

Inspection Report

Rosi Shepard

Property Address:

433 SE Lake Circle Drive
Stuart FL 34994



Professional View Home Inspection Services

**Joshua Holloway HI13401 Home Inspector
756 SE Fallon Drive Port Saint Lucie Florida 34983**

■ ■ ■ TABLE OF CONTENTS

Cover Page	1
Table of Contents	2
Intro Page.....	3
1 Roofing	3
2 Exterior	7
3 Structural Components.....	14
4 Heating / Central Air Conditioning	16
5 Plumbing System	18
6 Electrical System.....	25
7 Insulation and Ventilation	31
8 Interiors	34
Summary	42

Date: 11/6/2023	Time: 10:30:00 AM	Report ID: 110623JH1
Property: 433 SE Lake Circle Drive Stuart FL 34994	Customer: Rosi Shepard	Real Estate Professional:

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.

In Attendance:

Buyers Agent

Opened/Unlocked Door:

CareTaker

Type of building:

Multi-family

Year Built:

1920

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Excluded Areas:

Multiple Interior Walls Are Covered
With Owners Personal Items

Rain in last 3 days:

No

RESULTS AT A GLANCE

80

 ITEMS INSPECTED

Total number in report.

47

 SUMMARY COMMENTS

Total number in report.

203

 PHOTOS

Total number in report.

1. ROOFING

DESCRIPTION

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

STYLES & MATERIALS: ROOFING

Roof Covering:

Metal

Viewed roof covering from:

Walked roof

Chimney (exterior):

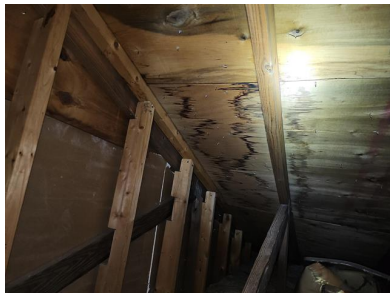
Chimney's have been enclosed.

ITEMS: ROOFING

1.0 ROOF COVERINGS

REPAIR OR REPLACE

(1) The roof covering has multiple repairs. There was staining present appears to old. I recommend checking with homeowners for warranty information.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)

(2) The roof covering is over 10 years old. I recommend checking with the insurance company for insurability.

(3) The roof covering has corrosion and rust in areas. This can allow moisture intrusion. Multiple metal roof panels are installed improperly. This cause wind to uplift certain areas of the covering. Multiple attachment screws were backing out of position.



1.0 Item 3 (Picture)



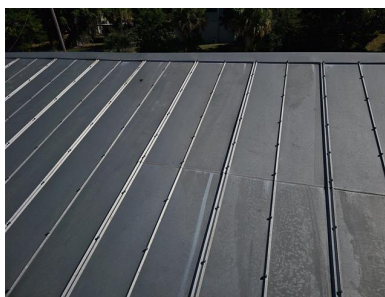
1.0 Item 4 (Picture)



1.0 Item 5 (Picture)



1.0 Item 6 (Picture)



1.0 Item 7 (Picture)

1.1 ROOF STRUCTURE AND ATTIC

INSPECTED

1.2 FLASHINGS

REPAIR OR REPLACE

Multiple plumbing vent pipe flashings are in need of replacement. The seals are starting to separate in areas.



1.2 Item 1 (Picture)

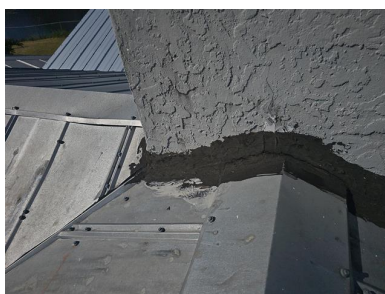
1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

REPAIR OR REPLACE

The tar seals around the chimney are considered temporary repairs. I recommend further evaluation. This can allow moisture intrusion. The chimney have been capped off. There not in use anymore.



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)



1.3 Item 3 (Picture)



1.3 Item 4 (Picture)



1.3 Item 5 (Picture)



1.3 Item 6 (Picture)

1.4 ROOF DRAINAGE SYSTEMS

☑ INSPECTED

1.5 GUTTERS AND DOWNSPOUTS

☑ NOT PRESENT

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 inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

✂️ STYLES & MATERIALS: EXTERIOR

Siding Material:

T-111

Exterior Entry Doors:

Wood
Steel In

Appurtenance:

Deck with steps

Driveway:

Parking lot

Soffit:

Wood
Stucco

Fascia:

Wood

Siding Style:

Lap
Wood
Stucco

👁️ ITEMS: EXTERIOR

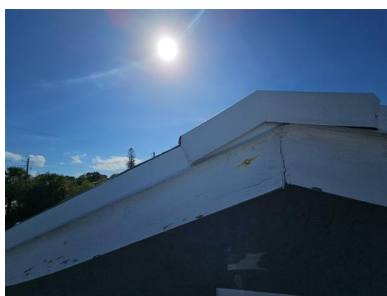
2.0 EAVES, SOFFITS AND FASCIAS

📋 REPAIR OR REPLACE

The fascia at the left and right side duplexes have deterioration of the wood in multiple locations. Multiple soffit vents were not fully secured at the time of the inspection. This can allow insects and rodents access to the attic. The soffits have gaps in areas.



2.0 Item 1 (Picture)



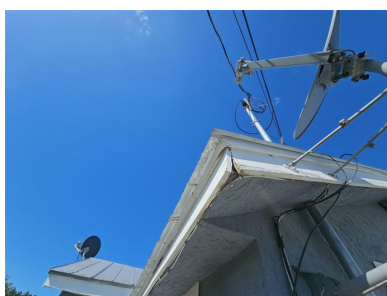
2.0 Item 2 (Picture)



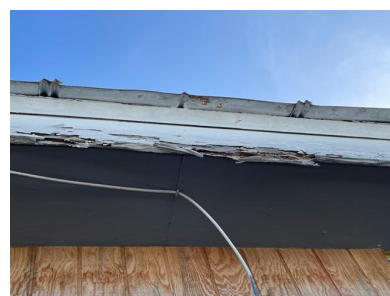
2.0 Item 3 (Picture)



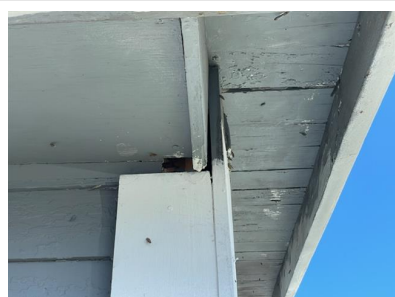
2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



2.0 Item 7 (Picture)



2.0 Item 8 (Picture)

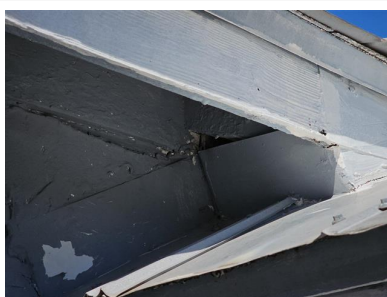
2.1 EXTERIOR, SIDING

REPAIR OR REPLACE

The exterior siding has deterioration of the wood in multiple locations at the right side building. This is allowing insects rodents access to the attic. The siding has staining in areas. The siding has settlement cracking in areas.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)



2.1 Item 3 (Picture)



2.1 Item 4 (Picture)



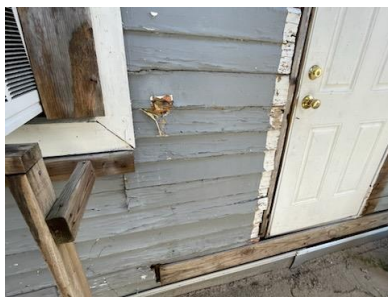
2.1 Item 5 (Picture)



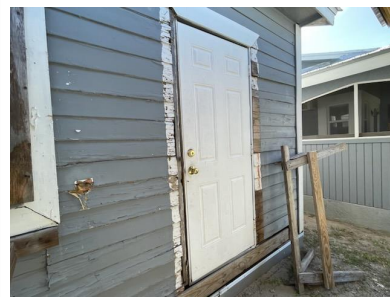
2.1 Item 6 (Picture)



2.1 Item 7 (Picture)



2.1 Item 8 (Picture)



2.1 Item 9 (Picture)



2.1 Item 10 (Picture)



2.1 Item 11 (Picture)



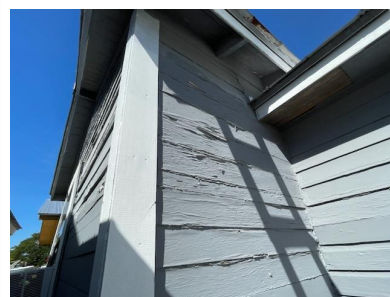
2.1 Item 12 (Picture)



2.1 Item 13 (Picture)



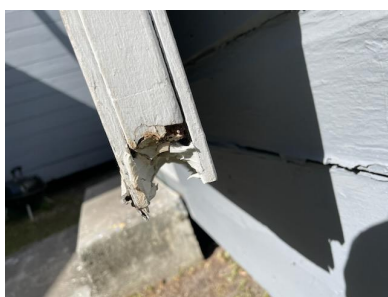
2.1 Item 14 (Picture)



2.1 Item 15 (Picture)



2.1 Item 16 (Picture)



2.1 Item 17 (Picture)



2.1 Item 18 (Picture)

2.2 DOORS (EXTERIOR)

☐ REPAIR OR REPLACE

(1) The front right building left side unit front door frame has insect related damage. The door has deterioration of the wood. Multiple interior door were missing attachment screws in both duplexes.



