



Beach to Bayou

PROPERTY INSPECTIONS

PO Box 611127, Rosemary Beach, FL 32461

Phone: 850-231-3313

www.BeachToBayou.com Office@BeachToBayou.com

INSPECTION REPORT

PREPARED FOR:

John & Jane Homeowner

PERFORMED BY:

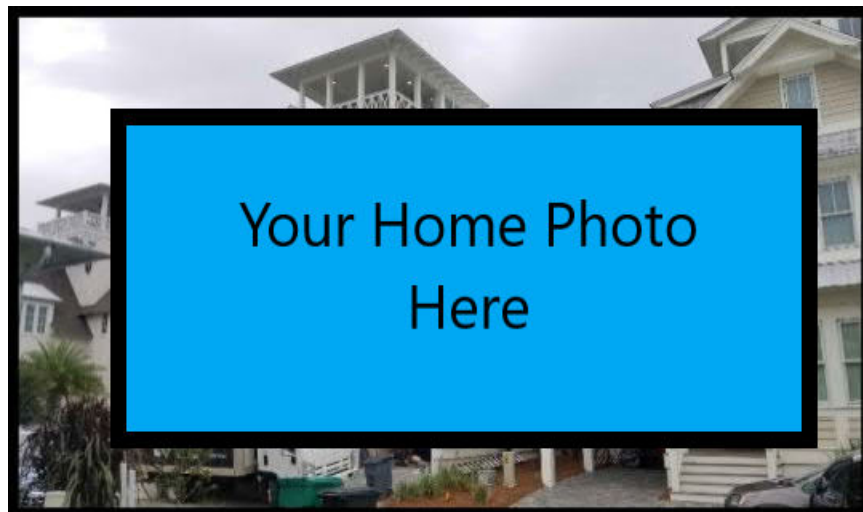
Mason LaPlante, Florida Licensed Inspector (HI 10601)

INSPECTION ADDRESS

100 Homeowner Street

INSPECTION DATE:

9/00/2020



This report is not transferable. It is the exclusive property of Beach to Bayou, Inc., and the Client(s) whose name(s) appear herewith. Use by any unauthorized persons is strictly prohibited. Payment constitutes acceptance of the Terms outlined within the Inspection Agreement.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

Inspection Report Table of Contents

General Information	2
Roof	5
Attic	6
Exterior	7
Foundation	11
Garage	12
Electrical	14
HVAC (Heat and A/C)	18
Plumbing	26
Bedrooms	29
Bathrooms	35
Living	39
Kitchen	40
Hallway	40
Stairs	42
Laundry	44
Fireplace	45
Common	46
Summary	47

General Information

Client & Site Information:

1.1 Inspection Date:

September 00, 2020

1.2 Client:

John & Jane Homeowner

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

1.3 Inspection Site:

100 Homeowner Street
Santa Rosa Beach, FL 32461

1.4 Property Furnished?

No

1.5 Property Occupied?

No

1.6 People Present at Inspection:

Contractor / Construction Personnel;

Building Characteristics:

1.7 Structure Orientation:

The garage door(s) face South

1.8 Estimated Year Built:

2020

1.9 Unofficial Square Footage

3200

1.10 Structure Style and Type:

Detached Single Family; Wood Frame Construction

1.11 Stories:

Four

1.12 Foundation Type:

Raised Foundation

Climatic Conditions:

1.13 Weather:

Intermittent Rain

1.14 Outside Temperature (F):

Between 65 and 70 degrees

General Property Conditions:

1.15 General Property Conditions:

Our inspection is designed to inspect and verify the structural and mechanical components of the residence; however as this inspection was performed while construction was on going, we had to exclude what was incomplete or in process. Our inspection does not replace a final walk-through, as we are not purchasing this residence, and our eye is not as discerning as the buyer so we cannot accept responsibility for any cosmetic items which you may deem to be unacceptable. I strongly recommend you perform a walk through inspection to identify or note any cosmetic items which you feel should be corrected prior to close of sale on the home. Additionally as this inspection is a snapshot in time we can only verify the operation functionality or condition of components at the time of inspection, therefore any items not accessible, installed or operational at the time of inspection, must be excluded from the scope of this report. Furthermore, you should be aware that because the home is new, components are just beginning to operate and it is likely that some components may wear-in, and / or need to be tightened or adjusted as they are used. This maintenance is a normal part of the new home break-in period and is a responsibility you must be willing to accept in order to prevent or compound any damage that could result from negligence to correct the

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

condition.

Utility Services:

1.16 Water Source:

Public

1.17 Sewage Disposal:

Public

1.18 Gas Service:

Natural Gas

1.19 Utilities Status:

All utilities on

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the American Society of Home Inspectors (ASHI) Standard of Practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: (1) Cosmetic finishes or blemishes (2) Latent or concealed defects; (3) Geological or soil conditions; (4) Environmental assessment, including Indoor Air Quality; (5) Architectural or engineered systems; (6) Conditions relating to wood decay, termites, mold, fungi and other organisms; (7) Hazardous substances; (8) Wells, water treatment systems and septic systems; (9) Low Voltage Systems, such as security systems, intercoms, television cable, sound systems, telephone wiring; (10) Central vacuum systems (11) Condition of heat exchangers / evaporator coils; (12) Window and wall mounted air conditioners; (13) Elevators, lifts, dumb waiter and similar devices (14) Detached buildings other than a single garage / carport; (15) Items covered by property owners association; (16) Adequacy, efficiency, or durability of a system or component; (17) Factory recall data; (18) Repair costs; (19) Fire, smoke or lethal gas protection devices; (20) Water Features, such as fountains or waterfalls; (21) Other limitations or exclusions stated in the ASHI Standards of Practice.

THIS INSPECTION IS NOT A "MOLD INSPECTION"; MOLD AND INDOOR AIR QUALITY (IAQ) ARE BEYOND THE SCOPE OF THIS INSPECTION, IF YOU HAVE CONCERNS ABOUT "MOLD" OR IAQ, SEEK THE COUNSEL OF A QUALIFIED PROFESSIONAL. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Asphalt Composition Shingle Roof

2.1 General Comments and Description

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

2.2 Method of Evaluation

I was unable to safely access the roof, and evaluated it from within the attic or interior of the residence, and from several vantage exterior points with binoculars and a ladder.

2.3 Estimated Age

The roof is brand new (within two years).

2.4 Roofing Material Condition

The roof is in acceptable condition, except as noted, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

There is a roof ridge that is atypically capped with asphalt shingles when metal panels are typically used. This application may allow wind to get below these shingles and pull them off. I recommend the application be reviewed and either approved in writing or corrected as appropriate.



2.5 Flashings

The visible roof flashings are in acceptable condition. However, I was unable to review and comment on the concealed flashings.

2.6 Gutters and Drainage

As is typical in this area, because of the heavy concentrations of rain and well draining sandy soils, this home has no gutter system. There is no evidence that the home needs gutters, but if run-off water begins to erode the soil near the foundation, I recommend you consider adding partial gutters to direct the water away from the structure.

2.7 With Metal Panel Sections

Portions of the roof include metal panel sections, which appear to be in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Attic

In accordance with our standards, we do not attempt to enter attics in which one cannot stand, are restricted by ducts or other building components, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic

3.1 General Attic Comments

In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In

evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

3.2 Access

This property has no accessible unfinished attic space.

Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person.

Exterior Features

4.1 General Exterior Comments

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. I have discovered leaking windows and doors in new homes while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

4.2 House Cladding or Siding

The exterior house walls are clad with fiber-cement board siding, commonly known by the trade name Hardy Plank, or Hardy Board and wood shake or shingle siding.

4.3 House Wall Finish Observations

The house wall finish is in acceptable condition, except as noted. I perform a visual inspection on the exterior walls, and do not use any invasive testing to determine the presence of excessive moisture. I did not note any obvious visual signs that would indicate the presence of excessive moisture, however the only way to be certain is to perform invasive testing. If you have concerns about the moisture content I can recommend a moisture testing specialist.

There are missing siding shingles on the 4th Level deck and northeast corner of the 1st level that need to be replaced.

During the inspection, we identified unsealed wall and trim penetrations. As our inspection is not exhaustive, we recommend all wall penetrations, such as window frames, hose bibs, utility boxes, wires and similar points of entry, be reviewed by a specialist and all deficient areas sealed to protect against moisture and insect intrusion.



4.4 Fascia and Trim

The trim and fascia material is wood and in acceptable condition, except as noted.

There are multiple examples of unpainted or unfinished exhaust vent and hose bib trim that needs to be corrected as appropriate.

There are multiple examples of unfinished, unpainted and unsealed trim components, all of which need to be completed and reviewed for defect before the close of sale.

There are multiple examples of spray foam insulation seeping out along the soffit which needs to be cut back and finished as intended.





