

CHAMPION HOME INSPECTION SERVICES, LLC

INSPECTION AGREEMENT

(Please read carefully)

THIS AGREEMENT is made and entered into by and between ERIC BETHEA, referred to as "Inspector," and AURELIO HERNANDEZ, referred to as "Client."

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The Client will pay the sum of \$ 325.00 for the inspection of the "Property," being the residence, and garage or carport, if applicable, located at 4205 WILLOW GRASS COURT, CUMMING, GA 30041.
2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. In the State/Province where the inspection is performed imposes more stringent standards or administrative rule, then those standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection.
4. The parties agree and understand that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage, or bodily injury of any nature. If repairs or replacements are done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The Client further agrees that the Inspector is liable only up to the cost of the inspection.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. Inspector makes no warranty, express or implied, as to the fitness for, use, condition, performance, or adequacy of any inspected structure, item, component, or system.
6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family. The signee is signing for all parties involved in this transaction to which this report is viewed or used as part of any transaction.
7. This Agreement, including the terms and conditions on the reverse side, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State/Province of GEORGIA, and if the State/Province laws or regulations are more stringent than the forms of the agreement, the State/Province law or rule shall govern.

The Client has read this Agreement before signing it, and fully understands and accepts this Agreement as hereby acknowledged. If no State/Province regulations apply, this report adheres to the HOME INSPECTION Standards, which is available upon request.
SEE NEXT PAGE FOR ADDITIONAL TERMS, CONDITIONS, AND LIMITATIONS

Inspector Signature: ERIC BETHEA Date: 08/18/2020 Inspector #: (770) 653-7021
Inspector Address: P.O. BOX 930730 License/Certification #: NACHI16082939
City/State/Province/ZIP or Postal Code: NORCROSS, GA 30003

Client Signature: AURELIO HERNANDEZ Date: 08/18/2020 Day: TUESDAY
Client Signature: AURELIO HERNANDEZ Date: 08/18/2020 Time: 9:00AM
Street Address: 4205 WILLOW GRASS COURT Buyer Present:
City/State/Province/ZIP or Postal Code: CUMMING, GA 30041 Yes No
Agent present: Yes No Agent's Name: MANUELA RODRIGUEZ

Client agrees to release reports to seller/buyer/realtor*: Yes No

CLIENT EMAIL: AURELIOHERNANDEZ1010@GMAIL.COM CLIENT PHONE: (770) 572-6590

ADDITIONAL TERMS, CONDITIONS, AND LIMITATIONS

8. Systems, items and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards: pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings, and floors; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc.); underground storage tanks, energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; all overflow drains; heating system's accessories; solar heating systems; heat exchangers; sprinkling systems; water softener or purification systems; central vacuum systems; telephone, intercom or cable TV systems; antennae, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes, and covenants; and manufacturer specifications, recalls, and EIFS. Client understands that these systems, items, and conditions are not part of this inspection. Any general comments about these systems, items, and conditions on the written report are informal only and do not represent an inspection.
9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to the Agreement, makes any claim against the Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees arising from such a claim.
10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.
11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State/Province law. Furthermore, any legal action must be brought within 3 months from the date of the inspection, or will be deemed waived and forever barred.
12. This inspection does not determine whether the property is insurable.
13. Systems not inspected: _____.

DEFINITIONS

1. Apparent Condition: Systems and components are rated as follows:
- a. **Satisfactory (Sat.)** – Indicates the component is functionally consistent with its original purpose but may show sign of normal wear and tear and deterioration.
 - b. **Marginal (Marg.)** – Indicates the component will probably require repair or replacement anytime within five years.
 - c. **Poor** – Indicates the component will need repair or replacement now or in the very near future.
 - d. **Significant Issues** – A system or component that is considered significantly deficient, inoperable or is unsafe.
 - e. **Safety Hazard** – Denotes a condition that is unsafe and in need of prompt attention.
2. Installed systems and components: Structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.
3. Readily accessible systems and components: Only those systems and components where Inspector is not required to remove personal items, seals, furniture, equipment, soil, snow, or other items which obstruct access or visibility.
4. Any component not listed as being deficient in some manner is assumed to be satisfactory.

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BUILDING DATA

Approx. Age: 1997 Yrs.

Style: Patio Home Single Family Townhome
 Condominium Apartment Multi-Family
 Other _____

Main Entrance Faces: North South East West

State of Occupancy: Vacant Occupied Unoccupied, but furnished Fully Partially

Weather Conditions: Sunny Cloudy Windy Snow Rain

Recent Rain: Yes No

Ground Cover: Snow Wet Damp Dry Temperature 73 °F/°C



GROUNDS

1. SERVICE WALKS

Material: Concrete None Flagstone Public Sidewalk Needs Repair
 Condition: Satisfactory Marginal Gravel Brick Other _____
 Pitched Towards Home Poor Trip Hazard Settling Cracks Not Visible Typical Cracks

2. DRIVEWAY/PARKING

Material: Concrete None Asphalt Gravel/Dirt Brick Other _____
 Condition: Satisfactory Marginal Poor Fill Cracks and Seal Typical Cracks
 Pitched Towards Home Settling Cracks

3. PORCH (covered entrance)

Support Pier: None Concrete Wood Not Visible Other _____
 Condition: Satisfactory Marginal Poor Railing/Balusters Recommended
 Floor: Satisfactory Marginal Poor Safety Hazard

4. STOOPS/STEPS

Material: Concrete None Wood Other _____ Railing/Balusters Recommended
 Condition: Satisfactory Marginal Poor Cracked Settled
 Rotted/Damaged Safety Hazard

5. PATIO/LANAI

Material: None Concrete Flagstone Kool-Deck® Brick Trip Hazard
 Condition: Satisfactory Marginal Poor Settling Cracks
 Pitched Towards Home (see remarks page iv) Drainage Provided Typical Cracks

6. DECK/BALCONY (flat, floored, roofless area)

Material: None Wood Metal Composite Not Visible Railing/Balusters Recommended
 Finish: Treated Painted/Stained Other _____
 Improper Attachment to House Railing Loose
 Condition: Satisfactory Marginal Poor Wood in Contact with Soil

7. DECK/PATIO/PORCH COVERS

Condition: None Earth to Wood Contact Moisture/Insect Damage
 Satisfactory Marginal Poor Posts/Supports Need Repair
 Recommend: Metal/Straps/Bolts/Nails/Flashing Improper Attachment to House

