



INSPECTION REPORT
Island Walk at
West Villages Villa

INSPECTED BY
Peter Sozio
Home Inspector
20-20
24GI00197000

INSPECTION DATE
📅 3/25/2022
🕒 09:00 AM

■ ■ ■ TABLE OF CONTENTS

Cover Page.....	1
Table of Contents	2
Intro Page.....	3
1 Roofin	4
2 Exterior.....	7
3 Garage.....	11
4 Interiors	13
5 Structural Components	16
6 Plumbing System.....	18
7 Electrical System.....	21
8 Heating / Central Air Conditioning	25
9 Insulation and Ventilation.....	29
10 Built-In Kitchen Appliances.....	31

GENERAL INFO

Property Address

Island Walk at West
Villages Villa

Date of Inspection

3/25/2022

Report ID

13844-3-24

Customer(s)

Lora Sozio

Time of Inspection

09:00 AM

Real Estate Agent

Peter Sozio
HI 20-20

INSPECTION DETAILS

Standards of Practice:

ASHI American Society of Home
Inspectors

In Attendance:

Customer

Type of building:

Duplex Residential

Style of Home:

Bungalow

Approximate age of building:

New Construction

Temperature:

Below 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

COMMENT KEY & DEFINITIONS

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

RESULTS AT A GLANCE

68

ITEMS INSPECTED
Total number in report.

101

PHOTOS
Total number in report.

1. ROOFING

DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

STYLES & MATERIALS: ROOFING

Roof Covering:

Ceramic/Clay

Viewed roof covering from:

Ground
Binoculars

Sky Light(s):

None

Chimney (exterior):

N/A

ITEMS: ROOFING

1.0 ROOF COVERINGS

INSPECTED

The roof is clay tile with concrete sealant at all joints.



1.0 Item 1 (Picture)

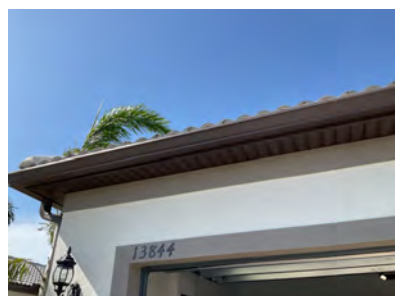


1.0 Item 2 (Picture)

1.1 FLASHINGS

☑ INSPECTED

The flashing is aluminum and 1/2 in thick.



1.1 Item 1 (Picture)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

☑ INSPECTED

The roof penetrations include several roof vents and bathroom vent stacks. All penetrations are sealed with roof concrete.



1.2 Item 1 (Picture)

1.3 ROOF DRAINAGE SYSTEMS

☑ INSPECTED

The roof drainage includes aluminum gutters and downspouts all securely attached to the house. The downspouts in the front drain onto the driveway and the rear dumps onto a concrete splash away from the foundation.



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)



1.3 Item 3 (Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items

mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 2. EXTERIOR



📋 DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entry way doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

✂️ STYLES & MATERIALS: EXTERIOR

Siding Style:

Cement stucco

Siding Material:

Cement-Fiber

Exterior Entry Doors:

Steel

Appurtenance:

Patio

Driveway:

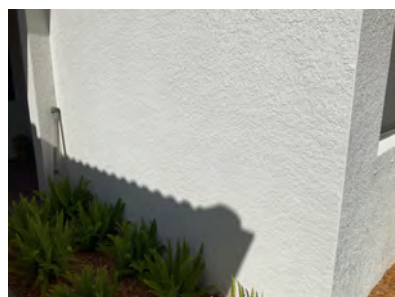
Brick

👁️ ITEMS: EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

 INSPECTED

The exterior walls are composed of stucco. Painted are in good shape.



