



**HOME
INSPECTION
REPORT**

Inspection Date:
07/22/2025

Prepared For:

Prepared By:
Komatina's Home Inspections

386-717-7120

mkomatina@cfl.rr.com

Inspector:
Mike Komatina

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NACHI® 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.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age: 68 Years-Built 1957/Square living footage area 1598 Ft
Style: Single Family
Main Entrance Faces: South
State of Occupancy: Vacant
Weather Conditions: Cloudy
Recent Rain: Yes
Ground cover: Temperature: Over 90°F Dry
Fire Hydrant within 500Ft
Fire Station within 5 Miles Checking GPS

RECEIPT / INVOICE

Komatina's Home Inspections
PO Box 8
Lake Helen Fl 32744
386-717-7120
State License HI977
NACHI # 09050410
AHIT Certified
C M I Certification
Wind Mitigation Certification
09050410
mkomatina@cfl.rr.com
mkomatina57@aol.com

Date: **07/22/2025**

22 Poinsettia Dr
Deland Fl 32724

Inspection:	700.00
Other**	
Total:	<u>700.00</u>

- Check
 Cash
 Credit Card:

** Four Point Wind Mitigation

Inspected By: **Mike Komatina**
License/Certification #: HI977/NACHI # 09050410



SERVICE WALKS None **Public sidewalk needs repair**
Material: Concrete Flagstone Gravel Brick Other
Condition: Satisfactory Marginal Poor **Trip Hazard**
 Pitched towards home **Settling cracks** Not visible Typical cracks

DRIVEWAY/PARKING None
Material: Concrete Asphalt Gravel/Dirt Brick Other
Condition: Satisfactory Marginal Poor Fill cracks and seal
 Pitched towards home **Trip hazard** **Settling Cracks** Typical crack

PORCH (covered entrance) None
Support Pier: Concrete Wood Not visible Other
Condition: Satisfactory Marginal Poor **Railing/Balusters recommended**
Floor: Satisfactory Marginal Poor **Safety Hazard**

STOOPS/STEPS None **Uneven risers**
Material: Concrete Wood Other **Railing/Balusters recommended**
Condition: Satisfactory Marginal Poor **Cracked** **Settled**
 Rotted/Damaged **Safety Hazard**

PATIO/ POOL No pool Pool pump & Filter Pool light operational Pool Heater not test Pool water clear
Pool water level high Pool screen enclosure Pool screens damage
Material: Concrete Flagstone Kool-Deck® Brick **Trip hazard**
Condition: Satisfactory Marginal Poor **Settling Cracks**
 Pitched towards home (See remarks page) Drainage provided Typical cracks

ELECTRICITY PRESENT Yes No Not visible
Reverse polarity: Yes No **Open ground:** Yes No **Safety hazard**
GFCI Present: Yes No **Operates:** Yes No **Handyman/extension cord wiring**

DECK/BALCONY (flat, floored, roofless area) None
Material: Wood Metal Composite Not visible **Railing/Balusters recommended**
Finish: Treated Painted/Stained Other
 Improper attachment to house **Railing loose**
Condition: Satisfactory Marginal Poor **Wood in contact with soil**

DECK/PATIO/PORCH COVERS None **Earth to wood contact** **Moisture/Insect damage**
Condition: Satisfactory Marginal Poor **Posts/Supports need Repair**
Recommend: Metal Straps/Bolts/Nails/Flashing **Improper attachment to house**

FENCE/WALL Not evaluated None
Type: Brick/Block Wood Metal Chain Link **Rusted** Other
Condition: Satisfactory Marginal Poor **Loose Blocks/Caps** Typical cracks
Gate: N/A Satisfactory Marginal Poor **Planks missing/damaged**

LANDSCAPING AFFECTING FOUNDATION (See remarks page)
Negative Grade: Rear right West North South Satisfactory
 Recommend additional backfill **Recommend window wells/covers** **Trim back trees/shrubberies**
 Wood in contact with/improper clearance to soil Yard drains observed - not tested

RETAINING WALL None **Material:** **Drainage holes recommended**
Condition: Satisfactory Marginal Poor **Safety Hazard** **Leaning/cracked/bowed**
(Relates to the visual condition of the wall)

HOSE BIBS

- None
- No anti-siphon valve
- Recommended anti-siphon valve
- Operates:** Yes
- No
- Not tested
- Not on