4.5 Driveway

The driveway is in acceptable condition, free of any significant defects.

4.6 Walkways

The walkways are in acceptable condition.

4.7 Steps and Handrails

The steps are in acceptable condition.

The hand railing is in acceptable condition.

4.8 Fences and Gates

The condensing coil fence is incomplete and needs to be serviced.

4.9 Decks

The wood decks are in acceptable condition except as noted, and should be periodically maintained.

I was unable to access the 2nd Level north deck at the time of inspection due to plastic for painting. The deck needs to be fully reviewed once accessible before the close of sale.

The main entry deck joists are typically required to have hanger brackets or a ledger board but neither are present. I recommend this application be reviewed and either approved in writing or corrected as appropriate.



4.10 Guardrails

The guardrails were unfinished at the time of inspection and should be reviewed one complete.

4.11 Light Fixtures and Gas Lamps

There are multiple examples of exterior light fixtures that are not fully installed and will need to be serviced.

4.12 Electrical Receptacles

The upper electrical receptacle located on the 4th Level deck is functional, but does not include Ground

Fault Interrupter protection. This condition should be corrected to include the required GFI protection.

The electrical receptacle located on the east side of the 1st Level north deck is obstructed by cabinetry and will need to be serviced as appropriate to allow access as designed.

There is a separated water tight electrical conduit on the east side of the 1st Level north deck which needs to be repaired as appropriate.



4.13 Exterior Shower

The exterior shower on this home was tested, and found to be functional, and without defect.

4.14 Screens

There are no window screens installed at this residence. Screens are often removed or not installed for aesthetic reasons, but you may wish to have them installed to prevent pest intrusion.

4.15 Exterior Sink and Components

The exterior sink is not fully installed and will need to be reviewed for defect once installation is complete.

4.16 Gas Cooking Grill

The gas grill was not installed at the time of inspection and will need to be reviewed once installation is complete.

4.17 Cabinets

The exterior cabinets were not complete at the time of inspection and will need to be reviewed for defect once installation is complete.

4.18 Hard Surfaces

The hard surfaces, such as the house walls, walkways, patio slab, etc., are in acceptable condition. There are some cracks but these appear to be typical and not effecting the performance of the component. I recommend monitoring the cracks to determine if the area is active. If the cracks grow, or increase in width, I recommend consulting a structural specialist.

Lawn Irrigation

4.19 General Comments and Description

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the

actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

4.20 Hose Bibs

The hose bibs we tested are functional, and include anti-siphon or vacuum breaker valves. These valves prevent contamination of the potable water supply, should not be removed from the hose bibs.

4.21 Automatic Lawn Irrigation System

The lawn irrigation system and / or the water supply appears to be controlled by the Owners Association from a central location. I recommend you confirm the responsibility of this system, and have the system demonstrated as functional, prior to close of sale.

Grading and Drainage

4.22 General Comments and Description

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have, but we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that are deleterious to health.

4.23 Grading and Drainage Observations

The grading and drainage around the property is in acceptable condition, with no visible signs of significant issues or defects. However, you may wish to have the property drainage reviewed during heavy rains to verify proper drainage, or have the application reviewed by a specialist.

Foundation

In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of unsettled soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert if you have any concerns.

Raised Foundation

5.1 General Comments & Description

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/8" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

5.2 Method of Evaluation

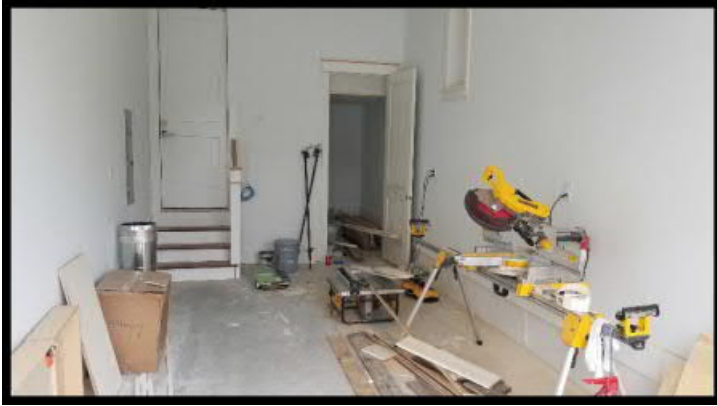
I was unable to access the raised foundation because the crawlspace access hatch in the garage has less than the minimum required 18 inches of clearance to grade. As I could not enter and inspect the foundation, it must be excluded from the scope of this report and recommend it be made accessible and reviewed for defect.

<h2>Garage</h2>

Garage

6.1 Unable to view all surfaces

Because of the owners belongings in the garage at the time of inspection, I was unable to fully inspect all surfaces of the garage. As I was unable to view all surfaces, I must exclude them from the report, and recommend you review this area at final walk-through (prior to close) for any deficiencies that may be concealed by the personal possessions.



6.2 Slab

The garage slab is in acceptable condition. There may be some minor cracks, but these are typical of concrete and do not indicate a defective condition.

6.3 Walls and Ceiling

The walls and ceiling in the garage are sheathed and in acceptable condition with typical cosmetic blemishes and wear.

6.4 Dual-Glazed Windows

The windows in the garage are functional.

6.5 Entry Door Into the House

The house entry door is missing its sticker plate which should be installed.

6.6 Steps and Handrails

The steps in the garage are in acceptable condition.

The hand railing is incomplete and will need to be finished as intended.

6.7 Garage Door and Hardware

The garage door is missing weather stripping that need to be installed to prevent moisture and pest intrusion.

The tension spring bracket is only secured with 2 screws when 3 holes are present. I recommend this application be reviewed and either approved or corrected as appropriate.



6.8 Automatic Opener

The automatic opener has not been installed and needs to be reviewed for defect once installation is complete.



6.9 Lights

The lights in the garage are functional, and do not need service at this time.

The closet light fixture switch is missing its cover plate which needs to be installed to eliminate this hazard.

6.10 Electrical Receptacles

The outlets in the garage, that were accessible, were tested and are functional, and include ground-fault protection.

6.11 Owners Closet

The closet door is incomplete and will need to be reviewed for defect once installation is complete.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996, and now most of the receptacles in damp or wet locations require this safety protection. Similarly, AFCI's or Arc Fault Circuit Interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2004 and are now required on most branch circuits throughout the residence.

Main Panel

7.1 General Comments

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

7.2 Service Entrance

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

7.3 Size and Location

The residence is served by a 200 amp, 240 volt service panel that is located on the east side of the residence.

7.4 Main Panel Observations

The panel and its components have no visible deficiencies.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020



7.5 Panel Cover Observations

The panel covers are in acceptable condition.

7.6 Wiring Observations

The visible portions of the wiring is copper and /or stranded aluminum and has no visible deficiencies.

7.7 Circuit Breakers

There are no visible deficiencies with the circuit breakers.

7.8 Grounding

The panel is grounded to a driven rod.

Sub Panels

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

7.9 General Comments

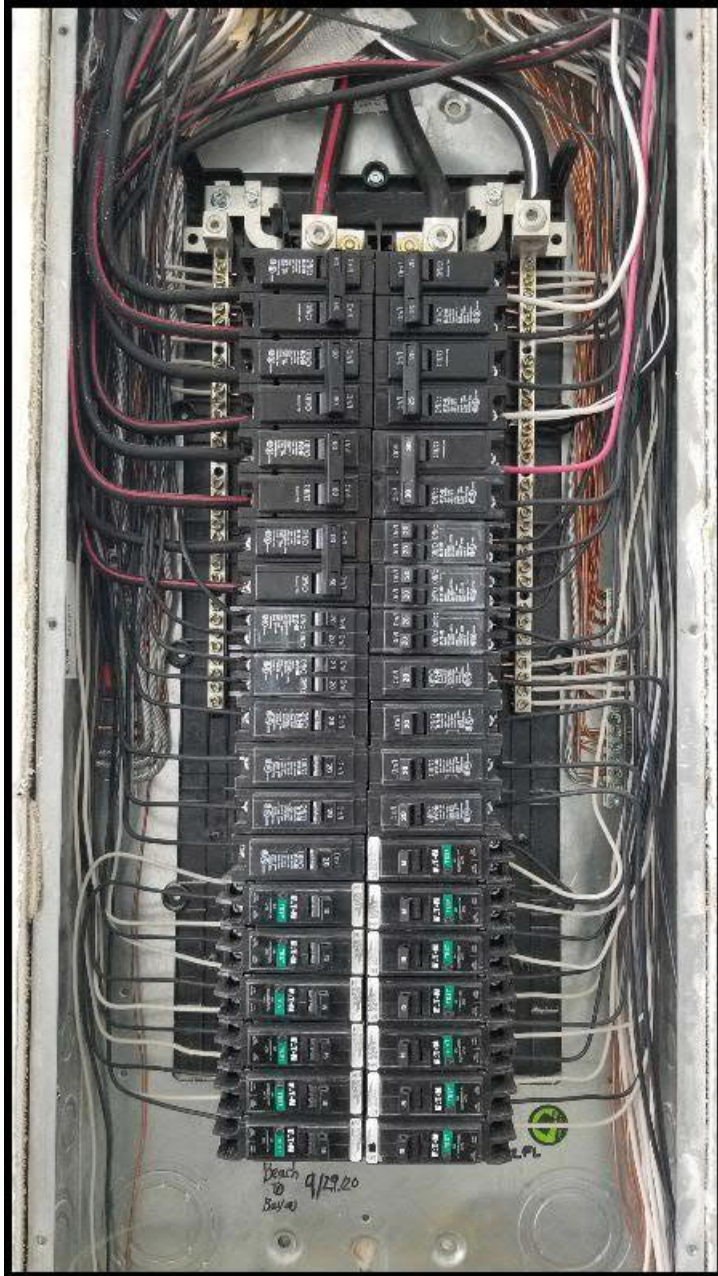
Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

7.10 Location

The primary sub panel is located in the garage .