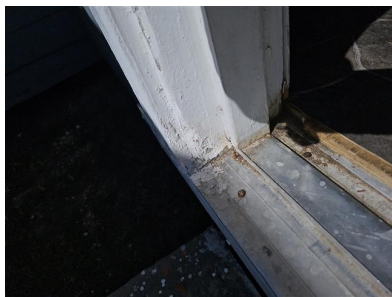
2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)



2.2 Item 4 (Picture)



2.2 Item 5 (Picture)



2.2 Item 6 (Picture)



2.2 Item 7 (Picture)

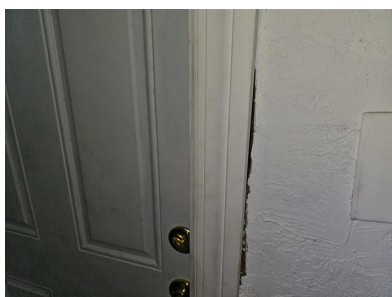


2.2 Item 8 (Picture)

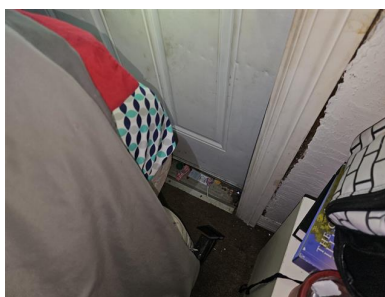


2.2 Item 9 (Picture)

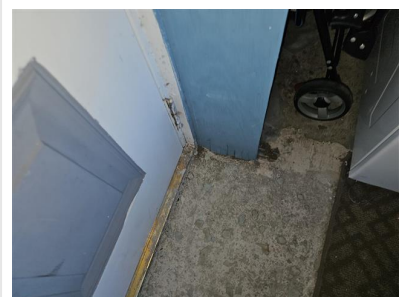
(2) Multiple exterior exit doors were blocked by tenants personal items. The front right side building left unit rear exit door stucco is missing around the perimeter. The doors have deterioration of the wood near the bottom. This is cause by constant moisture contact.



2.2 Item 10 (Picture)



2.2 Item 11 (Picture)



2.2 Item 12 (Picture)



2.2 Item 13 (Picture)

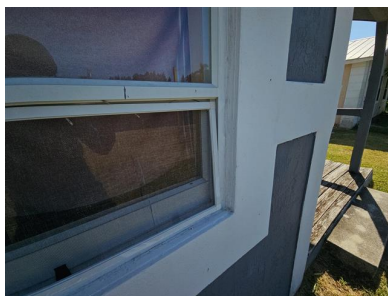
2.3 WINDOWS

☐ REPAIR OR REPLACE

(1) The caulking around multiple exterior windows is missing in areas including but not limited too right and left side buildings. I recommend re-sealing to prevent moisture intrusion.



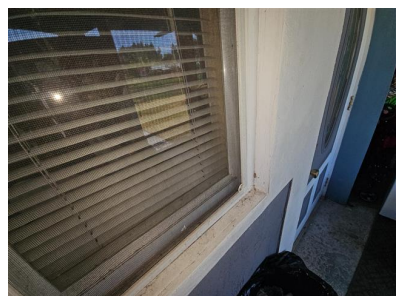
2.3 Item 1 (Picture)



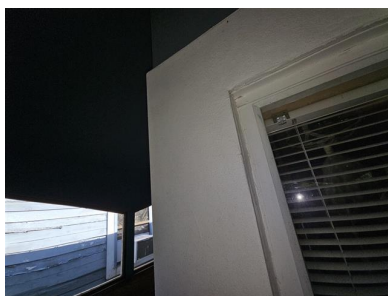
2.3 Item 2 (Picture)



2.3 Item 3 (Picture)



2.3 Item 4 (Picture)



2.3 Item 5 (Picture)



2.3 Item 6 (Picture)



2.3 Item 7 (Picture)

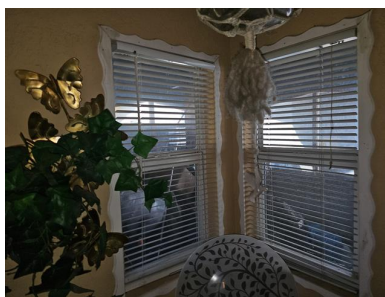


2.3 Item 8 (Picture)

(2) Multiple exterior and interior windows were damaged at the time of the inspection and did not open. I recommend having all windows serviced in both buildings.



2.3 Item 9 (Picture)



2.3 Item 10 (Picture)

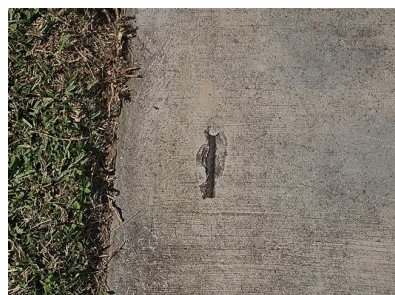


2.3 Item 11 (Picture)

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

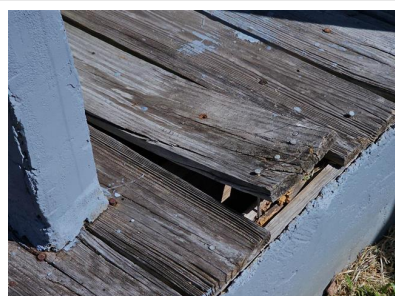
REPAIR OR REPLACE

(1) The sidewalk has damage in areas. The rebar was exposed.



2.4 Item 1 (Picture)

(2) Multiple deck boards were damaged at the time of the inspection. Deterioration of the wood was present at the time of the inspection. I recommend further evaluation by a qualified contractor.



2.4 Item 2 (Picture)



2.4 Item 3 (Picture)

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

INSPECTED

2.6 SCREEN ROOM

☑ INSPECTED

The left side building right unit screen room door return is missing.



2.6 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. STRUCTURAL COMPONENTS

📄 DESCRIPTION

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

🔧 STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation:

Masonry block

Roof-Type:

Gable

Floor Structure:

Not visible

Wall Structure:

Masonry

2 X 4 Wood Gable End

2 X 4 Wood

Ceiling Structure:

Not visible

Roof Structure:

Engineered wood trusses

Method used to observe attic:

Walked

Attic info:

Scuttle hole

Method used to observe

Crawlspace:

From entry

Could not access

Unsafe conditions

Debris

Obstructed

Columns or Piers:

Masonry block

🔍 ITEMS: STRUCTURAL COMPONENTS

3.0 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.)

📄 REPAIR OR REPLACE

The crawl space skirting was missing in multiple locations at the time of the inspection. This can allow critters access to underneath home.



3.0 Item 1 (Picture)

3.1 COLUMNS OR PIERS

☑ INSPECTED

3.2 CEILINGS (STRUCTURAL)

☑ INSPECTED

3.3 WALLS (STRUCTURAL)

☑ INSPECTED

3.4 FLOORS (STRUCTURAL)

☑ INSPECTED

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.

