

Home Inspections by P.J.M. Inc.

Confidential - Property Inspection Report - Confidential



51 Third Moon Landing, Luna, Florida 32732
Inspection prepared for: Luke Skywalker
Date of Inspection: 12/11/2018 Time: 1pm
Age of Home: Built in 2004 Size: Total - 2345 sqft
Weather: Sunny

Inspector: Michael Troisi
License # 1959
Phone: 321-228-3848
www.pjm-inc.com



NOTICE TO THIRD PARTY USERS: This report has been purchased by the listed client and is the property of the Home Inspection Company. Unauthorized use of this report by other parties is prohibited without the written permission of the Home Inspector or listed client. Unauthorized users are advised to not rely on outdated information as conditions of a property will change over time. Unauthorized users are also advised that this Home Inspection Company shall not be liable for the improper use of this document.

Report Summary

IMPORTANT NOTE: This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy- it should not be considered to be a complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your entire report must be carefully read to fully access all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.

HVAC		
Page 5	HVAC	<ul style="list-style-type: none"> The HVAC System is 14 years old and it appears to be approaching the end of its useful life and we recommend you consult with a licensed HVAC contractor to discuss options and costs for replacement or a Home Warranty before the expiration of your Inspection Deadline.
Exterior Areas		
Page 15	Exterior	<ul style="list-style-type: none"> There are several stucco and vertical cracks on the exterior wall covering around the building that should be sealed to prevent water intrusion into the house.
Interior Areas		
Page 17	Interior	<ul style="list-style-type: none"> The sliding glass door lock was not operational and the lock should be replaced.
Garage		
Page 19	Garage	<ul style="list-style-type: none"> The photo-electric eyes for the garage door opener are not operational and it should be repaired by a licensed contractor.
Kitchen & Appliances		
Page 20	Kitchen & Appliances	<ul style="list-style-type: none"> The hand sprayer at the kitchen sink was not operational and it may need to be replaced. There is no water catch pan under the washing machine and the building can be damaged if water leaks from the machine.
Bathrooms		
Page 21	Bathroom	<ul style="list-style-type: none"> The hallway bathroom tub drain stopper is missing and it should be replaced. The left-side master bathroom drain stopper was not operational and should be repaired. The master bathroom toilet is not properly secured to the floor and we recommend it be secured to the floor to prevent waste water from leaking from the wax ring.
Bedrooms		
Page 22	Bedrooms	<ul style="list-style-type: none"> The south east bedroom ceiling fan was unstable and it may need to be replaced.

Dear Luke Skywalker,

I wish to extend my gratitude to you for choosing Home Inspections by PJM.-Inc. Being a homeowner myself I understand the value of having your new home inspected. You can rest assured that I have inspected your new home with the same integrity I would inspect my own. Please feel free to contact me with any questions that you may have about this report. I will do my best to assist you any way that I can. Please read the Standards of Practice and Contractual Terms of the verbal or written agreement that we have made. You will find them in the e-mail as an attachment. Once again, thank you for your business. By utilizing this Home Inspection report you must understand that you are essentially in complete agreement with and accept all of the terms listed in the report. This includes all limitations and exclusions listed both in the report and in our binding verbal or written agreement. By utilizing this report, you fully understand that Home Inspections by PJM. Inc's maximum liability in the event of legal action is limited to the cost of the home inspection. If you are not comfortable with the terms of this arrangement please do not utilize the report.

Sincerely,

Michael Troisi

Subcontractor for Home Inspections by P.J.M. Inc.

SUMMARY / AREAS REQUIRING FURTHER EVALUATION

IMPORTANT NOTE—PLEASE READ: The Summary Page is provided to allow the reader a brief overview of the report. The summary page does not encompass the entire report. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the Standards of Practice, Limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty in regards to the contract should be clarified by consulting an attorney or your real estate agent.

It is recommended that any components or systems that are related to these deficiencies described in the report be evaluated or inspected and repaired as needed by licensed contractors or qualified professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

This report contains color photos with color fonts. We recommend this report be replicated in color to maximize the photos and information highlighted within the report.