7.11 Sub Panel Observations

The electrical sub panel has no visible deficiencies, except as noted.



7.12 Panel Cover Observations

The panel cover is in acceptable condition, except as noted.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

The panel cover is improperly secured with self tapping screws which can penetrate electrical wires and need to be replaced with a blunt tip version.

7.13 Wiring Observations

There are no visible deficiencies with the copper wiring in the sub panel.

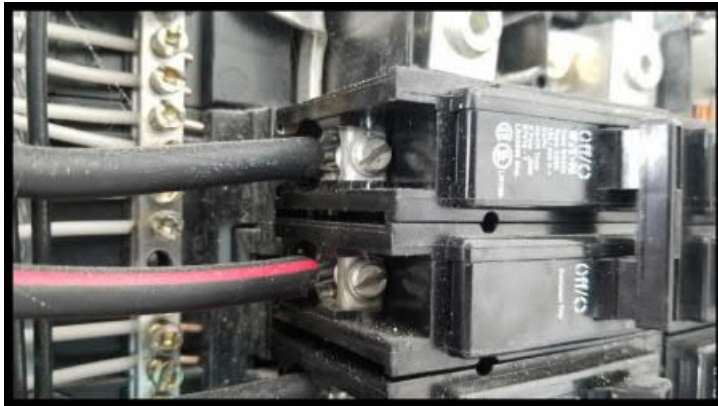
7.14 Circuit Breakers

There are no visible deficiencies with the circuit breakers, except as noted.

The system includes arc-fault circuit interrupters, where required at the time of original construction. We do not test AFCI breakers in occupied dwellings, so we recommend you test the breakers upon taking possession of the property, and monthly thereafter as recommended by the manufacturer.

There is no visible anti-oxidation paste on the aluminum strand electrical connections which I recommend be reviewed and corrected by a licensed electrician.

As of 2017, electrical receptacles serving interior damp applications are required to include a combination GFCI and AFCI breaker. These areas include, but may not be limited to kitchen and laundry including receptacles serving dedicated kitchen appliances, like dishwashers, disposals and refrigerators. However, the Authority Having Jurisdiction appears to have approved this application without these protections. If you have concerns about the condition, I recommend consultation with the AHJ regarding their enforcement of this requirement.



7.15 Grounding

The panel is ground correctly.

HVAC (Heat and A/C)

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, especially in the coastal regions. This is why we attempt to apprise you of the system's age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. We do not check refrigerant gas pressure levels and cannot detect coolant leaks. For a technically exhaustive test of the HVAC system, you should hire a licensed consultant to evaluate the system prior to the end of your inspection period and close of sale. To ensure proper and safe operation, we recommend maintenance review and service of the HVAC systems within the residence at least

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

on an annual basis. Keeping the HVAC system clean is essential for safe and healthy use as well as ensuring maximum operating efficiency.

Additionally, you should be aware that even the most modern gas fired HVAC systems can produce carbon monoxide or distribute carbon monoxide if the system is improperly sealed, which can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

3rd/4th Level HVAC

8.1 System Info

This heating and cooling system for the third and fourth levels of the residence is comprised of the following components:

A central air handler / electric furnace unit, which is located in a third level hall closet The air handler was manufactured by Carrier.

And a 2 ton condensing unit, which is located on the east side of the residence The A/C coil was manufactured by Carrier in about 2020 .

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020



8.2 HVAC System Evaluation

The HVAC system responded to the request for Cooling and Emergency Heat.

8.3 Condensing Unit

The condensing coil responded to the thermostat and is functional.

8.4 Condensing Unit Electrical Disconnect

The electrical disconnect at the condensing coil is present and presumed to be functional. The application appears to be to standards and in acceptable condition.

8.5 Refrigerant Lines

A refrigerant line valve does not include the required locking cap, which has been required since 2015. This application should be corrected to meet the standard.



8.6 Condensate Discharge Pipe

There is no secondary float switch installed on the primary condensate line which needs to be corrected as appropriate.

The primary condensate pipe discharges at the exterior coil.



8.7 Air Handler Unit

The air handler unit is functional.

8.8 Drip Pan

The drip pan is functional.

8.9 Return-Air Compartment

The filter for the HVAC system is dirty and should be changed and replaced second month thereafter. Dirty filters prevent proper air flow through the system, which can affect performance, damage components and cause higher energy usage.

8.10 Thermostat

The thermostat for this system is located on the third level of the home. The thermostat was functional at the time of inspection and activated the system, but the unit was not calibrated for accuracy nor sensitivity. For calibration of the thermostat, I recommend you have the component reviewed by an HVAC specialist.

8.11 Temperature Differential Readings

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of between 14 to 21 degrees. During the inspection, the observed difference was 16 degrees. This observation doesn't guarantee the system is operating to maximum efficiently, or there are not concealed deficiencies, but it merely confirms the system is cooling. For a full assessment of the HVAC system, you need to have the system reviewed by a competent HVAC professional.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

8.12 Furnace

The furnace (emergency heat) feature is functional, but not evaluated for performance

8.13 Registers

The registers throughout the residence are functional, except as noted.

The register located in the 3rd Level west Bedroom is missing its cover which needs to be replaced.

8.14 Compressed Fiberglass and Flex Ducts

The compressed fiberglass and flexible supply ducts are in good condition.

2nd Level HVAC

8.15 System Info

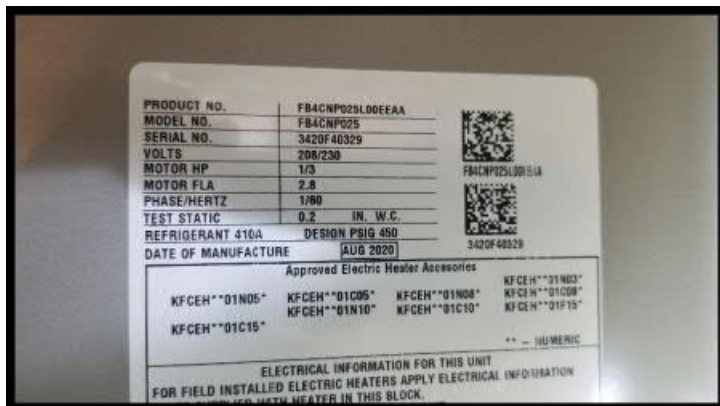
This heating and cooling system for the second level of the residence is comprised of the following components:

A central air handler / electric furnace unit, which is located in a third level hall closet The air handler was manufactured by Carrier.

And a 2 ton condensing unit, which is located on the east side of the residence The A/C coil was manufactured by Carrier in about 2020 .

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020



8.16 HVAC System Evaluation

The HVAC system responded to the request for Cooling and Emergency Heat.

8.17 Condensing Unit

The condensing coil responded to the thermostat and is functional.

8.18 Condensing Unit Electrical Disconnect

The electrical disconnect at the condensing coil is present and presumed to be functional. The application appears to be to standards and in acceptable condition.

8.19 Refrigerant Lines

The refrigerant lines are in acceptable condition.

8.20 Condensate Discharge Pipe

There is no secondary float switch installed on the primary condensate line which needs to be corrected as

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

appropriate.

The primary condensate pipe discharges at the exterior coil.

8.21 Air Handler Unit

The air handler unit is functional.

8.22 Drip Pan

The drip pan is functional.

8.23 Return-Air Compartment

The filter for the HVAC system is dirty and should be changed and replaced second month thereafter. Dirty filters prevent proper air flow through the system, which can affect performance, damage components and cause higher energy usage.