8. FENCE/WALL

Condition: Not Evaluated None Type: Brick/Block Wood Metal Chain Link Rusted
 Satisfactory Marginal Poor Loose Blocks/Caps Typical Cracks
 Gate: NA Satisfactory Marginal Poor Planks Missing/Damaged

9. LANDSCAPING AFFECTING FOUNDATION (See Remarks Page iv)

Negative Grade: East West North South Satisfactory
 Recommend Additional Backfill Recommend Window Wells/Covers Trim Back Trees/Shrubberies
 Wood in Contact with Improper Clearance to Soil Yard Drains Observed – Not Tested N/A

10. RETAINING WALL

Condition: None Satisfactory Marginal Poor Safety Hazard Leaning/Cracked/Bowed
 Material _____ Drainage Holes Recommended
 (Relates to the visual condition of the wall)

11. HOSE/BIBS

None No Anti-Siphon Valve Operates: Yes No Not Tested Not On

Comments:

ROOF

12. ROOF VISIBILITY All Partial None Limited by _____

13. INSPECTED FROM Roof Ladder at eaves Ground With Binoculars

14. STYLE OF ROOF Gable Hip Mansard Shed Flat Other _____
Pitch: Low Medium Steep Flat

ROOF #1 Type: FRONT GABLE 3 TAB # Layers 1 Approx. Age 6-8 Yrs.

ROOF #2 Type: REAR GABLE 3 TAB # Layers 1 Approx. Age 6-8 Yrs.

ROOF #3 Type: _____ # Layers _____ Approx. Age _____ Yrs.

15. VENTILATION SYSTEM Type: Soffit Ridge Gable Roof
Appears Adequate: Yes No Turbine Powered Other _____

(See Remarks page 16) (See Attic page 17)

16. FLASHING Material: Galv/Alum Asphalt Not Visible Rubber
 Copper Foam Other _____ Lead
Condition: Not Visible Satisfactory Marginal Poor Rusted
 Separated from Chimney/Roof Recommend Sealing Other _____

17. VALLEYS N/A Material: Galv/Alum Asphalt Lead Copper
 Not Visible Other _____
Condition: Not Visible Satisfactory Marginal Poor
 Rusted Holes Recommend Sealing

18. CONDITION OF ROOF COVERINGS Roof #1: Satisfactory Marginal Poor
Roof #2: Satisfactory Marginal Poor
Roof #3: Satisfactory Marginal Poor
Condition: Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail Popping Granules Missing Alligatoring Blistering
 Missing Tabs/Tiles/Shingles Moss Build Up Exposed felt Cupping
 Incomplete/Improper Nailing

19. SKYLIGHTS N/A Cracked/Broken Not Visible
Condition: Satisfactory Marginal Poor

20. PLUMBING VENTS Yes No Satisfactory Marginal Poor Not Visible
 Recommend Roofer Evaluate

Conditions reported above reflect visible portion only See Additional Comments page 18
Comments:

EXTERIOR

21. CHIMNEY(S)

None Location: #1 _SIDE OF DWELLING_ #2 _____ #3 _____

Viewed From: Roof Ladder at Eaves Ground with Binoculars
Rain Cap/Spark Arrestor: Yes No Recommended
Chase: Brick Stone Metal Blocked Framed
Evidence of: Holes in Metal Cracked Chimney Cap Loose Mortar Joints Flaking
 Loose Brick Rust
Flue: Tile Metal Unlined Not Visible
Evidence of: Scaling Cracks Creosote Not Evaluated (See Remarks Page 18)
Condition: Satisfactory Marginal Poor

22. GUTTERS/SCUPPERS/EAVESTROUGH

Material: Copper Vinyl/Plastic Galvanized/Aluminum Other: _____
Condition: Satisfactory Marginal Poor Rusting
Leaking: Corners Joints Hole in Main Run
Attachment: Loose Missing Spikes Improperly Sloped (See Remarks Page 18)
Extension Needed: North South East West

23. SIDING

Material: Stone Slate Block Brick Fiberboard
 EIFS* Asphalt Wood Metal/Vinyl Other __CONCRETE CEMENT__
(See Remarks Page ii EIFS)
Condition: Typical Cracks Monitor Wood Rot Peeling Paint Loose/Missing Holes
 Satisfactory Marginal Poor Recommend Repair/Painting

24. TRIM, SOFFIT, FASCIA, FLASHING

Material: Wood Fiberboard Alum/Steel Vinyl Stucco
 Recommend Repair/Painting Damaged Wood Other _____
Condition: Satisfactory Marginal Poor

25. CAULKING

Condition: Satisfactory Marginal Poor
 Recommend Around Windows/Doors/Masonry Ledges/Corners/Utility Penetrations

26. WINDOWS & SCREENS

Material: Wood Metal Vinyl Aluminum/Vinyl Clad
Screens: Torn Bent Not Installed Glazing Caulk Needed
Condition: Satisfactory Marginal Poor Wood Rot
 Recommend Repair/Painting

27. STORM WINDOWS

None Not Installed Wood Clad Comb. Wood/Metal Comb.
Putty: Satisfactory Needed N/A
Condition: Satisfactory Broken/Cracked Wood/Rot Recommend Repair/Painting

28. SLAB ON GRADE/FOUNDATION

N/A (See Basement Crawl Space)
Stem Wall: Concrete Block Poured Concrete Other _____
Condition: Satisfactory Marginal Poor Not Visible
Slab Post Tensioned Poured Concrete Other _____
Condition: Satisfactory Marginal Poor
Comments:

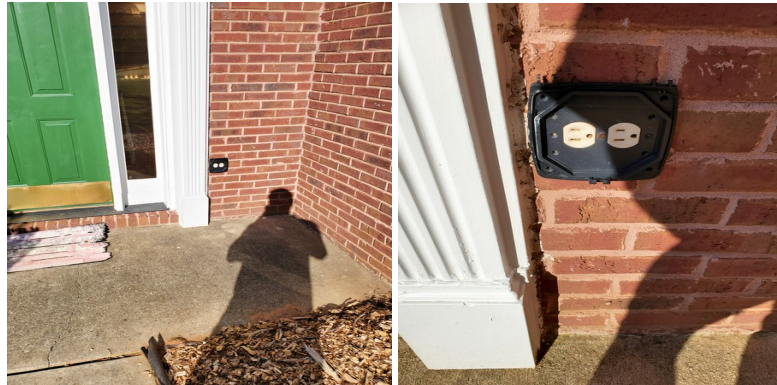
ELECTRICAL/HEAT PUMP – A/C

29. SERVICE ENTRY

Condition: Underground Overhead Weather Head/Mast Needs Repair
 Satisfactory Marginal Poor
 Exterior Outlets: Yes No Operative: Yes No Overhead Wires Too Low
 G.F.C.I. Present: Yes No Operative: Yes No Less than 3' from Balcony/Deck/Windows
 Reverse Polarity Open Ground(s) Safety Hazard