This Report has been prepared for the Buyer listed on the front page and it shall not be used by others without the written consent of the purchaser of this report.

Introduction

Introduction

INSPECTION INFORMATION:

- **GENERAL BUILDING INSPECTION:** A Building Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of a building. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home. A building inspection is intended to assist in evaluation of the overall condition of the structure. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A building inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. A material defect is a condition with real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the building and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.
- **TERMITES & PEST CONTROL INSPECTIONS:** We recommend your building be inspected and treated periodically for Termites, Rodents, Pests and Wood Destroying Organisms. A Building Inspector is not a Termite Inspector and not a Pest Control Inspector. Termite inspections and Rodent and Pest Inspections can only be performed by a licensed pest control operator. This is a General Building Inspection and not an inspection for Rodents, Pests or Insects and we always recommend you hire a Termite Inspector who can inspect for rodent and pest activity as this is outside the scope of a Building Inspection.
- **INSPECTION DEADLINES:** In order to reasonably and effectively negotiate with the seller for the cost of any necessary repairs or corrections, you should consult with you realtor, and any contractors, engineers or other specialists in time to receive their reports or results before the expiration of your Inspection Deadline.
- **PERMITS:** We routinely conduct a basic internet public records inquiry search for properties that we inspect. There may or may not be a Permit on file with the corresponding governmental permitting authority. Some records may have been sealed or are not accessible due to the normal business practices or by Florida law. We recommend that our clients contact the Seller or occupants of a property, if available, for additional information for the purpose of discovering if a permit is available. The absence of a Permit is NOT an indication of wrong-doing or an indication of an improper installation or repair. Furthermore, a licensed Building Inspector is not required to conduct a Records or Permit search nor is it required to inspect or comment on compliance with codes or regulations.
- **SECTIONS:** Each section lists the basic information, recommended repairs and maintenance for each category. After each Category there are photos illustrating the important information presented for each section including any important items such as recommended repairs, maintenance or location of pertinent components of the building and its systems.
- **SUMMARY PAGE:** The Summary Page is designed to give a summary overview of all of the findings of the report. It is designed to bring forth the priorities discovered during the inspection. Items listed in the Summary may range from minor to major repairs. The Summary Page is designed to give a clear punch list of the items that we feel are important to repair, better maintain, or have further evaluated by a specialist.
- **THANK YOU:** We recognize the value of your trust and we intend to do the best possible job in bringing an honest assessment of the condition of the property to you. Once again thank you for your business. Please read the Standards of Practice and the Terms of our Agreement prior to utilizing this Report. In utilizing this Report you have a full understanding and fully accept of all of the Terms of our Written and/or Verbal Agreement. Best wishes in your purchase!

HVAC

Photos





HVAC

Materials:

- **INSPECTION METHODS:** The Compressor, air handler, ductwork and all visible and accessible components were inspected for evidence of moisture, neglect, or damage.
- **HEAT PUMP SYSTEM:** The HVAC system is an Electrical Heat Pump System that contains two heating cycles and one cooling cycle.
- **AIR HANDLER:** The air handler is a 2004, 3.5 Ton Trane unit and it is located in the upstairs hallway closet.
- **CONDENSATION LINE:** The termination location for the condensation water line is located at the compressor.
- **SEER RATING:** The rating for this HVAC system is listed on the air handler as a 10 SEER Rated Unit.
- **OPERATION:** The thermostat was operated manually and the heating and cooling cycles activated properly. In the Heat setting the system returned air at an average of 99/89 degrees Fahrenheit which was measured at the ceiling registers throughout the interior of the building. In the Cooling setting the Temperature Differential was 17 Degrees Fahrenheit with a split of 74/57 which appeared to be within normal range. A normal temperature differential is typically between 14 and 22 Degrees Fahrenheit.
- **THERMOSTAT:** The thermostat is located on the upstairs interior wall.
- **AIR FILTER:** The air filter is located in a slot cut into the bottom of the air handler.
- **DUCTWORK:** The Ductwork appears functional.
- **ESTIMATED LIFE EXPECTANCY:** The system is 17 years old and it is approaching the end of its life expectancy and it may need to be replaced soon. This estimate is strictly based on the average life expectancy of similar systems and does not necessarily guarantee that this specific system will last as long as other systems on average.