8.24 Thermostat

The thermostat for this system is located on the second level of the home. The thermostat was functional at the time of inspection and activated the system, but the unit was not calibrated for accuracy nor sensitivity. For calibration of the thermostat, I recommend you have the component reviewed by an HVAC specialist.

8.25 Temperature Differential Readings

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of between 14 to 21 degrees. During the inspection, the observed difference was 18 degrees. This observation doesn't guarantee the system is operating to maximum efficiently, or there are not concealed deficiencies, but it merely confirms the system is cooling. For a full assessment of the HVAC system, you need to have the system reviewed by a competent HVAC professional.

8.26 Furnace

The furnace (emergency heat) feature is functional, but not evaluated for performance

8.27 Registers

The registers throughout the residence are functional.

8.28 Compressed Fiberglass and Flex Ducts

The compressed fiberglass and flexible supply ducts are in good condition.

1st Level HVAC

8.29 System Info

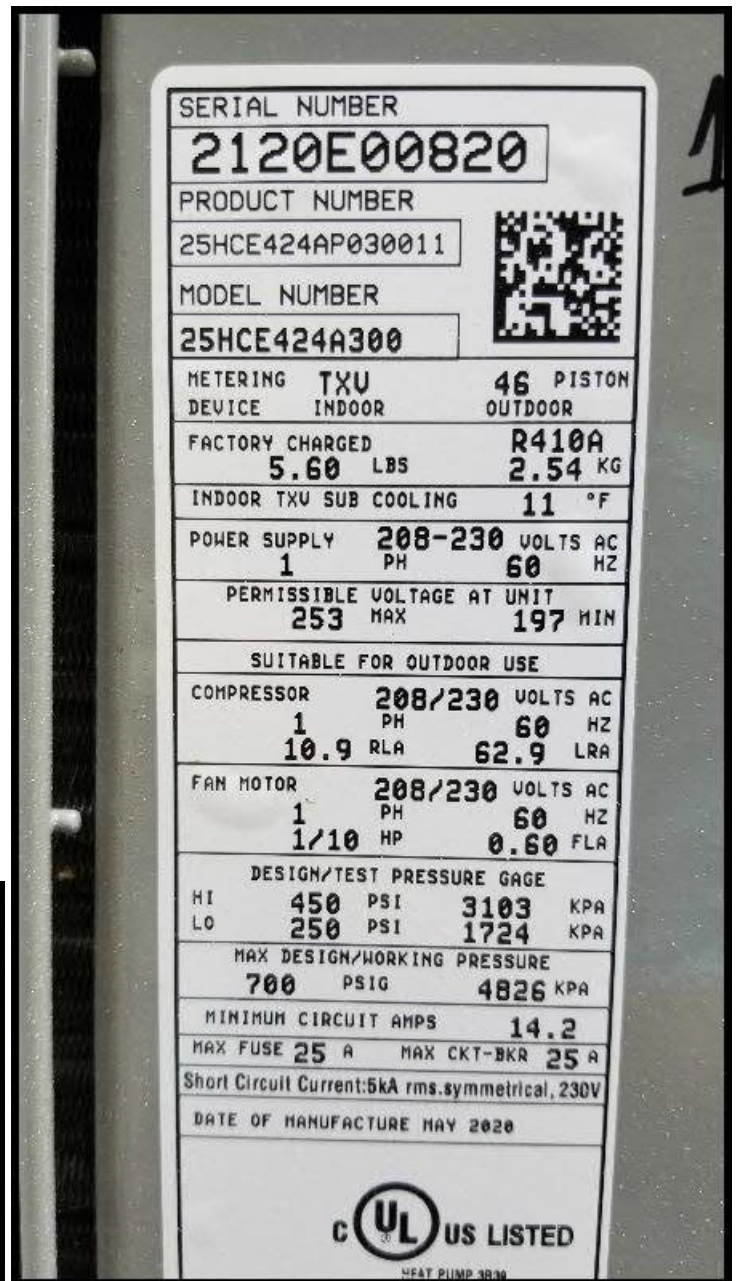
This heating and cooling system for the first level of the residence is comprised of the following components:

A central air handler / electric furnace unit, which is located in a first level hall closet The air handler was manufactured by Carrier.

And a 2 ton condensing unit, which is located on the east side of the residence The A/C coil was manufactured by Carrier in about 2020 .

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020



8.30 HVAC System Evaluation

The HVAC system responded to the request for Cooling and Emergency Heat.

8.31 Condensing Unit

The condensing coil responded to the thermostat and is functional.

8.32 Condensing Unit Electrical Disconnect

The electrical disconnect at the condensing coil is present and presumed to be functional. The application appears to be to standards and in acceptable condition.

8.33 Refrigerant Lines

The refrigerant lines are in acceptable condition.

8.34 Condensate Discharge Pipe

There is no secondary float switch installed on the primary condensate line which needs to be corrected as

appropriate.

The primary condensate pipe discharges at the exterior coil.

8.35 Air Handler Unit

The air handler unit is functional.

8.36 Drip Pan

The drip pan is functional.

8.37 Return-Air Compartment

The filter for the HVAC system is dirty and should be changed and replaced second month thereafter. Dirty filters prevent proper air flow through the system, which can affect performance, damage components and cause higher energy usage.

8.38 Thermostat

The thermostat for this system is located on the first level of the home. The thermostat was functional at the time of inspection and activated the system, but the unit was not calibrated for accuracy nor sensitivity. For calibration of the thermostat, I recommend you have the component reviewed by an HVAC specialist.

8.39 Temperature Differential Readings

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of between 14 to 21 degrees. During the inspection, the observed difference was 19 degrees. This observation doesn't guarantee the system is operating to maximum efficiently, or there are not concealed deficiencies, but it merely confirms the system is cooling. For a full assessment of the HVAC system, you need to have the system reviewed by a competent HVAC professional.

8.40 Furnace

The furnace (emergency heat) feature is functional, but not evaluated for performance

8.41 Registers

The registers throughout the residence are functional.

8.42 Compressed Fiberglass and Flex Ducts

The compressed fiberglass and flexible supply ducts are in good condition.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern polyvinyl chloride [PVC] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The

condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern PVC ones are virtually impervious to damage, although some rare batches of modern plastic pipes have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Gas pipes are generally rigid, but there are flexible types as well. Black iron or galvanized steel pipes on the exterior of the home are subject to corrosion, especially close to the Gulf. As gas is invisible, and leaks can only be detected through odor sniffing equipment. If this property includes natural gas or propane gas service, we encourage you to have the gas plumbing and gas appliances reviewed by the utility provider, who has specialized instruments for leak detection. Leak detection, especially gas leaks are extremely difficult to locate and is beyond our limited general home inspection, so this is an important and potentially life saving recommendation.

Potable Water Supply Pipes

9.1 Water Main Location

I was unable to locate and identify the main water shut off valve for this residence. To facilitate an emergency shut off of the water, I recommend the component be located and identified.

9.2 Water Supply Pipes

A visual portion of the potable water pipes for this property are Cross Linked Polyethylene (also called PEX) flexible tubing and in acceptable condition.

Waste and Drainage Systems

9.3 General Comments and Description

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

9.4 Type of Material

The visible portions of the drainpipes are a modern polyvinyl chloride type, or PVC.

9.5 Drain Waste and Vent Pipes

Based on industry recommended water tests, the drainpipes are functional at this time. However, these tests do not include flushing any solid material that may aid in the detection of an improperly functioning drain system. Only a video-scan of the main drainpipe could confirm the actual condition of the waste system.

Gas Components

9.6 Gas Main Shut-Off Location

The gas main shut-off is located at the meter which is located on the east side of the residence. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. As our inspection is a visual inspection, we encourage you to contact the utility provider to have the gas appliances checked for any leaks that may go undetected during our visual inspection. Additionally, you may wish to request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential future leaks.



9.7 Gas Supply Pipes

The visible portions of the gas pipes appear to be in acceptable condition.

9.8 Carbon Monoxide Detector

This residence employs gas fired appliances which can produce Carbon Monoxide, a colorless, odorless deadly gas that is produced when any fuel is incompletely burned. Symptoms of carbon monoxide poisoning are similar to flu-like illnesses and include dizziness, fatigue, headaches, nausea, and irregular breathing. Carbon monoxide can leak from faulty furnaces or fuel-fired heaters or can be trapped inside by a blocked chimney or flue. New homes with gas fired appliances require a CO detector, and many homes have combination smoke / CO detectors, but I strongly recommend you determine if this property has a carbon monoxide detector, and one is not installed, you should install this inexpensive device which can save a life.

Tankless Water Heaters

9.9 Tankless Water Heater Comments

Residential tankless water heaters are a relatively modern innovation. They provide virtually endless but not unlimited hot water, and require little maintenance beyond periodic monitoring for leaks, which is to be anticipated with any type of water heater. Each manufacturer recommends their own regular maintenance schedule, but the systems will need their filters cleaned to ensure proper and safe operation. You should refer to the manufacturer's recommendations, which are generally available on their respective web sites, to determine the maintenance frequency.

