposal

I	NI	D	Not Present	None
X				

Observations:

- Operated - appeared functional at time of inspection.

#### 6. Microwave

I	NI	D	Not Present	None
X				

Observations:

- underneath light is out. Replace

### 7. Cook top condition

I	NI	D	Not Present	None
		X		

Observations:

- left front burner has crack and does not operate



left front burner has crack and does not operate

### 8. Oven & Range

I	NI	D	Not Present	None
X				

### 9. Sinks

I	NI	D	Not Present	None
		X		

Observations:

- soap dispenser missing handle



soap dispenser missing handle

10. Drinking Fountain

I NI D Not Present None

			X	
--	--	--	---	--

11. Spray Wand

I NI D Not Present None

X				
---	--	--	--	--

12. Vent Condition

I NI D Not Present None

Materials: Recirculating

X				
---	--	--	--	--

13. Window Condition

I NI D Not Present None

			X	
--	--	--	---	--

14. Floor Condition

I NI D Not Present None

Materials: Ceramic tile is noted.

X				
---	--	--	--	--

15. Plumbing

I NI D Not Present None

X				
---	--	--	--	--

16. Ceiling Condition

I NI D Not Present None

Materials: There are drywall ceilings noted.

X				
---	--	--	--	--

17. Patio Doors

I NI D Not Present None

			X	
--	--	--	---	--

18. Screen Doors

I NI D Not Present None

			X	
--	--	--	---	--

19. Electrical

I NI D Not Present None

Observations:

- No major system safety or function concerns noted at time of inspection.

X				
---	--	--	--	--

20. GFCI

I	NI	D	Not Present	None
X				

Observations:  
• GFCI in place and operational.

21. Wall Condition

I	NI	D	Not Present	None
X				

Materials: Drywall walls noted.

22. Refrigerator

I	NI	D	Not Present	None
X				

Laundry

1. Locations

Locations: Hall

2. Dryer Vent

I	NI	D	Not Present	None
	X			

3. Electrical

I	NI	D	Not Present	None
X				

4. GFCI

I	NI	D	Not Present	None
			X	

5. Gas Valves

I	NI	D	Not Present	None
			X	

6. Floor Condition

I	NI	D	Not Present	None
X				

Materials: Ceramic tile is noted.

7. Plumbing

I	NI	D	Not Present	None
	X			

8. Wall Condition

I	NI	D	Not Present	None
X				

Materials: Drywall walls noted.

9. Ceiling Condition

I	NI	D	Not Present	None
X				

Materials: There are drywall ceilings noted.

10. Doors

I	NI	D	Not Present	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

#### 1. Heater Condition

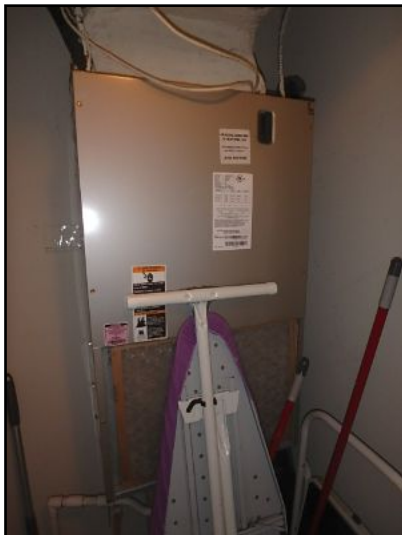
I	NI	D	Not Present	None
X				

The furnace is located in the hall closet

Electric forced hot air.

Observations:

- **Electric Furnace:** Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

#### 2. Heater Base

I	NI	D	Not Present	None
X				

Observations:

- The heater base appears to be functional.

#### 3. Enclosure

I	NI	D	Not Present	None
X				

4. Venting

I	NI	D	Not Present	None
				X

5. Gas Valves

I	NI	D	Not Present	None
				X

6. Refrigerant Lines

I	NI	D	Not Present	None
X				

Observations:  
 • No defects found.