2.0 Item 1 (Picture)

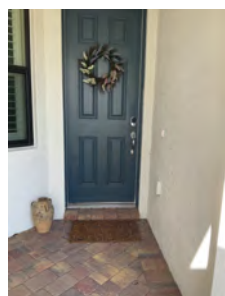


2.0 Item 2 (Picture)

2.1 DOORS (EXTERIOR)

 INSPECTED

The front door is metal with a numeric lock. The rear door has a screen door to the back lanai with a spring holding hinge. There is a double glass sliding door into the house. The entry door from the garage to the washroom is solid wood.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)



2.1 Item 3 (Picture)



2.1 Item 4 (Picture)



2.1 Item 5 (Picture)

2.2 WINDOWS

☑ INSPECTED

The exterior windows all have a screen N on the lower half. All exterior windows are secured seal to the exterior frame.



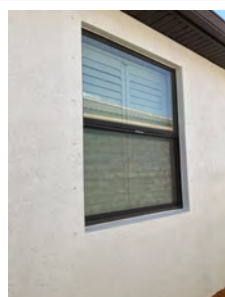
2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)



2.2 Item 4 (Picture)

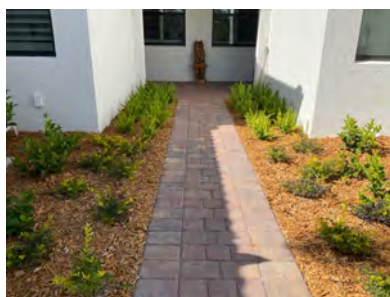
2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

☑ INSPECTED

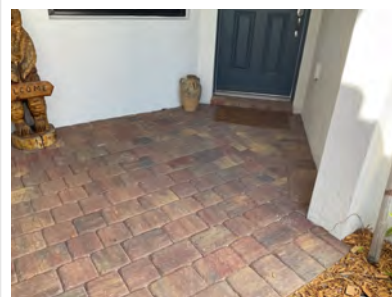
The front walkway and driveway is all paver stones. All in tact. The rear lanai has a paver stone floor with small patio out side the c Screen door



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)



2.3 Item 3 (Picture)



2.3 Item 4 (Picture)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

☑ INSPECTED

The landscape is graded away from the house appropriately with a mulch and vegetation in appropriate contact with exterior of the house



2.4 Item 1 (Picture)



2.4 Item 2 (Picture)



2.4 Item 3 (Picture)



2.4 Item 4 (Picture)



2.4 Item 5 (Picture)

2.5 EAVES, SOFFITS AND FASCIAS

☑ INSPECTED

The soffits are perforated aluminum all in tact to the structure.



2.5 Item 1 (Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 3. GARAGE

✂ STYLES & MATERIALS: GARAGE

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

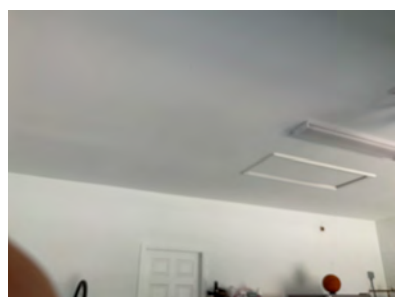
LIFT-MASTER

👁 ITEMS: GARAGE

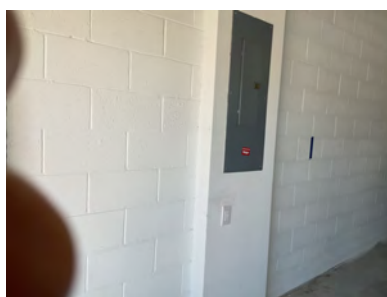
3.0 GARAGE CEILINGS

☑ INSPECTED

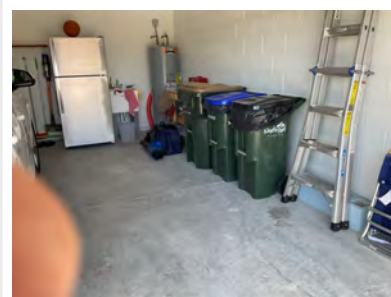
Garage ceiling is finished and pain ed sheetrock