9.10 Manufacturer Information and Location

The water heaters were manufactured by Navien .

Hot water is provided by two, 1 year old, tankless water heaters that are located on the east exterior wall .

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020



9.11 Electrical Connections

The electrical connections to the water heaters are functional.

The electrical receptacle supplying power to the water heaters needs to be equipped with an unattended plug cover.

9.12 Water Shut-Off Valve and Connectors

The shut-off valves and water connectors on the water heaters are present and presumed to be functional.

9.13 Drain Valve

Drain valves are in place in the water heaters and presumed to be functional.

9.14 Relief Valve and Discharge Pipe

The water heaters are equipped with the mandated pressure-temperature relief valves, which are presumed to be functional.

9.15 Gas Shut-Off Valve and Connector

The gas control valves and connectors at the water heaters are in place and presumed to be functional.

9.16 Vent Pipe and Cap

The vent pipes for the water heaters are functional.

9.17 Additional Water Heater Comments

The south water heater is not secured at its bottom bracket which needs to be corrected as intended.



Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of accessible windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies. Additionally, as with the examination of all windows, we do not test the "tilt-in" feature of windows, equipped with such feature. We do not test this, because the component can break during the inspection. Cloudiness or occlusion in windows and glass doors has been defined as a deficient condition, which is subject to replacement or correction. We attempt to identify each clouded window, but due to environmental conditions we may not be able to verify each window, and if we identify one window with this condition, we recommend a window specialist review all the windows to verify the integrity of the seals.

3rd Level South Bedroom

10.1 Doors

The closet doors are unfinished.

The entry door lock is missing the locking pin, which should be replaced to restore proper and provide privacy.

10.2 Lights and Ceiling Fans

The light fixtures in the room are functional.

The switch to the lights is inconveniently located behind the door and should be relocated to the opposite side to allow access.

10.3 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

10.4 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

10.5 Dual Glazed Windows

The window in the room is functional.

10.6 Electrical Receptacles

The outlets in the room that were tested are functional.

10.7 Flooring

The floor covering in the room is hardwood and has no significant defects.

10.8 Closet

The closet in the room is in acceptable condition.

3rd Level North West Bedroom

10.9 Doors

The doors in the room are functional, operate without defect and are without significant blemish.

10.10 Lights and Ceiling Fans

The light fixtures in the room are functional.

One can light fixture is incorrectly seated and needs adjusted.

10.11 Walls and Ceiling

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

The walls and ceiling in the room have cosmetic damage or blemish.

10.12 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

10.13 Dual Glazed Windows

The windows in the room are functional and operate smoothly, without defect or significant blemish.

The west window in the north west corner has broken casing that needs service.



10.14 Electrical Receptacles

The outlets in the room that were tested are functional.

10.15 Flooring

The floor covering in the room is hardwood and has no significant defects.

10.16 Closet

The closets in the room are in acceptable condition.

3rd Level North East Bedroom

10.17 Doors

The doors in the room are functional, operate without defect and are without significant blemish.

The entry pocket door lock is not functional or needs service to restore functionality and secure the room.

10.18 Lights and Ceiling Fans

The light fixtures in the room are functional.

The ceiling fan in the room is functional.

10.19 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

10.20 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

10.21 Dual Glazed Windows

The windows in the room are functional and operate smoothly, without defect or significant blemish.

10.22 Electrical Receptacles

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

The outlets in the room that were tested are functional.

10.23 Flooring

The floor covering in the room is hardwood and has no significant defects.

10.24 Closet

The closets in the room are in acceptable condition.

2nd Level North East Bedroom

10.25 Doors

The entry and closet doors in the room are functional, operate without defect and are without significant blemish.

I was unable to inspect the exterior doors, as they were wrapped in plastic on the exterior. The doors should be reviewed once accessible.



10.26 Lights and Ceiling Fans

The light fixtures in the room are functional.

The ceiling fan in the room is functional.

10.27 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

10.28 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

10.29 Dual Glazed Windows

The windows in the room are functional and operate smoothly, without defect or significant blemish.

10.30 Electrical Receptacles

The outlets in the room that were tested are functional.

10.31 Flooring

The floor covering in the room is hardwood and has no significant defects.

10.32 Closet

The closet in the room is in acceptable condition.

2nd Level North West Bedroom

10.33 Doors

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

The doors in the room are functional, operate without defect and are without significant blemish, except as noted.

I was unable to inspect the exterior doors, as they were wrapped in plastic on the exterior. The doors should be reviewed once accessible.

The closet doors need serviced to eliminate interference during use.

10.34 Lights and Ceiling Fans

The light fixtures in the room are functional.

The ceiling fan in the room is functional.

10.35 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

10.36 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

10.37 Dual Glazed Windows

The windows in the room are functional and operate smoothly, without defect or significant blemish, except as noted.

The right window on the south set on the west wall will not properly close and secure shut, and needs serviced.

10.38 Electrical Receptacles

The outlets in the room that were tested are functional.

10.39 Flooring

The floor covering in the room is hardwood and has no significant defects.

10.40 Closet

The closet in the room is in acceptable condition.

Two hanging dowels are missing from the closet and should be supplied to restore use.

2nd Level South Bedroom

10.41 Doors

The doors in the room are functional, operate without defect and are without significant blemish.

10.42 Lights and Ceiling Fans

The light fixtures in the room are functional.

The ceiling fan in the room is functional.

10.43 Walls and Ceiling

The walls and ceiling in the room are in acceptable condition and free of significant blemish or damage.

10.44 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

10.45 Dual Glazed Windows

The windows in the room are functional and operate smoothly, without defect or significant blemish.

The left window on the south wall has damaged casement trim, which should be repaired.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

10.46 Electrical Receptacles

The outlets in the room that were tested are functional.

10.47 Flooring

The floor covering in the room is hardwood and has no significant defects.

10.48 Closet

The closet in the room is in acceptable condition.

The closet in the room is in acceptable condition.

1st Level Bedroom

10.49 Doors

The doors in the room are functional, operate without defect and are without significant blemish.

10.50 Lights and Ceiling Fans

The light fixtures in the room are functional.

The fixture in the small passage way between bedroom and bathroom is not installed.

The fixtures in the closet need serviced.

10.51 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

10.52 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

10.53 Dual Glazed Windows

The windows in the room are functional and operate smoothly, without defect or significant blemish.

The left corner window has damaged casement trim.



10.54 Electrical Receptacles

The outlets in the room that were tested are functional.

10.55 Flooring

The floor covering in the room is hardwood and has no significant defects.

10.56 Closet

The closet in the room is in acceptable condition.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. We verify all accessible plumbing fixtures and check for leaks, where visible. We also check the functionality of hydro spas, and attempt to verify that each spa motor circuit is protected from electrical shock hazard with a ground fault circuit interrupter. We attempt to open the motor access panel to the spa motors, but if sealed with caulk or grout, we will not destroy the seal, but recommend you make arrangements to verify the space and components are acceptable.

Additionally, bathrooms have only recently been required to have dedicated exhaust vent fans, and were allowed to use an operable window for ventilation prior to this change. Regardless of the original time of construction, we recommend the use of a ventilation fan to remove moisture from the humid room. Reducing the humidity will reduce the potential for mold-like growth, which flourishes in damp environments.

3rd Level Hallway Bathroom

11.1 Doors

The door in the room is functional, operates without defect and is without significant blemish.

The door casing is unfinished.

11.2 Lights and Ceiling Fans

The light fixtures in the room are functional.

The vanity light fixture is missing components which should be replaced.

11.3 Exhaust Fan

The bathroom exhaust fan is functional.

11.4 Electrical Receptacles

The bathroom outlet is functional and includes ground-fault protection.

11.5 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

11.6 Dual Glazed Windows

The dual-glazed window in the room is functional.

11.7 Flooring

The floor covering in the room is tile and has no significant defects.

11.8 Sink Countertop

The countertop is in acceptable condition and free of significant blemish.

11.9 Sink Components

The sink and its components are functional and operate as intended, without defect.

11.10 Cabinets

The cabinets are functional and without significant defect or blemish.

11.11 Toilet

The toilet is functional.

2nd Level NE En Suite Bathroom

11.12 Doors

The door lock is not functional or needs service to restore functionality and secure the room.

11.13 Lights and Ceiling Fans

The light fixtures in the room are functional.

The light fixture on the right side of the sink is not installed.

11.14 Exhaust Fan

The bathroom exhaust fan is functional.

11.15 Electrical Receptacles

The bathroom outlet is functional and includes ground-fault protection.