7. AC Compress Condition

I	NI	D	Not Present	None
X				

Compressor Type: Electric  
 Location: The compressor is located on the exterior grounds.  
 Observations:  
 • Appeared functional at the time of inspection.  
 • Annual HVAC service contract is recommended.



Appeared functional at the time of inspection.

Appeared functional at the time of inspection.

8. Air Supply

I	NI	D	Not Present	None
X				

Observations:  
 • The return air supply system appears to be functional.

9. Registers

I	NI	D	Not Present	None
X				

Observations:  
 • The return air supply system appears to be functional.

### 10. Filters

I	NI	D	Not Present	None
X				

Location: Located inside heater cabinet.

Observations:

• **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

### 11. Thermostats

I	NI	D	Not Present	None
X				

Observations:

• Analog, non-programmable type.



Water Heater

1. Base

I	NI	D	Not Present	None
X				

Observations:  
 • The water heater base is functional.

2. Heater Enclosure

I	NI	D	Not Present	None
X				

3. Combusion

I	NI	D	Not Present	None
			X	

4. Venting

I	NI	D	Not Present	None
			X	

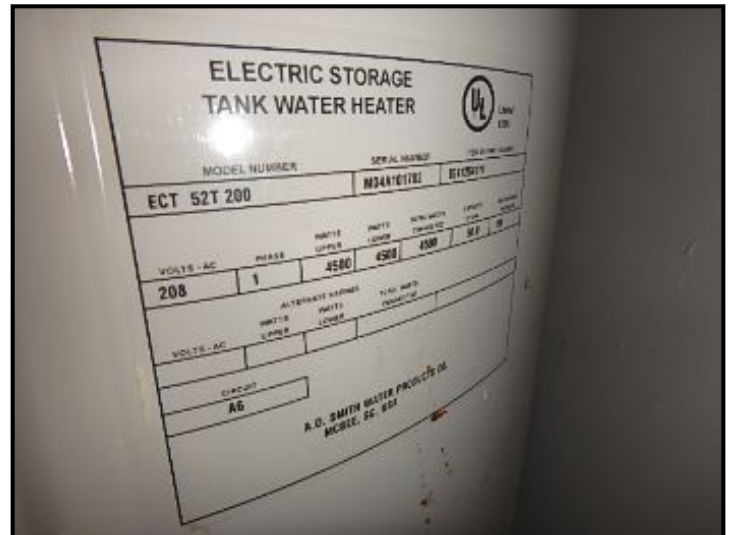
5. Water Heater Condition

I	NI	D	Not Present	None
X				

Heater Type: Electric  
 Location: The heater is located in the hall closet.  
 Observations:  
 • Noted that the water heater has an odor (bacteria), recommend flushing out the tank



Noted that the water heater has an odor (bacteria), recommend flushing out the tank



Noted that the water heater has an odor (bacteria), recommend flushing out the tank

6. TPRV

I	NI	D	Not Present	None
X				

Observations:  
 • Appears to be in satisfactory condition -- no concerns.

**7. Number Of Gallons**

I	NI	D	Not Present	None
X				

Observations:  
 • 40 gallons

**8. Gas Valve**

I	NI	D	Not Present	None
			X	

**9. Plumbing**

I	NI	D	Not Present	None
X				

Materials: Copper  
 Observations:  
 • No deficiencies observed at the visible portions of the supply piping.

