

830 Covington Grove Court, Bowling Green, KY

Home Inspection Repairs

1. Hose bib repaired
2. Roof checked for moisture and repaired
3. Chimney cracks sealed
4. Brick / mortar cracks sealed
5. Weather cover replaced on exterior outlet
6. All toilets secured
7. Window trim repaired
8. All smoke alarms tested and repaired as needed
9. Soffit vents brought to code
10. Plumbing penetrations sealed
11. Carbon monoxide detector added between bedrooms
12. HVAC refrigerant lines repaired and capacitors replaced
13. Counter flashing added to roof where missing
14. Double tapped breaker in pool panel fixed
15. Switch cover added in attic and blank added to junction box

Property Inspection Report



**Monty Golden
Choice Inspection**

**830 Covington Grove Boulevard
Inspection Prepared For: Ana Marie Gierhart
Agent: Tyler Chamings -**

**Date of Inspection: 9/13/2024
Year Built: 1995 Size: 6598
Weather: Cloudy/Raining and 76 degrees**

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

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 property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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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 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.

Grounds		
Page 9 Item: 7	Hose Bibs	<ul style="list-style-type: none"> The hose bib is not secured to the house, which may cause damage over time. Recommend securing the hose bib to the house.
Roof		
Page 12 Item: 5	Flashing	<ul style="list-style-type: none"> There is flashing under one of the octagon windows on the walkway between the bonus room, and the suite that was left open at the top, there was no visible access to the sheathing in that area to check for moisture damage, recommend a roofer to evaluate further and repair/seal as needed
Page 12 Item: 7	Condition of Roof Covering	<ul style="list-style-type: none"> There is evidence of a leaking roof junction over the front part of the garage, where the garage meets the house. There is moisture staining on the garage ceiling, this area is not accessible from the attic, recommend a qualified contractor to evaluate further and repair as needed
Exterior		
Page 14 Item: 1	Chimney Chase	<ul style="list-style-type: none"> The concrete chimney cap is cracked. Recommend a licensed professional evaluate and seal the cracks/replace the chimney cap as needed. The outer visible section of the flue for the living room fireplace is rusted but appears to be intact, recommend a qualified contractor to evaluate and repair as needed
Page 15 Item: 3	Siding	<ul style="list-style-type: none"> The brick and mortar siding was cracked and needs maintenance repairs, which may allow moisture damage over time. Recommend a licensed contractor repair. There are areas of wood siding where the paint is cracked/flaking and need to be scraped and repainted
Page 16 Item: 9	Slab-On-Grade Foundation	<ul style="list-style-type: none"> One or more areas of the foundation wall(s)/slab have limited or no visibility. No evaluation can be made. Recommend monitoring and consulting a licensed contractor as needed.
Page 16 Item: 11	Exterior Receptacles	<ul style="list-style-type: none"> The weather cover for the exterior outlet on the balcony of the suite is broken and needs to be replaced
Exterior A/C - Heat Pump 1		
Page 17 Item: 1	Exterior A/C - Heat Pump 1	<ul style="list-style-type: none"> The air conditioning condenser coils are dirty. Recommend cleaning. Consult a professional contractor as needed.
Exterior A/C - Heat Pump 2		
Page 18 Item: 1	Exterior A/C - Heat Pump 2	<ul style="list-style-type: none"> The air conditioning condenser coils are dirty. Recommend cleaning. Consult a professional contractor as needed.
Exterior A/C - Heat Pump 3		
Page 18 Item: 1	Exterior A/C - Heat Pump 2	<ul style="list-style-type: none"> There is damaged and/or missing insulation on the air conditioner refrigerant line. Recommend replacing insulation.

Garage/Carport		
Page 21 Item: 11	Fire Separation Walls & Ceiling	• There are moisture stains/damage noted on the ceiling, this area is confirmed dry at the time of inspection, recommend a qualified contractor to evaluate further and repair as needed
Living Room		
Page 24 Item: 6	Doors	• The closet door does not latch properly, recommend repair
Dining Room		
Page 25 Item: 2	Walls & Ceiling	• There are cracks and wrinkled wallpaper noted in the corner of the dining room(pictured) which are signs of settling, recommend further evaluation by qualified contractor and repair if needed
Kitchen		
Page 26 Item: 2	Cabinets	• The kitchen cabinet hinges are loose. Recommend hinges be tightened.
Kitchen 2		
Page 30 Item: 4	Walls & Ceiling	• There are loose tape seams, and settling cracks indicating settling, noted on the SW corner, recommended qualify contractor to evaluate and repair as needed
Laundry Room		
Page 32 Item: 7	Electrical	• Since there is a sink in the laundry room, the outlets should be GFCI protected, recommend an electrician to repair
Bathroom 1		
Page 35 Item: 4	Showers	• Recommend caulking/grouting around the shower base to help prevent damage from water penetration.
Page 36 Item: 5	Toilet	• The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.
Bathroom 2		
Page 38 Item: 3	Toilet	• The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.
Bathroom 3		
Page 39 Item: 4	Toilet	• The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.
Bathroom 4		
Page 41 Item: 5	Toilet	• The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.
Page 42 Item: 6	Drainage	• Bathroom sink was not draining correctly, slow drain. Recommend clearing the clog and retesting. Consult a licensed plumber as needed.
Bedroom 2		
Page 48 Item: 2	Walls & Ceiling	• There are settling cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.
Bedroom 3		
Page 49 Item: 2	Walls & Ceiling	• There are moisture stains/streaking noted on the walls inside the closet, these appear to be caused from excessive moisture, coming from the HVAC unit, recommend the qualified contractor to evaluate further and recommend solutions

Bedroom 4		
Page 51 Item: 8	Window(s)	<ul style="list-style-type: none"> The right window has moisture damage in the lower left corner, recommend a qualified contractor to repair/replace as needed
Bonus Room		
Page 54 Item: 2	Walls & Ceiling	<ul style="list-style-type: none"> There are typical cracks and nail pops on the walls/ceilings. Consult with a professional contractor to repair as needed.
Page 55 Item: 6	Door	<ul style="list-style-type: none"> The door going to the main house needs to be adjusted in order to close properly
Smoke/Carbon Monoxide Detectors		
Page 57 Item: 1	Smoke/Carbon Monoxide Detectors	<ul style="list-style-type: none"> There are missing carbon monoxide alarms within 15 feet of one or more bedrooms, which is a safety concern. Recommend installing the missing carbon monoxide alarms. At least one smoke alarm was inoperable, which is a safety concern. Recommend repairing or replacing the alarm(s) as needed.
Attic/Structure/Framing/Insulation		
Page 59 Item: 6	Ventilation	<ul style="list-style-type: none"> The soffit vents, as viewed from the attic, are missing baffles. Recommend a professional contractor install baffles at the eaves for proper ventilation.
Page 62 Item: 14	Electrical	<ul style="list-style-type: none"> There is a light switch plate missing in the attic accessible from the closet in the small suite bedroom There is at least one open junction box missing its cover in the attic, which is a safety concern. Recommend a licensed electrician install a cover plate.
Crawl Space		
Page 62 Item: 3	Foundation Walls	<ul style="list-style-type: none"> There are plumbing penetrations through the foundation wall that need to be sealed to prevent moisture and rodent entry
Page 64 Item: 10	Subfloor	<ul style="list-style-type: none"> There is moisture staining/damage on the subfloor beneath the master shower, I let the shower run for an extended period of time and never did see a leak, recommend a qualified contractor to evaluate and repair as needed
Plumbing		
Page 66 Item: 10	Sump Pump	<ul style="list-style-type: none"> Please note; the sump pump is one part of the interior and/or exterior drain tile system. The drain is not visible and can not be evaluated as part of the home inspection. Recommend monitoring for moisture, especially after weather or plumbing leaks and related events. Consult a licensed plumber as needed.
Heating System 2		
Page 70 Item: 3	Heat Exchanger	<ul style="list-style-type: none"> Since this unit is approximately 30 years old and is a gas fired unit, I would strongly recommend an HVAC technician to evaluate further for safety
Electric - Sub Panel		
Page 77 Item: 6	Branch Wire	<ul style="list-style-type: none"> Two of the breakers in the poolhouse, sub panel have been doubletapped, recommend an electrician to repair

Overview

1. Scope of Inspection

• All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. Main Entrance Faces

• For the purpose of this inspection, this house faces north.