11.16 Dual Glazed Windows

The window lock lever is missing and should be replaced to restore functionality.

11.17 Flooring

The floor covering in the room has no significant defects.

11.18 Sink Countertop

The countertop is in acceptable condition and free of significant blemish.

11.19 Sink Components

The sink and its components are functional and operate as intended, without defect.

11.20 Cabinets

The cabinets are functional and without significant defect or blemish.

11.21 Toilet

The toilet is functional.

11.22 Stall Shower

The shower wand leaks at its connector and should be serviced or replaced to eliminate this defective condition.

The tile work is incomplete at the wall niche and needs finished.



2nd Level NW En Suite Bathroom

11.23 Doors

An object within the pocket is restricting operation of the entry pocket door and needs serviced.

The door in the water closet is functional, operates without defect and is without significant blemish.

11.24 Lights and Ceiling Fans

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

The light fixtures in the room are functional.

11.25 Exhaust Fan

The bathroom exhaust fans are functional.

11.26 Electrical Receptacles

The bathroom outlets are functional and include ground-fault protection.

11.27 Walls and Ceiling

The walls and ceiling in the room are in acceptable condition and free of significant blemish or damage.

11.28 Dual Glazed Windows

The dual-glazed window in the room is functional.

11.29 Flooring

The floor covering in the room is tile and has no significant defects.

11.30 Sink Countertop

The countertop is in acceptable condition and free of significant blemish.

11.31 Sink Components

The sinks and components are functional and operate as intended, without defect, except as noted.

There is a leak at the drain trap below the right side sink, which should be repaired.

11.32 Cabinets

The cabinets are functional and without significant defect or blemish.

11.33 Toilet

The toilet is functional.

11.34 Stall Shower

The stall shower is functional and without significant defect or blemish.

2nd Level South En Suite Bathroom

11.35 Doors

The door in the room is functional, operates without defect and is without significant blemish.

11.36 Lights and Ceiling Fans

The light fixtures in the room are functional.

11.37 Exhaust Fan

The bathroom exhaust fan is functional.

11.38 Electrical Receptacles

The bathroom outlets are functional and include ground-fault protection.

11.39 Walls and Ceiling

The walls and ceiling in the room are in acceptable condition and free of significant blemish or damage.

11.40 Dual Glazed Windows

The window doesn't secure closed and needs serviced.

11.41 Flooring

The floor covering in the room is tile and has no significant defects.

11.42 Sink Countertop

The countertop is in acceptable condition and free of significant blemish.

11.43 Sink Components

The sinks and components are functional and operate as intended, without defect.

11.44 Cabinets

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

The cabinets are functional and without significant defect or blemish.

11.45 Toilet

The toilet is functional.

11.46 Stall Shower

The stall shower is functional and without significant defect or blemish.

The glass shower enclosure has not been installed.

1st Level Powder Room

11.47 Doors

The door in the room is functional, operates without defect and is without significant blemish.

There is no locking provision on the door, which is recommended for privacy.

11.48 Lights and Ceiling Fans

The light fixture in the room is functional.

11.49 Exhaust Fan

The bathroom exhaust fan is functional.

11.50 Electrical Receptacles

The bathroom outlet is functional and includes ground-fault protection.

11.51 Walls and Ceiling

The walls and ceiling in the room are in acceptable condition and free of significant blemish or damage.

11.52 Flooring

The floor covering in the room is hardwood and has no significant defects.

11.53 Sink Countertop

The countertop is in acceptable condition and free of significant blemish.

11.54 Sink Components

The sink and its components are functional and operate as intended, without defect.

11.55 Cabinets

The cabinets are functional and without significant defect or blemish.

11.56 Toilet

The toilet is functional.

1st Level South En Suite Bathroom

11.57 Doors

The doors in the room are functional, operate without defect and are without significant blemish.

11.58 Lights and Ceiling Fans

The light fixtures in the room are functional.

The fixtures need final adjustment.

The on position of the light over the shower is inconsistent with the other fixtures and should be serviced.

11.59 Exhaust Fan

The bathroom exhaust fans are functional.

11.60 Electrical Receptacles

The bathroom outlets are functional and include ground-fault protection.

11.61 Walls and Ceiling

The walls and ceiling in the room are in acceptable condition and free of significant blemish or damage.

11.62 Flooring

The floor covering in the room is tile and has no significant defects.

11.63 Sink Countertop

The countertop is in acceptable condition and free of significant blemish.

11.64 Sink Components

The sinks and components are functional and operate as intended, without defect.

11.65 Cabinets

The cabinets are functional and without significant defect or blemish.

11.66 Toilet

The toilet is functional.

11.67 Stall Shower

The stall shower is functional and without significant defect or blemish, except as noted.

The shower wand leaks at its connector and should be serviced or replaced to eliminate this defective condition.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, built-in cabinets and closets, and includes the testing of accessible windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. According to the Florida Association of Realtors' Purchase Agreement (FAR-9), cloudiness in windows and glass doors has recently been redefined as a warranted, deficient condition, which should be corrected. We attempt to identify each clouded window, but due to environmental conditions we may not be able to verify each window. If we have any windows with deficient seals, I recommend the window specialist review all windows and replace them as appropriate. Regarding the inspection of windows, we test the basic functionality of the windows, we do not "tilt" test windows equipped with such feature because such tests can damage a stuck window. Additionally, while the standards of practice require that we only test a representative sampling of windows, we attempt to examine each accessible component.

We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and strong wind activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that are beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Living / Dining Room

12.1 Unable to inspect all components

I was unable to inspect the Living/dinning room at the time of inspection due to ongoing construction. The room needs to be reviewed for defect once construction is complete.



Kitchen

We test kitchen appliances for their functionality, but our inspection is not exhaustive and cannot evaluate them for their performance nor for the variety of their settings nor cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, exterior grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

We attempt to verify that the temperature of each refrigerator is at least 43 degrees, and the freezer is below 30 degrees. We also attempt to verify the ice maker and water dispenser are functional, but if turned off at the beginning of inspection, may not have produced ice in the time we spent on-site and recommend confirmation that feature is functional prior to close of sale.

Kitchen

13.1 General Kitchen Comments

I was unable to inspect the kitchen due to ongoing construction. To confirm operation and condition of all systems and components, I recommend the area be inspected once construction is complete.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

issues, such as those involving handrails, guardrails, and smoke detectors.

3rd Level Center Hall

14.1 Unable to inspect all components

The hallway was under construction by AV contractors and was unable to be inspected. I recommend the area be reviewed once accessible.



2nd Level Hallway

14.2 Lights and Ceiling Fans

The light fixtures in the hall are functional.

14.3 Walls and Ceiling

The walls and ceiling in the hall have cosmetic damage or blemish.

14.4 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

14.5 Dual Glazed Windows

The window in the hall is functional.

The casement trim on the window is damaged and should be serviced.

14.6 Electrical Receptacles

The outlets in the hall that were tested are functional.

14.7 Flooring

The floor covering in the hall is hardwood and has no significant defects.

1st Level Hallway

14.8 Doors

The doors in the hall are functional, operate without defect and are without significant blemish.

14.9 Lights and Ceiling Fans

The light fixtures in the hall are functional.

14.10 Walls and Ceiling

The walls and ceiling in the hall have cosmetic damage or blemish.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

14.11 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

14.12 Dual Glazed Windows

The casement arm is disconnected on the center window and needs serviced.

The right window needs serviced to close and secure closed.

14.13 Electrical Receptacles

The outlets in the hall that were tested are functional.

14.14 Flooring

The floor covering in the hall is hardwood and has no significant defects.

14.15 Closet

The closet in the hall is in acceptable condition.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

4th Level Stairs

15.1 Doors

The door in the room is functional, operates without defect and is without significant blemish.

The door sill is unfinished and needs serviced.

15.2 Lights and Ceiling Fans

The light fixtures in the stairs are functional.

15.3 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

The ceiling at the smoke detector is unfinished and needs serviced.

15.4 Stair Rails & Balusters

The hand railing on the stairs is functional, sturdy and in conformance with the current safety standards.

15.5 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

15.6 Dual Glazed Windows

The windows in the room are functional and operate smoothly, without defect or significant blemish.

15.7 Flooring

The floor covering in the room is hardwood and has no significant defects.

3rd Level Stairs

15.8 Doors

The door in the room is functional, operates without defect and is without significant blemish.

15.9 Lights and Ceiling Fans

The light fixtures in the stairs are functional.

The light fixture is not installed in the HVAC closet and should be corrected.

15.10 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

A section of the wall is under repair and should be completed.



15.11 Stair Rails & Balusters

The hand railing on the stairs is functional, sturdy and in conformance with the current safety standards.

15.12 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

15.13 Dual Glazed Windows

The fixed windows in the stairs are without visible defect.