🏠 4. HEATING / CENTRAL AIR CONDITIONING

📄 DESCRIPTION

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

👁️ ITEMS: HEATING / CENTRAL AIR CONDITIONING

4.0 HEATING EQUIPMENT

☑ NOT PRESENT

4.1 NORMAL OPERATING CONTROLS

☑ NOT PRESENT

4.2 AUTOMATIC SAFETY CONTROLS

☑ NOT PRESENT

4.3 NORMAL OPERATING CONTROLS

☑ NOT PRESENT

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

☑ NOT PRESENT

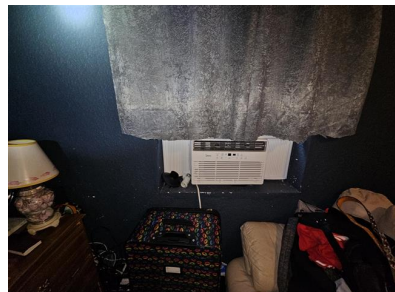
4.5 COOLING AND AIR HANDLER EQUIPMENT

☑ NOT PRESENT

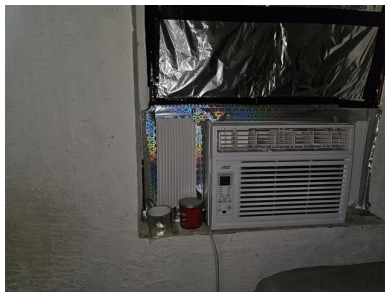
4.6 WINDOW UNITS/MINI SPLITS

 REPAIR OR REPLACE

We do not inspect window units. The window units appear to have not been done by a professional. Correction as needed.



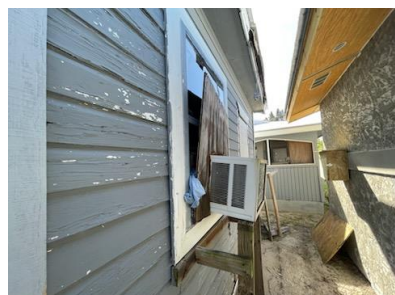
4.6 Item 1 (Picture)



4.6 Item 2 (Picture)



4.6 Item 3 (Picture)



4.6 Item 4 (Picture)



4.6 Item 5 (Picture)

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.

🏠 5. PLUMBING SYSTEM

📋 DESCRIPTION

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

✂️ STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:

Public

Water Filters:

(We do not inspect filtration systems)

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste:

Cast iron

Water Heater Power Source:

Electric

Water Heater Capacity:

10 GALLON

18 Gallon

Water Heater Location:

Bathroom

WH Manufacturer:

GE

RHEEM

Water Heater Age:

2011

2022

🔍 ITEMS: PLUMBING SYSTEM

5.0 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

☑ INSPECTED

5.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

📄 REPAIR OR REPLACE

(1) The main cleanout is located at the front of the home. (3)



5.1 Item 1 (Picture)



5.1 Item 2 (Picture)



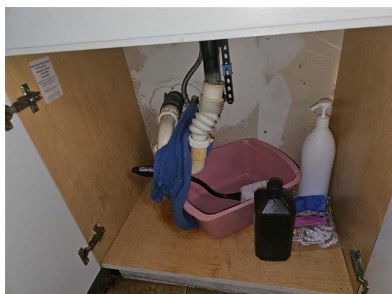
5.1 Item 3 (Picture)

(2) Cast iron waste pipes last anywhere between 50 and 100 years. However, it may be time to replace cast iron pipes long before their lifetime is up. Deterioration of cast iron pipes is normal after just 25 years, so homeowners should conduct routine inspections.



5.1 Item 4 (Picture)

(3) Multiple bathroom in both duplexes drain lines have flex pipe installed. This plumbing tends to trap debris. The left side unit bathroom sink drains slow. Multiple interior plumbing drain lines and toilet supply lines have corrosion.



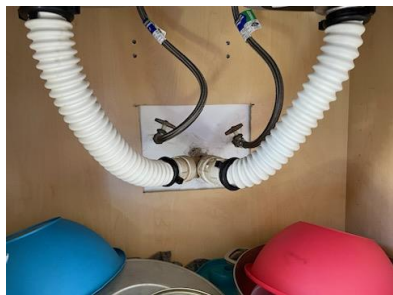
5.1 Item 5 (Picture)



5.1 Item 6 (Picture)



5.1 Item 7 (Picture)



5.1 Item 8 (Picture)



5.1 Item 9 (Picture)



5.1 Item 10 (Picture)



5.1 Item 11 (Picture)

(4) The front right side building bathroom toilet flapper valve does not seal. The toilet continuous runs after toilet is flushed. The plumbing exiting home are not fully sealed at the wall.



5.1 Item 12 (Picture)



5.1 Item 13 (Picture)

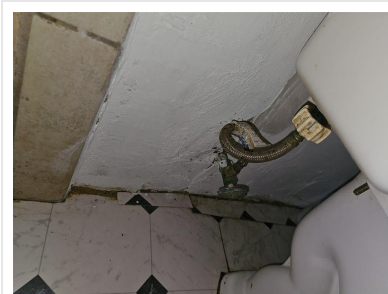
(5) The front right side unit sink stop did not function at the time of the inspection. The front right side unit toilet secure bolts have corrosion in areas. The toilet supply lines are in need of updating. Multiple sink stops were missing.



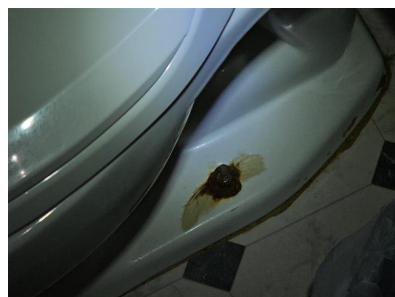
5.1 Item 14 (Picture)



5.1 Item 15 (Picture)



5.1 Item 16 (Picture)



5.1 Item 17 (Picture)



5.1 Item 18 (Picture)

5.2 HOSE BIB

☑ INSPECTED

Multiple exterior hose bibs were loose inside the wall.

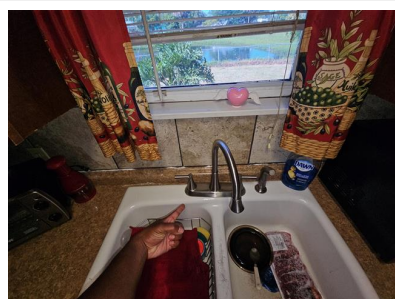


5.2 Item 1 (Picture)

5.3 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☐ REPAIR OR REPLACE

(1) The left side building right unit kitchen sink faucet handles are installed backwards. The left side building left unit sink was damaged.



5.3 Item 1 (Picture)



5.3 Item 2 (Picture)

(2) The front right side unit bathroom shower mixer valves are installed improperly. I recommend further evaluation by a qualified plumbing contractor. The left side right unit mixer valve loose at the wall.

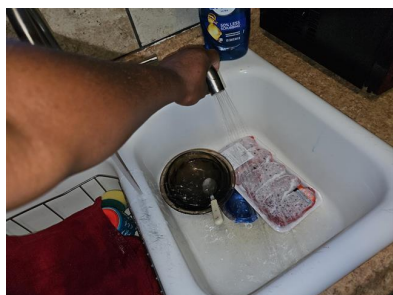


5.3 Item 3 (Picture)



5.3 Item 4 (Picture)

(3) The front right building left side plumbing lines are not fully sealed at the wall. This is allowing moisture intrusion. The water pressure inside the left side building right unit was low at the time of the inspection.



5.3 Item 5 (Picture)



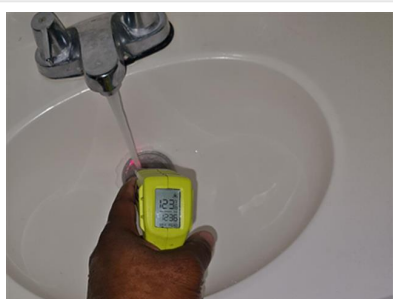
5.3 Item 6 (Picture)

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

☐ REPAIR OR REPLACE

(1) The hot water temperature 123 degrees. (Front Right Unit)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 120 degrees creates a risk for bacteria to develop inside your water heater from stagnant water, such as legionella that causes Legionnaire's disease.



5.4 Item 1 (Picture)

(2) The hot water temperature 108 degrees. (Left Side Unit) Front Building

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 120 degrees creates a risk for bacteria to develop inside your water heater from stagnant water, such as legionella that causes Legionnaire's disease.