3. State of Occupancy

• Occupied

4. Recent Rain/Snow

• Yes

5. Ground Cover

• Wet

6. Approximate Age

• 29 years

Grounds

1. Service Walks

Materials
• Brick

2. Driveway/Parking

Materials:
• Asphalt

3. Porch

Materials:
• Concrete/brick

4. Patio

Materials:
• Concrete

Observations:

• The patio was covered with a rug/carpet. Limited visibility. Some defects may exist that were not visible during the home inspection. Recommend monitoring. Consult a professional contractor as needed.

Grounds (continued)



The Patio View

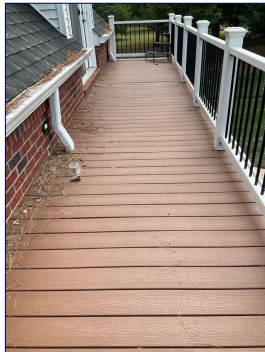
5. Deck/Balcony

Materials:

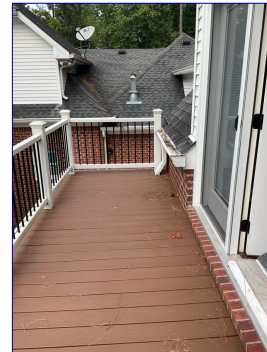
- Composite

Observations:

- The underside of the balcony was covered and not visible, no representation can be made to the condition of the under structure



The Deck/Balcony View



The Deck/Balcony View

6. Landscape Affecting Foundation

- Negative grade: Satisfactory

7. Hose Bibs

Hose Bibs:

- Yes, operable

Condition:

- No anti-siphon valve

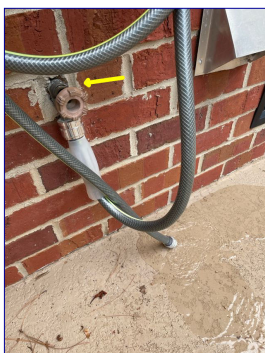
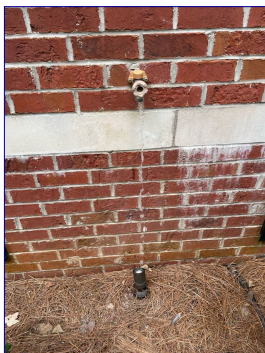
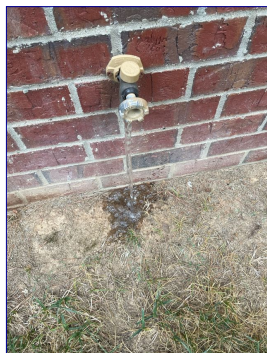
Observations:

- At least one hose bib is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A licensed plumber should install an anti-siphon/vacuum breaker.

- **The hose bib is not secured to the house, which may cause damage over time. Recommend securing the hose bib to the house.**



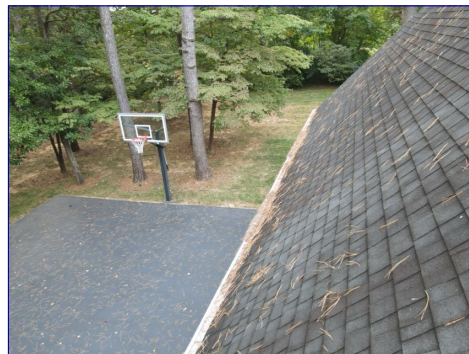
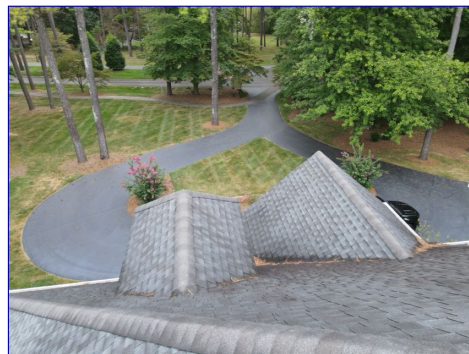
Grounds (continued)



Not properly secured

Roof

1. Roof View



Roof (continued)



2. Roof General: Visibility

Visibility:

- All

Inspected From:

- Roof
- Ladder at eaves
- Ground
- With drone

3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable
- Hip
- Shed

Layers/Age/Location:

- Layers 1+
- Age: 1-5+
- Age: 10-15+
- Location: House
- Location: Suite
- Location: Pool House
- Part of the roof appears to have been replaced

4. Ventilation System

Type:

- Soffit
- Roof



Roof (continued)



5. Flashing

Materials:
• Galv/Alum



Observations:

• There is flashing under one of the octagon windows on the walkway between the bonus room, and the suite that was left open at the top, there was no visible access to the sheathing in that area to check for moisture damage, recommend a roofer to evaluate further and repair/seal as needed



6. Valleys

Materials:
• Asphalt



7. Condition of Roof Covering

Condition:
• Evidence of leakage
• Granules missing

Observations:

• There are granules missing from the older sections of roofing that appear to be part of the typical aging process

• There is evidence of a leaking roof junction over the front part of the garage, where the garage meets the house. There is moisture staining on the garage ceiling, this area is not accessible from the attic, recommend a qualified contractor to evaluate further and repair as needed

Roof (continued)



Roof junction above the water stains/damage in the garage

8. Vents



Exterior

1. Chimney Chase



General:

- Location: West Side of Roof
- Location: Middle of the Roof
- Viewed From: With Drone
- Rain Cap/Spark Arrestor: Yes
- Chase: Brick
- Chase: Framed

Observations:

- Evidence of: Cracked Chimney Cap
- Evidence of: Rust
- Flue: Metal
- Flue: Not visible

Observations:

• The chimney flue is not visible and could not be evaluated. Recommend a licensed chimney sweep clean and evaluate before use.

• The concrete chimney cap is cracked. Recommend a licensed professional evaluate and seal the cracks/replace the chimney cap as needed.