15.14 Electrical Receptacles

The outlets in the room that were tested are functional.

15.15 Flooring

The floor covering in the room is hardwood and has no significant defects.

15.16 Closet

The closet in the room is in acceptable condition.

2nd Level Stairs

15.17 Lights and Ceiling Fans

The light fixtures in the stairs are functional.

15.18 Walls and Ceiling

The walls and ceiling in the room are in acceptable condition and free of significant blemish or damage.

15.19 Stair Rails & Balusters

The hand railing on the stairs is functional, sturdy and in conformance with the current safety standards.

15.20 Dual Glazed Windows

The fixed windows in the stairs are without visible defect.

15.21 Flooring

The floor covering in the room is hardwood and has no significant defects.

Laundry

We test clothes dryers and washing machines for basic functionality, but do not exhaustively check all settings and modes, nor evaluate performance of the appliances. Where visible, we inspect the water connections, drainpipes and ducts. However, you should be aware that the water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Dryer vents have been the source of many house fires, so we strongly encourage you to clean the dryer ducts prior to taking possession of the property, and during owner ship, maintain the ducts on a regular basis to prevent lint build up. Additionally, in order for the dryer to operate properly, the termination should be free of lint and debris to allow the humid air to exhaust to the exterior, beyond the envelope of the home.

2nd Level Laundry Closet

16.1 Doors

The doors in the laundry area are functional, operate without defect and are without significant blemish.

16.2 Lights and Ceiling Fans

The light fixture in the area is functional.

16.3 Walls and Ceiling

The walls and ceiling in the area are in acceptable condition and free of significant blemish or damage.

16.4 Laundry Appliances

The washing machine was tested for functionality, not calibrated for performance. The washing machine was operable at the time of inspection.

The clothes dryer was tested for functionality, not calibrated for performance. The clothes dryer was operable at the time of inspection.

16.5 Obstructed Components

Due to the design of the laundry area, I was unable to view any of the appliance connections. Therefore, what was concealed, must be excluded from our inspection scope. If you have concerns about these areas, you should have them made accessible during your inspection period and reviewed for deficiencies.



16.6 Cabinets

The cabinets in the laundry room are functional.

Fireplace

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of fireplaces and chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be reviewed by a fireplace specialist and video-scanned before the close of escrow.

Fireplace

17.1 Component is Located

This component is located in the Living/dinning room.

17.2 Weather Cap-Spark Arrestor

The chimney has a functional weather cap and spark arrestor.

17.3 Crown or Termination Cap

The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

17.4 Fireplace

I was unable to inspect the fireplace at the time of inspection due to ongoing construction. The fireplace needs to be reviewed for defect once construction is complete.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020



17.5 Hearth

The fireplace hearth was incomplete at the time of inspection and will need to be completed and reviewed for defect.

Common

Windows

18.1 General Cosmetic Observations

The window frames are not fully painted. This is a cosmetic condition that should be further investigated and addressed as appropriate.



Walls and Ceiling

18.2 General Comments

The interior surfaces of the residence are not finished and still under construction. I recommend you perform a cosmetic review of the residence once it has been deemed complete to ensure the finishes meet your expectations.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

INSPECTION SUMMARY SECTION

Client: John & Jane Homeowner
Property Address: 100 Homeowner Street, Santa Rosa Beach FL
Inspection Date: Monday, September 00, 2020
Inspected by: Mason LaPlante, Florida Licensed Inspector (HI 10601)

IMPORTANT: This Summary Section is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing additional attention. It is obviously not comprehensive, and should not be used as a substitute for reading the detailed Inspection Report, nor is it an endorsement of the condition of components or features that may not appear in this Summary. **FOR A COMPREHENSIVE UNDERSTANDING OF THE PROPERTY CONDITIONS, WE RECOMMEND YOU READ THE ENTIRE INSPECTION REPORT.**

Beach To Bayou, LLC follows the Standards of Practice for the American Society of Home Inspectors (ASHI) in determining conditions about which you should be made aware. We suggest that any service recommendations made in this report should be completed by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. We recommend you request and retain copies of invoices or work orders from the company or individual who performed the work, for your records, in case of future questions or for warranty purposes.

GENERAL PROPERTY CONDITIONS:

Weather during inspection: Intermittent Rain

Temperature during inspection (F): Between 65 and 70 degrees

Our inspection is designed to inspect and verify the structural and mechanical components of the residence; however as this inspection was performed while construction was on going, we had to exclude what was incomplete or in process. Our inspection does not replace a final walk-through, as we are not purchasing this residence, and our eye is not as discerning as the buyer so we cannot accept responsibility for any cosmetic items which you may deem to be unacceptable. I strongly recommend you perform a walk through inspection to identify or note any cosmetic items which you feel should be corrected prior to close of sale on the home. Additionally as this inspection is a snapshot in time we can only verify the operation functionality or condition of components at the time of inspection, therefore any items not accessible, installed or operational at the time of inspection, must be excluded from the scope of this report. Furthermore, you should be aware that because the home is new, components are just beginning to operate and it is likely that some components may wear-in, and / or need to be tightened or adjusted as they are used. This maintenance is a normal part of the new home break-in period and is a responsibility you must be willing to accept in order to prevent or compound any damage that could result from negligence to correct the condition.

FOR THE PURPOSES OF THIS REPORT, THE STRUCTURE ORIENTATION IS:

The garage door(s) face South

COMPONENTS AND CONDITIONS NEEDING SERVICE OR FURTHER REVIEW:

Roof

Asphalt Composition Shingle Roof

2.4 Roofing Material Condition

There is a roof ridge that is atypically capped with asphalt shingles when metal panels are typically used. This application may allow wind to get below these shingles and pull them off. I recommend the

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

application be reviewed and either approved in writing or corrected as appropriate.



Exterior

Exterior Features

4.3 House Wall Finish Observations

There are missing siding shingles on the 4th Level deck and northeast corner of the 1st level that need to be replaced.



During the inspection, we identified unsealed wall and trim penetrations. As our inspection is not exhaustive, we recommend all wall penetrations, such as window frames, hose bibs, utility boxes, wires and similar points of entry, be reviewed by a specialist and all deficient areas sealed to protect against moisture and insect intrusion.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020



4.4 Fascia and Trim

There are multiple examples of unpainted or unfinished exhaust vent and hose bib trim that needs to be corrected as appropriate.



There are multiple examples of unfinished, unpainted and unsealed trim components, all of which need to be completed and reviewed for defect before the close of sale.



There are multiple examples of spray foam insulation seeping out along the soffit which needs to be cut back and finished as intended.



4.8 Fences and Gates

The condensing coil fence is incomplete and needs to be serviced.

4.9 Decks

I was unable to access the 2nd Level north deck at the time of inspection due to plastic for painting. The deck needs to be fully reviewed once accessible before the close of sale.

The main entry deck joists are typically required to have hanger brackets or a ledger board but neither are present. I recommend this application be reviewed and either approved in writing or corrected as appropriate.



4.10 Guardrails

The guardrails were unfinished at the time of inspection and should be reviewed one complete.

4.11 Light Fixtures and Gas Lamps

There are multiple examples of exterior light fixtures that are not fully installed and will need to be serviced.

4.12 Electrical Receptacles

The upper electrical receptacle located on the 4th Level deck is functional, but does not include Ground Fault Interrupter protection. This condition should be corrected to include the required GFI protection.

The electrical receptacle located on the east side of the 1st Level north deck is obstructed by cabinetry and will need to be serviced as appropriate to allow access as designed.

There is a separated water tight electrical conduit on the east side of the 1st Level north deck which needs to be repaired as appropriate.



4.15 Exterior Sink and Components

The exterior sink is not fully installed and will need to be reviewed for defect once installation is complete.

4.16 Gas Cooking Grill

The gas grill was not installed at the time of inspection and will need to be reviewed once installation is complete.

4.17 Cabinets

The exterior cabinets were not complete at the time of inspection and will need to be reviewed for defect once installation is complete.

Lawn Irrigation

4.21 Automatic Lawn Irrigation System

The lawn irrigation system and / or the water supply appears to be controlled by the Owners Association from a central location. I recommend you confirm the responsibility of this system, and have the system demonstrated as functional, prior to close of sale.

Foundation

Raised Foundation

5.2 Method of Evaluation

I was unable to access the raised foundation because the crawlspace access hatch in the garage has less than the minimum required 18 inches of clearance to grade. As I could not enter and inspect the foundation, it must be excluded from the scope of this report and recommend it be made accessible and reviewed for defect.

Garage

Garage

6.5 Entry Door Into the House

The house entry door is missing its sticker plate which should be installed.

6.6 Steps and Handrails

The hand railing is incomplete and will need to be finished as intended.

6.7 Garage Door and Hardware

The garage door is missing weather stripping that need to be installed to prevent moisture and pest intrusion.