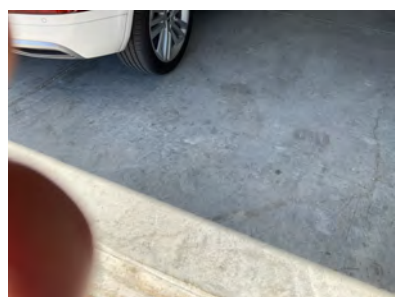
3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)



3.0 Item 4 (Picture)



3.0 Item 5 (Picture)

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

☑ INSPECTED

The side walls are concrete block painted. The back wall is insulated Sheetrock.

3.2 GARAGE FLOOR

☑ INSPECTED

The door is poured concrete laid in four sections. No visible cracks at time of inspection



3.2 Item 1 (Picture)



3.2 Item 2 (Picture)

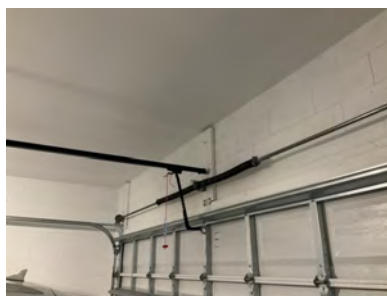
3.3 GARAGE DOOR (S)

☑ INSPECTED

The garage door is not insulated metal, With spring coil.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)

3.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

☑ INSPECTED

The door from the garage is solid wood with six inch step up into house

3.5 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

☑ INSPECTED

The garage door opener is lyftmaster. Tested successfully for safety reverse by pressure and photo sensor



3.5 Item 1 (Picture)



3.5 Item 2 (Picture)

🏠 4. INTERIORS

📋 DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpentry; or Draperies, blinds, or other window treatments.

🔧 STYLES & MATERIALS: INTERIORS

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Tile
Vinyl

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated
Double-hung

Window Manufacturer:

ANDERSEN
Extra Info : Cardinal

Cabinetry:

Wood
Laminate

Countertop:

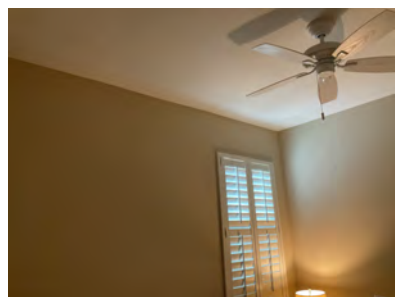
Stone

👁️ ITEMS: INTERIORS

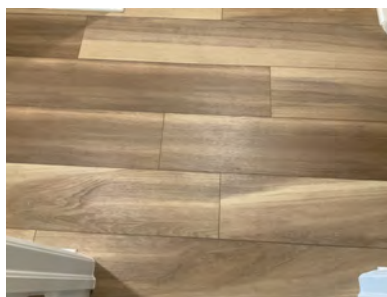
4.0 CEILINGS

☑️ INSPECTED

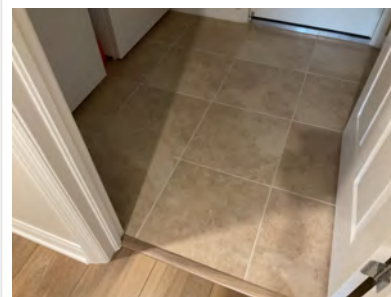
The ceilings are painted sheetrock



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)



4.0 Item 3 (Picture)

4.1 WALLS

☑️ INSPECTED

The walls are painted sheetrock

4.2 FLOORS

☑ INSPECTED

The floors are primarily wood look vinyl planks, ceramic tile in bathrooms and washroom

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

☑ NOT PRESENT

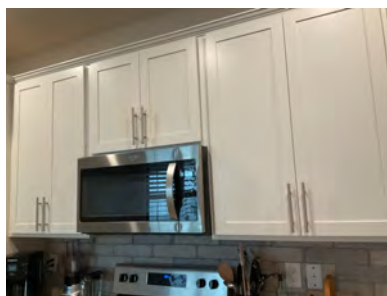
4.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