GENERAL COMMENTS

Trimming and/or removal of vegetation would be helpful



Front walkway trip hazard



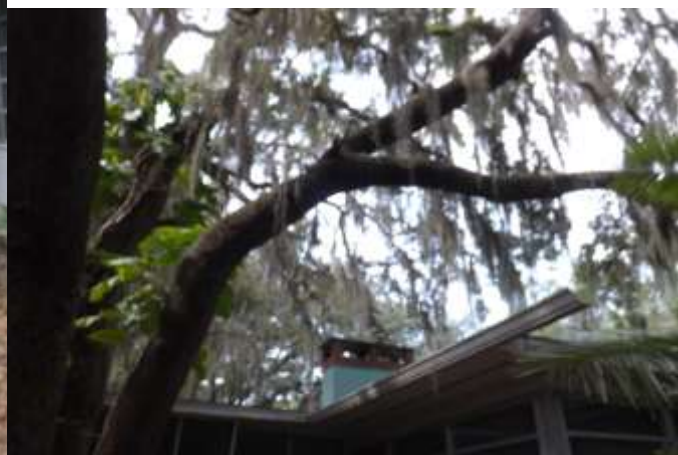
Front light work



Front light pole outlet open ground GFCI protected



Hose Bibs in good working condition



Trees appears to be oak should be at least 25 feet or more from home/Branches Hanging Over Home



Outlet open



Step

are high use caution





Settlement cracks appears to cause by

trees roots-Evaluation needed



ROOF VISIBILITY All Partial None Limited by:

INSPECTED FROM Roof Ladder at eaves Ground (*Inspection Limited*) With Binoculars

STYLE OF ROOF

Type: Gable Hip Mansard Shed Flat Other
Pitch: Low Medium Steep Flat

ROOF COVERING

Roof #1: Type: **Metal** Estimated Layers: **1 Layer** Approximate age of cover: **14** years
Roof #2: Type: **Roof Modified membrane** Estimated Layers: **1 layer** Approximate age of cover: **14** years
Roof #3: Type: **N/A** Estimated Layers: **N/A** Approximate age of cover: **N/A** years

VENTILATION SYSTEM **Type:** Soffit Ridge Gable Roof
Appears Adequate: Yes No Turbine Powered Other
(See Interior remarks page) (See Attic section)

FLASHING

Material: Galv/Alum Asphalt Not visible Rubber
 Copper Foam Other Lead
Condition: Not visible Satisfactory Marginal Poor **Rusted**
 Separated from chimney/roof **Recommend Sealing** Other

VALLEYS

N/A **Material:** Galv/Alum Asphalt Lead Copper
 Not visible Other
Condition: Not visible Satisfactory Marginal Poor
 Rusted Holes **Recommend Sealing**

CONDITION OF ROOF COVERINGS

Roof #1: Satisfactory Marginal Poor
Roof #2: Satisfactory Marginal Poor
Roof #3: Satisfactory Marginal Poor
Condition: Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail popping Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing

SKYLIGHTS

N/A **Cracked/Broken** Not visible
Condition: Satisfactory Marginal Poor

PLUMBING VENTS

Yes No Satisfactory Marginal Poor
 Recommend roofer evaluate Not Visible

Conditions reported above reflect visible portion only

GENERAL COMMENTS

Roof # 20110322012/Issue 03/22/11 Roof coverings appeared overall satisfactory
 Metal roof have a life expectancy 25+ yrs-Roof adhered modified membrane have a life expectancy of 15 to 20 years.



Layer 1



Flat roof Roof Adhered Modified Membrane



replacing

Roof screw life expectancy 15 to 25 years plan budget



Roof screw installed in angle should be flat



Waste vent booth normally have continuous screw

due to position









Waste vent Cast Iron



Skylights appears to be old or just very dirty from trees

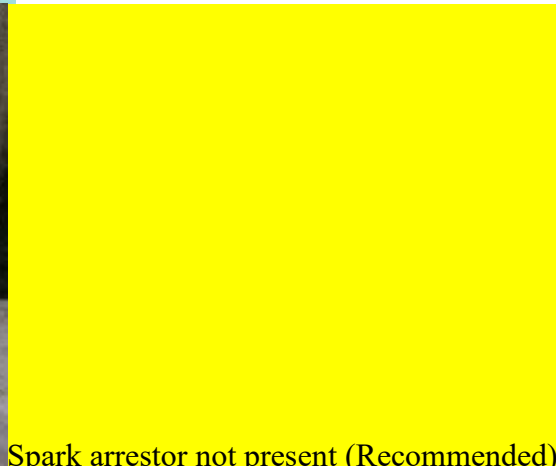


Roof panel appears to have been replaced or repairs



Tree branches hanging over home





Spark arrestor not present (Recommended)



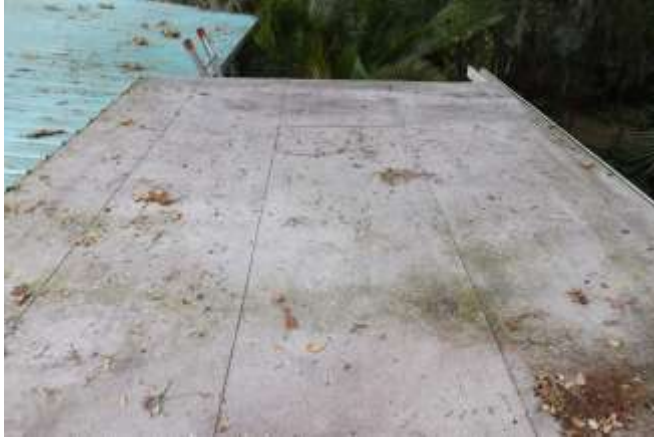
Chimney crown cleaning need & Seal cracks