The tension spring bracket is only secured with 2 screws when 3 holes are present. I recommend this application be reviewed and either approved or corrected as appropriate.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020



6.8 Automatic Opener

The automatic opener has not been installed and needs to be reviewed for defect once installation is complete.



6.9 Lights

The closet light fixture switch is missing its cover plate which needs to be installed to eliminate this hazard.

6.11 Owners Closet

The closet door is incomplete and will need to be reviewed for defect once installation is complete.

Electrical

Sub Panels

7.12 Panel Cover Observations

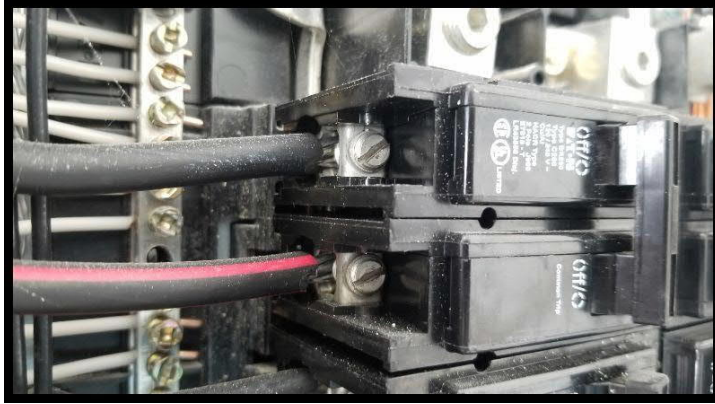
The panel cover is improperly secured with self tapping screws which can penetrate electrical wires and need to be replaced with a blunt tip version.

7.14 Circuit Breakers

There is no visible anti-oxidation paste on the aluminum strand electrical connections which I recommend be reviewed and corrected by a licensed electrician.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020



HVAC (Heat and A/C)

3rd/4th Level HVAC

8.5 Refrigerant Lines

A refrigerant line valve does not include the required locking cap, which has been required since 2015. This application should be corrected to meet the standard.



8.6 Condensate Discharge Pipe

There is no secondary float switch installed on the primary condensate line which needs to be corrected as appropriate.



8.9 Return-Air Compartment

The filter for the HVAC system is dirty and should be changed and replaced second month thereafter. Dirty filters prevent proper air flow through the system, which can affect performance, damage components and cause higher energy usage.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

8.13 Registers

The register located in the 3rd Level west Bedroom is missing its cover which needs to be replaced.

2nd Level HVAC

8.20 Condensate Discharge Pipe

There is no secondary float switch installed on the primary condensate line which needs to be corrected as appropriate.

8.23 Return-Air Compartment

The filter for the HVAC system is dirty and should be changed and replaced second month thereafter. Dirty filters prevent proper air flow through the system, which can affect performance, damage components and cause higher energy usage.

1st Level HVAC

8.34 Condensate Discharge Pipe

There is no secondary float switch installed on the primary condensate line which needs to be corrected as appropriate.

8.37 Return-Air Compartment

The filter for the HVAC system is dirty and should be changed and replaced second month thereafter. Dirty filters prevent proper air flow through the system, which can affect performance, damage components and cause higher energy usage.

Plumbing

Tankless Water Heaters

9.11 Electrical Connections

The electrical receptacle supplying power to the water heaters needs to be equipped with an unattended plug cover.

9.17 Additional Water Heater Comments

The south water heater is not secured at its bottom bracket which needs to be corrected as intended.



Bedrooms

3rd Level South Bedroom

10.1 Doors

The closet doors are unfinished.

The entry door lock is missing the locking pin, which should be replaced to restore proper and provide privacy.

10.2 Lights and Ceiling Fans

The switch to the lights is inconveniently located behind the door and should be relocated to the opposite

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

side to allow access.

3rd Level North West Bedroom

10.10 Lights and Ceiling Fans

One can light fixture is incorrectly seated and needs adjusted.

10.13 Dual Glazed Windows

The west window in the north west corner has broken casing that needs service.



3rd Level North East Bedroom

10.17 Doors

The entry pocket door lock is not functional or needs service to restore functionality and secure the room.

2nd Level North East Bedroom

10.25 Doors

I was unable to inspect the exterior doors, as they were wrapped in plastic on the exterior. The doors should be reviewed once accessible.



2nd Level North West Bedroom

10.33 Doors

I was unable to inspect the exterior doors, as they were wrapped in plastic on the exterior. The doors should be reviewed once accessible.

The closet doors need serviced to eliminate interference during use.

10.37 Dual Glazed Windows

The right window on the south set on the west wall will not properly close and secure shut, and needs

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

serviced.

10.40 Closet

Two hanging dowels are missing from the closet and should be supplied to restore use.

2nd Level South Bedroom

10.45 Dual Glazed Windows

The left window on the south wall has damaged casement trim, which should be repaired.

1st Level Bedroom

10.50 Lights and Ceiling Fans

The fixture in the small passage way between bedroom and bathroom is not installed.

The fixtures in the closet need serviced.

10.53 Dual Glazed Windows

The left corner window has damaged casement trim.



Bathrooms

3rd Level Hallway Bathroom

11.1 Doors

The door casing is unfinished.

11.2 Lights and Ceiling Fans

The vanity light fixture is missing components which should be replaced.

2nd Level NE En Suite Bathroom

11.12 Doors

The door lock is not functional or needs service to restore functionality and secure the room.

11.13 Lights and Ceiling Fans

The light fixture on the right side of the sink is not installed.

11.16 Dual Glazed Windows

The window lock lever is missing and should be replaced to restore functionality.

11.22 Stall Shower

The shower wand leaks at its connector and should be serviced or replaced to eliminate this defective condition.

The tile work is incomplete at the wall niche and needs finished.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020



2nd Level NW En Suite Bathroom

11.23 Doors

An object within the pocket is restricting operation of the entry pocket door and needs serviced.

11.31 Sink Components

There is a leak at the drain trap below the right side sink, which should be repaired.

2nd Level South En Suite Bathroom

11.40 Dual Glazed Windows

The window doesn't secure closed and needs serviced.

11.46 Stall Shower

The glass shower enclosure has not been installed.

1st Level Powder Room

11.47 Doors

There is no locking provision on the door, which is recommended for privacy.

1st Level South En Suite Bathroom

11.58 Lights and Ceiling Fans

The fixtures need final adjustment.

The on position of the light over the shower is inconsistent with the other fixtures and should be serviced.

11.67 Stall Shower

The shower wand leaks at its connector and should be serviced or replaced to eliminate this defective condition.

Living

Living / Dining Room

12.1 Unable to inspect all components

I was unable to inspect the Living/dinning room at the time of inspection due to ongoing construction.

The room needs to be reviewed for defect once construction is complete.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020



Kitchen

Kitchen

13.1 General Kitchen Comments

I was unable to inspect the kitchen due to ongoing construction. To confirm operation and condition of all systems and components, I recommend the area be inspected once construction is complete.

Hallway

3rd Level Center Hall

14.1 Unable to inspect all components

The hallway was under construction by AV contractors and was unable to be inspected. I recommend the area be reviewed once accessible.



2nd Level Hallway

14.5 Dual Glazed Windows

The casement trim on the window is damaged and should be serviced.

1st Level Hallway

14.12 Dual Glazed Windows

The casement arm is disconnected on the center window and needs serviced.

The right window needs serviced to close and secure closed.

Stairs

4th Level Stairs

15.1 Doors

The door sill is unfinished and needs serviced.

15.3 Walls and Ceiling

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020

The ceiling at the smoke detector is unfinished and needs serviced.

3rd Level Stairs

15.9 Lights and Ceiling Fans

The light fixture is not installed in the HVAC closet and should be corrected.

15.10 Walls and Ceiling

A section of the wall is under repair and should be completed.



Fireplace

Fireplace

17.4 Fireplace

I was unable to inspect the fireplace at the time of inspection due to ongoing construction. The fireplace needs to be reviewed for defect once construction is complete.



17.5 Hearth

The fireplace hearth was incomplete at the time of inspection and will need to be completed and reviewed for defect.

Common

Windows

18.1 General Cosmetic Observations

The window frames are not fully painted. This is a cosmetic condition that should be further investigated and addressed as appropriate.

Property Address: 100 Homeowner Street

Inspection Date: September 00, 2020



Walls and Ceiling

18.2 General Comments

The interior surfaces of the residence are not finished and still under construction. I recommend you perform a cosmetic review of the residence once it has been deemed complete to ensure the finishes meet your expectations.

End of Inspection Summary section of this report.

For your protection, we offer "re-inspections" of the deficient conditions at a fee of \$125.00 for the first six items reviewed, and \$10.00 for each additional item beyond the initial six items. Contact us for pricing details.