Materials:

- [Inspect air filters monthly and replace or clean dirty filters.](#)
- [Have a licensed HVAC technician perform maintenance on the system regularly.](#)

Observations:

- **The HVAC System is 14 years old and it appears to be approaching the end of its useful life and we recommend you consult with a licensed HVAC contractor to discuss options and costs for replacement or a Home Warranty before the expiration of your Inspection Deadline.**

Plumbing

Photos





Plumbing

INFORMATION:

• **INSPECTION METHODS:** An Inspection consists of a visual inspection of the Plumbing System and all visible and accessible components. Areas were inspected for any evidence of moisture, neglect, or defects. The age and size of the Water Heater was obtained from the model and serial numbers on the Water Heater. The Water Source, Water Main Shut off Valve location, Waste Water System and Plumbing Materials were identified. The accessible plumbing were visually observed and operated according to the Standards of Practice and recommendations were made when necessary.

- **WATER HEATER:** The Hot Water Heater is an Electric & Solar, 80 gallon, 2009 Rheem model that is located in the garage.
- **WATER HEATER OPERATION:** The water heater was operational and it produced hot water.
- **TPR VALVE:** The Temperature Pressure Relief valve was present on the water heater.
- **WATER PRESSURE:** The water pressure was measured at 60 PSI at one of the exterior wall spigots. The normal range is between 40 and 80 PSI. Elevated water pressure can cause water leaks over time.
- **WATER MAIN:** The water main shut-off valve is located at the piping at the water softener.
- **WATER METER:** The water meter is located towards the roadway near the sidewalk.
- **CPVC:** The building is plumbed with CPVC piping and it is in good condition.
- **WASTE LINES:** The waste line consists of PVC Piping.
- **SEWER PORT:** The sewer access port cannot be located at the side of the building.
- **WATER SOFTENER:** The water softener system has not been tested nor evaluated during this inspection and it is outside the scope of a general Building Inspection.
- **INFORMATION:** A water heater is any appliance that heats potable water and supplies heated water to the distribution system. Some water heaters can be used for space heating. Water heaters are potential explosion hazards if not properly installed. There are instances where hot water tanks with improperly installed safety devices have propelled through floor and roof structures and over 100 feet into the air. Because of the potential hazards, there are standards that regulate the materials, design and installation of water heaters and their related safety devices.

MAINTENANCE:

- [Check your water heater for rust and leaking pipes.](#)
- [The Temperature Pressure Relief valve is a safety device that should be vented toward the floor and drip pan if present.](#)

OBSERVATIONS:

- The plumbing system was inspected and there were no major system safety or function concerns observed at time of this inspection.

Attic System

Photos





Attic

INFORMATION:

- **INSPECTION METHODS:** The attic and all visible and accessible components were inspected for any visual evidence of leaks, moisture, neglect, or defects. The visible Access Panels, Sheathing Materials, Roof Fasteners, Strapping, Vents, Piping and Wiring were inspected if visible and accessible.
- **ATTIC ACCESS:** The attic was accessible through a scuttle hole in the master bedroom closet ceiling. The attic is a tight confined space with limited mobility. It is unsafe to walk on the attic joists because they are obscured by the attic insulation. Most of the attic was not accessible and only the areas at the access port were visible.
- **ATTIC SHEATHING:** The sheathing material appeared to be in good condition without signs of active water leaks in only the visible and accessible areas. The sheathing is secured to the rafters with 8d nails spaced 6 inches in the field. The rafters are secured to the walls with single wrap straps and the decking consists of 7/16 Oriented Strand Board (OSB).
- **ATTIC INSULATION:** The attic insulation consists of Loose Fill Insulation.