Chimney chips appear to be in good condition



'Tre branches hanging over home



Tree branches hanging over home



EXTERIOR

BUILDING(S) EXTERIOR WALL CONSTRUCTION

Type: Not visible Framed Masonry Other
Condition: Satisfactory Marginal Poor Not visible

EXTERIOR DOORS

Weatherstripping: Satisfactory Marginal Poor Missing Replace
Door Condition: Satisfactory Marginal Poor

CHIMNEY(S)

None Location(s): **Rear**
Viewed From: Roof Ladder at eaves Ground with binoculars
Rain Cap/Spark Arrestor: Yes No *Recommended*
Chase: Brick Stone Metal Blocks Framed
Evidence of: Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose Brick Rust
Flue: Tile Metal *Unlined* Not visible
Evidence of: Scaling Cracks Creosote *Not evaluated (See remarks page)*
 Have flue(s) cleaned and re-evaluated *Recommend Cricket/Saddle/Flashing*
Condition: Satisfactory Marginal Poor

GUTTERS/SCUPPERS/EAVESTROUGH

None *Gutters recommended* *Downspouts needed*
Material: Copper Vinyl/Plastic Galvanized/Aluminum Other
Condition: Satisfactory Marginal Poor *Rusting*
Leaking: Corners Joints *Hole in main run*
Attachment: Loose *Missing spikes* *Improperly sloped (See remarks page)*
Extension needed: North South East West

SIDING

Material: Stone Slate Block Fiberboard Fiber-cement Stucco
 EIFS* Asphalt Wood Metal/Vinyl Other
 Typical cracks *Monitor* *Wood rot* Peeling paint *Loose/Missing/Holes*
Condition: Satisfactory Marginal Poor *Recommend repair/painting*

(*See remarks page EIFS)

TRIM, SOFFIT, FASCIA, FLASHING

Material: Wood Fiberboard Aluminum/Steel Fiber Cement Stucco
 Recommend repair/painting *Damaged wood* Other
Condition: Satisfactory Marginal Poor

CAULKING

Condition: Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

WINDOWS & SCREENS

Failed/fogged insulated glass
Material: Wood Metal Vinyl Aluminum/Vinyl Clad
Screens: Torn Bent Not installed Glazing/caulk needed
Condition: Satisfactory Marginal Poor *Wood rot* *Recommend repair/painting*

STORMS WINDOWS

None Not installed Wood Clad comb. Wood/metal comb.
Putty: Satisfactory *Glazing/caulk needed* N/A
Condition: Satisfactory *Broken/cracked* *Wood rot* *Recommend repair/painting*

SLAB-ON-GRADE/FOUNDATION

N/A (See Basement/Crawl Space)

- Stem Wall:** Concrete block Poured concrete Other
Condition: Satisfactory Marginal Poor Not visible
Slab: Post tensioned Poured concrete Other
Condition: Satisfactory Marginal Poor *(See comments page)*

GENERAL COMMENTS



Front Porch





Rear left



Rear



Rear right



Rear right



TYPE None
 Attached Detached 1-car 2-car 3-car 4-car

AUTOMATIC OPENER
 Yes No Operable Inoperable *Remote not available*

SAFETY REVERSE
Operable: Pressure reverse Electric eye *Need(s) adjusting* *Safety hazard*

ROOFING
Material: Same as house

GUTTERS / EAVESTROUGH None
Condition: Satisfactory Marginal Poor

SIDING / TRIM
Siding: Same as house Wood Metal Vinyl
 Stucco Masonry Slate Fiberboard
Trim: Same as house Wood Aluminum Vinyl

FLOOR
Material: Concrete Gravel Asphalt Dirt Other
Condition: Satisfactory Typical cracks *Large settling cracks* *Recommend evaluation/repair*
Burners less than 18" above garage floor: N/A Yes No *Safety hazard*

SILL PLATES
 Not visible Floor level Elevated *Rotted/Damaged* *Recommend repair*

OVERHEAD DOOR(S) N/A
Material: Wood Fiberglass Masonite Metal *Recommend repair*
Condition: Satisfactory Marginal Poor *Overhead door hardware loose*
Recommend Priming/Painting Inside & Edges: Yes No *Recommend lubrication* *Weatherstripping missing/damaged*

EXTERIOR SERVICE DOOR None
Condition: Satisfactory Marginal Poor *Damaged/Rusted*

ELECTRICITY PRESENT Yes No Not visible
Reverse polarity: Yes No **Open ground:** Yes No *Safety hazard*
GFCI Present: Yes No **Operates:** Yes No *Handyman/extension cord wiring*

FIRE SEPARATION WALLS & CEILING *(Between garage & living area)*
 N/A Present *Missing*
Condition: Satisfactory *Safety hazard(s)* *Recommend repair* *Holes walls/ceiling*
Fire door: Not verifiable *Not a fire door* *Needs repair* Satisfactory
 N/A Satisfactory Inoperative Missing *Needs repair*
Moisture Stains Present: Yes No **Typical Cracks:** Yes No