(3) The hot water temperature 117 degrees. (Left Side Building Right Unit)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 120 degrees creates a risk for bacteria to develop inside your water heater from stagnant water, such as legionella that causes Legionnaire's disease.



5.4 Item 2 (Picture)

(4) The hot water temperature 115 degrees. (Left Side Building Left Unit)
120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 120 degrees creates a risk for bacteria to develop inside your water heater from stagnant water, such as legionella that causes Legionnaire's disease.



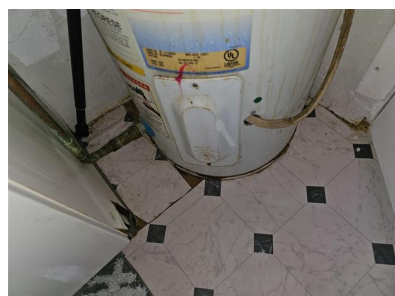
5.4 Item 3 (Picture)



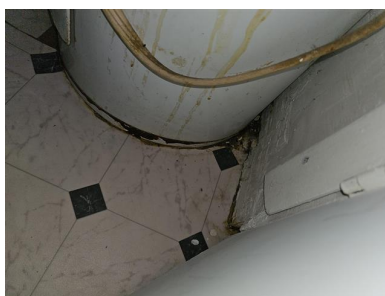
5.4 Item 4 (Picture)

(5) The water heater's are old but did function at time of the inspection. I am unable to determine the life remaining.

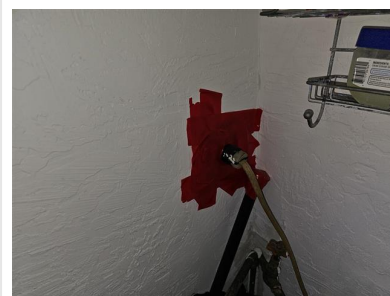
(6) The water heater overflow pans are missing at the right side building units. The water heaters have rust and corrosion at the bottom and top. The water main cord has been installed improperly and the wiring is not protected. Duct tape is used for support.



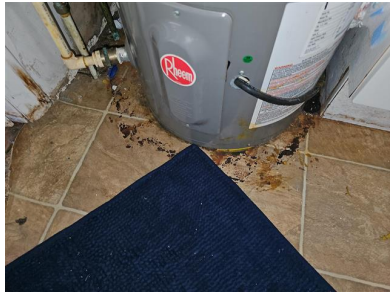
5.4 Item 5 (Picture)



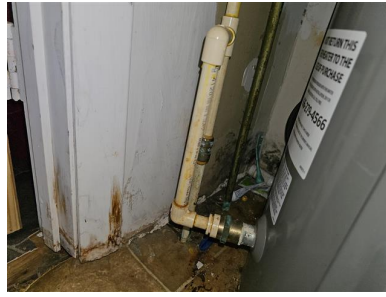
5.4 Item 6 (Picture)



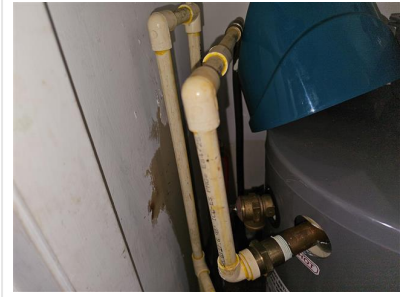
5.4 Item 7 (Picture)



5.4 Item 8 (Picture)



5.4 Item 9 (Picture)



5.4 Item 10 (Picture)

5.5 BUILT IN FIRE SPRINKLERS

☑ 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.

🏠 6. ELECTRICAL SYSTEM

📋 DESCRIPTION

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

✂️ STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service Conductors:

Aluminum(Main Feeders)

Copper(Throughout)

Copper(Main Feeders)

Aluminum(Throughout)

Panel Capacity:

(4) 125 AMP service panel

Panel Type:

Fuses

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

SIEMENS

Fuse Panel

Wiring Methods:

Romex

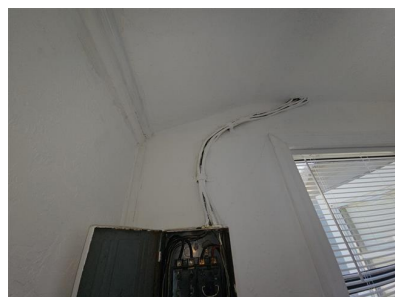
🔍 ITEMS: ELECTRICAL SYSTEM

6.0 LOCATION OF MAIN AND DISTRIBUTION PANELS

☑️ INSPECTED

(1) The main panel box and service disconnect are located in the master bedroom. (Left Side Building Right Unit)

(2) The main panel boxes and service disconnects are located inside the kitchen. (Right Side Building Unit)-(Left Side Building Unit)(Left Side Building Left Unit)



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)

6.1 SERVICE ENTRANCE CONDUCTORS

☑ INSPECTED

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

☐ REPAIR OR REPLACE

(1) The junction box at the left side of the right side building was not fully secured at the time of the inspection.

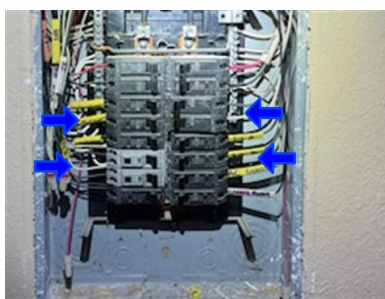


6.2 Item 1 (Picture)

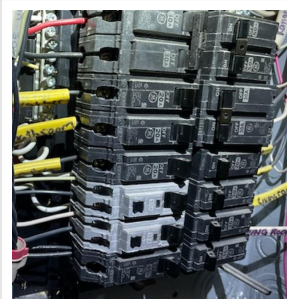
(2) The front right left unit and left side duplex right unit electrical panels have multiple loose circuit breakers. The panel was buzzing at the time of the inspection. Typical indication there's a potential short. I recommend further evaluation licensed electrician.



6.2 Item 2 (Picture)



6.2 Item 3 (Picture)



6.2 Item 4 (Picture)



6.2 Item 5 (Picture)

(3) Wiring is unprotected at multiple electrical panels. Wherever wiring can be damaged during normal day to day use should be protected in conduit. All electrical panels in both buildings do not have proper space requirements per code.

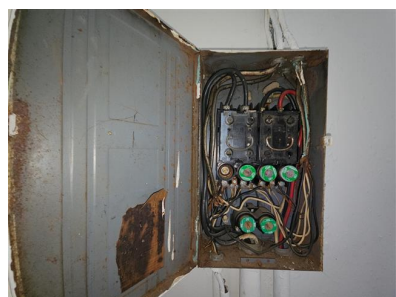


6.2 Item 6 (Picture)

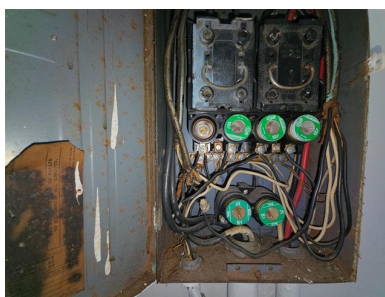


6.2 Item 7 (Picture)

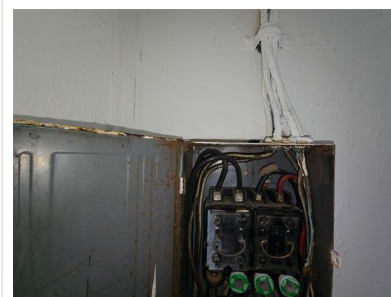
(4) I recommend replacement of the fuse panel located at the front right side unit, loose or damaged wiring, overloaded circuits, or a faulty electrical service. Solutions: Check for loose bulbs or fixtures. If the issue persists, consult an electrician to inspect your wiring and electrical service. They may need to replace damaged wiring or upgrade your electrical panel. Multiple neutrals and grounds were under the same lug. I recommend further evaluation by a licensed electrician.



6.2 Item 8 (Picture)



6.2 Item 9 (Picture)



6.2 Item 10 (Picture)



6.2 Item 11 (Picture)

6.3 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)

☐ REPAIR OR REPLACE

(1) The master bedroom outlet in the left side duplex right side unit. Multiple light bulbs were out at the time of the inspection. All items near a water source should be enclosed.



6.3 Item 1 (Picture)



6.3 Item 2 (Picture)

(2) The front right and left side units bedroom ceiling fans were out of balance. Multiple interior outlet junction boxes were loose inside the wall at the time of the inspection including but not limited too ,right building,left-right unit,left side building.