MAINTENANCE:

- **INSULATION:** Heating and cooling account for 50% to 70% of the energy used in the average building in the United States. Inadequate insulation and air leakage cause a lot of wasted energy in most structures. Insulation helps us save money; helps to conserve our limited energy resources; makes a building comfortable; maintains uniform temperatures throughout a structure; makes a building warm in the winter; and cool in the summer.
- **TERMITES & PEST CONTROL INSPECTIONS:** We recommend that your home should be inspected and treated periodically for Termites, Rodents, Pests and Wood Destroying Organisms. A Home Inspector is not a Termite Inspector and not a Pest Control Inspector. Termite inspections and Rodent and Pest Inspections can only be performed by a licensed pest control operator. This is a General Home Inspection and not an inspection for Rodents, Pests or Insects and we always recommend you hire a Termite Inspector who can inspect for rodent and pest activity as this is outside the scope of a home Inspection.

OBSERVATIONS:

- The visible areas of the attic were inspected and there were no major system safety or function concerns observed at time of this inspection.

Roofing System

Photos



Roof

INFORMATION:

- **INSPECTION METHODS:** The roof and all visible and accessible components were inspected for any visual evidence of leaks, moisture, neglect, or defects.
- **ROOF SHAPE & MATERIALS:** The roof is a Gable roof and it was replaced in 2018 and it consists of Fiberglass Asphalt Shingles.
- **ROOF ACCESS:** The roof was inspected by walking on the roof and inspecting all visible and accessible areas of the roof.
- **ROOF VENTILATION:** The roof Ventilation consists of Roof & Soffit Vents.
- **ESTIMATED LIFE EXPECTANCY:** The estimated life expectancy is up to 20 years with proper maintenance by a licensed contractor. This estimate is strictly based on the average life expectancy of similar systems and does not necessarily guarantee that this specific system will last as long as other systems on average.

MAINTENANCE:

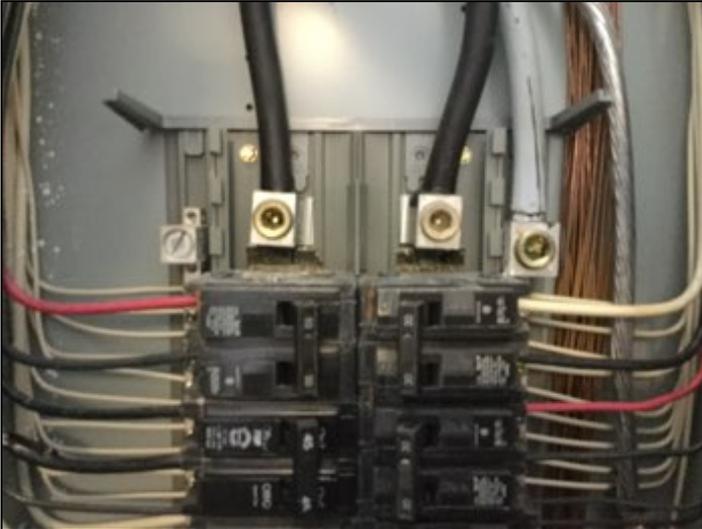
- Debris should be removed from the roof to prevent water retention on the roof.
- Moisture is one of the main causes of mildew, discoloration and premature aging of roofing materials.
- The age and remaining life span of a roof is difficult to project. The life span can be extended with regular maintenance and cleaning. We recommend a licensed contractor install gutters and downspouts around the house.

OBSERVATIONS:

- The Roof Vents, Roof Flashings, Skylights, Downspouts and other roof penetrations were inspected and no major system safety or function concerns were observed at time of this inspection.

Electrical

Photos





Electrical

Materials:

- **INSPECTION METHODS:** The Electrical System and all visible and accessible components of the system were inspected for any visible defects, discoloration, corrosion, overheating, or substandard repairs or materials. The Brand and Amperage of the Electrical Service, or Service Rating was documented if available. The type of materials that comprise the Electrical System and every accessible service panel and outlet were inspected according to our Standards of Practice.
- **METER LOCATION:** The Electrical meter is located on the west exterior wall.
- **MAIN SERVICE:** The main 150 AMP electrical panel is a Siemens model and it is located on the west exterior wall.
- **INTERIOR PANEL:** The interior panel is a 150 AMP Siemens model and it is located on the interior garage wall.
- **GFCI OUTLETS:** The interior distribution panel was inspected and the outlets for the bathrooms, garage, kitchen and exterior outlets are GFCI protected.
- **GFCI PROTECTION:** A "GFCI" is a ground fault circuit interrupter. A ground fault circuit interrupter is an inexpensive electrical device that, if installed in household branch circuits, could prevent electrocutions still occurring each year in and around the home. The GFCI is designed to protect people from severe or fatal electric shocks.
- **PROPER CLEARANCE:** According to Modern Electrical Standards, most electrical panels require at least a 3-foot clearance or working space in front, 30 inches of width, and a minimum headroom clearance of 6 feet, or the height of the equipment, whichever is greater.
- **SHARP-TIPPED PANEL SCREWS:** Panel cover screws must have blunt ends so they do not pierce the wires inside the box.
- **COPPER WIRING:** The building is wired with Copper wiring.
- **SERVICE LATERAL:** Electrical power is being delivered to the property by means of an underground Service Lateral to the electrical panel.