Comments:

1. FRONT ELECTRICAL OUTLET IS MISSING COVER. NEEDS TO BE REPLACED.



30. BUILDING(S) EXTERIOR WALL CONSTRUCTION

Type: Not Visible Framed Masonry Other _____
 Condition: Satisfactory Marginal Poor Not Visible

Comments:

31. EXTERIOR DOORS

Patio Storm Entrance
 Weather-stripping: Satisfactory Marginal Poor Missing Replace
 Door Condition: Satisfactory Marginal Poor

Comments:

32. EXTERIOR A/C – HEAT PUMP

UNIT #1 N/A Location: SIDE OF DWELLING
 Brand AMANA Model # 4AC16L36P-50A Approx. Age 2019 Yrs.
 Outside Disconnect: Yes No Maximum Fuse Breaker Rating 30 Amp Fuses/Breakers Installed 20 Amp
 Level: Yes No Cabinet Housing Rusted Improperly Sized Fuses/Breakers
 Condenser Fins: Damaged Need Cleaning Damaged Base/Pad
 Condition: Satisfactory Marginal Poor

Comments:

UNIT #2 N/A Location: SIDE OF DWELLING
 Brand GOODMAN Model # GSX14361KD Approx. Age 2019 Yrs.
 Outside Disconnect: Yes No Maximum Fuse Breaker Rating 30 Amp Fuses/Breakers Installed 20 Amp
 Level: Yes No Cabinet Housing Rusted Improperly Sized Fuses/Breakers
 Condenser Fins: Damaged Need Cleaning Damaged Base/Pad
 Condition: Satisfactory Marginal Poor

Comments:

1. GOODMAN UNIT CONDENSER FINS NEED CLEANING.

1.



GARAGE

33. TYPE None

Attached Detached 1 Car 2 Car 3 Car 4 Car

34. AUTOMATIC OPENER Yes No Operable Inoperable Remote Not Available

35. SAFETY REVERSES

Operable: Pressure Reverse Electric Eye Need(s) Adjusting Safety Hazard

36. ROOFING Material: Same as House Type: _____ Approx. Age _____ Approx. Layers _____

37. GUTTERS/EAVESTROUGH None Condition: Satisfactory Marginal Poor

38. FLOOR

Material: Concrete Gravel Asphalt Dirt Other _____

Condition: Satisfactory Typical Cracks Large Settling Cracks
 Recommend Evaluation/Repair

Burners Less than 18" Above Garage Floor: N/A Yes No Safety Hazard

39. SILL PLATES

Not Visible Floor Level Elevated Rotted/Damaged Recommend Repair

40. OVERHEAD DOOR(S)

Material: N/A Wood Fiberglass Masonite Metal

Recommend Repair

Condition: Satisfactory Marginal Poor Overhead Door Hardware Loose

Recommend Priming/Painting Inside & Edges: Yes No

Recommend Lubrication Weather-stripping Missing/Damaged

41. EXTERIOR SERVICE DOOR None

Condition: Satisfactory Marginal Poor Overhead Door Hardware Loose

42. ELECTRICITY PRESENT Yes No Not Visible

Reverse Polarity: Yes No Open Ground: Yes No Safety Hazard

GFCI Present: Yes No Operates: Yes No Handyman/Extension Wiring

43. FIRE SEPARATION WALLS AND CEILING (Between Garage & Living Area)

N/A Present Missing Condition: Satisfactory Safety Hazard(s)

Recommend Repair Holes Walls/Ceiling

Fire Door: Not Verifiable Not a Fire Door Needs Repair Satisfactory

Auto Closure: N/A Satisfactory Inoper. Missing Needs Repair

Moisture Stains Present: Yes No Typical Cracks: Yes No

44. SIDING/TRIM

Siding: Same As House Wood Metal Vinyl

Stucco Masonry Slate Fiberboard

Trim: Same As House Wood Aluminum Vinyl

Comments:

1. WOOD GARAGE DOOR IS MISSING WEATHER-STRIPPING. RECOMMEND REPLACING WEATHER-STRIPPING.

2. WOOD GARAGE DOOR OPENER PRESSURE RELEASE NEEDS ADJUSTING.

1.



2.



KITCHEN

45. COUNTERTOPS Satisfactory Marginal Recommend Repair/Caulking

46. CABINETS Satisfactory Marginal Recommend Repair/Caulking

47. PLUMBING COMMENTS

Faucet Leaks: Yes No Pipes Leak/Corroded: Yes No
 Sink/Faucet: Satisfactory Corroded Chipped Cracked
 Recommend Repair
 Functional Drainage: Adequate Poor Functional Flow: Adequate Poor

Comments:

1. FAUCET IS LOOSE. NEEDS TO BE REPAIRED.
2. CABINET DOOR NEEDS TO BE ADJUSTED TO CLOSE PROPERLY.



48. WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical Cracks
 Moisture Stains

49. HEATING/COOLING SOURCE Yes No

50. FLOOR Condition: Satisfactory Marginal Poor Sloping Squeaks

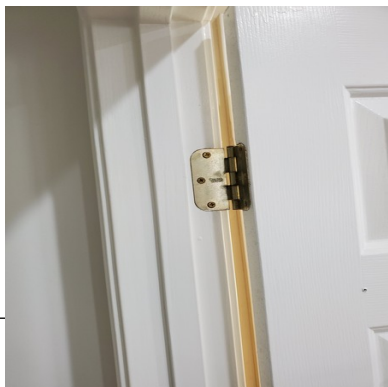
Comments:

51. APPLIANCES (See Remarks Page 18)

<input type="checkbox"/> Disposal	Operates: <input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Trash Compactor	Operates: <input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Oven	Operates: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Exhaust Fan	Operates: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Range	Operates: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Refrigerator	Operates: <input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Dishwasher	Operates: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Microwave	Operates: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> _____	Operates: <input type="checkbox"/> Yes	<input type="checkbox"/> No			
Dishwasher Airgap:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Dishwasher drain Line Looped:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Outlets Present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operable:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
GFCI:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operable:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Open Ground/Reverse Polarity within 6' of Water:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety Hazard(s)

Comments:

1. PANTRY DOOR HINGE IS LOOSE. NEEDS TO BE REPAIRED.



LAUNDRY ROOM

Laundry Sink: N/A Faucet Leaks: Yes No Pipes Leak: Yes No
 Cross Connections: Yes No Heat Source Present: Yes No Room Vented: Yes No
 Dryer Vented: N/A Wall Ceiling Floor Not Vented
 Not Vented to Exterior Recommend Repair Safety Hazard
 Electrical: Open Ground/Reverse Polarity within 6' of Water: Yes No
 Safety Hazard
 GFCI Present Yes No Operates: Yes No
 Appliances: Washer Dryer Water Heater Furnace
 Washer Hook Up Lines/Valves: Leaking Corroded Not Visible
 Gas Shut-Off-Valve: N/A Yes No Cap Needed Safety Hazard Not Visible

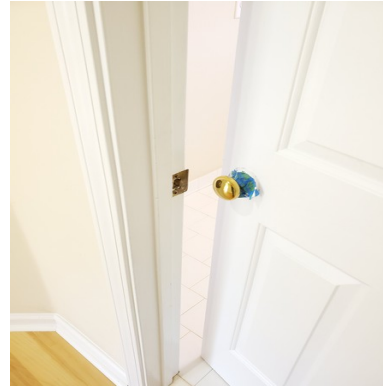
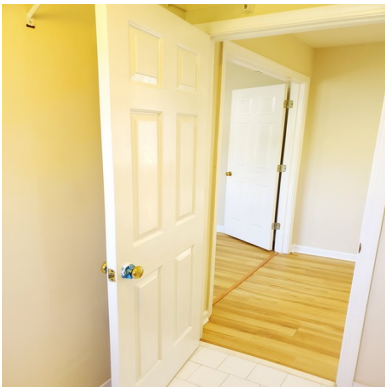
Comments:

1. ELECTRICAL OUTLET IS MISSING COVER-PLATE. NEED TO REPLACE COVER-PLATE.
2. ENTRY DOOR LATCH DOES NOT ENGAGE WHEN CLOSED. NEEDS TO BE ADJUSTED.

1.



2.



BATHROOM(S)

52. BATH MASTER BATHROOM **UNIT#** 1

53. SINKS/TUBS/SHOWERS Faucet(s) Leak: Yes No Loose: Yes No Pipes Leak: Yes No
 Fixtures Condition: Satisfactory Marginal Poor

54. TOILET Bowl Loose: Yes No Operates: Yes No
 Toilet Leaks Cracked Bowl/Tank Cross Connection

55. SHOWER/TUB AREA/SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other _____
 Condition: Satisfactory Marginal Poor Rotted Floors

Caulk/Grouting Needed: Yes No Where: _____

Functional Drainage: Adequate Poor Functional Flow: Adequate Poor

Whirlpool Operable: N/A Yes No Access Panel to Pump/Motor: Yes No

56. WALLS/CEILING/CABINETS Outlets Present: Yes No Operates: Yes No
 GFCI Present: Yes No Operates: Yes No

Open Ground/Reverse Polarity within 6' of Water: Yes No Potential Safety Hazards Present: Yes No

57. HEAT/COOLING SOURCE Yes No Window/Door: Yes No
 Satisfactory Marginal Poor

Comments:

1. TOILET BOWL IS LOOSE. NEEDS TO BE REPAIRED.



BATHROOM(S)

58. BATH 1/2 BATHROOM ON MAIN **UNIT#** 2

59. SINKS/TUBS/SHOWERS Faucet(s) Leak: Yes No Loose: Yes No Pipes Leak: Yes No
 Fixtures Condition: Satisfactory Marginal Poor

60. TOILET Bowl Loose: Yes No Operates: Yes No
 Toilet Leaks Cracked Bowl/Tank Cross Connection

61. SHOWER/TUB AREA/SINK(S)
 Material: Ceramic/Plastic Fiberglass Masonite Other _____
 Condition: Satisfactory Marginal Poor Rotted Floors
 Caulk/Grouting Needed: Yes No Where: _____
 Functional Drainage: Adequate Poor Functional Flow: Adequate Poor
 Whirlpool Operable: N/A Yes No Access Panel to Pump/Motor: Yes No

62. WALLS/CEILING/CABINETS Outlets Present: Yes No Operates: Yes No
 GFCI Present: Yes No Operates: Yes No
 Open Ground/Reverse Polarity within 6' of Water: Yes No Potential Safety Hazards Present: Yes No

63. HEAT/COOLING SOURCE Yes No Window/Door: Yes No
 Satisfactory Marginal Poor

Comments:

1. TOILET BOWL IS LOOSE. NEEDS TO BE REPAIRED.



BATHROOM(S)

52b. BATH 2ND LEVEL BEDROOM HALLWAY FULL BATHROOM **UNIT#** 3

53b. SINKS/TUBS/SHOWERS Faucet(s) Leak: Yes No Loose: Yes No Pipes Leak: Yes No
 Fixtures Condition: Satisfactory Marginal Poor

54b. TOILET Bowl Loose: Yes No Operates: Yes No
 Toilet Leaks Cracked Bowl/Tank Cross Connection

55b. SHOWER/TUB AREA/SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other _____
 Condition: Satisfactory Marginal Poor Rotted Floors

Caulk/Grouting Needed: Yes No Where: BEHIND SINK
 Functional Drainage: Adequate Poor Functional Flow: Adequate Poor

Whirlpool Operable: N/A Yes No Access Panel to Pump/Motor: Yes No

56b. WALLS/CEILING/CABINETS Outlets Present: Yes No Operates: Yes No
 GFCI Present: Yes No Operates: Yes No

Open Ground/Reverse Polarity within 6' of Water: Yes No Potential Safety Hazards Present: Yes No

57b. HEAT/COOLING SOURCE Yes No Window/Door: Yes No
 Satisfactory Marginal Poor

Comments:

1. RECOMMEND CAULKING TOP SIDE OF SINK.

2. CABINET DOOR HINGE IS LOOSE.

1.



2.



ROOMS

64. LOCATION MASTER BEDROOM **ROOM(S)** **UNIT#** 1

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes No/Where: _____
 Floor: Satisfactory Flagstone Gravel Squeaks Slopes Typical Cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open Ground/Reverse Polarity: Yes No Cover-Plates Missing Safety Hazard
 Heat/Cooling Source? Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked Glass
 Comments:

- 1. MOISTURE STAIN IN WINDOW SILL. RECOMMEND REPAIR.**
- 2. THE ENTRY DOOR LATCH DID NOT ENGAGE WHEN DOOR IS CLOSED. RECOMMEND ADJUSTING.**

1.