• The outer visible section of the flue for the living room fireplace is rusted but appears to be intact, recommend a qualified contractor to evaluate and repair as needed



Cracked chimney cap



Rust

2. Gutters

Materials:

- Galvanized/Aluminum

Exterior (continued)

3. Siding



Materials:

- Block/Brick
- Wood
- Metal/Vinyl

Condition:

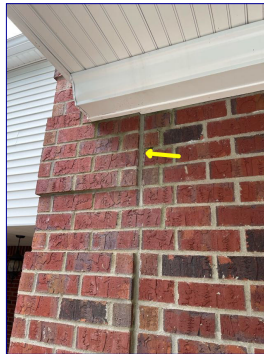
- Typical cracks

Observations:

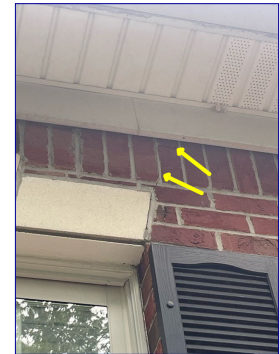
- The brick and mortar siding was cracked and needs maintenance repairs, which may allow moisture damage over time. Recommend a licensed contractor repair.
- There are areas of wood siding where the paint is cracked/flaking and need to be scraped and repainted



Needs to be scraped and repainted



Cracks



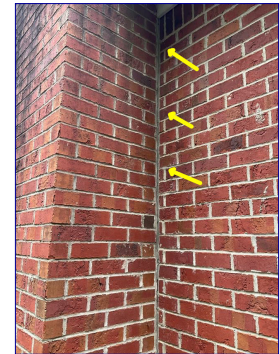
Cracks



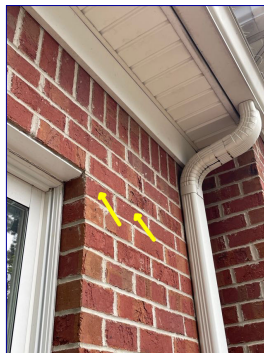
Cracks



Cracks



Cracks



Cracks

4. Trim

Materials:

- Wood

Exterior (continued)

5. Soffit

- Materials:
- Vinyl

6. Fascia

- Materials:
- Aluminum/Steel

7. Flashing

- Materials:
- Aluminum/Steel

8. Windows/Screens

- Materials:
- Aluminum/Vinyl clad
- Condition:
- Screens: Not installed
- Observations:
- Some window screens are not installed. Install window screens as needed.

9. Slab-On-Grade Foundation

- Materials/Condition:
- Concrete block
 - Poured concrete
 - Not visible
- Observations:
- One or more areas of the foundation wall(s)/slab have limited or no visibility. No evaluation can be made. Recommend monitoring and consulting a licensed contractor as needed.

10. Service Entry

- Location:
- Underground



The electrical service drop

11. Exterior Receptacles

- Receptacles/Condition:
- Exterior receptacles: Yes
 - Exterior receptacles, operable: Yes
 - GFCI present: Yes
 - GFCI, operable: Yes
- Observations:
- The weather cover for the exterior outlet on the balcony of the suite is broken and needs to be replaced

Exterior (continued)



Broken weather cover

12. Building Exterior Wall Construction

- Materials:
- Not Visible
 - Framed

13. Exterior Doors



Exterior A/C - Heat Pump 1

1. Exterior A/C - Heat Pump 1



- Location: West
- Brand: Lennox
- Approximate Age: 10 years
- Energy source: Electric
- Unit Type: Heat pump
- Outside disconnect: Yes
- Level: Yes
- Condenser Fins: Need cleaning
- Insulation: Yes
- Improper clearance (air flow): No

Observations:

- The air conditioning condenser coils are dirty. Recommend cleaning. Consult a professional contractor as needed.



The air conditioner compressor/condenser data plate.

Exterior A/C - Heat Pump 2

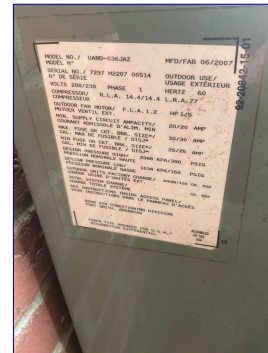
1. Exterior A/C - Heat Pump 2



- Location: West
- Brand: Ruud
- Approximate Age: 17 years
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Level: Yes
- Condenser Fins: Need cleaning
- Insulation: Yes
- Improper clearance (air flow): No

Observations:

- The air conditioning condenser coils are dirty. Recommend cleaning. Consult a professional contractor as needed.



The air conditioner compressor/condenser data plate.

Exterior A/C - Heat Pump 3

1. Exterior A/C - Heat Pump 2

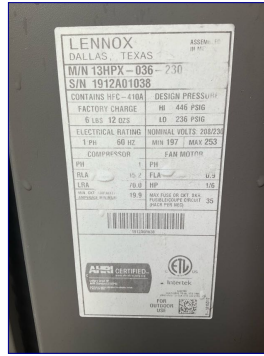


- Location: Suite
- Brand: Lennox
- Approximate Age: 12 years
- Energy source: Electric
- Unit Type: Heat pump
- Outside disconnect: Yes
- Level: Yes
- Insulation: Replace
- Improper clearance (air flow): No

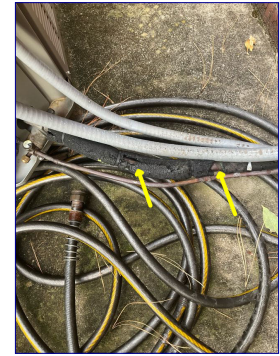
Observations:

- There is damaged and/or missing insulation on the air conditioner refrigerant line. Recommend replacing insulation.

Exterior A/C - Heat Pump 3 (continued)



The air conditioner compressor/condenser data plate.



Damaged refrigerant line insulation

Garage/Carport

1. Type

- Type:
- Attached
 - 3-Car



2. Automatic Opener



- Operation:
- Operable

3. Safety Reverse



- Operation:
- Operable
 - Photo eyes and pressure reverse tested

4. Trim

- Materials:
- Aluminum

Garage/Carport (continued)

5. Window

- Materials:
- Same as house

6. Floor

- Materials:
- Concrete

7. Sill Plates

- Type:
- Not visible
 - Elevated
- Observations:
- The sill plates are only partially visible



8. Overhead Door(s)



- Materials:
- Metal

9. Exterior Service Door



10. Electrical Receptacles



- Electrical receptacles: Yes
 - Electrical receptacles, operable: Yes
 - GFCI present: Yes
 - GFCI operable: Yes
- Condition:
- Reverse polarity: No
 - Open ground: No

Garage/Carport (continued)

11. Fire Separation Walls & Ceiling



Fire Wall:

- Fire separation wall & ceiling: Present
- Fire door: Not verifiable

Condition:

- Moisture stains present: Yes

Observations:

- There are moisture stains/damage noted on the ceiling, this area is confirmed dry at the time of inspection, recommend a qualified contractor to evaluate further and repair as needed



Moisture stains/damage

Garage/Carport (Suite)

1. Type

Type:

- Attached
- 2-Car



2. Automatic Opener

Operation:

- Operable

3. Safety Reverse



Operation:

- Operable
- Photo eyes and pressure reverse tested

Garage/Carport (Suite) (continued)

4. Trim

- Materials:
- Aluminum

5. Window

- Materials:
- Same as house

6. Floor

- Materials:
- Concrete

7. Sill Plates

- Type:
- Not visible
 - Elevated
- Observations:
- The sill plates are only partially visible



8. Overhead Door(s)

- Materials:
- Metal



9. Electrical Receptacles

- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Condition:
- Reverse polarity: No
 - Open ground: No



10. Fire Separation Walls & Ceiling

- Fire Wall:
- Fire separation wall & ceiling: Present
 - Fire door: Not verifiable
- Condition:
- Moisture stains present: No
 - Typical cracks: No

Living Room

1. Location

- Location:
- First floor



2. Walls & Ceiling

- Condition:
- Typical cracks
- Observations:
- There are typical cracks on the walls/ceilings. Monitor and repair as needed.