☑ INSPECTED

Counters in kitchen and bathroom are quartz



4.4 Item 1 (Picture)



4.4 Item 2 (Picture)



4.4 Item 3 (Picture)

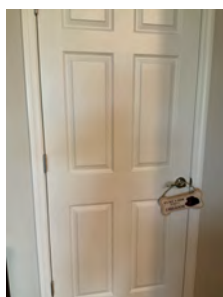
4.5 DOORS (REPRESENTATIVE NUMBER)

☑ INSPECTED

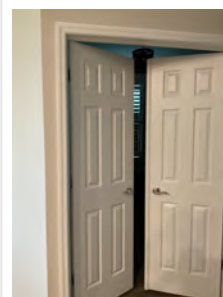
hollow core raised panel interior doors



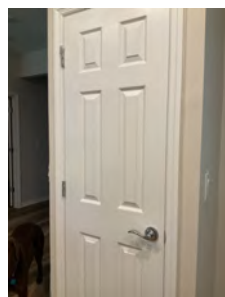
4.5 Item 1 (Picture)



4.5 Item 2 (Picture)



4.5 Item 3 (Picture)



4.5 Item 4 (Picture)

4.6 WINDOWS (REPRESENTATIVE NUMBER)

☑ INSPECTED

Single hung thermal insulated



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 5. STRUCTURAL COMPONENTS

☰ DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

✂ STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation:

Poured concrete

Method used to observe

Crawlspace:

No crawlspace

Floor Structure:

Slab

Wall Structure:

Metal studs

Ceiling Structure:

Not visible

Roof Structure:

Engineered wood trusses
2 X 4 Rafters
Lateral bracing
Plywood

Roof-Type:

Hip

Method used to observe attic:

From entry

Attic info:

Attic access
Light in attic
No Storage
Attic hatch

👁 ITEMS: STRUCTURAL COMPONENTS

5.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

☑ NOT INSPECTED

Built on ground level slab

5.1 WALLS (STRUCTURAL)

☑ INSPECTED

Exterior walls are concrete block. Interior walls are composed of aluminum studs with sheetrock

5.2 COLUMNS OR PIERS

☑ NOT INSPECTED

5.3 FLOORS (STRUCTURAL)

☑ INSPECTED

5.4 CEILINGS (STRUCTURAL)

☑ INSPECTED

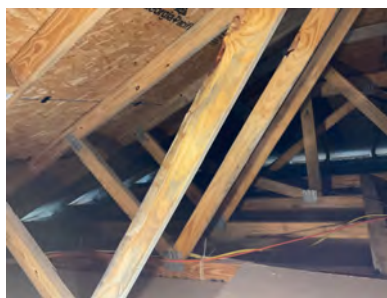
5.5 ROOF STRUCTURE AND ATTIC

☑ INSPECTED

engineered trusses



5.5 Item 1 (Picture)



5.5 Item 2 (Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 6. PLUMBING SYSTEM

📄 DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

🔧 STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

POLY

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

50 Gallon (2-3 people)

Manufacturer:

GE

STATE

Water Heater Location:

Main Floor

Extra Info : Garage

👁️ ITEMS: PLUMBING SYSTEM

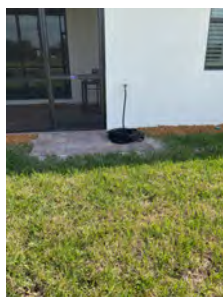
6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

 NOT INSPECTED

6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

 INSPECTED

Main water whole house access from outside



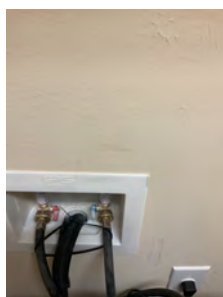
6.1 Item 1 (Picture)