2.



ROOMS

65. LOCATION 1ST BEDROOM ON RIGHT **ROOM(S)** **UNIT#** 2

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes NoWhere: _____
 Floor: Satisfactory Flagstone Gravel Squeaks Slopes Typical Cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open Ground/Reverse Polarity: Yes No Cover-Plates Missing Safety Hazard
 Heat/Cooling Source? Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked Glass
 Comments:

1. VENT COVER IS LOOSE. RECOMMEND REPAIR.



66. LOCATION 2ND BEDROOM ON RIGHT **ROOM(S)** **UNIT#** 3

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes NoWhere: _____
 Floor: Satisfactory Flagstone Gravel Squeaks Slopes Typical Cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open Ground/Reverse Polarity: Yes No Cover-Plates Missing Safety Hazard
 Heat/Cooling Source? Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked Glass
 Comments:

1. ELECTRICAL OUTLET IS LOOSE. NEEDS TO BE REPAIRED.



ROOMS

64b. LOCATION FAMILY ROOM

ROOM(S)UNIT# 5

Walls & Ceiling: Satisfactory Marginal Poor
 Moisture Stains: Yes NoWhere: _____
 Floor: Satisfactory Flagstone Gravel Squeaks Slopes
 Typical Cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No
 Outlets: Yes No
 Operates: Yes No
 Open Ground/Reverse Polarity: Yes No
 Cover-Plates Missing Safety Hazard
 Heat/Cooling Source? Yes No
 Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

Comments:

1. ELECTRICAL OUTLET IS LOOSE. RECOMMEND REPAIR.
2. SWITCH COVER-PLATE IS LOOSE/GAP. RECOMMEND REPAIR.



1.



ROOMS

65b. LOCATION BREAKFAST NOOK **ROOM(S)** **UNIT#** 6

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes NoWhere: _____
 Floor: Satisfactory Flagstone Gravel Squeaks Slopes Typical Cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open Ground/Reverse Polarity: Yes No Cover-Plates Missing Safety Hazard
 Heat/Cooling Source? Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked Glass
 Comments:

66b. LOCATION DINING ROOM **ROOM(S)** **UNIT#** 7

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes NoWhere: _____
 Floor: Satisfactory Flagstone Gravel Squeaks Slopes Typical Cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open Ground/Reverse Polarity: Yes No Cover-Plates Missing Safety Hazard
 Heat/Cooling Source? Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked Glass
 Comments:

1. WINDOW SILL NEEDS CAULKING.



67b. LOCATION LIVING ROOM **ROOM(S)** **UNIT#** 8

Walls & Ceiling: Satisfactory Marginal Poor Moisture Stains: Yes NoWhere: _____
 Floor: Satisfactory Flagstone Gravel Squeaks Slopes Typical Cracks: Yes No
 Ceiling Fan: N/A Satisfactory Marginal Poor
 Electrical: Switches: Yes No Outlets: Yes No Operates: Yes No
 Open Ground/Reverse Polarity: Yes No Cover-Plates Missing Safety Hazard
 Heat/Cooling Source? Yes No Holes: Doors Walls Ceilings
 Bedroom Egress Restricted: N/A Yes No
 Doors & Windows Operational: Yes No Locks/Latches Operable: Yes No Missing Cracked Glass
 Comments:

INTERIOR

68. INTERIOR WINDOWS/GLASS

Condition: Satisfactory Marginal Poor Needs Repair
 Representative Number of Windows Operated Painted Shut
Evidence of Leaking Insulated Glass: Yes No N/A Safety Glazing Needed: Yes No
Security Bars Present: Yes No Not Tested Safety Hazard Test Release Mechanism Before Moving In

69. FIREPLACE

None Location#1_FAMILY ROOM #2_____ #3_____

Type: Gas (Not Tested) Wood Wood-burner Stove (See Remarks Page 16)
 Electric Ventless

Material: Masonry Metal (pre-fabricated) Metal Insert

Miscellaneous: Blower built-in Operates: Yes No Damper Operates: Yes No
 Open Joints or Cracks in Firebrick/Panels Should Be Sealed

Damper Modified for Gas Operation: Yes No Damper Missing Pre-Fab Panels damaged/worn

Hearth Adequate: Yes No Mantel: N/A Adequate Loose

Physical Condition: Satisfactory Marginal Poor Recommend Having Flue Cleaned and Re-examined

70. STAIRS/STEPS/BALCONIES

Satisfactory Marginal Poor None
Handrail: Satisfactory Marginal Poor Safety Hazard
Risers/Treads: Satisfactory Marginal Poor Risers/Treads Uneven

71. SMOKE/CARBON MONOXIDE DETECTORS (See Remarks Page 18)

Present: Smoke Detector Yes No Operates: Smoke Detector Yes No Not Tested
CO Detector Yes No CO Detector Yes No Not Tested

72. ATTIC/STRUCTURE/FRAMING/INSULATION N/A

Access: Stairs Pull-down Scuttlehole/Hatch No Access Other _____

Inspected From: Access Panel In the Attic Other _____

Location: Bedroom Hall Bedroom Closet Garage Other _____

Access Limited By: _____

Flooring: Complete Partial None

Insulation: Fiberglass Batts Loose Cellulose Other _____
 Vermiculite Rockwool Depth_14-16_” Recommend Baffles @ Eaves
 Damaged Displaced Missing Compressed

Ventilation: Ventilation Appears Adequate Recommend Additional Ventilation

Installed In: Rafters Walls Between Ceiling Joint
 Recommend Additional Insulation (See Comments on Page 18)

Fans Exhausted To: N/A Attic: Yes No Outside: Yes No Not Visible

HVAC Duct: N/A Satisfactory Damaged Split Disconnected/Leaking
 Repair/Replace

Chimney Chase: N/A Satisfactory Needs Repair Not Visible

Structural Problems Observed: Yes No Recommend Repair Recommend Structural Engineer

Roof Structure: Rafters Trusses Wood Metal Other

Collar Ties Present: N/A Yes No

Sheathing: Plywood OSB 1x_____ Rotted Stained Delaminated

Evidence of Condensation/Moisture Leaking: Yes No (See Remarks Page 18)

Ceiling Joists: Wood Metal Other Not Visible

Vapor Barriers: Kraft/Foil Faced Plastic Not Visible Improperly Installed

Firewall Between Units: N/A Yes No Needs Repair/Sealing (See Remarks Page 18)

