

ISLAND
INSPECTIONS

Inspections, LLC



1600 Anywhere Street, Orange Beach, AL 36561
Inspection prepared for: Mr. Home Buyer
Date of Inspection: 12/17/2015

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Report Summary

The summary below consists of potentially significant findings that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. *Please refer to the body of this report for further details on these and other recommendations.*

Structure Components

Page 6 Item: 7	Ceiling & Roof	7.1. • Repair: Moisture intrusion was apparent where the the flat roof/chimney servicing the porch meets the home. Rot/deterioration was apparent on the roof sheathing. The chimney is within close proximity of the damaged sheathing. While it is suspected the chimney is the source of the leak, it could not be confirmed at the time of the inspection. Moisture intrusion was also observed on the North side of the home at the bottom of the roof decking within close proximity to the eave. This is believed to be from unsealed shingles. These areas should be further evaluated and repaired by a qualified roofing contractor.
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Roofing

Page 8 Item: 4	Roof Covering	4.5. • Monitor: Prior repairs were observed on the flat roof servicing the porch. The roof is designed in a manner that does not promote proper drainage. This should be further evaluated by a qualified roofing contractor. 4.6. • Repair: The shingles were observed damaged in various locations. Locations: East, West & South sides 4.7. • Repair: Roofing shingles were observed unsealed in various locations. These should be sealed to avoid moisture intrusion. 4.8. • Repair: Debris should be removed from the roof.
Page 9 Item: 6	Chimney(s)	6.2. • Safety Issue: The flue servicing the chimney had improper clearance from combustible materials. Insulation was observed in close proximity of the chimney. This type of vent requires 1-inch minimum clearance. This condition is a potential fire hazard and should be corrected by a qualified contractor.
Page 10 Item: 7	Roof Drainage System	7.1. • Repair: Debris was observed in the gutters at the time of the inspection. Recommend cleaning the gutters and monitoring monthly.
Page 11 Item: 9	Attic Access	9.2. • Safety Issue: The stairs servicing the attic entrance were operating in a manner inconsistent with its intended purpose. This represents a trip hazard, and should be repaired for improved safety.

Garage

Page 16 Item: 3	Garage Door Safety Features	3.1. • Safety Issue: The garage door would not reverse when meet with resistance.
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Electrical

Page 19 Item: 11	GFCI - Ground Fault Circuit Interrupter	11.2. • Repair: A GFCI outlet located on the porch was inoperative at the time of the inspection.
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Plumbing

Page 24 Item: 5	Water Heater	5.1. • Repair: The piping servicing the TPR valve was observed as PVC . PVC is not temperature or pressure rated for this application. Recommend installing piping compatible for this system.
Page 25 Item: 8	Other Plumbing Components	8.2. • Repair: Although energy was being delivered to the well, it was inoperative at the time of the inspection. Recommend consulting with a licensed plumber to recommend further evaluation and correction.

Bathrooms

Page 27 Item: 5	Sinks	5.1. • Repair: The supply valve servicing the sink in the master bathroom on the south wall was observed leaking at the time of the inspection. 5.2. • Repair: Corrugated drain pipes were observed servicing the sinks in both bathrooms. Corrugated drain lines should be replaced with proper plumbing materials
Page 27 Item: 6	Toilet(s)	6.2. • Repair: The toilet in master bathroom is loose. Recommend securing to the floor as needed.

Interior

Page 29 Item: 5	Windows	5.1. • Repair: A window in the master bedroom was inoperative at the time of the inspection. This should be repaired 5.2. • Repair: The windows in the kitchen should be adjusted so they remain in the upright position when left unattended.
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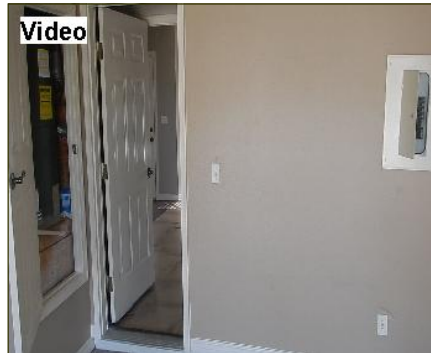
Kitchen & Appliances

Page 33 Item: 5	Dishwasher	5.2. • Repair: Dishwasher drain hoses should be equipped with a high loop system. This is designed to prevent potential backflow contamination of the dishwasher.
Page 33 Item: 6	Garbage Disposal	6.1. • Repair: The disposal was leaking at the time of the inspection. This should be replaced.