6.1 Item 2 (Picture)



6.1 Item 3 (Picture)



6.1 Item 4 (Picture)



6.1 Item 5 (Picture)



6.1 Item 6 (Picture)

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

☑ INSPECTED

State electric hot water heater in garage, 50 gallon capacity



6.2 Item 1 (Picture)

6.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

☑ INSPECTED

Main water shut off outside on side of house



6.3 Item 1 (Picture)

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

NOT PRESENT

6.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

INSPECTED

6.6 SUMP PUMP

NOT PRESENT

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 7. ELECTRICAL SYSTEM

📋 DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

🔧 STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service Conductors:

Below ground
Copper

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

👁️ ITEMS: ELECTRICAL SYSTEM

7.0 SERVICE ENTRANCE CONDUCTORS

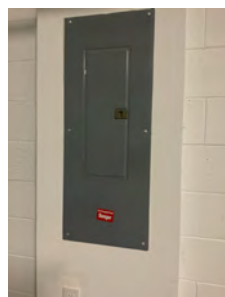
☑️ INSPECTED

Underground service entrance

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

☑️ INSPECTED

Main panel in garage , 220 main shutoff in panel, composed of curb unit breakers



7.1 Item 1 (Picture)



7.1 Item 2 (Picture)



7.1 Item 3 (Picture)

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

☑ INSPECTED

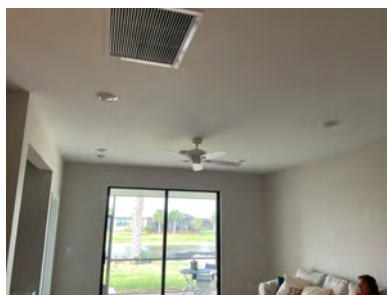
7.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

☑ INSPECTED

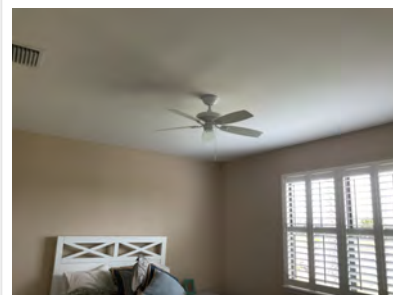
Ceiling fans in two bedrooms and family room operated properly with wall switch



7.3 Item 1 (Picture)



7.3 Item 2 (Picture)



7.3 Item 3 (Picture)

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

☑ INSPECTED

All outlets tested positively

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

☑ INSPECTED

Gfci installed at bathroom sinks and on kitchen counter inside. Exterior gfci in garage and exterior of house on side and in back covered with weather proof cover



7.5 Item 1 (Picture)



7.5 Item 2 (Picture)



7.5 Item 3 (Picture)



7.5 Item 4 (Picture)

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

☑ INSPECTED

Main electric panel in garage with main shut off in panel

7.7 SMOKE DETECTORS

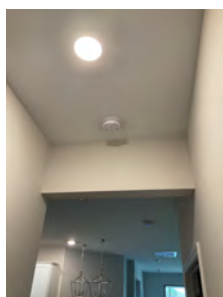
☑ INSPECTED

Smoke detectors installed hardwired with battery back up. Carbon Monoxide detectors not present .

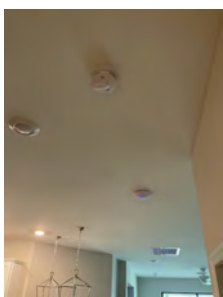
7.8 CARBON MONOXIDE DETECTORS

☑ INSPECTED

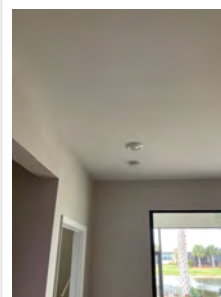
smoke/carbon monoxide detectors together



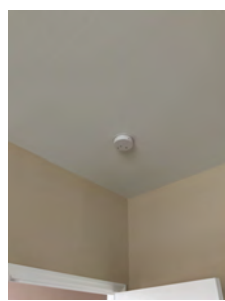
7.8 Item 1 (Picture)