Electrical: Open Junction Boxes Handyman Wiring Visible Knob-and-Tube

Comments:

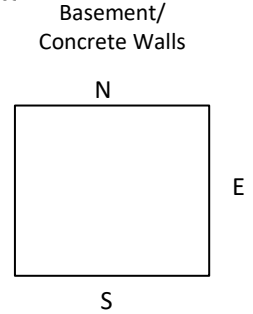
BASEMENT

73. STAIRS

N/A
 Condition: Satisfactory Marginal Poor Typical Wear & Tear Needs Repair
 Handrail: Yes No Condition: Satisfactory Loose
 Headway Over Stairs Satisfactory Low Clearance Safety Hazard

74. FOUNDATION

Condition: Satisfactory Marginal Have Evaluated Monitor
 Material: Brick Concrete Fieldstone Poured Concrete
 Horizontal Cracks: North South East West
 Step Cracks: North South East West
 Vertical Cracks: North South East West
 Covered Walls: North South East West
 Movement Apparent: North South East West
 Indication of Moisture: Yes No Fresh Old Stains



Condition Reported Above Reflects Visible Portion Only

75. FLOOR

Material: Concrete Dirt/Gravel Not Visible Other _____
 Condition: Satisfactory Marginal Poor Typical Cracks

76. SEISMIC BOLTS

N/A None Visible Appear Satisfactory Recommend Evaluation

77. BASEMENT DRAINAGE

Sump Pump: Yes No Working Not Working Needs Cleaning Not Tested
 Floor Drains: Yes No Tested: Yes No Efflorescence Present

78. GIRDERS/BEAMS/COLUMNS

Material: Steel Wood Concrete Block Not Visible
 Condition: Satisfactory Marginal Poor Stained/Rusted

79. JOISTS

Material: Wood Steel Truss Not Visible
 2 X 8 2 X 10 2 X 12 Engineered I-Type Sagging/Altered

80. SUBFLOOR

Indication of Moisture Stains/Rotting
 ** Areas around shower stalls, etc., as viewed from basement or crawl space.

Comments:

CRAWLSPACE

N/A Full Crawl Space Combination Basement/Crawl Space/Slab

81. ACCESS Exterior Interior Hatch Door Via Basement No Access
 Inspected From: Access Panel In the Crawl Space

82. FOUNDATION WALLS

Condition: Satisfactory Marginal Cracks Movement Monitor
 Have Evaluated
 Concrete Block Poured Stone Wood Brick
 Piers & Columns

83. FLOOR Concrete Gravel Dirt Other _____
 Typical Cracks

84. SEISMIC BOLTS N/A Non Visible Appear Satisfactory Recommend Evaluation

85. DRAINAGE Outside Drain Sump Pump: Yes No Operable: Yes No
 Non Apparent Evidence of Moisture Damage: Yes No

86. VENTILATION Wall Vents Power Vents Non Apparent

87. GIRDERS/BEAMS/COLUMNS Steel Wood Masonry Not Visible
 Condition: Satisfactory Marginal Poor

88. JOIST Material: Wood Steel Truss Not Visible
 2 X 8 2 X 10 2 X 12 Engineered I-Type Sagging/Altered
 Condition Satisfactory Marginal Poor

89. SUBFLOOR Not Visible Wood Concrete Other _____

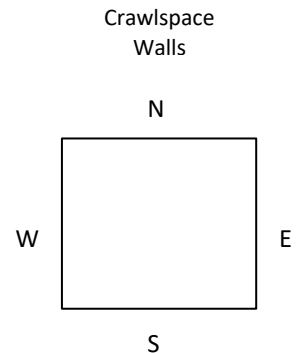
90. MOISTURE STAINS None Walls Sub Floor Other _____

91. INSULATION None Type: _____
 Location: Walls Between Floor Joists Other _____

92. VAPOR BARRIER Yes No
 Type: Kraft Face Plastic Other Not Visible

Diagram indicates where walls were not visible and type of covering:

Legend: C = Cracks P = Paneling
 M = Monitor D = Drywall
 E = Evaluate S = Storage
 O = Other



Comments:

PLUMBING

93. WATER SERVICE

Main Shut-Off Location GARAGE

Water Entry Piping: Not Visible Copper/Galv. Plastic *(PVC, CPVC, Poly, PEX) Unknown
Visible Water Dist. Piping: Copper Galv. Plastic *(PVC, CPVC, Poly, PEX) Other _____
Condition: Satisfactory Marginal Poor
Lead Other Than Solder Joints: Yes No Unknown Service Entry
Functional Flow: Adequate Poor Cross Connection: Yes No
Pipes, Supply/Drain: Corroded Leaking Valves Broken/Missing Dissimilar Metals
Drain, Waste & Vent Pipe: Copper Cast Iron Galvanized PVC ABS
Condition: Satisfactory Marginal Poor
Support/Insulation: Type _____ Water Pressure over 80 PSI
Traps Proper P-Type: N/A Yes No P-Traps Recommended
Functional Drainage: Adequate Poor Recommend Plumber Evaluate
Interior Fuel Storage System: Yes No Leaking: Yes No
Gas Line: Copper Brass Black Iron Stainless Steel CSST Not Visible
Condition: Satisfactory Marginal Poor

94. MAIN FUEL SHUT OFF LOCATION EXTERIOR OF DWELLING N/A

95. WELL PUMP

N/A Submersible In Basement Well House Well Pit Shared Well
Pressure Gauge Operates: Yes No Unknown Well Pressure _____ PSI Not Visible

96. SANITARY/GRINDER PUMP

N/A
Check Valve: Yes No Sealed Crock: Yes No
Vented: Yes No

97. WATER HEATER #1

N/A Condition: Satisfactory Marginal Poor
Brand Name: RHEEM Serial #: Q171533224
Type: Gas Electric Oil Other _____
Unit Elevated: Yes No N/A Tank/Piping Corroded/Leaking
Capacity 40 gals. Approx. Age 2015 yrs. Combustion air venting present: Yes No N/A
Seismic Restraints Needed: Yes No N/A
Relief Valve: Yes No Extension Proper: Yes No Missing Recommend Repair
Vent Pipe: N/A Satisfactory Pitch Proper Improper Rusted Recommend Repair

98. WATER HEATER #2

N/A Condition: Satisfactory Marginal Poor
Brand Name: _____ Serial #: _____
Type: Gas Electric Oil Other _____
Unit Elevated: Yes No N/A Tank/Piping Corroded/Leaking
Capacity _____ gals. Approx. Age _____ yrs. Combustion air venting present: Yes No N/A
Seismic Restraints Needed: Yes No N/A
Relief Valve: Yes No Extension Proper: Yes No Missing Recommend Repair
Vent Pipe: N/A Satisfactory Pitch Proper Improper Rusted Recommend Repair