Introduction & Site Details

1. Introduction

For your convenience a video has been provided below. The purpose of this video is to provide you with a better understanding of the locations and components within the home. These locations will be referred to throughout the report.



[Click to watch video](#)

2. Inspection Time

10:00 AM

3. Attending Inspection

Buyer Agent present

4. Occupancy

Vacant-Unfurnished

5. Residence Type/Style

Single Family Home • 2 car attached garage

6. Age & Square Footage

Year Built: 1999 • Age Of Home: 16 Years • Approximate Square Footage: 1484

7. Bedrooms & Bathrooms

3 Bedrooms • 2 Full bathrooms

8. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing West

Conventions & Terms used In This Report

Use Of Photo And Video

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. To view videos in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe.

Scope Of Inspection

All components designated for inspection in the [International Association Of Certified Home Inspectors \(InterNachi\)](#) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Posted Below is a link to the complete copy of InterNachi's standards of practice

<http://www.nachi.org/sop.htm>

Text Color Significance

BLACK text is general information and descriptions of the systems and components installed at the property.

BLUE text are observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less significant, but should be addressed; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information. Limitations that may have restricted the inspection associated with an area will be listed here.

RED text are comments of significant deficient components or conditions which need attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

Text with **YELLOW** highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.

Comment Headings Defined

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence. These item may have complied with standards at the time of construction, but do not comply with the most currently accepted safety standards.

"MAINTENANCE": Denotes recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified to be upgraded to meet modern construction and/or safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership.

"Monitor": Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary

"LOCATION": All reported locations are areas where the issue is mainly present but not limited to that area. All necessary corrections should be made where condition exists.

Structure Components

I. Preventative Maintenance

This home is in an area known for wood destroying insect activity. Wood destroying insects can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is advised. Recommend consulting with a licensed pest control specialist prior to the purchase of the home, for further evaluation, bonds and Preventative chemical treatment plans.

2. Foundation Walls

Observations:

2.1. Common cracking was noted on the foundation walls



3. Foundation Style

Description:

- Slab on Grade

4. Foundation Floor

Description:

- Concrete slab

Observations:

4.1. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

5. Floor Structure

Description:

- Concrete

6. Wall Structure

Description:

- Wood frame

Observations:

6.1. Limited view due to finishing materials.

7. Ceiling & Roof

Description:

- Rafters
- Wood Joists

Observations:

7.1. • Repair: Moisture intrusion was apparent where the the flat roof/chimney servicing the porch meets the home. Rot/deterioration was apparent on the roof sheathing. The chimney is within close proximity of the damaged sheathing. While it is suspected the chimney is the source of the leak, it could not be confirmed at the time of the inspection. Moisture intrusion was also observed on the North side of the home at the bottom of the roof decking within close proximity to the eave. This is believed to be from unsealed shingles. These areas should be further evaluated and repaired by a qualified roofing contractor.



No staining observed at roof valley



Rot/Deterioration noted by flat roof-chimney



Rot/deterioration noted at north side of home

Roofing

I. Roof Views

The pictures demonstrate every effort was made to inspect the roof at the time of the inspection.



2. Roof Style and Pitch

Description:

- Hip

3. Method of Roof Inspection

Walked on Roof Surface

4. Roof Covering

Description:

- Fiberglass-based asphalt shingles

Age Of Roof:

- 15-20+ years

Observations:

4.1. • FYI: The roof covering appeared to be near or at the end of its useful life. Consider budgeting for a new roof in the future is recommended.

4.2. • Monitor: Minor algae staining was observed on the roof in various locations.

4.3. • Monitor: Prior repairs were observed on the roof. This was apparent by the variation of different colored shingles.

4.4. • Monitor: Exposed nail heads were observed on the roof coverings at various locations. While these were sealed at the time of the inspection, These areas should still be monitored.