Materials:

- Only licensed electricians should handle electrical work.
- The GFCI outlets should be tested once a month to ensure they are working properly.

Observations:

- The electrical system was inspected and there were no major system safety or function concerns observed at time of this inspection.

Grounds

Photos



Grounds

INFORMATION:

- **DRIVEWAY:** The cement driveway is in good shape for its age and wear.
- **DRAINAGE:** The exterior drainage is generally away from the foundation.
- **INFORMATION:** Fences and gates are NOT INCLUDED as part of a home inspection.
- **INFORMATION:** Any sheds or other storage structures are not included in this inspection report.

MAINTENANCE:

- **Trees should not be planted within 6 feet of the exterior walls or foundation.**
- **Keep plants and bushes at least twelve inches away from the building and foundation to prevent water damage to the structure.**
- **Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.**

OBSERVATIONS:

- The Grounds, Vegetation, Walkways and Surface Drainage were inspected and there were no major system safety or function concerns observed at time of this inspection.

Irrigation

INFORMATION:

- **SYSTEM:** The Irrigation Control Panel is located on the interior garage wall.
- **RAIN SENSOR:** The Irrigation Rain Sensor is located on the side of the compressor.
- **ZONES:** This irrigation system currently has five active zones.

MAINTENANCE:

- **Irrigation Maintenance:** Do not allow the sprinkler heads to spray water on the house and check the heads regularly to ensure they have not been damaged by the lawn care machinery.

OBSERVATIONS:

- The irrigation system was operational with no visible defects.

Exterior Areas

Photos





Exterior

INFORMATION:

- **INSPECTION METHODS:** A visual inspection of the exterior surfaces is designed to document the conditions at the time of the inspection. Recommendations are made of the exterior areas to protect and preserve the building materials and foundation areas of the property. Since exterior defects can contribute to water penetration issues, maintenance recommendations can reduce the probability of water intrusion and damage to your home.
- **STRUCTURE:** The structure is a two story building with masonry walls on the lower level and wood framing on the upper level. The exterior wall covering consists of stucco and the foundation consists of a concrete slab.
- **EXTERIOR WALL COVERING:** Minor surface cracks on the stucco walls should be sealed to prevent water intrusion during rainstorms. Painting the exterior walls is recommended and is a good way to help protect the exterior walls and seal small stucco cracks. The exterior windows should be caulked annually to prevent air seepage and water penetration.
- **OVERGROWN VEGETATION:** Overgrown trees and shrubs should be trimmed to prevent contact with the roof and exterior wall coverings. Vegetation can allow moisture to penetrate the walls and enter the house. It can also create a path for unwanted insects and rodents to enter the house.
- **TREE ROOTS:** Certain types of tree roots are a contributing factor to walkway and foundation damage. Proactive removal of trees that are too close to the foundation of your home is an important preventive measure to help prevent structural damage.