6.3 Item 3 (Picture)



6.3 Item 4 (Picture)

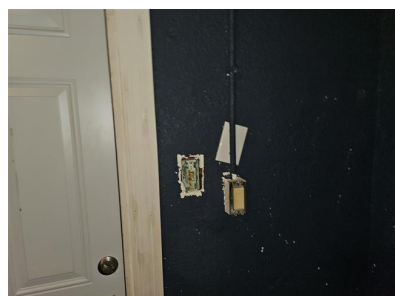


6.3 Item 5 (Picture)



6.3 Item 6 (Picture)

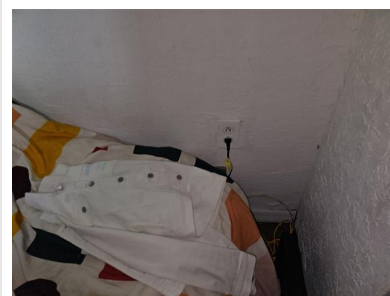
(3) Multiple interior and exterior outlet cover plates are missing. There was wiring exposed in multiple locations around the home including but not limited too interior, exterior. Multiple exterior outlet cover plates were damaged at the time of the inspection.



6.3 Item 7 (Picture)



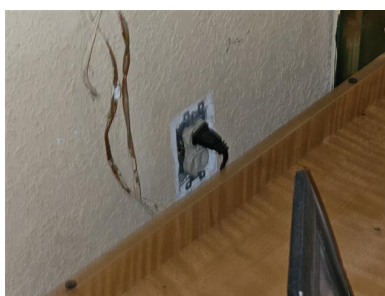
6.3 Item 8 (Picture)



6.3 Item 9 (Picture)



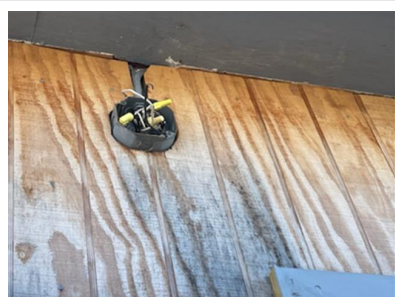
6.3 Item 10 (Picture)



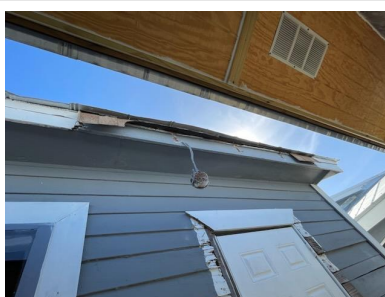
6.3 Item 11 (Picture)



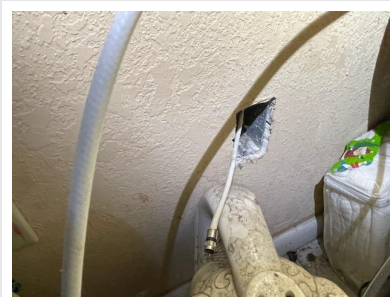
6.3 Item 12 (Picture)



6.3 Item 13 (Picture)



6.3 Item 14 (Picture)



6.3 Item 15 (Picture)

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

INSPECTED

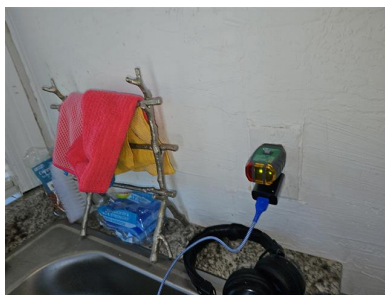
6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

REPAIR OR REPLACE

The kitchen and exterior and some of the bathroom outlets are not GFCI protected, are designed to prevent bodily harm from electrical faults that could cause electricity to flow through you to ground. When a GFCI breaker trips, it quickly disconnects the current flowing through an unintended ground path even if the amount of current is too small to trip a typical circuit break



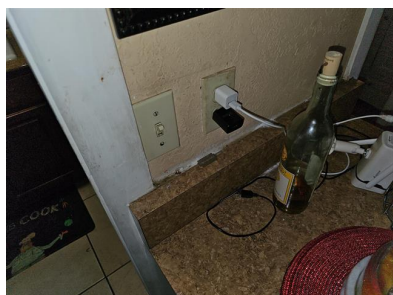
6.5 Item 1 (Picture)



6.5 Item 2 (Picture)



6.5 Item 3 (Picture)



6.5 Item 4 (Picture)



6.5 Item 5 (Picture)

6.6 SMOKE DETECTORS

☑ INSPECTED

The smoke detector should be tested at common hallway to bedrooms upon moving in to home. I recommend all updating smoke detectors.

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.

🏠 7. INSULATION AND VENTILATION

📄 DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation 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 at 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 to earth filled stoops 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:

Batt
R-19 or better

Ventilation:

Gable vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Floor System Insulation:

Not Visible

👁️ ITEMS: INSULATION AND VENTILATION

7.0 INSULATION IN ATTIC

📋 REPAIR OR REPLACE

The left side building attic insulation is matted down with rodent feces in urine. I recommend further evaluation by a pest control company.



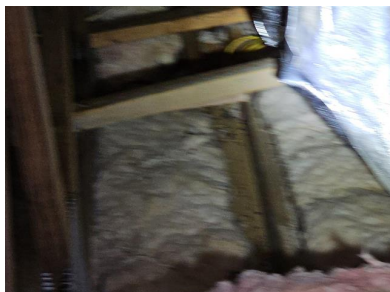
7.0 Item 1 (Picture)



7.0 Item 2 (Picture)



7.0 Item 3 (Picture)



7.0 Item 4 (Picture)

7.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

☑ INSPECTED

7.2 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

☐ REPAIR OR REPLACE

(1) Multiple dryer vents in both duplexes are not proper sealed at the wall. The left side unit duplex exhaust fan is not fully sealed.



7.2 Item 1 (Picture)



7.2 Item 2 (Picture)

(2) The left side budling right side unit dryer vent was not attached at the time of the inspection. I recccomend servicing dryer vents in both units tomorrow



7.2 Item 3 (Picture)



7.2 Item 4 (Picture)

7.3 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

☑ INSPECTED

7.4 INSULATION UNDER FLOOR SYSTEM

☑ INSPECTED

7.5 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

☑ NOT PRESENT

I recommend further evaluation. This can cause moisture issues within the home.

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.

🏠 8. 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; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

✂️ STYLES & MATERIALS: INTERIORS

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Laminated T&G
Tile
Terrazo

Interior Doors:

Raised panel

Window Types:

AGED
Single-hung
Single pane

Cabinetry:

Painted Wood
Laminate
Plastic

Countertop:

Laminate
Wood
Composite
Granite

👁️ ITEMS: INTERIORS

8.0 CEILINGS

☑ INSPECTED

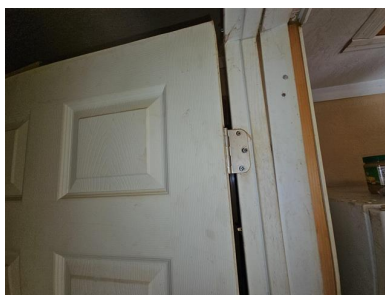
8.1 DOORS (REPRESENTATIVE NUMBER)

📁 REPAIR OR REPLACE

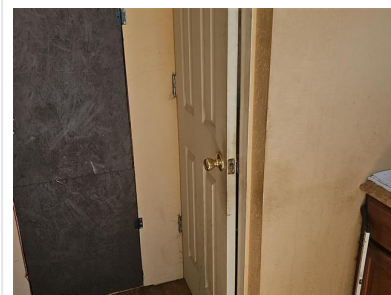
(1) The left side building left unit entry door was damaged and missing multiple door hinge attachment screws. The left side building left unit bathroom entry door was damaged.