GENERAL COMMENTS



Garage safety beams in good working condition



Open Ground /GFCI Protected



COUNTERTOPS

Satisfactory Marginal *Recommend repair/caulking*

CABINETS

Satisfactory Marginal *Recommend repair/adjustment*

PLUMBING COMMENTS

Faucet Leaks: Yes No **Pipes leak/corroded:** Yes No
Sink/Faucet: Satisfactory Corroded Chipped Cracked *Recommend repair*
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical cracks *Moisture stains*

HEATING / COOLING SOURCE

Yes No

FLOOR

Condition: Satisfactory Marginal Poor Sloping Squeaks

APPLIANCES

(See remarks page)

<input checked="" type="checkbox"/> Disposal	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Trash compactor	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Oven	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Exhaust fan	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Range	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Refrigerator	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Dishwasher	Operates:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Microwave	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Other	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No				

Dishwasher Airgap: Yes No **Dishwasher Drain Line Looped:** Yes No
Outlets Present: Yes No Operable: Yes No
G.F.C.I.: Yes No Operable: Yes No
Open ground/Reverse polarity within 6' of water: Yes No *Potential safety hazard(s)*

GENERAL COMMENTS



Good Working Condition

Outlet GFCI protected Tested in



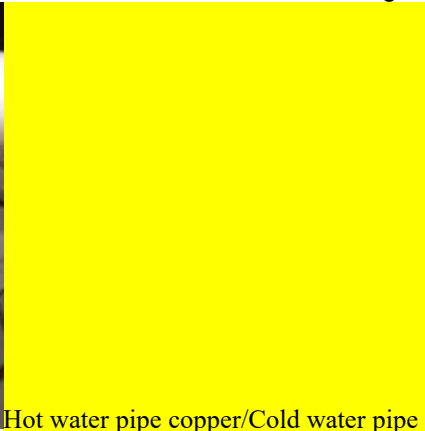
Dishwasher not working light come on





Windows double pane in good working condition





galvanizes

Hot water pipe copper/Cold water pipe

LAUNDRY ROOM

ROOM COMPONENTS

- | | | |
|---|--|---|
| Laundry sink: <input checked="" type="checkbox"/> N/A | Faucet leaks: <input type="checkbox"/> Yes <input type="checkbox"/> No | Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Cross connections: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Heat source present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Room vented: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Dryer vented: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Wall | <input type="checkbox"/> Ceiling <input type="checkbox"/> Floor | <input type="checkbox"/> Not vented |
| <input type="checkbox"/> <i>Not vented to Exterior</i> | <input type="checkbox"/> <i>Recommend repair</i> | <input type="checkbox"/> <i>Safety hazard</i> |
| Combustion Air Venting Present: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | |
| Electrical: | Open ground/reverse polarity within 6' of water: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> <i>Safety hazard</i> |
| G.F.C.I. present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Appliances: <input checked="" type="checkbox"/> Washer <input checked="" type="checkbox"/> Dryer | <input checked="" type="checkbox"/> Water heater | <input type="checkbox"/> Furnace <input type="checkbox"/> Washer pan |
| Washer hook-up lines/valves: <input type="checkbox"/> Leaking <input type="checkbox"/> Corroded | | <input type="checkbox"/> Not visible |
| Gas Shut-off Valve: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Cap Needed | <input type="checkbox"/> <i>Safety hazard</i> <input type="checkbox"/> Not visible |

GENERAL COMMENTS

Recommend have dryer vent clean yearly



Washer drain going into ground not sure if hook

up to septic, License plumber evaluation needed.



Tested in Good Working Condition.

Out GFCI Protected



Door adjustment needed.



BATHROOM(S)

BATH: MASTER

SINKS / TUBS / SHOWERS

Faucet Leaks: Yes No **Pipes leak/corroded:** Yes No
Sink/Faucet: Satisfactory Corroded Chipped Cracked *Recommend repair*
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
Fixture(s) Condition: Satisfactory Marginal Poor
Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor
Typical cracks: Yes No

TOILET

Bowl Loose: Yes No **Operates:** Yes No Toilet leaks *Cracked bowl/tank* *Cross connection*

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting Needed: Yes No Where: Squeaks Slopes
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
Whirlpool Operable: N/A Yes No Access panel to pump/motor: Yes No

WALLS / CEILING / CABINETS

Moisture stains present: Yes No **Outlets present:** Yes No
G.F.C.I. Present: Yes No **Operates:** Yes No
Open ground/Reverse polarity within 6' of water: Yes No **Potential safety hazards present:** Yes No

HEATING / COOLING SOURCE

Yes No
Window/Door: Yes No Satisfactory Marginal Poor
Exhaust Fan: Yes No **Operates:** Yes No **Noisy:** Yes No