7.8 Item 2 (Picture)



7.8 Item 3 (Picture)



7.8 Item 4 (Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. HEATING / CENTRAL AIR CONDITIONING

DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

Heat Type: Forced Air	Energy Source: Electric	Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 20x20	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: LENNOX	Number of AC Only Units: One	

ITEMS: HEATING / CENTRAL AIR CONDITIONING

8.0 HEATING EQUIPMENT

 INSPECTED

Lennox air handler installed inside closet

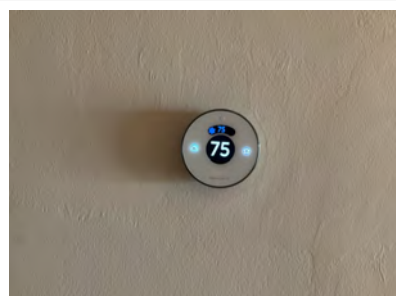


8.0 Item 1 (Picture)

8.1 NORMAL OPERATING CONTROLS

☑ INSPECTED

Honeywell thermostat operated HVAC

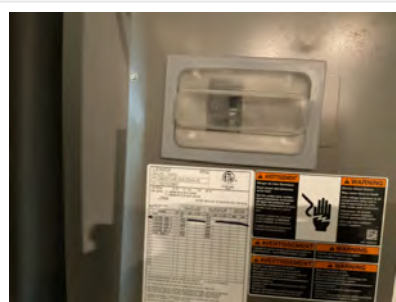


8.1 Item 1 (Picture)

8.2 AUTOMATIC SAFETY CONTROLS

☑ INSPECTED

Emergency shutoff on the unit

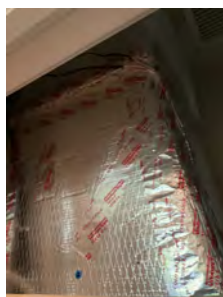


8.2 Item 1 (Picture)

8.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

☑ INSPECTED

Main output trunk insulated

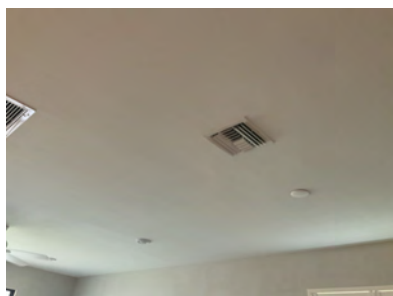


8.3 Item 1 (Picture)

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

INSPECTED

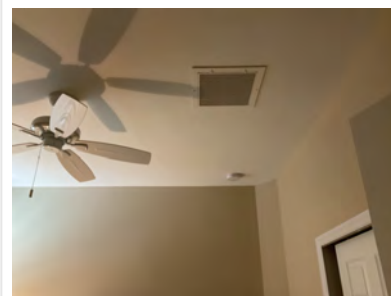
ceiling registers provide heat and cool air



8.4 Item 1 (Picture)



8.4 Item 2 (Picture)



8.4 Item 3 (Picture)

8.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

NOT PRESENT

8.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

NOT PRESENT

8.7 GAS/LP FIRELOGS AND FIREPLACES

NOT PRESENT

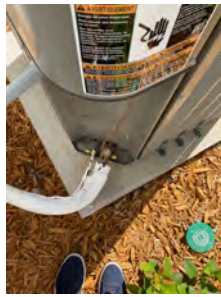
8.8 COOLING AND AIR HANDLER EQUIPMENT

INSPECTED

Lennox ac condenser on front side of house. Operated properly with thermostat



8.8 Item 1 (Picture)



8.8 Item 2 (Picture)



8.8 Item 3 (Picture)



8.8 Item 4 (Picture)

8.9 NORMAL OPERATING CONTROLS

☑ INSPECTED

Thermostat operated ac and furnace.

