

# *1st Defense Home Inspections, LLC*

## Property Inspection Report



1234 snoopy, north pole, FL

Inspection prepared for:

Date of Inspection: 3/27/2013 Time: 1 PM

Age of Home: 1974 Size: 1,966

Weather: clear

Inspector: Scott Stutler

License # HI1841

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## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 6 Item: 10	Ceiling Condition	• Living room ceiling has separated at the drywall seam. Have repaired as necessary.
Page 6 Item: 11	Patio Doors	• Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door by a Qualified Contractor to allow easy and smooth operation. Current building standards require this second means of egress in a sleeping area for quick escape in the event of an emergency.
Page 6 Item: 13	Wall Condition	• Large crack forming down the front room wall by the entry door. Suggest having a structural engineer evaluate further.
Bathroom		
Page 10 Item: 7	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Kitchen		
Page 13 Item: 20	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Garage		
Page 19 Item: 6	Electrical	• Aluminum wiring
Electrical		
Page 21 Item: 1	Electrical Panel	• There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: <a href="http://www.codecheck.com/pdf/electri...%20Nov2003.pdf">http://www.codecheck.com/pdf/electri...%20Nov2003.pdf</a> , <a href="http://www.inspect-ny.com/fpe/fpepanel.htm">www.inspect-ny.com/fpe/fpepanel.htm</a> , and <a href="http://www.inspect-ny.com/fpe/CPSCsummary.htm">http://www.inspect-ny.com/fpe/CPSCsummary.htm</a> . • Aluminum wiring present in the house.
Roof		
Page 23 Item: 3	Chimney	• Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal.
Page 23 Item: 7	Gutter	• Clean gutters: Significant amounts of debris evident.
Attic		
Page 25 Item: 9	Chimney	• Brick and mortar deterioration observed; repair advised.

Exterior Areas		
Page 26 Item: 2	Window Condition	• Suggest caulking around doors and windows as necessary.
Page 26 Item: 3	Siding Condition	• Several areas of the structure have large cracks. Suggest a structural engineer evaluate.
Foundation		
Page 27 Item: 3	Foundation Walls	• Large cracks were observed at the visible foundation walls. Repairs can be expensive and further settling or damage could occur. Recommend a Structural Engineer to provide a detailed analysis.
Grounds		
Page 30 Item: 3	Vegetation Observations	• Several large trees on the lot that are causing root uplift on cement sidewalk and possible structural issues.
Page 31 Item: 7	Grounds Electrical	• outlet on boat dock does not have a weatherproof seal.
Page 32 Item: 15	Patio Enclosure	• Rotted Wood.

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 GFI 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.**

# Inspection Details

## 1. Attendance

In Attendance: Client present • Selling Agent present

## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Occupied - Furnished • 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

Good	Fair	Poor	N/A	None
			X	

#### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

#### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

#### 4. Closets

Good	Fair	Poor	N/A	None
X				

#### 5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated normally when tested.

#### 6. Doors

Good	Fair	Poor	N/A	None
X				

#### 7. Electrical

Good	Fair	Poor	N/A	None
X				

#### 8. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

#### 9. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

### 10. Ceiling Condition

Good	Fair	Poor	N/A	None
		X		

Materials: There are drywall ceilings noted.

Observations:

- Evidence of past leaking was noted.
- Living room ceiling has separated at the drywall seam. Have repaired as necessary.



Living room ceiling has separated at the drywall seam. Have repaired as necessary.

### 11. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door by a Qualified Contractor to allow easy and smooth operation. Current building standards require this second means of egress in a sleeping area for quick escape in the event of an emergency.

### 12. Screen Doors

Good	Fair	Poor	N/A	None
			X	

### 13. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- Large crack forming down the front room wall by the entry door. Suggest having a structural engineer evaluate further.



Large crack forming down the front room wall by the entry door. Suggest having a structural engineer evaluate further.

### 14. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

### 15. Window Condition

Good	Fair	Poor	N/A	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 • Guest #1 • Guest #2

#### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

#### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

#### 4. Closets

Good	Fair	Poor	N/A	None
X				

#### 5. Doors

Good	Fair	Poor	N/A	None
X				

#### 6. Electrical

Good	Fair	Poor	N/A	None
X				

#### 7. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

#### 8. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

#### 9. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

#### 10. Window Condition

Good	Fair	Poor	N/A	None
	X			

#### 11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 12. Patio Doors

Good	Fair	Poor	N/A	None
X				

### 13. Screen Doors

Good	Fair	Poor	N/A	None
			X	

### 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

Good	Fair	Poor	N/A	None
X				

#### 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

#### 4. Counters

Good	Fair	Poor	N/A	None
X				

#### 5. Doors

Good	Fair	Poor	N/A	None
X				

#### 6. Electrical

Good	Fair	Poor	N/A	None
X				

#### 7. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

#### 8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

#### 9. Floor Condition

Good	Fair	Poor	N/A	None
X				

#### 10. Heating

Good	Fair	Poor	N/A	None
X				

#### 11. Mirrors

Good	Fair	Poor	N/A	None
X				

### 12. Plumbing

Good	Fair	Poor	N/A	None
X				

### 13. Showers

Good	Fair	Poor	N/A	None
X				

### 14. Shower Walls

Good	Fair	Poor	N/A	None
X				

### 15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

### 16. Enclosure

Good	Fair	Poor	N/A	None
X				

### 17. Sinks

Good	Fair	Poor	N/A	None
X				

### 18. Toilets

Good	Fair	Poor	N/A	None
X				

### 19. Window Condition

Good	Fair	Poor	N/A	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

Good	Fair	Poor	N/A	None
X				

#### 2. Counters

Good	Fair	Poor	N/A	None
X				

#### 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

#### 4. Doors

Good	Fair	Poor	N/A	None
X				

#### 5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

#### 6. Microwave

Good	Fair	Poor	N/A	None
			X	

#### 7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:  
• Electric cook top noted.

#### 8. Oven & Range

Good	Fair	Poor	N/A	None
X				

#### 9. Sinks

Good	Fair	Poor	N/A	None
X				

#### 10. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

#### 11. Spray Wand

Good	Fair	Poor	N/A	None
X				

### 12. Vent Condition

Good	Fair	Poor	N/A	None
X				

### 13. Window Condition

Good	Fair	Poor	N/A	None
	X			

### 14. Floor Condition

Good	Fair	Poor	N/A	None
X				

### 15. Plumbing

Good	Fair	Poor	N/A	None
X				

### 16. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 17. Patio Doors

Good	Fair	Poor	N/A	None
			X	

### 18. Screen Doors

Good	Fair	Poor	N/A	None
			X	

### 19. Electrical

Good	Fair	Poor	N/A	None
X				

### 20. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

• No GFCI protection present, suggest installing GFCI protected receptacles for safety.

### 21. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

### Laundry

#### 1. Locations

#### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

#### 3. Counters

Good	Fair	Poor	N/A	None
			X	

#### 4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

#### 5. Electrical

Good	Fair	Poor	N/A	None
X				

#### 6. GFCI

Good	Fair	Poor	N/A	None
			X	

#### 7. Gas Valves

Good	Fair	Poor	N/A	None
			X	

#### 8. Wash Basin

Good	Fair	Poor	N/A	None
			X	

#### 9. Floor Condition

Good	Fair	Poor	N/A	None
X				

#### 10. Plumbing

Good	Fair	Poor	N/A	None
X				

#### 11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

#### 12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 13. Doors

Good	Fair	Poor	N/A	None
X				

### 14. Window Condition

Good	Fair	Poor	N/A	None
			X	



### 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

Good	Fair	Poor	N/A	None
X				

Materials: Electric forced hot air.

#### 2. Heater Base

Good	Fair	Poor	N/A	None
X				

#### 3. Enclosure

Good	Fair	Poor	N/A	None
X				

#### 4. Venting

Good	Fair	Poor	N/A	None
			X	

#### 5. Gas Valves

Good	Fair	Poor	N/A	None
			X	

#### 6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:  
• No defects found.

#### 7. AC Compress Condition

Good	Fair	Poor	N/A	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.

#### 8. Air Supply

Good	Fair	Poor	N/A	None
X				

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

#### 9. Registers

Good	Fair	Poor	N/A	None
X				

### 10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located in a filter grill in a hall area wall.

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

Good	Fair	Poor	N/A	None
X				

### Water Heater

#### 1. Base

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater base is functional.

#### 2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

#### 3. Combusion

Good	Fair	Poor	N/A	None
X				

#### 4. Venting

Good	Fair	Poor	N/A	None
			X	

#### 5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

#### 6. TPRV

Good	Fair	Poor	N/A	None
X				

#### 7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 40 gallons

#### 8. Gas Valve

Good	Fair	Poor	N/A	None
			X	

#### 9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper

#### 10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

#### 11. Strapping

Good	Fair	Poor	N/A	None
				X

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from roof.  
 Materials: Asphalt shingles noted.  
 Observations:  
 • No major system safety or function concerns noted at time of inspection.

2. Walls

Good	Fair	Poor	N/A	None
X				

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • Aluminum wiring

7. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • No GFCI protection present, suggest installing GFCI protected receptacles for safety.

8. 240 Volt

Good	Fair	Poor	N/A	None
			X	

9. Exterior Door

Good	Fair	Poor	N/A	None
			X	

10. Fire Door

Good	Fair	Poor	N/A	None
X				

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies observed.