GENERAL COMMENTS



3rd draw stuck



glass doesn't appear to be tamper replacement due to very dangerous



Shower



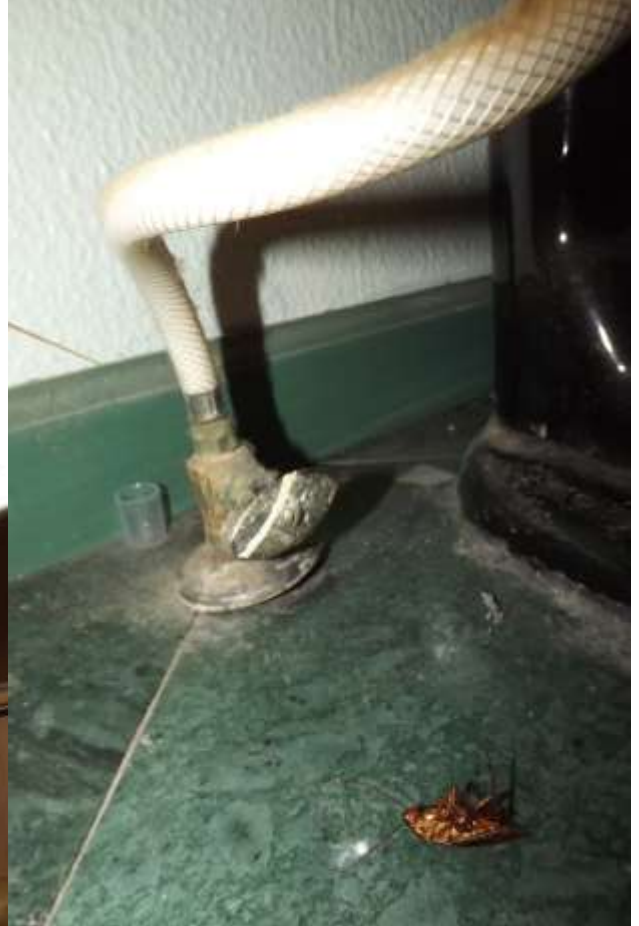
Protected

Outlet GFCI

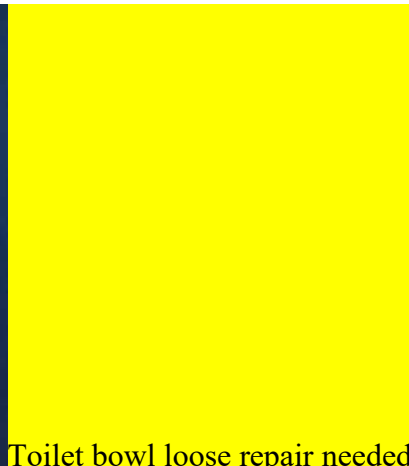


liner was use.

Shower remodel don't know if pan



Shutoff handle appears to be crack replacement needed-Water pipes not visible



Toilet bowl loose repair needed

BATH: HALL

SINKS / TUBS / SHOWERS

Faucet Leaks: Yes No **Pipes leak/corroded:** Yes No
Sink/Faucet: Satisfactory Corroded Chipped Cracked *Recommend repair*
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
Fixture(s) Condition: Satisfactory Marginal Poor
Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor
Typical cracks: Yes No

TOILET

Bowl Loose: Yes No **Operates:** Yes No Toilet leaks *Cracked bowl/tank* *Cross connection*

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting Needed: Yes No Where: Poor
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
Whirlpool Operable: N/A Yes No Access panel to pump/motor: Yes No

WALLS / CEILING / CABINETS

Moisture stains present: Yes No **Outlets present:** Yes No
G.F.C.I. Present: Yes No **Operates:** Yes No
Open ground/Reverse polarity within 6' of water: Yes No **Potential safety hazards present:** Yes No

HEATING / COOLING SOURCE

Yes No

Window/Door: Yes No Satisfactory Marginal Poor
Exhaust Fan: Yes No Operates: Yes No Noisy: Yes No

GENERAL COMMENTS



GFCI in good working condition



Shower

was remodel don't know if pan liner was use or concrete board for walls



ROOMS

LOCATION: DINING ROOM

- | | | | |
|--|---|---|---|
| Walls & Ceiling: <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | |
| Moisture stains: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Where: |
| Floor: <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes |
| Typical cracks: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
| Ceiling Fan: <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor |
| Electrical: | Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Outlets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| | Open ground/Reverse polarity: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> Coverplates missing <input type="checkbox"/> Safety Hazard |
| Heating/Cooling Source: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | Holes: | <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings |
| Bedroom Egress Restricted: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| Doors & Windows: | Operational: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| | Locks/Latches Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> No | <input type="checkbox"/> Missing <input type="checkbox"/> Cracked Glass |

GENERAL COMMENTS



Sliding door in good working condition



Outlet Open Ground GFCI Protected.