4.5. • Monitor: Prior repairs were observed on the flat roof servicing the porch. The roof is designed in a manner that does not promote proper drainage. This should be further evaluated by a qualified roofing contractor.

4.6. • Repair: The shingles were observed damaged in various locations. Locations: East, West & South sides

4.7. • Repair: Roofing shingles were observed unsealed in various locations. These should be sealed to avoid moisture intrusion.

4.8. • Repair: Debris should be removed from the roof.



Recommend removing debris from roof



Damage observed on shingles at various locations



Different colored shingles suggest Prior repairs



Damaged shingle at west side of home



Staining noted on roof covering



Flat roof vulnerable



Prior repairs observed on porch roof



Shingles should be sealed

5. Flashings & Penetrations

Description:

- Rubber
- **PVC** Piping for plumbing vent stack(s)

Observations:

5.1. • Monitor: Moisture staining was noted on the roof sheathing below the plumbing vent flashings in various locations. Although the areas were dry at the time of the inspection, signs of leaking were apparent on the insulation below.



Staining below plumbing vent flashings



Insulation stained below flashing

6. Chimney(s)

Description:

- Metal flue--for wood burning fireplace

Observations:

6.1. FYI: The chimney chase cap was rusted with no visible damage. The inspector recommends having the chase cap cleaned, primed, painted and sealed to prevent damage to the cap.

6.2. • Safety Issue: The flue servicing the chimney had improper clearance from combustible materials. Insulation was observed in close proximity of the chimney. This type of vent requires 1-inch minimum clearance. This condition is a potential fire hazard and should be corrected by a qualified contractor.



Rust noted on chimney



Sealant needed at chimney

7. Roof Drainage System

Description:

- Galvanized/Aluminum

Observations:

7.1. • **Repair:** Debris was observed in the gutters at the time of the inspection. Recommend cleaning the gutters and monitoring monthly.



8. Attic Views

• The pictures demonstrate that every effort was made to visually inspect all accessible areas or show limitations of access. We do not attempt to enter attics that have less than thirty-six inches of headroom, or are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous. We do not disturb or move insulation that may obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.





9. Attic Access

- Attic Access Location: Garage

Observations:

9.1. • Improve: The attic entrance was missing the pull down rope. This is used for accessing the attic.

9.2. • Safety Issue: The stairs servicing the attic entrance were operating in a manner inconsistent with its intended purpose. This represents a trip hazard, and should be repaired for improved safety.



Access located in garage



Access missing pull down string



Attic stairs not folding properly

10. Method of Attic Inspection

Description: Viewed and walked in the Attic

11. Insulation in Unfinished Spaces

Description:

- **Cellulose** (loose fill)

Approximate Insulation Level:

- R-25

Observations:

11.1. Improve: The insulation has settled in some locations. Recommend evening out insulation, so maximum insulation values are obtained.

11.2. • FYI: Insulation was observed in the soffit vents. Recommend removing insulation to allow for proper roof ventilation.

11.3. • FYI: Upgrading insulation levels may be desirable



Upgrading insulation may be desirable



Soffit vents congested in various locations

Exterior

I. Exterior Views



2. Exterior Cladding

Description:

- Vinyl Siding

Observations:

2.1. FYI: Minor damage was observed on the siding in various locations. This is typical of wear and tear on the cladding system. These should be sealed or repaired to prevent moisture intrusion.



3. Driveway

Description: Concrete

Observations:

3.1. Normal cracking was present with no significant deficiencies.

4. Walkways

Description: Concrete

Observations:

4.1. Appeared functional and satisfactory, at time of inspection.

5. Grading and Surface Drainage

Description: Level Grade

Observations:

5.1. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

6. Vegetation Affecting Structure

Description: Vegetation in contact with the house.

Observations:

6.1. Tree branches were observed within close proximity of the roof. These should be trimmed to avoid potential damage to the roofing system.