8.1 Item 1 (Picture)

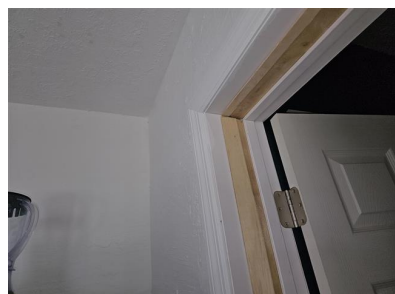


8.1 Item 2 (Picture)

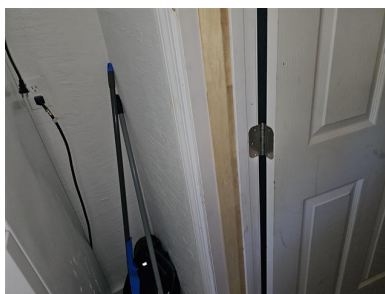


8.1 Item 3 (Picture)

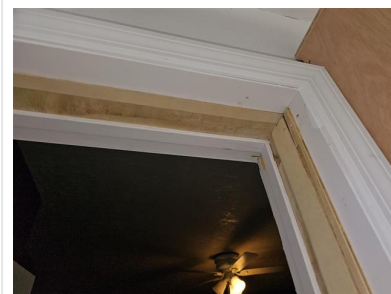
(2) The right side front unit bedroom entry door frame is improperly installed. The front right side unit bedroom closet pivot wheel is missing.



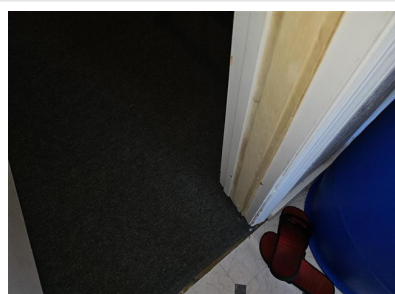
8.1 Item 4 (Picture)



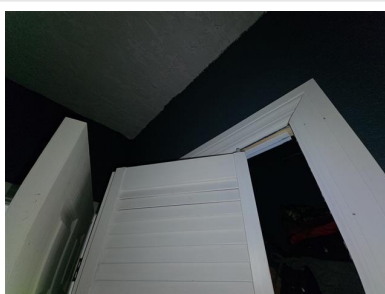
8.1 Item 5 (Picture)



8.1 Item 6 (Picture)

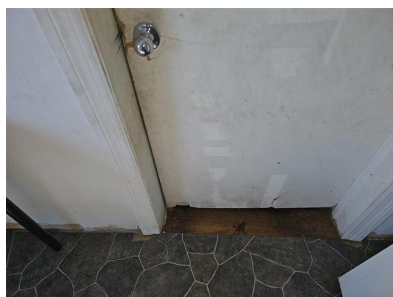


8.1 Item 7 (Picture)



8.1 Item 8 (Picture)

(3) The front right side building left side unit bedroom entry door was damaged at the time of the inspection. The door is missing multiple attachment screws.



8.1 Item 9 (Picture)



8.1 Item 10 (Picture)

8.2 WALLS

REPAIR OR REPLACE

(1) The interior walls have settlement cracking in areas. This appears to be normal settlement cracking.

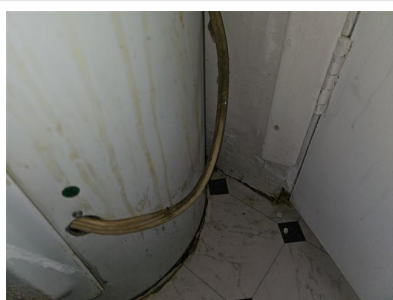


8.2 Item 1 (Picture)



8.2 Item 2 (Picture)

(2) The front right side unit bathroom walls have moisture damage in areas. The areas were dry at the time the of the inspection.

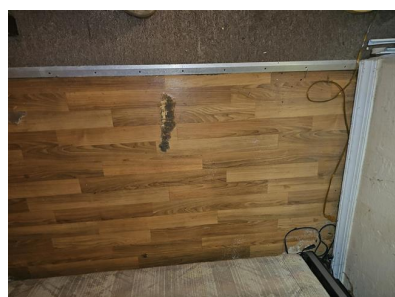


8.2 Item 3 (Picture)

8.3 FLOORS

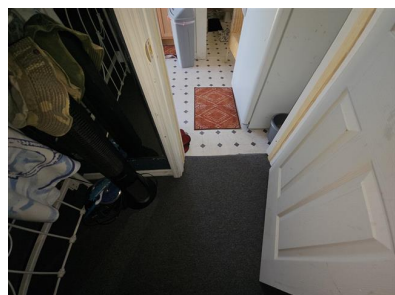
REPAIR OR REPLACE

(1) The interior laminate floors have damage in areas.

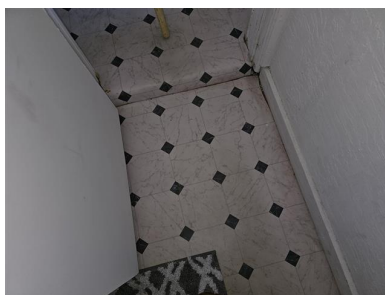


8.3 Item 1 (Picture)

(2) The interior floors in the right side building have multiple soft spots. I recommend further evaluation. The sub floor has moisture damage. The vinyl flooring in the front right building left side unit is tearing in areas. There was active moisture at the time of the inspection.



8.3 Item 2 (Picture)



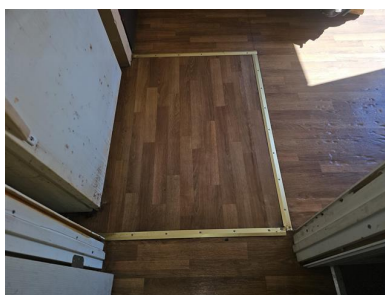
8.3 Item 3 (Picture)



8.3 Item 4 (Picture)



8.3 Item 5 (Picture)

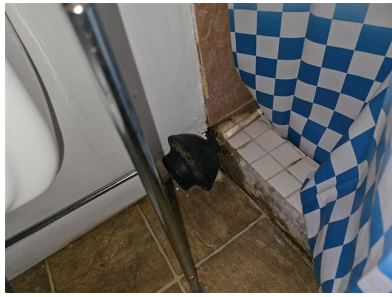


8.3 Item 6 (Picture)

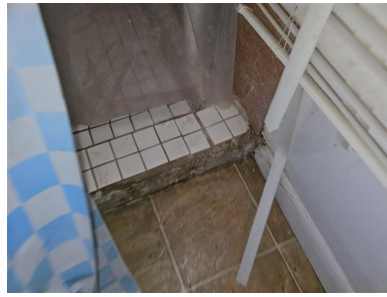
8.4 BATHROOM SHOWER

REPAIR OR REPLACE

The front right duplex left side unit shower does not have a shower pan installed. Concrete shower enclosure is not code. Moisture is present underneath tiles. I recommend further evaluation. The shower's has grout missing in areas. Multiple tiles were damaged at the time of the inspection. The shower head was leaking. Multiple showers drain slow.



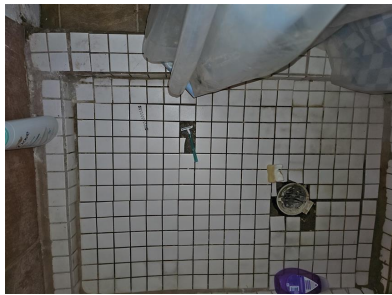
8.4 Item 1 (Picture)



8.4 Item 2 (Picture)



8.4 Item 3 (Picture)



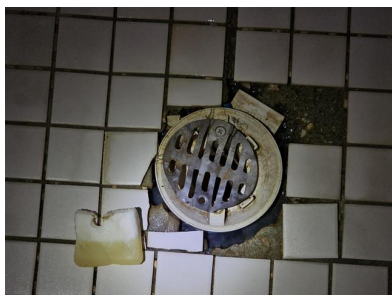
8.4 Item 4 (Picture)



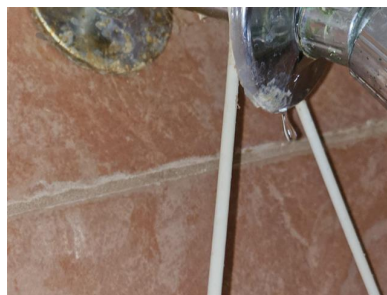
8.4 Item 5 (Picture)



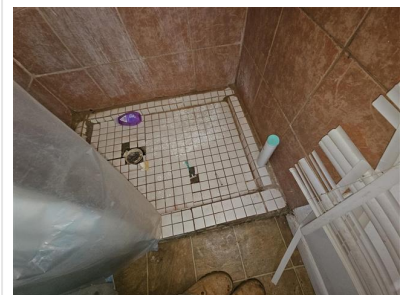
8.4 Item 6 (Picture)