LOCATION: FAMILY ROOM

- Walls & Ceiling:** Satisfactory Marginal Poor
- Floor:** Satisfactory Marginal Poor No Where: Squeaks Slopes
- Moisture stains:** Yes
- Typical cracks:** Yes No
- Ceiling Fan:** N/A Satisfactory Marginal Poor
- Electrical:** **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
- Open ground/Reverse polarity:** Yes No No Coverplates missing Safety Hazard
- Heating/Cooling Source:** Yes No **Holes:** Doors Walls Ceilings
- Bedroom Egress Restricted:** N/A Yes No
- Doors & Windows:** Operational: Yes No No Missing Cracked Glass
- Locks/Latches Operable: Yes No

GENERAL COMMENTS



Outlets open ground in good working condition & fan in good working condition

Sliding door



Outlets open

ground in good working condition/OLD FASHION CRACKOUT WINDOWS

LOCATION: BEDROOM FRONT

Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
	Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:
Floor:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes
	Typical cracks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Ceiling Fan:	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Electrical:	Switches:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets:
	Open ground/Reverse polarity:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Heating/Cooling Source:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No <input type="checkbox"/> Coverplates missing <input type="checkbox"/> Safety Hazard
	Bedroom Egress Restricted:	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Doors & Windows:	Operational:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
	Locks/Latches Operable:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No <input type="checkbox"/> Missing <input type="checkbox"/> Cracked Glass

GENERAL COMMENTS



Windows



outlets open ground in good

working condition

LOCATION: BEDROOM SIDE

- Walls & Ceiling:** Satisfactory Marginal Poor
- Moisture stains:** Yes No
- Floor:** Satisfactory Marginal Poor
- Typical cracks:** Yes No
- Ceiling Fan:** N/A Satisfactory Marginal Poor
- Electrical:** **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
- Open ground/Reverse polarity:** Yes No No Coverplates missing Safety Hazard
- Heating/Cooling Source:** Yes No **Holes:** Doors Walls Ceilings
- Bedroom Egress Restricted:** N/A Yes No
- Doors & Windows:** **Operational:** Yes No Missing Cracked Glass
- Locks/Latches Operable:** Yes No

GENERAL COMMENTS



working condition/Outlets open grounded GFCI Protected. Windows in good

LOCATION: BEDROOM REAR

- Walls & Ceiling:** Satisfactory Marginal Poor
- Moisture stains:** Yes No Where: Squeaks Slopes
- Floor:** Satisfactory Marginal Poor
- Typical cracks:** Yes No
- Ceiling Fan:** N/A Satisfactory Marginal Poor
- Electrical:** **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
- Open ground/Reverse polarity:** Yes No No Coverplates missing Safety Hazard
- Heating/Cooling Source:** Yes No **Holes:** Doors Walls Ceilings
- Bedroom Egress Restricted:** N/A Yes No
- Doors & Windows:** Operational: Yes No No Missing Cracked Glass
- Locks/Latches Operable: Yes No

GENERAL COMMENTS



**INTERIOR WINDOWS / GLASS**

Condition: Satisfactory Marginal Poor *Needs repair*
 Representative number of windows operated Double pane *(See remarks page)*
Evidence of Leaking Insulated Glass: Yes No N/A **Safety Glazing Needed:** Yes No
 Glazing compound needed Cracked glass Hardware missing *Broken counter-balance mechanism*
Security Bars Present: Yes No Not tested *Safety hazard* *Test release mechanism before moving in*

FIREPLACE

None Location(s): **Den**
Type: Gas (Not Tested) Wood *Woodburner stove (See remarks page)* Electric Ventless
Material: Masonry Metal (pre-fabricated) Metal insert
Miscellaneous: Blower built-in Operates: Yes No **Damper operates:** Yes No
 Open joints or cracks in firebrick/panels should be sealed *Fireplace doors need repair*
Damper Modified for Gas Operation: Yes No *Damper missing* *Pre-fab panels damaged/worn*
Hearth Adequate: Yes No **Mantle:** N/A Satisfactory Adequate Loose/missing
Physical Condition: Satisfactory Marginal Poor *Recommend having flue cleaned and re-examined*

STAIRS / STEPS / BALCONIES

Satisfactory Marginal Poor None
Handrail: Satisfactory Marginal Poor *Safety hazard*
Risers/Treads: Satisfactory Marginal Poor *Risers/Treads uneven*

SMOKE / CARBON MONOXIDE DETECTORS *(See remarks page)*

Present: Smoke Detector: Yes No **Operates:** Yes No Not tested
CO Detector: Yes No **Operates:** Yes No Not tested