99. WATER SOFTENER

Unit Not Evaluated
Loop Installed: Yes No Plumbing Hooked Up: Yes No
Softener Present: Yes No Plumbing Leaking: Yes No

Comments:

HEATING SYSTEM

100. UNIT #1 Location: ATTIC (See Remarks Page 18)

Brand Name COMFORTMAKER Approx. Age: 1997 Yrs. Unknown

Model # GNJ050N12D1 Serial # L9722 49534

Energy Source: Gas LP Oil Electric Solid Fuel

Warm Air Systems: Belt Drive Direct Drive Gravity Central System Floor/Wall Unit

Heat Exchanger: N/A (Sealed) Visual with Mirror Flame Distortion Rusted Carbon/Soot Build Up

Carbon Monoxide: N/A Detected at Plenum/Register

CO Test: Tester: _____ Combustion Air Venting Present: Yes No N/A

Controls: Disconnect: Yes No Normal Operating & Safety Controls Observed

Distribution: Metal Duct Insulated Flex Duct Cold Air Return Duct Board Asbestos-Like Wrap

Flue Piping: N/A Rusted Improper Slope Safety Hazard

Supports for Piping/Insulation: N/A Yes No

Filter: Standard Electrostatic Satisfactory Needs Cleaning/Replace Missing

When Turned On By Thermostat: Fired Did Not Fire Proper Operation: Yes No Not Tested

Heat Pump: Aux. Electric Aux. Gas N/A Sub-Slab Ducts: Water/Sand Observed: Yes No

System Not Operated Due To: Exterior Temperature Other _____

Recommend Technician Examine System Condition: Satisfactory Marginal Poor

101. UNIT #2 Location: ATTIC (See Remarks Page 18)

Brand Name GOODMAN Approx. Age: 2019 Yrs. Unknown

Model # GMS80804BNBE Serial # 1903317978

Energy Source: Gas LP Oil Electric Solid Fuel

Warm Air Systems: Belt Drive Direct Drive Gravity Central System Floor/Wall Unit

Heat Exchanger: N/A (Sealed) Visual with Mirror Flame Distortion Rusted Carbon/Soot Build Up

Carbon Monoxide: N/A Detected at Plenum/Register

CO Test: Tester: _____ Combustion Air Venting Present: Yes No N/A

Controls: Disconnect: Yes No Normal Operating & Safety Controls Observed

Distribution: Metal Duct Insulated Flex Duct Cold Air Return Duct Board Asbestos-Like Wrap

Flue Piping: N/A Rusted Improper Slope Safety Hazard

Supports for Piping/Insulation: N/A Yes No

Filter: Standard Electrostatic Satisfactory Needs Cleaning/Replace Missing

When Turned On By Thermostat: Fired Did Not Fire Proper Operation: Yes No Not Tested

Heat Pump: Aux. Electric Aux. Gas N/A Sub-Slab Ducts: Water/Sand Observed: Yes No

System Not Operated Due To: Exterior Temperature Other _____

Recommend Technician Examine System Condition: Satisfactory Marginal Poor

102. BOILER SYSTEM N/A

Location: _____

Brand Name _____ Approx. Age _____ Yrs. Unknown

Model # _____ Serial # _____

Energy Source: Gas LP Oil Electric

Distribution: Hot Water Baseboard Steam Radiator

Circulator: Pump Gravity Multiple Zones

Controls: Temp/Pressure Gauge Exist: Yes No Operable: Yes No

Oil Fired Unit: Disconnect: Yes No Combustion Air Venting Present: Yes No N/A

Relief Valve: Yes No Missing Extension Proper: Yes No

Operated: When Turned On By Thermostat: Fired Did Not Fire

Operation: Satisfactory: Yes No Recommend HVAC Tech Examine Before Closing

103. OTHER SYSTEMS N/A Electric Baseboard Radiant Ceiling Cable

Gas Space Heater Wood-Burning Stove (See Remarks Page 24)

Proper Operation: Yes No

System Condition: Satisfactory Marginal Poor

ELECTRIC/COOLING SYSTEM

104. MAIN PANEL Location: GARAGE Condition: Satisfactory Marginal Poor
 Adequate Clearance to Panel: Yes No Amperage _15/20/30_ Volts 120/240 Breakers Fuses
 Appears Grounded: Yes No Not Visible
 GFCI Breaker: Yes No Operative: Yes No
 AFCI Breaker: Yes No Operative: Yes No
 MAIN WIRE Copper Aluminum* Copper Clad Aluminum Not Visible
 Tapping Before the Main Breaker Double Tapping of the Main Wire
 Condition: Satisfactory Poor **Federal Pacific Panel Stab Lek (See Remarks Page 18)
 BRANCH WIRE: Copper Aluminum* Copper Clad Aluminum Not Visible
 Condition: Satisfactory Poor Recommend Electrician Evaluate/Repair
 Romex BX Cable Conduit Knob & Tube
 Double Tapping Wires Under Sized/Oversized Breaker/Fuse
 Panel Not Accessible Not Evaluated Reason: _____
105. SUB PANEL(S) None Apparent Panel Not Accessible

Location #1 _____ Location #2 _____ Location #3 _____
 BRANCH WIRE: Copper Aluminum Copper Clad Aluminum
 Neutral/Ground Separated: Yes No Neutral Isolated: Yes No Safety Hazard
 Condition: Satisfactory Marginal Poor Recommend Separating/Isolating Neutrals

106. ELECTRICAL FIXTURES A representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and exterior walls were tested and found to be:

Condition: Satisfactory Marginal Poor
 Open Grounds Reverse Polarity GFCIs Not Operating
 Solid Conductor Aluminum Branch Wiring Circuits (See Remarks Page 18)
 Under-grounded 3-Prong Outlets Recommend Electrician Evaluate/Repair

107. UNIT #1 Central System Wall Unit Location: _ATTIC/SIDE OF DWELLING_ Age: _2019_ Yrs.
 Energy Source: Electric Gas Water Other _____
 Unit Type: Air Cooled Water Cooled Gas Chiller Geothermal Heat Pump
 Evaporator Coil: Satisfactory Not Visible Needs Cleaning Damaged
 Refrigerant Lines: Leak Damaged Insulation Missing Satisfactory
 Condensate Line/Drain: To Exterior To Pump Floor Drain Other _____
 Operation: Differential _____ °F Difference in Temp (Split) Should Be 14-22 °F
 Condition: Satisfactory Marginal Poor Recommend HVAC Tech Examine/Clean/Service
 Not Operated Due to Exterior Temperature