MAINTENANCE:

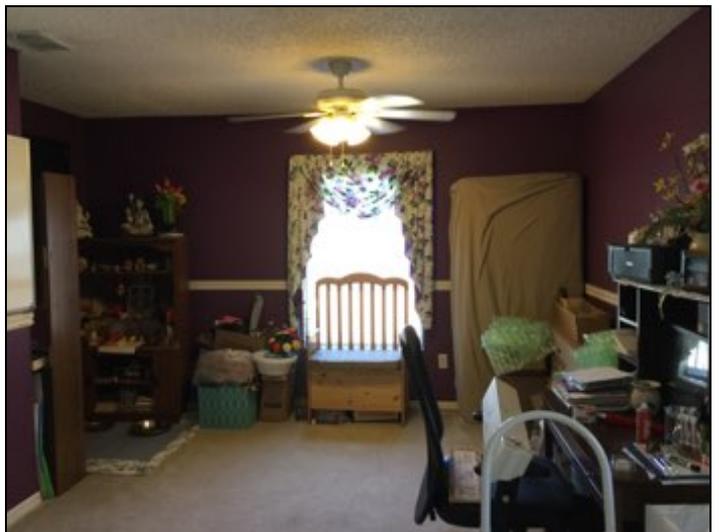
- If any cracks appear in the future, they should be sealed to prevent water penetration to the wood materials behind the exterior wall.
- Shrubs and bushes should have regular attention and should be trimmed away from the residence to prevent water damage to the foundation.
- We recommend that your residence have a gutter system installed. Gutters are very important to the home. They remove excess rain water from depositing around the foundation of the home. Water is usually the main cause of most structural issues.

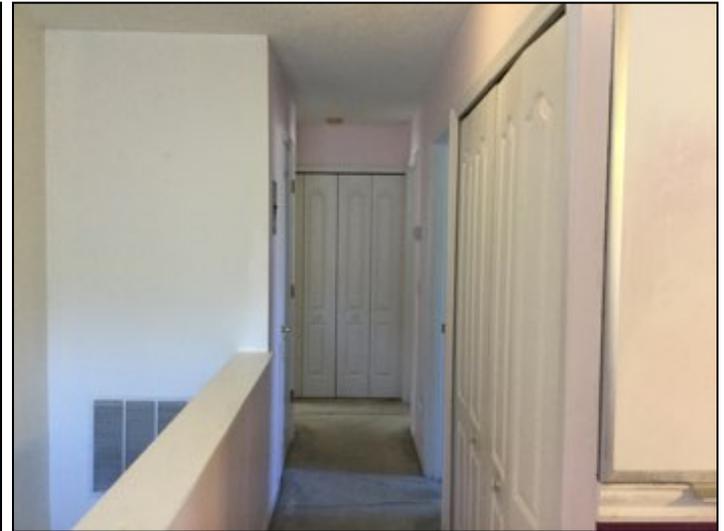
OBSERVATIONS:

- There are several stucco and vertical cracks on the exterior wall covering around the building that should be sealed to prevent water intrusion into the house.

Interior Areas

Photos





Interior

INFORMATION:

- **SLAB CRACKING:** The slab under the finished flooring is not visible and there may be cosmetic cracks to the concrete slab underneath. Cosmetic cracks to the slab are normal and are not structural. During this inspection, there were no deflections; holes or irregularities observed that indicate a structural problem inside the building.
- **CRACKS:** Minor settlement cracks on the interior ceilings around the building are not serious and are cosmetic and can be repaired if desired by a licensed contractor.
- **WINDOWS:** The Windows are Single Pane Casement and Single Hung glass windows.
- **DOORS:** The Interior & Exterior Doors are Functional.
- **WALLS:** Overall the interior walls are in good condition.
- **FLOORING:** Overall the interior flooring is in good condition. Minor tile cracks are cosmetic and not a sign of structural damage inside the house.
- **SMOKE DETECTORS:** The Smoke Detectors were tested and they were functional.
- **LIMITED ACCESS:** Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items were not accessible and they could not be inspected and are excluded from this inspection report.
- **DISCLAIMER:** Security systems and entertainment systems are outside the scope of an Inspection and they are not tested or evaluated.

MAINTENANCE:

- **SMOKE DETECTORS:** The smoke detectors should be tested annually and the batteries replaced.
- **HOME WARRANTY:** Consult with your realtor concerning a Home Warranty.
- **TERMITES & PEST CONTROL INSPECTIONS:** We recommend your building be inspected and treated periodically for Termites, Rodents, Pests and Wood Destroying Organisms. A Home Inspector is not a Termite Inspector and not a Pest Control Inspector. Termite inspections and Rodent and Pest Inspections can only be performed by a licensed pest control operator. This is a General Home Inspection and not an inspection for Rodents, Pests or Insects and we always recommend you hire a Termite Inspector who can inspect for rodent and pest activity as this is outside the scope of a home Inspection.