ATTIC/STRUCTURE/FRAMING/INSULATION

N/A
Access: Stairs Pulldown Scuttlehole/Hatch *No access* Other
Inspected From: Access panel In the attic Other
Location: Bedroom hall Bedroom closet Garage Other
Access Limited By:
Flooring: Complete Partial None
Insulation: Type: **Wool** Batts Loose Average inches: **4** Approx. R-rating: **R12**
 Damaged *Displaced* *Missing* *Compressed* *Recommend Baffles @ Eaves*
Installed In: Rafters Walls Between ceiling joists Not visible
 Recommend additional insulation
Ventilation: *Ventilation appears adequate* *Recommend additional ventilation*
Fans Exhausted To: N/A Attic: Yes No Outside: Yes No Not visible
HVAC Duct: N/A *Damaged* *Split* *Disconnected* *Leaking* *Repair/Replace*
Chimney Chase: N/A Satisfactory *Needs repair* Not visible
Structural Problems Observed: Yes No *Recommend repair* *Recommend Structural Engineer*
Roof Structure: Rafters Trusses Wood Metal Other
Collar Ties Present: Yes No N/A
Roof Sheathing: Plywood OSB 1x Wood *Rotted* *Stained* *Delaminated*
Evidence of Condensation/Moisture Leaking: Yes N/A No *(See remarks page)*
Ceiling Joists: N/A Wood Metal Other Not visible
Vapor Barriers: Kraft/foil faced Plastic Not visible Improperly installed
Firewall Between Units: N/A N/A Yes No *Needs repair/sealing (See remarks page)*
Electrical: *Open junction box(es)* *Handyman wiring* *Visible knob-and-tube*
Hurricane attachment; Clips Straps N/A

GENERAL COMMENTS

Waste Vent Cast Iron



Fireplace Hearth extension requires 16 inches

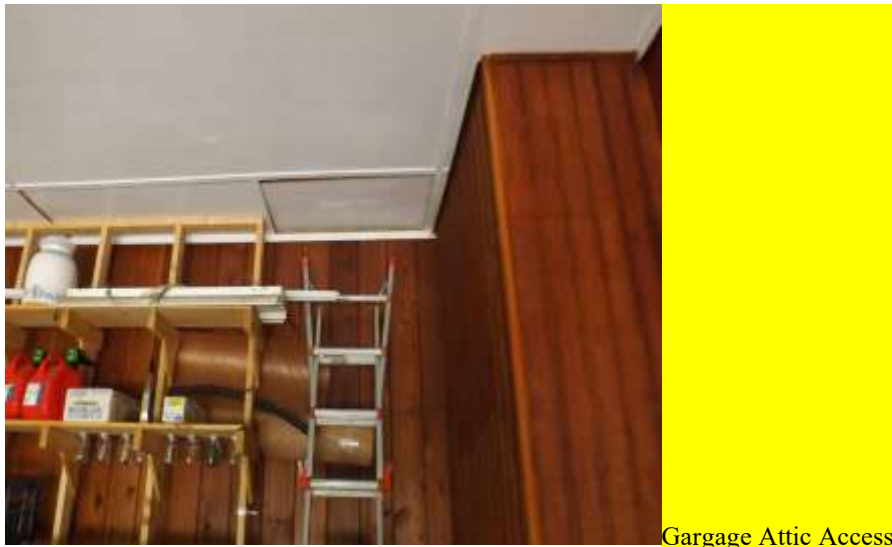


Damper missing & Corrosion visible



Cracks visible bricks chip have flute inspected &

Evaluation needed by chimney company/DO NOT USED UNTIL REPAIR ARE DONE.



Garage Attic Access



Recoomend additional insulation



Rafters 16 inches spacing



Rat Trap/No Rottens



CRAWL SPACE N/A Full crawlspace Combination basement/crawl space/slab
 Conditioned (heated/cooled): Yes No

ACCESS
Inspected from: Access panel In the crawl space

FOUNDATION WALLS **Condition:** Satisfactory Marginal *Have evaluated* *Monitor*
 Concrete block Poured Stone
 Wood Block Piers & columns
 Cracks Movement

FLOOR
 Concrete Gravel Dirt Other
 Typical cracks

SEISMIC BOLTS
 N/A None visible Appear satisfactory Recommend evaluation

DRAINAGE
 Outside drain Sump pump: Yes No Operable: Yes No
 None apparent **Evidence of moisture damage:** Yes No

VENTILATION Wall vents Power vents None apparent

GIRDERS / BEAMS / COLUMNS Steel Wood Masonry Not visible
Condition: Satisfactory Marginal Poor

JOISTS **Material:** Wood Steel Truss Not visible
 2x8 2x10 2x12 Engineered I-Type *Sagging/altered joists*
Condition: Satisfactory Marginal Poor

SUB FLOOR

MOISTURE STAINS None Walls Sub floor Other

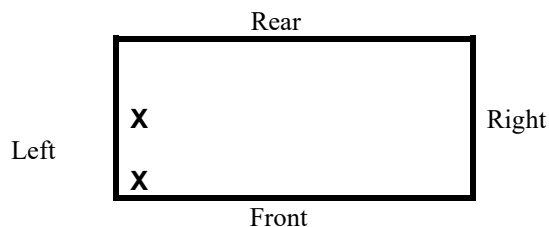
INSULATION None **Type:** N/A
Location: Walls Between floor joists Other

VAPOR BARRIER Yes No Other Not visible
 Kraft/foil face Plastic

BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible and type of covering:

- P = Paneling
- D = Drywall
- S = Storage
- X = Not visible
- C = Crack(s)
- M = Monitor
- E = Evaluate