Typical crack

3. Floor



Living Room (continued)

4. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

5. Heating Source

- Heating source present: Yes

6. Doors

Observations:

- The closet door does not latch properly, recommend repair

7. Windows



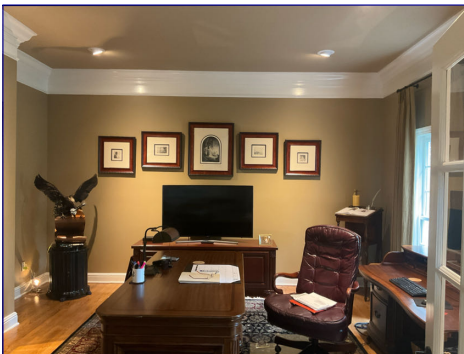
Office

1. Location

Location:

- First floor

2. Walls & Ceiling



3. Floor



Office (continued)

4. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

5. Heating Source

- Heating source present: Yes

6. Doors



7. Windows



Dining Room

1. Location

Location:

- First floor



2. Walls & Ceiling

Observations:



- There are cracks and wrinkled wallpaper noted in the corner of the dining room (pictured) which are signs of settling, recommend further evaluation by qualified contractor and repair if needed

Dining Room (continued)



Cracks and wrinkled wallpaper



Wrinkled wallpaper

3. Floor



4. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

5. Heating Source

- Heating source present: Yes

6. Windows



Kitchen

1. Countertops



2. Cabinets

Condition:

- Recommend repair/adjustment

Observations:

- The kitchen cabinet hinges are loose. Recommend hinges be tightened.

Kitchen (continued)



Loose cabinet hinges

3. Plumbing



- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory



Kitchen plumbing view

4. Walls & Ceiling

Condition:

- Typical cracks

Observations:

- Typical cracking present in the kitchen walls/ceiling. Recommend monitoring and repair as needed.



Kitchen (continued)



Typical crack

5. Windows

Observations:

- There are two windows in the kitchen that are stuck/painted shut



6. Heating/Cooling Source

- Heating source: Yes

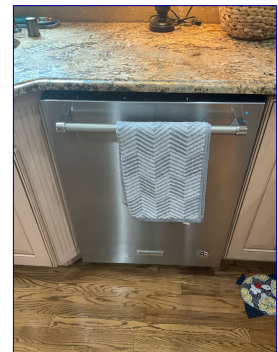
7. Floor



8. Appliances

Appliances:

- Disposal, operable: Yes
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher drain line looped: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes
- Open ground/Reverse polarity: No



Kitchen (continued)



Kitchen 2

1. Countertops



2. Cabinets

Condition:

- Recommend repair/adjustment



Drawers need to be adjusted

3. Plumbing



- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

Kitchen 2 (continued)



4. Walls & Ceiling

Observations:

- There are loose tape seams, and settling cracks indicating settling, noted on the SW corner, recommended qualify contractor to evaluate and repair as needed



Loose tape seems and settling cracks

5. Windows



6. Heating/Cooling Source

- Heating source: Yes

Kitchen 2 (continued)

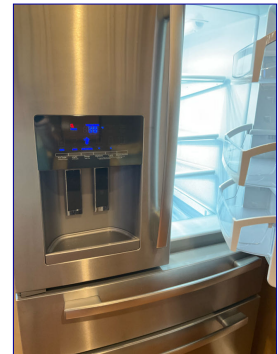
7. Floor



8. Appliances

Appliances:

- Disposal, operable: Yes
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Dishwasher airgap: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes
- Open ground/Reverse polarity: No



Laundry Room

1. Doors/Walls/Ceiling

Observations:

- The laundry room door does not latch properly, recommend repair



Laundry Room (continued)

2. Window

Installed:
• No

3. Laundry Sink



- Faucet leaks: No
- Pipes leak: No
- Cross connections: No



Laundry room plumbing view

4. Heat Source Present

Heat Source Present:
• Yes

5. Room Vented

Room Vented:
• Yes

6. Dryer Vented

Dryer Vented:
• Floor

7. Electrical



Electrical:
• GFCI present: No
• Recommend GFCI receptacles
• Open ground/reverse polarity: No
Observations:

- Since there is a sink in the laundry room, the outlets should be GFCI protected, recommend an electrician to repair



Laundry Room (continued)

8. Appliances

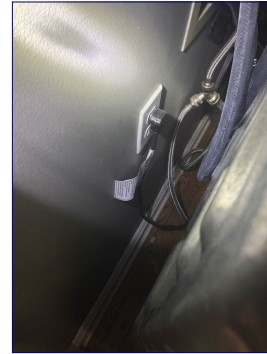
Appliances:

- Washing machine
- Dryer

9. Washer Hook-up Lines

Washer Hook-up Lines:

- Satisfactory



Laundry, washer hook-up view

Laundry Room 2

1. Doors/Walls/Ceiling

Observations:

- Nail pops noted, recommend a qualified contractor to repair



2. Window

Installed:

- No

3. Heat Source Present

Heat Source Present:

- Yes

Laundry Room 2 (continued)

4. Room Vented

Room Vented:
• Yes

5. Dryer Vented

Dryer Vented:
• Wall

6. Electrical



Electrical:
• GFCI present: No
• Open ground/reverse polarity: No

7. Appliances

Appliances:
• Washing machine
• Dryer

8. Washer Hook-up Lines

Washer Hook-up Lines:
• Satisfactory



Laundry, washer hook-up view

Bathroom 1

1. Location

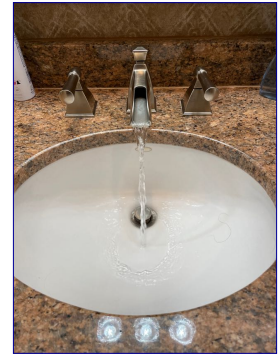
Location:
• Master bath

2. Sinks

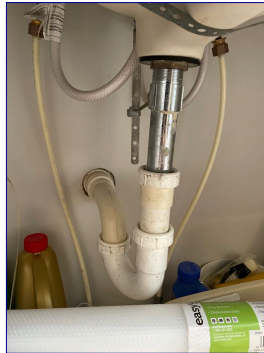


• Faucet leaks: No
• Pipes leak: No

Bathroom 1 (continued)



The bathroom plumbing view.



The bathroom plumbing view.

3. Bathtubs



- Faucet leak: No
- Pipes leak: Not visible



4. Showers



- Showers:
- Recommend caulking at the shower area
 - Faucet leaks: No
 - Pipes leak: Not visible

Observations:

- Recommend caulking/grouting around the shower base to help prevent damage from water penetration.

Bathroom 1 (continued)



Needs caulking/sealing

5. Toilet



- Bowl loose: Yes
- Operable: Yes

Observations:

- The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.

6. Whirlpool

- Whirlpool: Yes
- Whirlpool, operable: Yes
- Whirlpool: No access door
- GFCI installed: Yes



7. Drainage



8. Water Flow



9. Moisture Stains Present

Moisture Stains:

- No

Bathroom 1 (continued)

10. Doors

Observations:

- The bathroom door will not latch, recommend repair

11. Window



12. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

13. Heat Source Present

Heat Source:

- Yes

14. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: No

Bathroom 2

1. Location

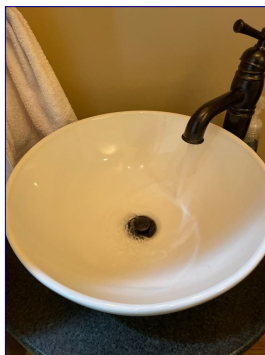
Location:

- First floor half bath

2. Sinks



- Faucet leaks: No
- Pipes leak: No



The bathroom plumbing view.