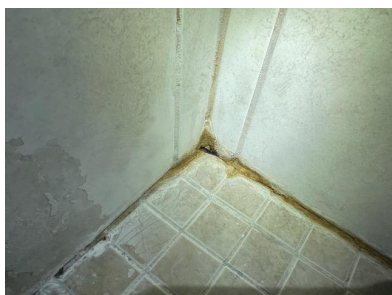
8.4 Item 7 (Picture)



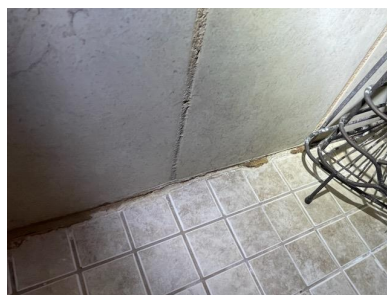
8.4 Item 8 (Picture)



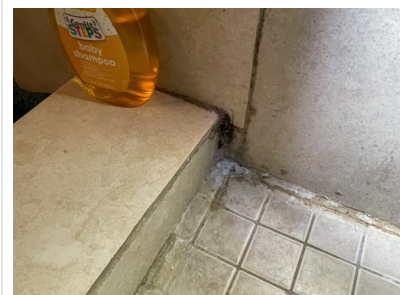
8.4 Item 9 (Picture)



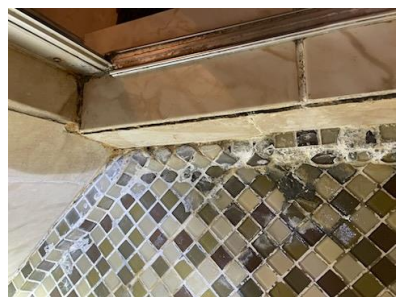
8.4 Item 10 (Picture)



8.4 Item 11 (Picture)



8.4 Item 12 (Picture)



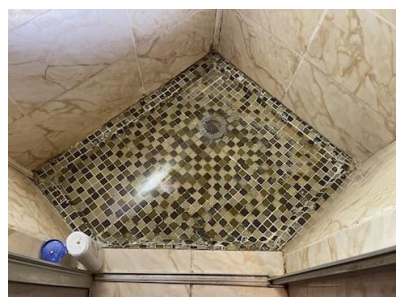
8.4 Item 13 (Picture)



8.4 Item 14 (Picture)



8.4 Item 15 (Picture)

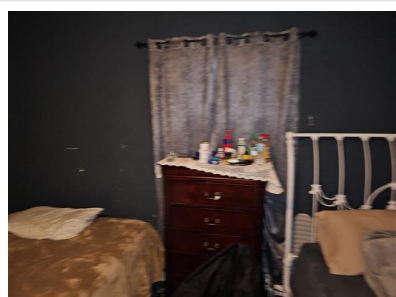


8.4 Item 16 (Picture)

8.5 WINDOWS (REPRESENTATIVE NUMBER)

REPAIR OR REPLACE

I was unable to inspect the windows in both building due to renters personal items.



8.5 Item 1 (Picture)

8.6 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

REPAIR OR REPLACE

(1) Multiple kitchen cabinets have sheet metal screws installed. Proper cabinet screws are required.



8.6 Item 1 (Picture)



8.6 Item 2 (Picture)

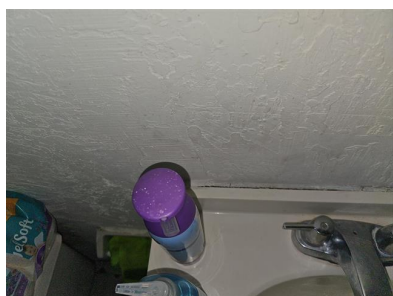


8.6 Item 3 (Picture)

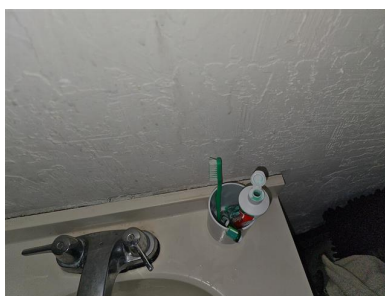


8.6 Item 4 (Picture)

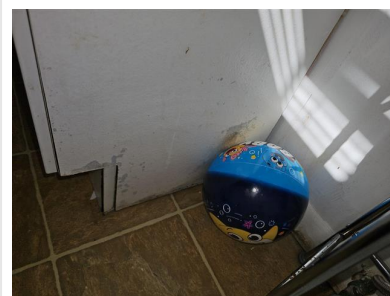
(2) Multiple kitchen and bathroom backsplash caulking was missing in areas. Multiple kitchen cabinets were not fully secured at the time of the inspection.



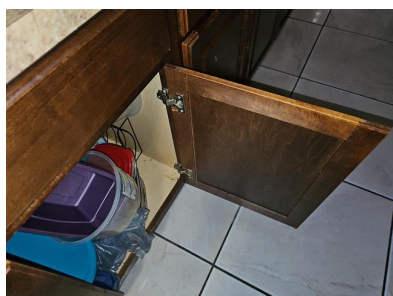
8.6 Item 5 (Picture)



8.6 Item 6 (Picture)



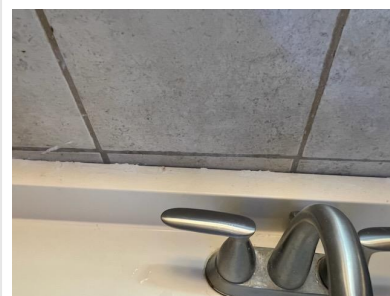
8.6 Item 7 (Picture)



8.6 Item 8 (Picture)



8.6 Item 9 (Picture)

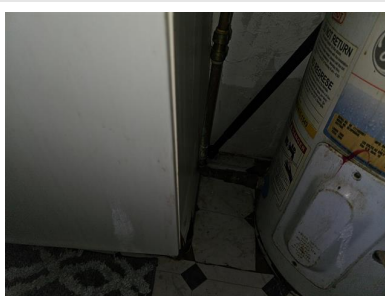


8.6 Item 10 (Picture)

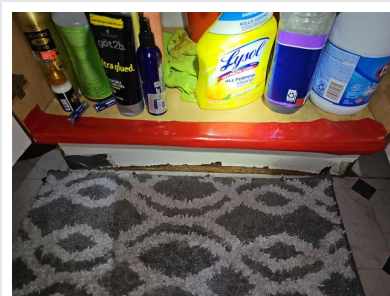
(3) The kitchen and bathroom cabinets and both right and left side duplex unit's have water damage. There was active moisture at the time of the inspection. Moisture can cause unseen damage. The cabinets are starting to cave in.



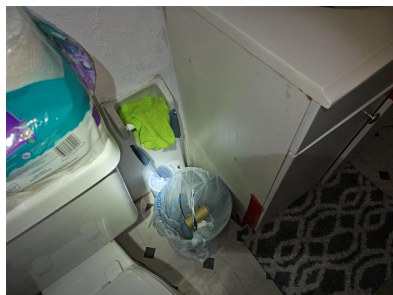
8.6 Item 11 (Picture)



8.6 Item 12 (Picture)



8.6 Item 13 (Picture)

**8.6 Item 14 (Picture)****8.6 Item 15 (Picture)****8.6 Item 16 (Picture)****8.6 Item 17 (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.

SUMMARY

Professional View Home Inspection Services
756 SE Fallon Drive Port Saint Lucie Florida 34983

Customer
Rosi Shepard

Address
433 SE Lake Circle Drive
Stuart FL 34994

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. ROOFING

1.0 ROOF COVERINGS

REPAIR OR REPLACE

(3) The roof covering has corrosion and rust in areas. This can allow moisture intrusion. Multiple metal roof panels are installed improperly. This cause wind to uplift certain areas of the covering. Multiple attachment screws were backing out of position.

1.2 FLASHINGS

REPAIR OR REPLACE

Multiple plumbing vent pipe flashings are in need of replacement. The seals are starting to separate in areas.

1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

REPAIR OR REPLACE

The tar seals around the chimney are considered temporary repairs. I recommend further evaluation. This can allow moisture intrusion. The chimney have been capped off. There not in use anymore.

2. EXTERIOR

2.0 EAVES, SOFFITS AND FASCIAS

REPAIR OR REPLACE

The fascia at the left and right side duplexes have deterioration of the wood in multiple locations. Multiple soffit vents were not fully secured at the time of the inspection. This can allow insects and rodents access to the attic. The soffits have gaps in areas.