OBSERVATIONS:

- The sliding glass door lock was not operational and the lock should be replaced.

Garage

Photos





Garage

INFORMATION:

- **GARAGE FLOOR & WALL CRACKS:** Small surface and settlement cracks are normal on the garage flooring and walls. Settlement cracks are fairly typical and in most cases harmless as long as they do not grow. Cracks should be sealed as part of a regular maintenance program. If left unsealed the cracks could become problematic over time.

- **SAFETY ADVICE:** Homeowners should not attempt to adjust or repair the garage door or its components. Garage door springs are held under extremely high tension and can snap suddenly and cause serious injury or death. No one should stand or walk beneath a garage door while it is in motion. Young children should not be permitted to operate the garage door without proper supervision. Fingers and hands should be kept away from pulleys, hinges, springs, and the intersection points between door panels. Garage doors are large, spring-supported doors that can injure a person very quickly.

- **PERSONAL ITEMS:** Portions of the garage walls are not visible or accessible because of personal items that are limiting visibility.

MAINTENANCE:

- **MAINTENANCE:** The garage door and its components should be lubricated and serviced by a licensed contractor at regular intervals.

OBSERVATIONS:

- The photo-electric eyes for the garage door opener are not operational and it should be repaired by a licensed contractor.

Kitchen & Appliances

Photos



Kitchen & Appliances

INFORMATION:

- OPERATION: The appliances were operated and there were no visible defects.

• **IMPORTANT APPLIANCE NOTE:** The appliances present in the house are older appliances with more years behind them than ahead of them. Although appliances may be listed as functional, it is always a possibility that an older appliance stops working shortly after it has been inspected.

• **KITCHEN APPLIANCES:** There is a sink with food disposal, electric range, range hood, dishwasher, portable microwave and refrigerator in the kitchen and a washing machine and electrical clothes dryer in the upstairs laundry closet.

MAINTENANCE:

- **HOME WARRANTY:** Consult with your realtor concerning a Home Warranty.

OBSERVATIONS:

- The hand sprayer at the kitchen sink was not operational and it may need to be replaced.
- There is no water catch pan under the washing machine and the building can be damaged if water leaks from the machine.

Bathrooms

Photos



Bathroom

INFORMATION:

- OPERATION: The bathroom fixtures were inspected and no leaks were observed.
- VENTILATION: Bathroom ventilation systems are designed to exhaust odors and moist air to the home's exterior.

MAINTENANCE:

- Do not allow water to remain on the bathroom floor. Water can seep under the flooring and cause water damage to the sub flooring system. Regular maintenance is important and the wet areas should be monitored for organic growth. The bathtubs, wall tiles, toilets, countertops, backsplashes, and the sink areas are prone to water penetration. These areas should be caulked to prevent water penetration. This is especially important with two Story structures where water penetration can damage the downstairs ceilings and subflooring materials.

OBSERVATIONS:

- The hallway bathroom tub drain stopper is missing and it should be replaced.
- The left-side master bathroom drain stopper was not operational and should be repaired.
- The master bathroom toilet is not properly secured to the floor and we recommend it be secured to the floor to prevent waste water from leaking from the wax ring.

Bedrooms

Photos



Bedrooms

INFORMATION:

- OBSERVATIONS: The visible areas appeared to be in good condition.
- INFORMATION: Smoke and Carbon Monoxide Detectors can save lives and alert the occupants in the event of a fire.
- INFORMATION: The bedrooms are furnished and the dwelling is occupied.
- INFORMATION: The walls are partially concealed by bedding, dressers and personal items. The visible areas appeared to be in good condition.

MAINTENANCE:

- **SMOKE DETECTORS:** The smoke detectors should be tested annually and the batteries replaced.

OBSERVATIONS:

- The south east bedroom ceiling fan was unstable and it may need to be replaced.