108. UNIT #2 Central System Wall Unit Location: _ATTIC/SIDE OF DWELLING_ Age: _2019_ Yrs.
 Energy Source: Electric Gas Water Other _____
 Unit Type: Air Cooled Water Cooled Gas Chiller Geothermal Heat Pump
 Evaporator Coil: Satisfactory Not Visible Needs Cleaning Damaged
 Refrigerant Lines: Leak Damaged Insulation Missing Satisfactory
 Condensate Line/Drain: To Exterior To Pump Floor Drain Other _____
 Operation: Differential _____ °F Difference in Temp (Split) Should Be 14-22 °F
 Condition: Satisfactory Marginal Poor Recommend HVAC Tech Examine/Clean/Service
 Not Operated Due to Exterior Temperature

Comments:
1. HANDYMAN REFRIGERANT LINE INSULATION INSTALLED. RECOMMEND USING CORRECT INSULATION.



Additional Comments/Receipt

Receipt/Invoice:

Date: 08/18/2020

Inspection #: REFMR08201409

Name: AURELIO HERNANDEZ

Inspection: \$ 325.00

Check #: _____

Cash: PAID

Other*: \$ _____

Credit Card: _____ exp _____

Total: \$ 325.00

*Other Inspected Item(s) _____

Inspected By: ERIC BETHEA

License/Cert # NACHI16082939

Additional Comments/Summary:

- 1. EXTERIOR OUTLET IS MISSING COVER.***
- 2. TRIM VEGETATION AWAY FROM SIDING.***
- 3. EXTERIOR DRYER VENT COVER-PLATE NEEDS TO BE REPLACED.***
- 4. HOSE BIB ON SIDE OF DWELLING NEEDS CAULKING.***
- 5. TRIM AROUND WINDOW NEEDS REPAIR.***
- 6. REAR SIDING HAS NAIL PROTRUDING.***
- 7. REAR SOFFIT HAS CARPENTER BEE HOLES.***
- 8. EXTERIOR A/C (GOODMAN) UNIT IS IN NEED OF CLEANING.***
- 9. EXTERIOR A/C UNIT REFRIGERANT LINE HAS INCORRECT INSULATION.***
- 10. TRIM ON CHIMNEY NEEDS TO BE REPAIRED.***
- 11. ROOF VENT IS NOT FLUSH WITH ROOFING. RECOMMEND REPAIR.***
- 12. FOYER CLOSET DOOR HAS LOOSE HINGE. RECOMMEND REPAIR.***
- 13. KITCHEN SINK FAUCET IS LOOSE. (RECOMMEND REPAIR)***
- 14. RECOMMEND REPAIRING LOOSE ELECTRICAL OUTLETS.***
- 15. KITCHEN PANTRY DOOR HINGE IS LOOSE.***
- 16. WATER HEATER EXPANSION TANK IS FULL. NEEDS TO BE REPLACED.***
- 17. MOISTURE STAIN IN HALLWAY CEILING. NOT ACTIVE.***
- 18. RECOMMEND REPAIRING LOOSE TOILETS.***
- 19. PULL DOWN LADDER IN GARAGE HAS LOOSE HARDWARE. NEEDS TO BE REPAIRED.***
- 20. HANDYMAN WIRING REPAIR IN FURNACE. RECOMMEND REPAIR BY LICENSED HVAC TECHNICIAN.***
- 21. HVAC TURN OFF SWITCH NEEDS TO BE REPAIRED. EXPOSED WIRES HAZARDOUS.***
- 22. REFRIGERANT LINE IN ATTIC NEEDS INSULATION. NEEDS TO BE REPAIRED.***

1.



2.



3.



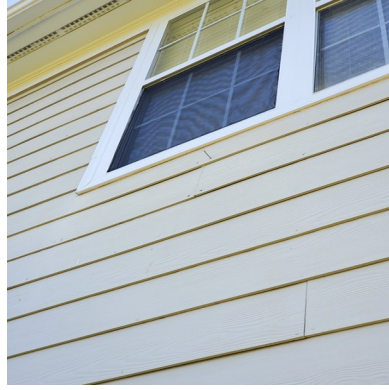
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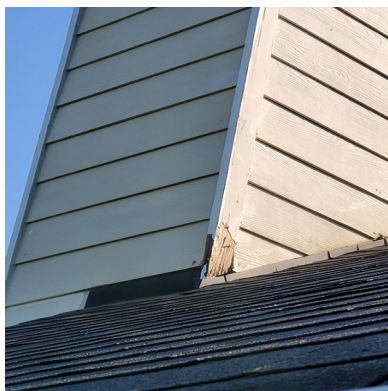
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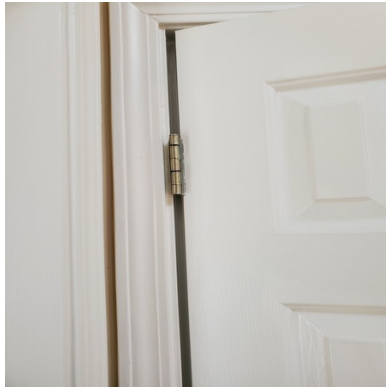
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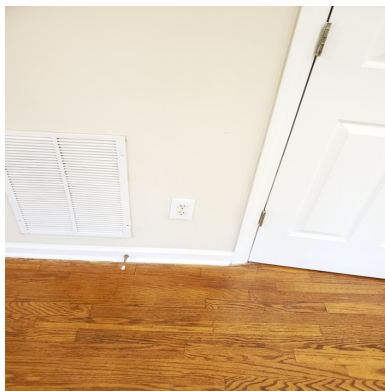
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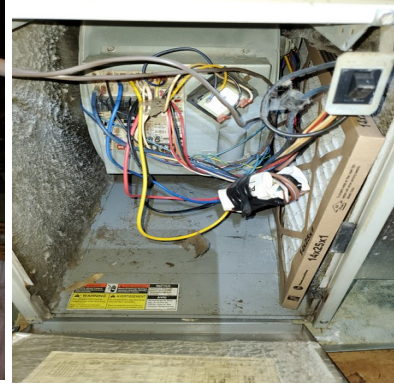
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20.



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22. REFRIGERANT LINE IN ATTIC NEEDS INSULATION. NEEDS TO BE REPAIRED.