Bathroom 2 (continued)

3. Toilet



- Bowl loose: Yes

- Operable: Yes

Observations:

- The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.

4. Drainage



5. Water Flow



6. Moisture Stains Present

Moisture Stains:

- No

7. Doors



8. Receptacles



- Present: Yes

- Operable: Yes

- GFCI present: Yes

- GFCI operable: Yes

- Open ground/reverse polarity: No

9. Heat Source Present

Heat Source:

- Yes

10. Exhaust Fan

Exhaust Fan:

- Yes

- Operable: Yes

Bathroom 3

1. Location

Location:

- Second floor bath

Bathroom 3 (continued)

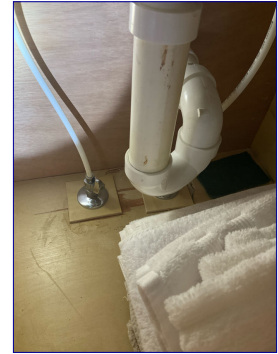
2. Sinks



- Faucet leaks: No
- Pipes leak: No



The bathroom plumbing view.



The bathroom plumbing view.

3. Showers

- Showers:
- Faucet leaks: No
 - Pipes leak: Not visible



4. Toilet



- Bowl loose: Yes
- Operable: Yes

Observations:

- The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.

5. Drainage



6. Water Flow



Bathroom 3 (continued)

7. Moisture Stains Present

Moisture Stains:
• No

8. Doors



9. Window



10. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

11. Heat Source Present

Heat Source:
• Yes

12. Exhaust Fan

Exhaust Fan:
• Yes
• Operable: Yes

Bathroom 4

1. Location

Location:
• Second floor guest bath

2. Sinks



- Faucet leaks: No
- Pipes leak: No

Bathroom 4 (continued)



3. Bathtubs

- Faucet leak: No
- Pipes leak: Not visible



4. Showers

- Showers:
- Faucet leaks: No
 - Pipes leak: Not visible



5. Toilet

- Bowl loose: Yes
- Operable: Yes



Observations:

- The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.

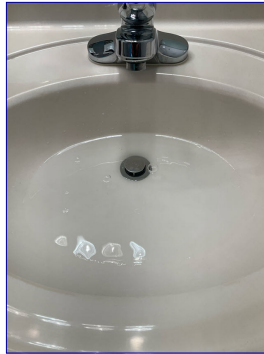
Bathroom 4 (continued)

6. Drainage

Observations:



- Bathroom sink was not draining correctly, slow drain. Recommend clearing the clog and retesting. Consult a licensed plumber as needed.



Slow drain

7. Water Flow



8. Moisture Stains Present

Moisture Stains:

- No

9. Doors



10. Window



11. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

12. Heat Source Present

Heat Source:

- Yes

Bathroom 4 (continued)

13. Exhaust Fan

- Exhaust Fan:
- Yes
 - Operable: Yes

Bathroom 5

1. Location

- Location:
- Master bath (Suit)

2. Sinks



- Faucet leaks: No
- Pipes leak: No



3. Showers

- Showers:
- Faucet leaks: No
 - Pipes leak: Not visible



4. Toilet



- Bowl loose: No
- Operable: Yes

Bathroom 5 (continued)

5. Drainage



6. Water Flow



7. Moisture Stains Present

Moisture Stains:

- No

8. Doors



9. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

10. Heat Source Present

Heat Source:

- Yes

11. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes

Bathroom 6

1. Sinks



- Faucet leaks: No
- Pipes leak: No

Bathroom 6 (continued)



The bathroom plumbing view.

2. Showers

- Showers:
- Faucet leaks: No
- Pipes leak: Not visible



3. Toilet

- Bowl loose: No
- Operable: Yes

4. Drainage



5. Water Flow



6. Doors



Bathroom 6 (continued)

7. Receptacles

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

8. Heat Source Present

- Heat Source:
- Yes

9. Exhaust Fan

- Exhaust Fan:
- Yes
 - Operable: Yes

Bathroom (Pool)

1. Location

Observations:

- The water was turned off to the toilet and the sink in the pool bathroom and therefore they were not able to be tested at the time of inspection. Recommend the monitoring once the water is turned back on for leaks and proper flow.

Bedroom 1

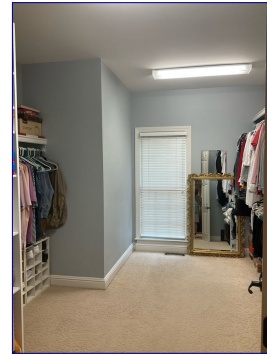
1. Location

- Location:
- First floor

2. Walls & Ceiling



Bedroom 1 (continued)



3. Floor



4. Ceiling Fan



5. Electrical



- Electrical:
- Switches operable: Yes
 - Receptacles operable: Yes
 - Open ground/Reverse polarity: No

6. Heating Source Present

- Heating Source:
- Yes

7. Bedroom Egress

- Egress:
- Egress restricted: No

8. Door



9. Window(s)



Bedroom 2

1. Location

- Location:
- Second floor West

2. Walls & Ceiling



- Walls & Ceiling:
- Settling cracks

Observations:

- There are settling cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.



Settling cracks

3. Floor



4. Electrical



- Electrical:
- Switches operable: Yes
 - Receptacles operable: Yes
 - Open ground/Reverse polarity: No

5. Heating Source Present

- Heating Source:
- Yes

6. Bedroom Egress

- Egress:
- Egress restricted: No

Bedroom 2 (continued)

7. Door



8. Window(s)



Bedroom 3

1. Location

- Location:
- Second floor North

2. Walls & Ceiling

- Walls & Ceiling:
- Typical cracks
 - Moisture stains on the wall
- Observations:

• There are moisture stains/streaking noted on the walls inside the closet, these appear to be caused from excessive moisture, coming from the HVAC unit, recommend the qualified contractor to evaluate further and recommend solutions



Typical crack



Moisture streaks



Moisture streaks

Bedroom 3 (continued)

3. Floor



4. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

5. Heating Source Present

Heating Source:

- Yes

6. Bedroom Egress

Egress:

- Egress restricted: No

7. Door



8. Window(s)



Bedroom 4

1. Location

Location:

- Second floor South



Bedroom 4 (continued)

2. Walls & Ceiling



Walls & Ceiling:

- Settling cracks

Observations:

- There are settling cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.



Signs of settling



Signs of settling

3. Floor



4. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

5. Heating Source Present

Heating Source:

- Yes

6. Bedroom Egress

Egress:

- Egress restricted: No

7. Door

Observations:

- The bedroom door doesn't latch properly, recommend repair

8. Window(s)



Observations:

- The right window has moisture damage in the lower left corner, recommend a qualified contractor to repair/replace as needed

Bedroom 4 (continued)



Moisture damage

Bedroom 5

1. Location

- Location:
- Suit Master Bedroom

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



Bedroom 5 (continued)

5. Electrical



- Electrical:
- Switches operable: Yes
 - Receptacles operable: Yes
 - Open ground/Reverse polarity: No

6. Heating Source Present

- Heating Source:
- Yes

7. Bedroom Egress

- Egress:
- Egress restricted: No

8. Door



9. Window(s)



Bedroom 6

1. Location

- Location:
- Suite bedroom



2. Walls & Ceiling



Bedroom 6 (continued)

3. Floor



4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present

Heating Source:

- Yes

7. Bedroom Egress

Egress:

- Egress restricted: Yes

8. Door



9. Window(s)



Bonus Room

1. Location

Location:

- Above the main garage

2. Walls & Ceiling

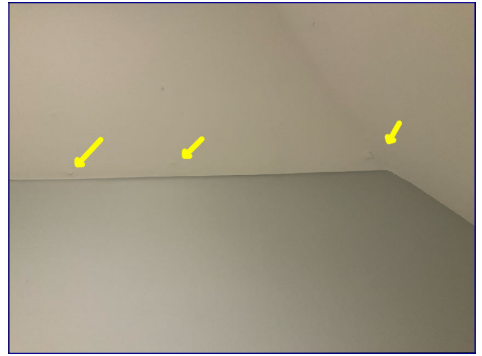
Walls & Ceiling:

- Typical cracks

Observations:

- There are typical cracks and nail pops on the walls/ceilings. Consult with a professional contractor to repair as needed.