Recommend trimming tree branches

7. Porch, Steps & Railings

Description:

- Metal columns

Observations:

7.1. There were no deficiencies observed.

8. Eaves, Soffits, Fascia and Trim

Description:

- Metal
- Vinyl

Observations:

8.1. Appeared to be in serviceable condition, at time of inspection.

9. Fence

Description:

- Wood

Observations:

9.1. • Repair: Minor repairs are needed at the fence in various locations.



10. Exterior Doors

Description:

- Metal

Observations:

10.1. Appeared in functional and in satisfactory condition, at time of inspection.

11. Exterior Windows

Window flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these components, and leaks may become evident only during heavy, prolonged or wind-driven rainfall. The window screens are not evaluated because many people choose to remove them for aesthetic reasons.

Observations:

11.1. There were no deficiencies observed.

12. Window/Door Frames and Trim

Description:

- Wood

Observations:

12.1. • FYI: Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness, reduce energy levels and help prevent moisture intrusion. A home that is not properly sealed will be uncomfortable due to drafts, and will use about 30% more energy than a relatively air-tight home. In addition, effective caulking and weather-stripping will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

Garage

I. Garage Observations

1.1. FYI: Typical cracking was observed at the garage



2. Garage Door & Opener(s)

Description:

- Garage Door Opener manufacturer: Automatic Doorman
- Horsepower: 1/2 HP

Observations:

2.1. Appeared functional using normal controls, at time of inspection.

3. Garage Door Safety Features

Observations:

3.1. • **Safety Issue:** The garage door would not reverse when meet with resistance.



Click to watch video

4. Garage Firewall and Ceiling

Observations: Appeared satisfactory and serviceable at time of inspection.

Electrical

I. Service Drop

Description:

- Underground service lateral

Observations:

- 1.1. There were no deficiencies observed.

2. Service Entrance Wires

Description:

- Aluminum

Observations:

- 2.1. Appeared satisfactory and functional at the time of the inspection.

3. Electrical Service Rating

Description:

- 200 amps

4. Main Service Panel(s)

Description:

- Manufacturer: Siemens
- Location: South Side of home

Observations:

- 4.1. The wiring within the panel appeared satisfactory and functional.



5. Main Disconnect

Description:

- 125 Amp Breaker

Observations:

- 5.1. No deficiencies noted.



6. Service Grounding

Description:

- Copper

Observations:

6.1. No deficiencies observed at the time of the inspection.

7. Overcurrent Protection

Description:

- Breakers

Observations:

7.1. Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.

8. Sub Panel(s)

Description:

- Number of sub panels: 1
- Panel Location: Garage
- Panel Rating: 125 Amps



Sub Panel in good condition



Manufacturer Data

9. Distribution Wiring

Description:

- Copper

Observations:

9.1. Visible wiring appeared functional, at time of inspection.

10. Lighting, Fixtures, Switches, Outlets

Description:

- Grounded

Observations:

10.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

11. GFCI - Ground Fault Circuit Interrupter

GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations:

- Bathrooms
- Kitchen
- Exterior
- Garage

Observations:

11.1. • FYI: Test GFCIs monthly to ensure proper operation.

11.2. • Repair: A GFCI outlet located on the porch was inoperative at the time of the inspection.



[Click to watch video](#)

12. Smoke/Heat Detector(s)

Locations:

- Within close proximity of bedroom locations

HVAC

1. Heating System Information

Description:

- Heat Pump-See Cooling For Manufacturer's Information

2. Thermostat

Description:

- Digital - programmable type.

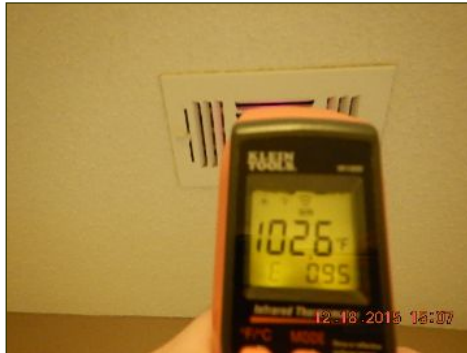
Observations:

2.1. FYI: The emergency heat setting was turned on at the thermostat and heat was being delivered.



3. Heating Supply

The pictures illustrate that heated air was provided when the thermostat was set to heat. No further equipment diagnostics were performed as part of this home inspection.