**10. Overflow Condition**

I	NI	D	Not Present	None
X				

Materials: **PVC**

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

Electrical

1. Electrical Panel

I	NI	D	Not Present	None
X				

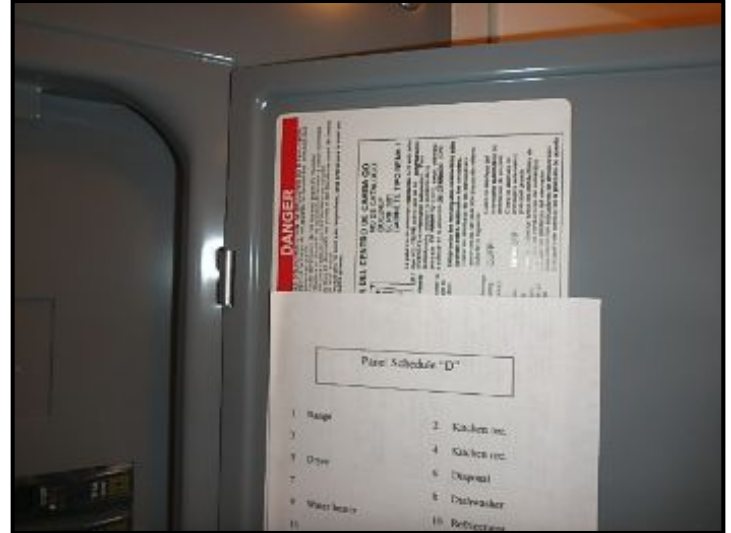
Location: Located in the Laundry room

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



No major system safety or function concerns noted at time of inspection at main panel box.



No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Breaker

I	NI	D	Not Present	None
X				

Observations:

- 100 amp

3. Breakers in off position

I	NI	D	Not Present	None
				X

4. Cable Feeds

I	NI	D	Not Present	None
X				

Observations:

- There is an underground service lateral noted.

5. Breakers

I	NI	D	Not Present	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Exterior Areas

1. Doors

I	NI	D	Not Present	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

I	NI	D	Not Present	None
X				

3. Siding Condition

I	NI	D	Not Present	None
X				

Materials: Stucco veneer noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Eaves & Facia

I	NI	D	Not Present	None
X				

5. Exterior Paint

I	NI	D	Not Present	None
X				

6. Stucco

I	NI	D	Not Present	None
X				

## Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

# BUYERS GUIDE

**WARRANTIES FOR THIS PROPERTY:** See inspection report for property address.

All warranties provided are by courtesy of 1st Defense Home Inspections LLC



## AS IS - NO WARRANTY

Please reference your real estate contract for more information regarding seller warranted items.



**90DAY**  
WARRANTY 

## 90 DAY LIMITED STRUCTURAL & MECHANICAL WARRANTY

This warranty is valid 90 days from the date of inspection or 22 days after closing, whichever comes later. **No deductible.** This warranty covers repairs to items the home inspector has found to be in good working condition at the time of inspection and are specifically listed within the warranty.



**90DAY**  
WARRANTY *plus* 

## 90 DAY PLUS LIMITED STRUCTURAL & MECHANICAL WARRANTY

This warranty is valid 90 days from the date of inspection or 22 days after closing, whichever comes later. **No deductible.** This warranty covers repairs to items the home inspector has found to be in good working condition at the time of inspection and are specifically listed within the warranty. **Plus warranty covers more mechanical items** (garage door openers, refrigerators, spas, etc) than the original 90 Day Warranty. See complete **policy** for details. \*



**Additional Included Warranties:** Additional warranties included with your inspection at no charge to home buyer. Warranties valid for a duration of 90 days from the date of inspection or 22 days after closing, whichever comes later (excluding Platinum Roof Protection Plan - 5 years). Click on warranty icons for individual policies. \*



\*All warranties administered by Residential Warranty Services (RWS).

\*All RWS warranties terms and conditions subject to change. See complete policies.

\*Any 12 -18 month home warranties will supercede RWS warranties.



**SIMPLE 18 Month Home Warranty:** Protect your Investment! A SIMPLE home warranty contract is available at an extra charge on this property. This is a 18 month (12 + 6 months FREE) home warranty service contract offered through RWS. For more details as to coverage, deductible, price and exclusions please visit **1stWarranty.com**.