Bonus Room (continued)



3. Floor



4. Electrical



- Electrical:
- Switches operable: Yes
 - Receptacles operable: Yes
 - Open ground/Reverse polarity: No

5. Heating Source Present

- Heating Source:
- Yes

6. Door

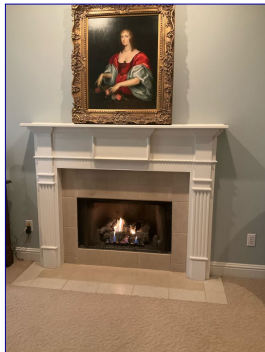


- Observations:
- The door going to the main house needs to be adjusted in order to close properly

Fireplace

1. Location

- Location:
- Living room
 - Master bedroom



Fireplace (continued)

2. Type

Type:
• Gas

3. Material

Material:
• Metal insert

4. Miscellaneous

Miscellaneous:
• The damper was operable
• The hearth extension was adequate



Flue view



Flue view

5. Mantel

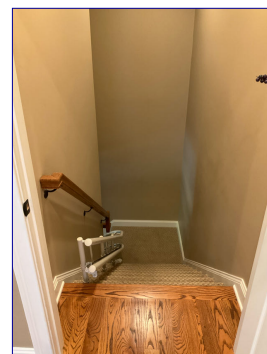
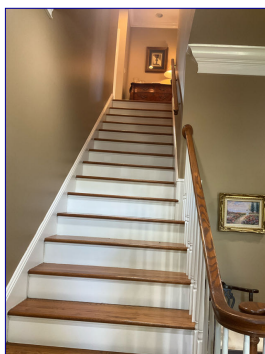


Stairs, Steps, Hallways

1. Stairs, Steps, Hallways



Stairs, Steps, Hallways:
• Stairs condition: Satisfactory
• Handrail: Satisfactory
• Risers/Treads: Satisfactory



Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors



Materials:

- Smoke detectors are present

Observations:

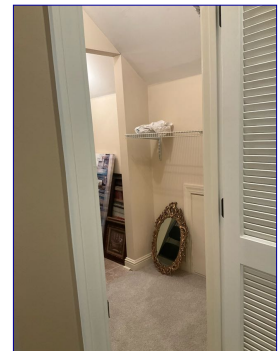
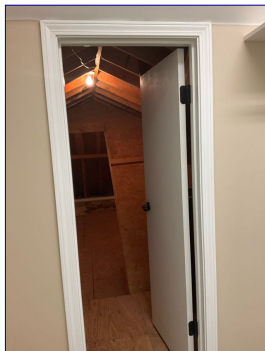
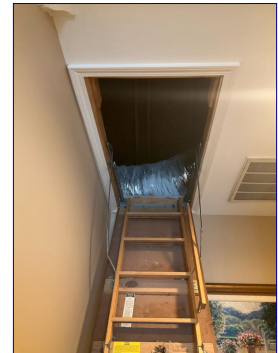
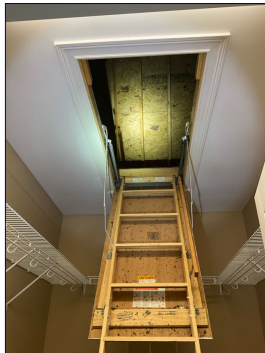
- Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.
- There are missing carbon monoxide alarms within 15 feet of one or more bedrooms, which is a safety concern. Recommend installing the missing carbon monoxide alarms.
- At least one smoke alarm was inoperable, which is a safety concern. Recommend repairing or replacing the alarm(s) as needed.

Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Access Inspected From:

- Access: Pulldown
- Access: Scuttle hole/Hatch
- Inspected from: In the attic
- Location: Hallway
- Location: Closet



Attic/Structure/Framing/Insulation (continued)



2. Flooring

- Flooring:
- Partial

3. Insulation

- Insulation:
- Fiberglass
 - Batts
 - Loose



4. Insulation Installed In

- Insulation Installed In:
- Walls
 - Between ceiling joists
 - Underside of roof deck

Attic/Structure/Framing/Insulation (continued)

5. Vapor Barriers

- Vapor Barrier:
- Kraft/foil faced

6. Ventilation

- Ventilation:
- Recommend baffles at eaves

Observations:

- The soffit vents, as viewed from the attic, are missing baffles. Recommend a professional contractor install baffles at the eaves for proper ventilation.



Missing baffles



Missing baffles

7. Fans exhaust to



- Fans Exhaust To:
- Fans exhaust to the attic: No
 - Fans exhaust outside: Yes



Attic/Structure/Framing/Insulation (continued)

8. Chimney Chase

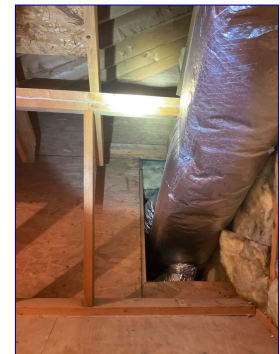
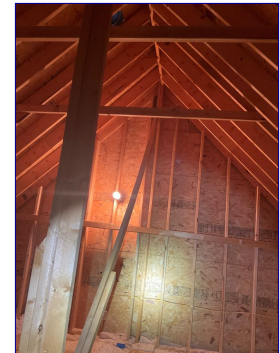


9. Structural problems observed

- Structural Problems:
- No

10. Roof Structure

- Roof Structure:
- Rafters
 - Wood
 - Collar ties
 - Purlins
 - Knee wall



Attic/Structure/Framing/Insulation (continued)



11. Ceiling joists

- Ceiling Joists:
- Wood
 - Not visible

12. Sheathing

- Sheathing:
- OSB



13. Evidence of condensation/moisture/leaking

- Condensation/Moisture/Leaking:
- Evidence of condensation: No
 - Evidence of moisture: No
 - Evidence of leaking: No

Attic/Structure/Framing/Insulation (continued)

14. Electrical



Electrical:

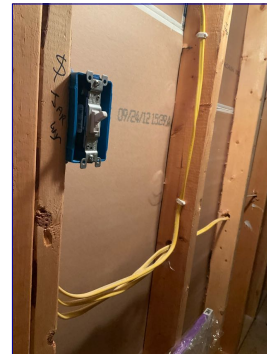
- Open junction box(es)

Observations:

- There is a light switch plate missing in the attic accessible from the closet in the small suite bedroom
- There is at least one open junction box missing its cover in the attic, which is a safety concern. Recommend a licensed electrician install a cover plate.