2.1 EXTERIOR,SIDING

☐ REPAIR OR REPLACE

The exterior siding has deterioration of the wood in multiple locations at the right side building. This is allowing insects rodents access to the attic. The siding has staining in areas. The siding has settlement cracking in areas.

2.2 DOORS (EXTERIOR)

☐ REPAIR OR REPLACE

(1) The front right building left side unit front door frame has insect related damage. The door has deterioration of the wood. Multiple interior door were missing attachment screws in both duplexes.

(2) Multiple exterior exit doors were blocked by tenants personal items. The front right side building left unit rear exit door stucco is missing around the perimeter. The doors have deterioration of the wood near the bottom. This is cause by constant moisture contact.

2.3 WINDOWS

☐ REPAIR OR REPLACE

(1) The caulking around multiple exterior windows is missing in areas including but not limited too right and left side buildings. I recommend re-sealing to prevent moisture intrusion.

(2) Multiple exterior and interior windows were damaged at the time of the inspection and did not open. I recommend having all windows serviced in both buildings.

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

☐ REPAIR OR REPLACE

(1) The sidewalk has damage in areas. The rebar was exposed.

(2) Multiple deck boards were damaged at the time of the inspection. Deterioration of the wood was present at the time of the inspection. I recommend further evaluation by a qualified contractor.

3. STRUCTURAL COMPONENTS

3.0 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.)

☐ REPAIR OR REPLACE

The crawl space skirting was missing in multiple locations at the time of the inspection. This can allow critters access to underneath home.

4. HEATING / CENTRAL AIR CONDITIONING

4.6 WINDOW UNITS/MINI SPLITS

☐ REPAIR OR REPLACE

We do not inspect window units. The window units appear to have not been done by a professional. Correction as needed.

5. PLUMBING SYSTEM

5.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

☐ REPAIR OR REPLACE

(3) Multiple bathroom in both duplexes drain lines have flex pipe installed. This plumbing tends to trap debris. The left side unit bathroom sink drains slow. Multiple interior plumbing drain lines and toilet supply lines have corrosion.

(4) The front right side building bathroom toilet flapper valve does not seal. The toilet continuous runs after toilet is flushed. The plumbing exiting home are not fully sealed at the wall.

(5) The front right side unit sink stop did not function at the time of the inspection. The front right side unit toilet secure bolts have corrosion in areas. The toilet supply lines are in need of updating. Multiple sink stops were missing.

5.3 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☐ REPAIR OR REPLACE

(1) The left side building right unit kitchen sink faucet handles are installed backwards. The left side building left unit sink was damaged.

(2) The front right side unit bathroom shower mixer valves are installed improperly. I recommend further evaluation by a qualified plumbing contractor. The left side right unit mixer valve loose at the wall.

(3) The front right building left side plumbing lines are not fully sealed at the wall. This is allowing moisture intrusion. The water pressure inside the left side building right unit was low at the time of the inspection.

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

☐ REPAIR OR REPLACE

(1) The hot water temperature 123 degrees. (Front Right Unit)
120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 120 degrees creates a risk for bacteria to develop inside your water heater from stagnant water, such as legionella that causes Legionnaire's disease.

(2) The hot water temperature 108 degrees. (Left Side Unit) Front Building
120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 120 degrees creates a risk for bacteria to develop inside your water heater from stagnant water, such as legionella that causes Legionnaire's disease.

(3) The hot water temperature 117 degrees. (Left Side Building Right Unit)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 120 degrees creates a risk for bacteria to develop inside your water heater from stagnant water, such as legionella that causes Legionnaire's disease.

(4) The hot water temperature 115 degrees. (Left Side Building Left Unit)

120 degrees Fahrenheit is the safety recommendation against scalding, but 140° is the common default setting. Most experts agree that anything below 120 degrees creates a risk for bacteria to develop inside your water heater from stagnant water, such as legionella that causes Legionnaire's disease.

(6) The water heater overflow pans are missing at the right side building units. The water heaters have rust and corrosion at the bottom and top. The water main cord has been installed improperly and the wiring is not protected. Duct tape is used for support.

6. ELECTRICAL SYSTEM

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

☐ REPAIR OR REPLACE

(1) The junction box at the left side of the right side building was not fully secured at the time of the inspection.

(2) The front right left unit and left side duplex right unit electrical panels have multiple loose circuit breakers. The panel was buzzing at the time of the inspection. Typical indication there's a potential short. I recommend further evaluation licensed electrician.

(3) Wiring is unprotected at multiple electrical panels. Wherever wiring can be damaged during normal day to day use should be protected in conduit. All electrical panels in both buildings do not have proper space requirements per code.

(4) I recommend replacement of the fuse panel located at the front right side unit, loose or damaged wiring, overloaded circuits, or a faulty electrical service. Solutions: Check for loose bulbs or fixtures. If the issue persists, consult an electrician to inspect your wiring and electrical service. They may need to replace damaged wiring or upgrade your electrical panel. Multiple neutrals and grounds were under the same lug. I recommend further evaluation by a licensed electrician.

6.3 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)

☐ REPAIR OR REPLACE

(1) The master bedroom outlet in the left side duplex right side unit. Multiple light bulbs were out at the time of the inspection. All items near a water source should be enclosed.

(2) The front right and left side units bedroom ceiling fans were out of balance. Multiple interior outlet junction boxes were loose inside the wall at the time of the inspection including but not limited too ,right building, left-right unit, left side building.

(3) Multiple interior and exterior outlet cover plates are missing. There was wiring exposed in multiple locations around the home including but not limited too interior, exterior. Multiple exterior outlet cover plates were damaged at the time of the inspection.

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

REPAIR OR REPLACE

The kitchen and exterior and some of the bathroom outlets are not GFCI protected, are designed to prevent bodily harm from electrical faults that could cause electricity to flow through you to ground. When a GFCI breaker trips, it It quickly disconnects the current flowing through an unintended ground path even if the amount of current is too small to trip a typical circuit break

7. INSULATION AND VENTILATION

7.0 INSULATION IN ATTIC

REPAIR OR REPLACE

The left side building attic insulation is matted down with rodent feces in urine. I recommend further evaluation by a pest control company.

7.2 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

REPAIR OR REPLACE

(1) Multiple dryer vents in both duplexes are not proper sealed at the wall. The left side unit duplex exhaust fan is not fully sealed.

(2) The left side budling right side unit dryer vent was not attached at the time of the inspection. I recccomend servicing dryer vents in both units tomorrow

8. INTERIORS

8.1 DOORS (REPRESENTATIVE NUMBER)

REPAIR OR REPLACE

(1) The left side building left unit entry door was damaged and missing multiple door hinge attachment screws. The left side building left unit bathroom entry door was damaged.

(2) The right side front unit bedroom entry door frame is improperly installed. The front right side unit bedroom closet pivot wheel is missing.

(3) The front right side building left side unit bedroom entry door was damaged at the time of the inspection. The door is missing multiple attachment screws.

8.2 WALLS

REPAIR OR REPLACE

(1) The interior walls have settlement cracking in areas. This appears to be normal settlement cracking.

(2) The front right side unit bathroom walls have moisture damage in areas. The areas were dry at the time the of the inspection.

8.3 FLOORS

REPAIR OR REPLACE

(1) The interior laminate floors have damage in areas.

(2) The interior floors in the right side building have multiple soft spots. I recommend further evaluation. The sub floor has moisture damage. The vinyl flooring in the front right building left side unit is tearing in areas. There was active moisture at the time of the inspection.

8.4 BATHROOM SHOWER

REPAIR OR REPLACE

The front right duplex left side unit shower does not have a shower pan installed. Concrete shower enclosure is not code. Moisture is present underneath tiles. I recommend further evaluation. The shower's has grout missing in areas. Multiple tiles were damaged at the time of the inspection. The shower head was leaking. Multiple showers drain slow.

8.5 WINDOWS (REPRESENTATIVE NUMBER)

REPAIR OR REPLACE

I was unable to inspect the windows in both building due to renters personal items.

8.6 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

REPAIR OR REPLACE

(1) Multiple kitchen cabinets have sheet metal screws installed. Proper cabinet screws are required.

(2) Multiple kitchen and bathroom backsplash caulking was missing in areas. Multiple kitchen cabinets were not fully secured at the time of the inspection.

(3) The kitchen and bathroom cabinets and both right and left side duplex unit's have water damage. There was active moisture at the time of the inspection. Moisture can cause unseen damage. The cabinets are starting to cave in.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed

inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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