4. Heating System Observations

4.1. The heating system was functioning. We recommend consulting with the seller regarding the service history of the system.

5. Cooling System

Description:

- Unit Type: Air Source Air Conditioner
- Energy Source: Electricity
- Manufacturer: Goodman
- Capacity: 2.5 Ton
- Approximate Age In Years: 16
- Air Handler Location: garage



Air handler located in garage

6. Cooling Supply

The pictures illustrate that conditioned air was provided when the thermostat was set to cool. No further equipment diagnostics were performed as part of this home inspection.

6.1. • FYI: The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.



7. Cooling System Observations

7.1. • FYI: Damage was visible on the coil fins servicing the heat pump. This may affect the systems efficiency.

7.2. • Monitor: The cooling system is an older unit and may be reaching the end of its useful life. Predicting the time frame of component breakdown and repairs is beyond the scope of a home inspection. Recommend consulting with the seller regarding service history. Recommended servicing system if the unit has not been serviced within the last 12 months.



Fin damage observed on heat pump

8. Distributions Systems

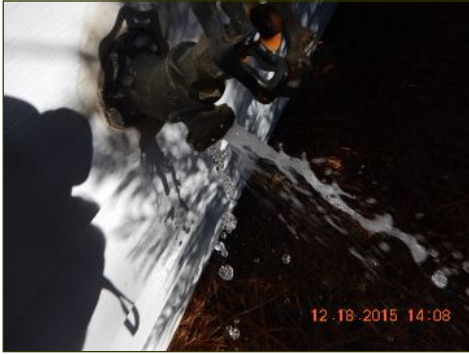
8.1. • FYI: An air register was observed on the ceiling in the garage. This was connected to the air supply at the time of the inspection



Plumbing

I. Plumbing Pics

The pictures demonstrate that every effort was made to inspect and test all the plumbing fixtures at the house, and check that hot water was being delivered. All the plumbing fixtures are not be pictured here. Supply valves are not tested as part of a standard home inspection. The water flow is test for adequacy by running water in the bath sink and shower while the toilet is flushed. Any issues will be noted in the appropriate section.



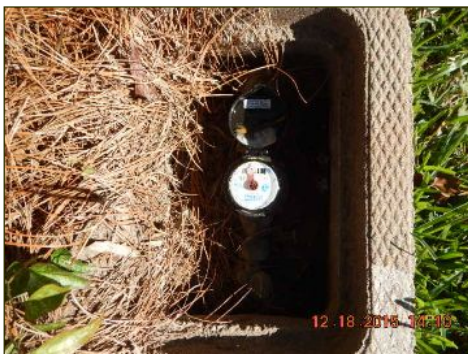
2. Water Source & Main Shutoff

Description:

- Water Source: Public Water Supply

Observations:

2.1. No deficiencies noted at the water shut-off at the time of the inspection



Recommend cleaning debris from meter



Location of water meter

3. Supply Piping Observations

Description:

- Supply Piping: PEX (Cross-linked polyethylene)

Observations:

3.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water supply pipes.

4. Water Heater Information

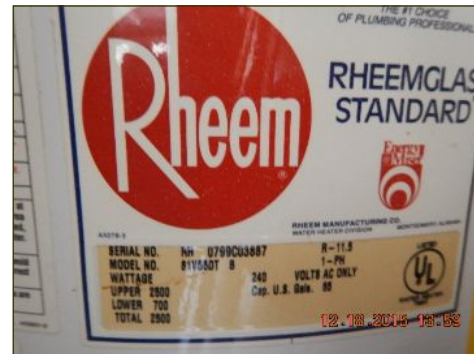
Description:

- Water Heater Energy Source: Electric
- Water Heater Manufacturer: Rheem
- Capacity: 65 Gallons
- Approximate Age In Years: 16
- Water Heater Location: garage

4.1. FYI: Water heaters should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding. Water heaters have a typical life expectancy of 8-12 years.



View of water heater



Manufacturer data

5. Water Heater

Observations:

5.1. • Repair: The piping servicing the **IPR valve** was observed as PVC. PVC is not temperature or pressure rated for this application. Recommend installing piping compatible for this system.