8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

☑ INSPECTED

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 9. INSULATION AND VENTILATION

📋 DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; entilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space t conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent o earth filled toops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

🔧 STYLES & MATERIALS: INSULATION AND VENTILATION

Attic Insulation:

Blown

Ventilation:

Soffit ents

Passive

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

👁️ ITEMS: INSULATION AND VENTILATION

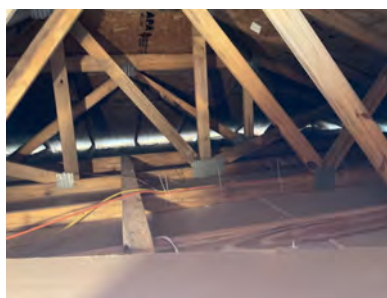
9.0 INSULATION IN ATTIC

☑️ INSPECTED

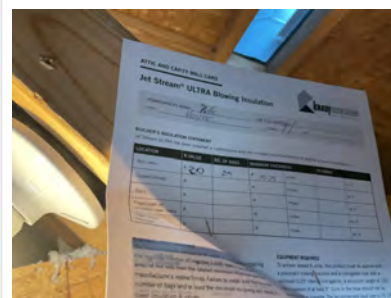
Blown insulation in attic over living space only



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)



9.0 Item 3 (Picture)

9.1 INSULATION UNDER FLOOR SYSTEM

☑️ NOT PRESENT

9.2 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

☑️ NOT PRESENT

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

☑ INSPECTED

Soffit vents and passive roof vents



9.3 Item 1 (Picture)



9.3 Item 2 (Picture)

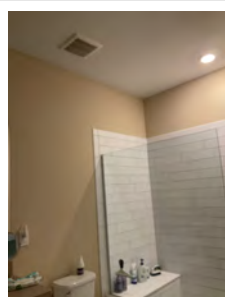


9.3 Item 3 (Picture)

9.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

☑ INSPECTED

External bathroom vents and internal microwave kitchen vent over stove top



9.4 Item 1 (Picture)



9.4 Item 2 (Picture)



9.4 Item 3 (Picture)

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

☑ NOT PRESENT

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 10. BUILT-IN KITCHEN APPLIANCES

📄 DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

✂️ STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

Dishwasher Brand:

WHIRLPOOL

Disposer Brand:

UNKNOWN

Serial # : Moen

Exhaust/Range hood:

WHIRLPOOL

Range/Oven:

WHIRLPOOL

Built in Microwave:

WHIRLPOOL

Trash Compactors:

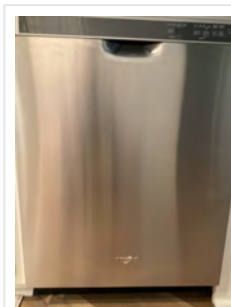
NONE

👁️ ITEMS: BUILT-IN KITCHEN APPLIANCES

10.0 DISHWASHER

 INSPECTED

Whirlpool dishwasher operational



10.0 Item 1 (Picture)

10.1 RANGES/OVENS/COOKTOPS

 INSPECTED

Electric whirlpool stove top an oven



10.1 Item 1 (Picture)

10.2 RANGE HOOD (S)

☑ INSPECTED

Internal microwave stove top fan



10.2 Item 1 (Picture)

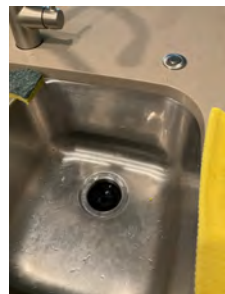
10.3 TRASH COMPACTOR

☑ NOT PRESENT

10.4 FOOD WASTE DISPOSER

☑ INSPECTED

Garbage disposal operational with on off switch on counter



10.4 Item 1 (Picture)



10.4 Item 2 (Picture)

10.5 MICROWAVE COOKING EQUIPMENT

☑ INSPECTED

Whirlpool microwave operational



10.5 Item 1 (Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.