Open junction box



Missing switch plate

Crawl Space

1. The Crawl Space



2. Access

Materials:

- Combination basement/crawl space/slab
- Conditioned: No

3. Foundation Walls

Materials:

- Concrete block

Observations:

- There are plumbing penetrations through the foundation wall that need to be sealed to prevent moisture and rodent entry

Crawl Space (continued)



Wall penetrations need to be sealed

4. Floor

- Materials:
- Dirt
- Condition:
- Vapor barrier present

5. Seismic Bolts

- Seismic Bolts:
- None visible

6. Drainage

- Drainage:
- Sump pump: No
 - Standing water: No
 - Evidence of moisture damage: No

7. Ventilation

- Ventilation:
- Location: Wall vents

8. Girders/Beams/Columns

- Materials:
- Wood
 - Masonry



Crawl Space (continued)



9. Joists

Materials:

- Wood
- 2x10

Observations:

- One or more areas of the joists were not visible due to insulation. Recommend monitoring. Consult a licensed contractor as needed.



Joist view

10. Subfloor



Condition:

- Indication of moisture stains/rotting

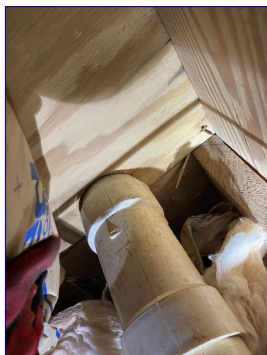
Observations:

- One or more areas of the subfloor were not visible due to insulation, however I did spot checks around all of the plumbing penetrations. Recommend monitoring. Consult a licensed contractor as needed.

- **There is moisture staining/damage on the subfloor beneath the master shower, I let the shower run for an extended period of time and never did see a leak, recommend a qualified contractor to evaluate and repair as needed**



Crawl Space (continued)



Moisture stains beneath the master shower

11. Electrical



12. Insulation

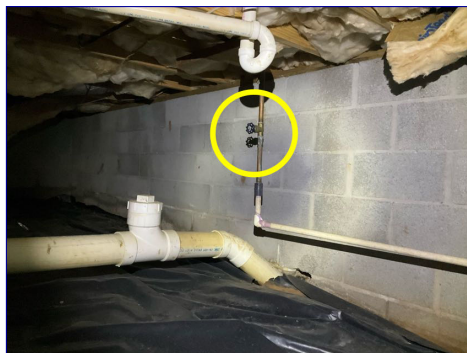


- Materials:
- Fiberglass
- Location:
- Between floor joists
- Observations:
- Some insulation is fallen and sagging, recommend repair

Plumbing

1. Main Shut-off Location

- Location:
- In the crawl space



The main water shutoff

2. Water Entry Piping

- Type:
- **PVC** Plastic

Plumbing (continued)

3. Lead Other Than Solder Joints

Condition:
• No

4. Visible Water Distribution Piping

Materials:
• Copper
• CPVC Plastic
• PEX Plastic

5. Flow



6. Drain/Waste/Vent Pipe

Materials:
• PVC

7. Traps - Proper P-Type/Drainage

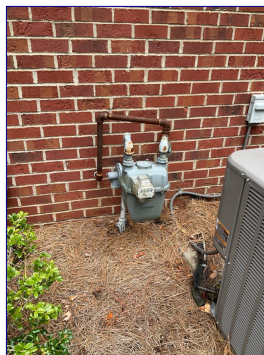
Condition:
• P-traps recommended
• Drainage: Satisfactory

8. Fuel Line

Materials:
• Interior fuel storage system: N/A
• Fuel line: Black iron

9. Main Fuel Shut-off Location

Materials:
• On the side exterior wall



10. Sump Pump

Sump Pump:
• Sealed crock: Yes
• Check valve: Not visible
Observations:

• Please note; the sump pump is one part of the interior and/or exterior drain tile system. The drain is not visible and can not be evaluated as part of the home inspection. Recommend monitoring for moisture, especially after weather or plumbing leaks and related events. Consult a licensed plumber as needed.

Plumbing (continued)



Water Heater

1. Brand Name

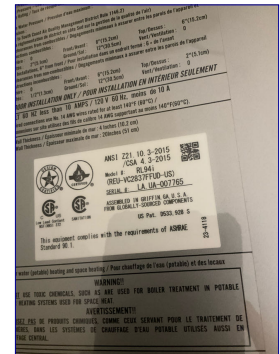
Brand Name::
 • Brand: Rinnai



Hot water temp



The Water Heater Area



The Water Heater Data Tag

2. Approximate Age

Materials:
 • 9 years

3. Capacity

Capacity
 • On demand water heater

4. Fuel

Fuel:
 • Gas

5. Combustion Air Venting Present

Combustion Venting:
 • Yes

6. Relief Valve

Relief Vave:
 • Relief valve installed
 • Extension proper: Yes

7. Vent Pipe

- Vent Pipe:
- Not visible

Water Heater 2

1. Brand Name

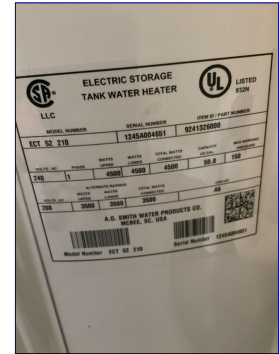
- Brand Name::
- Brand: AO Smith



Hot water temp



The Water Heater Area



The Water Heater Data Tag

2. Approximate Age

- Materials:
- 12 years

3. Capacity

- Capacity
- 50 gallons

4. Fuel

- Fuel:
- Electric

5. Relief Valve

- Relief Vave:
- Relief valve installed
 - Extension proper: Yes

Heating System

1. Brand

- Brand:
- Brand: Rheem

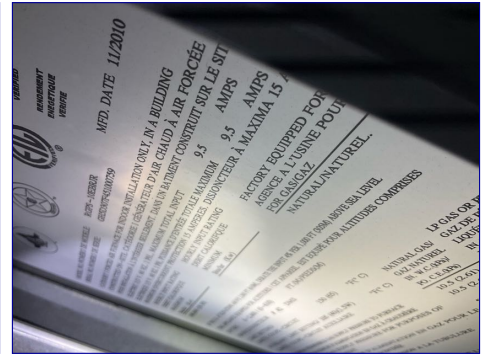
Heating System (continued)



The furnace area



The furnace, cover off



The furnace, data tag

2. Energy Source/Warm Air System

- Gas
- Electric

3. Heat Exchanger

Heat Exchanger:

- Sealed
- Not visible

4. Carbon Monoxide

Carbon Monoxide:

- None detected

5. Combustion Air Venting Present

Combustion Air Venting:

- Yes

6. Safety Controls

Safety Controls:

- Disconnect: Yes
- Normal operating and safety controls observed
- Gas shut off valve: Yes

7. Distribution

Distribution:

- Metal duct
- Insulated flex duct
- Cold air returns

8. Flue Piping

Flue Piping:

- Properly installed

9. Filter

Filter:

- Standard
- Needs cleaning/replacement

Heating System (continued)



10. When Turned On By Thermostat

When Turned On:

- Proper operation: Not tested

11. Other

Other:

- Heat pump: Supplemental electric
- Sub-slab ducts: N/A

12. Operation

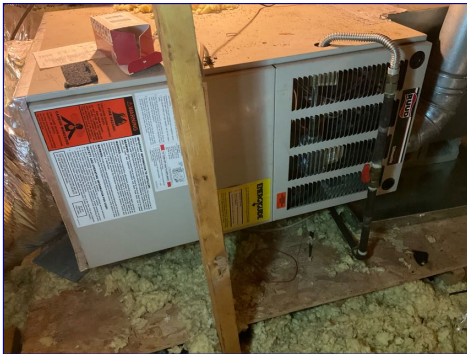
- System not operated due to: Exterior temperature