6. Drain, Waste & Vent

- The inspector attempts to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and ONLY A VIDEO-SCAN of the main line would confirm its actual condition.

Observations:

- 6.1. There were no deficiencies observed at the visible drain lines.

7. Hose Bibs

Description:

- There were standard hose spigots at the house with no anti-siphon devices which should be installed.

Observations:

- 7.1. No discrepancies noted at the time of the inspection.

8. Other Plumbing Components

- 8.1. FYI: The sprinkler system was not tested due to the well being inoperative at the time of the inspection.

- 8.2. • **Repair:** Although energy was being delivered to the well, it was inoperative at the time of the inspection. Recommend consulting with a licensed plumber to recommend further evaluation and correction.



Sprinkler system not tested



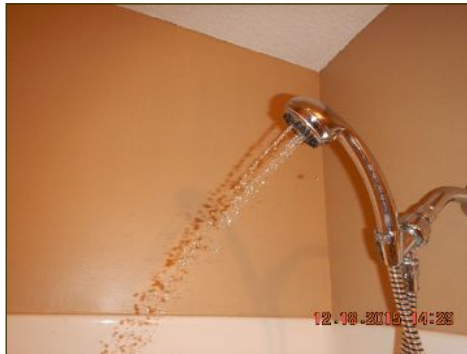
Well inoperative

Bathrooms

I. Bathroom View

The pictures demonstrate that every effort was made to inspect and test all bathroom plumbing fixtures in the house. All the bathroom fixtures are not pictured. Personal belongings are not moved and may conceal issues. Supply valves are not tested as part of a standard home inspection.

Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.



2. Exhaust Fan(s)

Observations:

2.1. Exhaust fans in good working order. No deficiencies noted.

3. Vanities

Observations:

3.1. There were no deficiencies observed. Areas of cosmetic damage are not noted.

4. Faucets

Observations:

4.1. There were no deficiencies observed.

5. Sinks

Observations:

5.1. • Repair: The supply valve servicing the sink in the master bathroom on the south wall was observed leaking at the time of the inspection.

5.2. • Repair: Corrugated drain pipes were observed servicing the sinks in both bathrooms. Corrugated drain lines should be replaced with proper plumbing materials



Corrugated drain pipe



Location of leaking supply valve



Click to watch video of leaking supply valve

6. Toilet(s)

Observations:

6.1. Improve: The toilet in the hallway bathroom continues to run after flushing,

6.2. • Repair: The toilet in master bathroom is loose. Recommend securing to the floor as needed.



7. Bath Tub(s)

Description:

- Whirlpool tub located in Master Bath
- Plastic/Fiberglass

Observations:

7.1. • Improve: Motor access should be provided to the whirlpool tub without damaging the structure or finish of the enclosure. While access was provided, it was sealed at the time of the inspection.

7.2. • Improve: Bathtub enclosures should be caulked to minimize the potential for moisture intrusion.



Motor access sealed



Caulking maintenance needed at whirlpool tub

8. Shower(s)

Description:

- Plastic/Fiberglass

Observations:

- 8.1. • Improve: The shower head servicing the shower in the hallway bathroom is leaking. Improvement may be desirable.
- 8.2. • Improve: The lever servicing the shower in the hallway bathroom was loose at the time of the inspection. Improvement may be desirable

Interior

1. Interior Information

The Interior section covers all areas of the home, this includes bedrooms, bathrooms, kitchens and all open areas. Floor finishes, walls and ceilings, cabinets, windows, etc...are inspected in these areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items and furnishings may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

2. Door Bell

Observations:

2.1. • FYI: The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.



3. Walls and Ceilings

Description:

- Drywall

Observations:

3.1. Typical drywall flaws were observed in various locations.

4. Floor Surfaces

Description:

- Carpet
- wood
- Tile

5. Windows

Description:

- Aluminum

Observations:

5.1. • Repair: A window in the master bedroom was inoperative at the time of the inspection. This should be repaired

5.2. • Repair: The windows in the kitchen should be adjusted so they remain in the upright position when left unattended.