### 12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

### 13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

### 14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

### 15. Ventilation

Good	Fair	Poor	N/A	None
X				

### 16. Vent Screens

Good	Fair	Poor	N/A	None
			X	

### 17. Cabinets

Good	Fair	Poor	N/A	None
X				

### 18. Counters

Good	Fair	Poor	N/A	None
X				

### 19. Wash Basin

Good	Fair	Poor	N/A	None
			X	

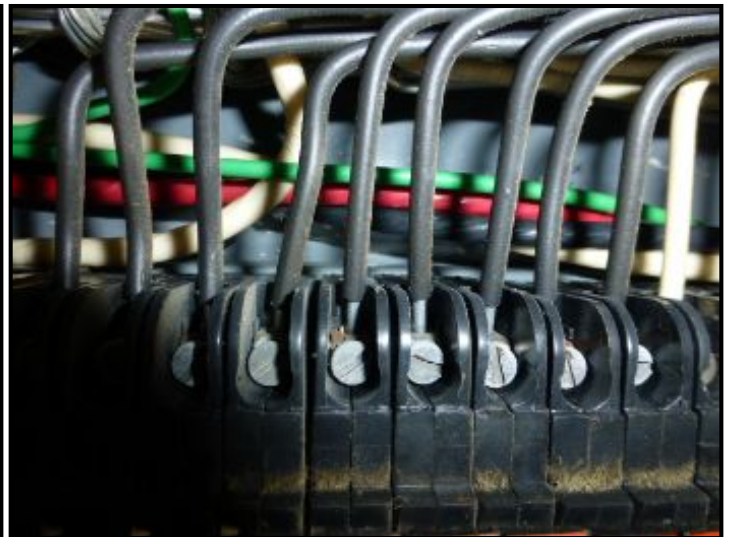
Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: <http://www.codecheck.com/pdf/electri...%20Nov2003.pdf>, [www.inspect-ny.com/fpe/fpepanel.htm](http://www.inspect-ny.com/fpe/fpepanel.htm), and <http://www.inspect-ny.com/fpe/CPSCsummary.htm>.
- Aluminum wiring present in the house.



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2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

### 3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

### 4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

### 5. Breakers

Good	Fair	Poor	N/A	None
X				

### 6. Fuses

Good	Fair	Poor	N/A	None
			X	

### Roof

#### 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Asphalt shingles noted.

Observations:

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

#### 2. Flashing

Good	Fair	Poor	N/A	None
	X			

#### 3. Chimney

Good	Fair	Poor	N/A	None
	X			

Observations:

- Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal.



Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal.

#### 4. Sky Lights

Good	Fair	Poor	N/A	None
			X	

#### 5. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

#### 6. Vent Caps

Good	Fair	Poor	N/A	None
X				

#### 7. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:

- Clean gutters: Significant amounts of debris evident.



Attic

1. Access

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Scuttle Hole located in:  
 • Garage ceiling.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.



Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Under eave soffit inlet vents noted.  
 • Ridge exhaust venting noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Duct Work

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
	X			

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • PVC plumbing vents

### 8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

### 9. Chimney

Good	Fair	Poor	N/A	None
	X			

Observations:

- Brick and mortar deterioration observed; repair advised.



Brick and mortar deterioration observed; repair advised.

### 10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Suggest caulking around doors and windows as necessary.

3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Brick veneer noted.

Observations:

- Several areas of the structure have large cracks. Suggest a structural engineer evaluate.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

6. Stucco

Good	Fair	Poor	N/A	None
			X	

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
	X			

3. Foundation Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Large cracks were observed at the visible foundation walls. Repairs can be expensive and further settling or damage could occur. Recommend a Structural Engineer to provide a detailed analysis.



Large cracks were observed at the visible foundation walls. Repairs can be expensive and further settling or damage could occur. Recommend a Structural Engineer to provide a detailed analysis before the close of escrow on the structure.



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4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
X				

6. Vent Screens

Good	Fair	Poor	N/A	None
			X	

### 7. Access Panel

Good	Fair	Poor	N/A	None
			X	

### 8. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

### 9. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Block / Brick sidewalk noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

3. Vegetation Observations

Good	Fair	Poor	N/A	None
		X		

Observations:

- Several large trees on the lot that are causing root uplift on cement sidewalk and possible structural issues.



Several large trees on the lot that are causing root uplift on cement sidewalk and possible structural issues.

4. Gate Condition

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
	X			

Observations:

- MAINTENANCE: Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

### 7. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- outlet on boat dock does not have a weatherproof seal.



outlet on boat dock does not have a weatherproof seal.

### 8. GFCI

Good	Fair	Poor	N/A	None
				X

### 9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
			X	

### 10. Plumbing

Good	Fair	Poor	N/A	None
X				

### 11. Water Pressure

Good	Fair	Poor	N/A	None
			X	

### 12. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

### 13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

### 14. Balcony

Good	Fair	Poor	N/A	None
			X	



15. Patio Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

• **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a good-quality deck sealant.

• **Rotted Wood.**



Rotted Wood.

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: Asphalt shingles noted.

17. Fence Condition

Good	Fair	Poor	N/A	None
			X	

18. Sprinklers

Good	Fair	Poor	N/A	None
			X	