Heating System 2

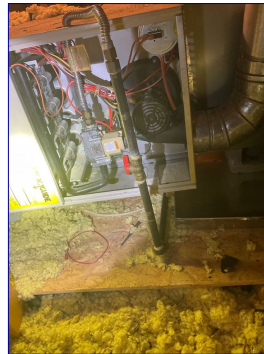
1. Brand

Brand:

- Brand: Rheem



The furnace area



The furnace, cover off



The furnace, data tag

2. Energy Source/Warm Air System

- Gas
- Central system

3. Heat Exchanger

Heat Exchanger:

- Not visible

Observations:

- Since this unit is approximately 30 years old and is a gas fired unit, I would strongly recommend an HVAC technician to evaluate further for safety

Heating System 2 (continued)

4. Carbon Monoxide

- Carbon Monoxide:
- None detected

5. Combustion Air Venting Present

- Combustion Air Venting:
- Yes

6. Safety Controls

- Safety Controls:
- Disconnect: Yes
 - Normal operating and safety controls observed
 - Gas shut off valve: Yes

7. Distribution

- Distribution:
- Metal duct
 - Insulated flex duct
 - Cold air returns

8. Flue Piping

- Flue Piping:
- Properly installed

9. Filter

- Filter:
- Standard



10. When Turned On By Thermostat

- When Turned On:
- Proper operation: Not tested

11. Other

- Other:
- Heat pump: N/A
 - Sub-slab ducts: N/A

12. Operation

- System not operated due to: Exterior temperature

Heating System Suite

1. Brand

Brand:

- Brand: Lennox



The furnace area



The furnace, data tag



2. Energy Source/Warm Air System

- Electric
- Central system

3. Safety Controls

Safety Controls:

- Disconnect: Yes
- Normal operating and safety controls observed

4. Distribution

Distribution:

- Metal duct
- Insulated flex duct
- Cold air returns

5. Filter

Filter:

- Standard
- Needs cleaning/replacement



Heating System Suite (continued)

6. When Turned On By Thermostat

When Turned On:

- Proper operation: Not tested

7. Other

Other:

- Heat pump: Supplemental electric
- Sub-slab ducts: N/A

8. Operation

- System not operated due to: Exterior temperature

Electric - Main Panel

1. Main Panel General



The main electrical service panel (Left)

2. Location

Location:

- Garage

3. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes

4. Amperage/Voltage

Amperage/Voltage:

- 200a
- 120/240a

5. Breakers/Fuses

- Breakers/Fuses: Breakers

Electric - Main Panel (continued)

6. Appears Grounded

- Appears Grounded: Yes

7. GFCI/AFCI Breaker



8. Main Wire

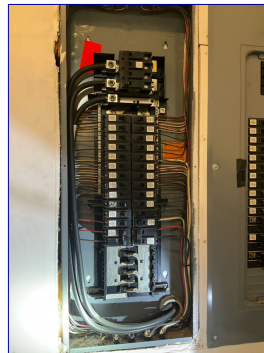


- Main Wire:
- Aluminum

9. Branch Wire



- Type:
- Copper
 - Romex



Electric - Main Panel 2

1. Main Panel General



The main electrical service panel (Right)

2. Location

Location:

- Garage

3. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes

4. Amperage/Voltage

Amperage/Voltage:

- 200a
- 120/240a

5. Breakers/Fuses

- Breakers/Fuses: Breakers

6. Appears Grounded

- Appears Grounded: Yes

7. GFCI/AFCI Breaker

- GFCI breaker installed: Yes
- GFCI breaker operable: Yes

8. Main Wire

Main Wire:

- Aluminum



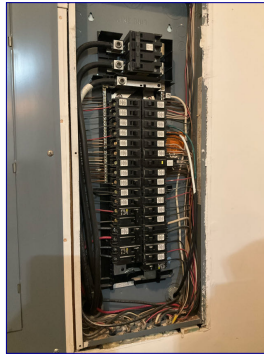
9. Branch Wire

Type:

- Copper
- Romex



Electric - Main Panel 2 (continued)



Electric - Main Panel suite

1. Main Panel General



2. Location

Location:

- Suite

3. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes

4. Amperage/Voltage

Amperage/Voltage:

- 200a
- 120/240a

5. Breakers/Fuses

- Breakers/Fuses: Breakers

6. Appears Grounded

- Appears Grounded: Yes

7. GFCI/AFCI Breaker

- GFCI breaker installed: Yes
- GFCI breaker operable: Yes
- **AFCI** breaker installed: Yes
- AFCI breaker operable: Yes

8. Main Wire

Main Wire:

- Aluminum

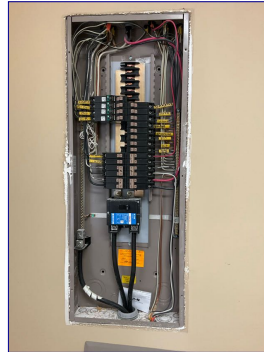


Electric - Main Panel suite (continued)

9. Branch Wire



- Type:
- Copper
 - Romex



Electric - Sub Panel

1. Location

- Location:
- Pool house

2. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes

3. Breakers/Fuses

- Breakers/Fuses:
- Breakers

4. Appears Grounded

- Appears Grounded: Yes

5. GFCI/AFCI Breaker

- GFCI breaker installed: Yes
- GFCI breaker operable: Yes
- AFCI breaker installed: Yes
- AFCI breaker operable: Yes

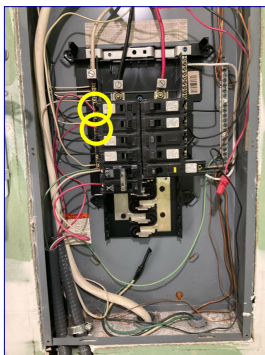
6. Branch Wire



- Type:
- Copper
 - Romex
- Condition:
- Double tapping of the distribution wires
- Observations:

- Two of the breakers in the poolhouse, sub panel have been doubletapped, recommend an electrician to repair

Electric - Sub Panel (continued)



Double tapped breakers

Cooling System - Interior

1. Cooling System: General

General:

- Central System
- Location: Crawl Space



The evaporator coil cabinet



The air conditioner coils data plate

2. Age

Age:

- Age: 3 years

3. Evaporator Coil

Evaporator Coil:

- Not visible

4. Condensate Line

Materials:

- To pump

5. Secondary Condensate Line

Secondary Condensate Line:

- Present: No

Cooling System - Interior (continued)

6. Differential



Differential:

- Differential: 18 degrees



Cooling System - Interior 2

1. Cooling System: General

General:

- Central System
- Location: Attic

2. Age

Age:

- Age: 17 years

3. Evaporator Coil

Evaporator Coil:

- Not visible

4. Condensate Line

Materials:

- To exterior

5. Differential



Differential:

- Differential: 16 degrees

Cooling System - Interior 2 (continued)



Cooling System - Interior Suit

1. Cooling System: General

- General:
- Central System
 - Location: Utility room (suite)

2. Age

- Age:
- Age: 12 years

3. Evaporator Coil

- Evaporator Coil:
- Satisfactory

4. Condensate Line

- Materials:
- To pump

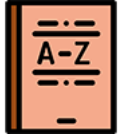
5. Secondary Condensate Line

- Secondary Condensate Line:
- Present: Yes

6. Differential

- Differential:
- Differential: 22 degrees





Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
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.