Window in master bedroom inoperable



Windows should be adjusted so they remain upright

6. Interior Doors

Description:

- Hollow core wood doors

Observations:

6.1. • FYI: A closet in the master bathroom was missing a door at the time of the inspection.



7. Ceiling Fans

Observations:

7.1. • FYI: The fan in the dining room was inoperative at the time of the inspection.



8. Cabinets and Vanities

Description:

- Wood

Observations:

8.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

9. Countertops

Description:

- Granite

Observations:

9.1. The countertops appeared satisfactory with no discrepancies noted.

10. Fireplace

Description:

- Metal Flue

Observations:

10.1. • FYI: It is recommended the chimney be inspected and cleaned by a qualified technician prior to operation.

Kitchen & Appliances

I. Cabinets and Vanities

Description: Wood

Observations:

1.1. Appeared functional and in satisfactory condition, at time of inspection.



2. Countertops and Cabinets

2.1. There were no deficiencies observed.



3. Kitchen Faucet Observations

3.1. There were no deficiencies observed.

4. Kitchen Sink Observations

4.1. Appeared satisfactory and functional at the time of the inspection.



5. Dishwasher

Manufacturer: Frigadaire

Observations:

5.1. Operated through one cycle and appeared to be in working order at time of inspection.

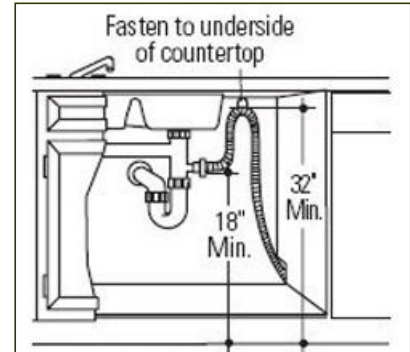
5.2. • **Repair:** Dishwasher drain hoses should be equipped with a high loop system. This is designed to prevent potential backflow contamination of the dishwasher.



No high loop to dishwasher drain hose



Dishwasher drained appropriately



Example of high loop system

6. Garbage Disposal

Manufacturer: Badger

Observations:

6.1. • **Repair:** The disposal was leaking at the time of the inspection. This should be replaced.



Click to watch video

7. Ranges, Ovens, Cooktops

Manufacturer: Frigadaire

Observations:

7.1. The heating elements/burners and oven operated when tested, but does not confirm the efficiency of the system.



8. Microwave

Manufacturer: Frigidaire

Observations:

8.1. The microwave was operated when turned on. This does not confirm the efficiency of the appliance.

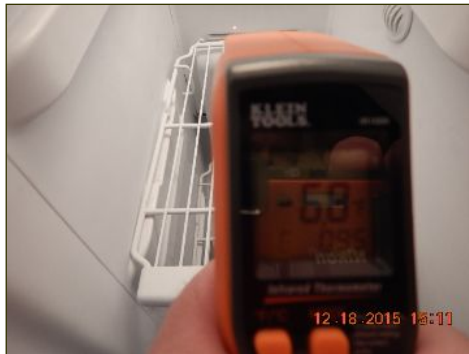
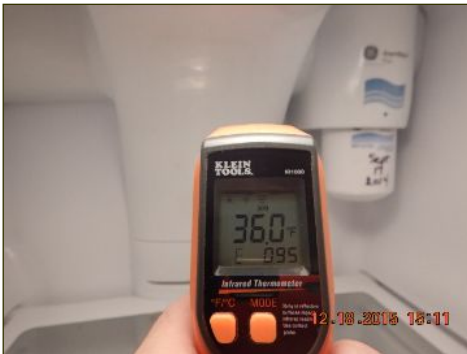


9. Refrigerator

Manufacturer: General Electric

Observations:

9.1. Appeared functional, at time of inspection.





Ice maker not energized at time of the inspection

Conclusion & Walkthrough

CONCLUSION:

We are proud of the service we provide, and trust that you will be happy with the quality of my report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because my inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard my inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for my client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call me if you have any questions.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions may change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walkthrough should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Island Inspections of all responsibility. Client assumes responsibility for all known defects after settlement.

Sincerely,

Brenner Sweat, Owner
Island Inspections, LLC