GENERAL COMMENTS

Crawl spaced limited inspection duct system low not much room to move around not able to view under kitchen & Bathroom areas



Mois

ture wood damaged this is under Air Handler



Drain Cast Iron



Duct system metal insulation deteriorating

replacement needed



Termites Shields

**WATER SERVICE****Main Shut-off Location:** Well

- Water Entry Piping:** Not visible Copper/Galv. Plastic* (PVC, CPVC, Polybutylene, PEX) Unknown
Visible Water Distribution Piping: Copper Galvanized Plastic* (PVC, CPVC, Polybutylene, PEX) Unknown
Condition: Satisfactory Marginal Poor
Lead Other Than Solder Joints: Yes No Unknown Service entry
Functional Flow: Adequate Poor *Water pressure over 80 psi*
Pipes, Supply/Drain: Corroded Leaking Valves broken/missing Dissimilar metal
Drain/Waste/Vent Pipe: Copper Cast iron Galvanized PVC ABS
Condition: Satisfactory Marginal Poor **Cross connection:** Yes No
Support/Insulation: Type: Not visible
Traps Proper P-Type: N/A Yes No P-traps recommended
Functional Drainage: Adequate Poor Recommend plumber evaluate
Interior Fuel Storage System: Yes No Leaking: Yes No
Gas Line: Copper Brass Black iron Stainless steel CSST Not visible
Condition: Satisfactory Marginal Poor

MAIN FUEL SHUT-OFF LOCATION N/A**WELL PUMP**

- N/A Submersible
Location: In basement Well house Well pit Shared well
Pressure Gauge Operates: Yes No Unknown Well pressure: 60 psi Not visible

SANITARY / GRINDER PUMP

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

WATER HEATER #1

- N/A **Condition:** Satisfactory Marginal Poor
Brand name: State **Serial #:** 210112986
Type: Gas Electric Oil Other
Unit Elevated: Yes No N/A Tank/Piping corroded/leaking
Capacity: 40 gallons **Approximate age:** 4 year(s)
Combustion Air Venting Present: Yes No N/A **Seismic restraints needed:** Yes No N/A
Relief Valve: Yes No **Extension proper:** Yes No Missing Recommend repair
Vent Pipe: N/A Satisfactory Pitch proper Improper Rusted Recommend repair
Pan present: Yes No
Protection Barrier: Yes No

WATER SOFTENER*(Unit not evaluated)*

- Loop Installed:** Yes No **Plumbing Hooked Up:** Yes No
Softener Present: Yes No **Plumbing Leaking:** Yes No
Sprinkler system Yes No **Sprinkler system test** Yes No
Fire Sprinkler System; Yes No

GENERAL COMMENTS



Water softener leak, Repair needed



Gauge glass broken gauge appears to be working



Water Pipe Copper & PEX



Date 2021



HEATING SYSTEM - UNIT #1 Location: Hall Closet

(See remarks page)

Brand Name: **Ruud** Approximate age: 8 year(s) Unknown
 Model #: **RHIT3617STANIA** Serial #: **W111729177**
 Model #: ? Serial #: ?
 Model #: ? Serial #: ?

Energy Source: Gas LP Oil Electric Solid Fuel
Warm Air System: Belt drive Direct drive Gravity Central system Floor/Wall unit
Heat Exchanger: N/A (sealed) Visual w/mirror *Flame distortion* *Rusted* *Carbon/soot buildup*
Carbon Monoxide: N/A Detected at Plenum/Register Not tested
CO Test: Tester: **N/A** **Combustion Air Venting Present:** Yes No N/A
Controls: Disconnect: Yes No Normal operating and safety controls observed
Distribution: No Ducts Insul. flex duct Cold air returns Duct board *Asbestos-like wrap*
Flue Piping: N/A Rusted Improper slope *Safety hazard*
Supports for Piping/Insulation: N/A Yes No
Filter: Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
When Turned On By Thermostat: Fired Did not fire Proper Operation: Yes No Not tested
Heat Pump: Aux. electric Aux. gas N/A **Sub-Slab ducts:** Yes No N/A
System Not Operated Due To: Exterior temperature Other
 Recommend technician examine **System Condition:** Satisfactory Marginal Poor

AC/HEAT PUMP Error! Bookmark not defined.

EXTERIOR A/C - HEAT PUMP

UNIT #1: N/A Location: Exterior
 Brand: **Ruud** Model #: **RP1536AJ1NA** Approximate age: 8 yrs.
Outside Disconnect: Yes No Maximum fuse/breaker rating: 35Amp Fuses/breakers installed: 30 Amp
Level: Yes No *Cabinet/housing rusted* *Improperly sized fuses/breakers*
Condenser Fins: *Damaged* Need cleaning *Damaged base/pad*
Condition: Satisfactory Marginal Poor
Energy Source: Electric Gas Water Other
Unit Type: Air cooled Water cooled Gas chiller Geothermal Heat pump
Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged
Refrigerant lines: *Leak* *Damage* *Insulation missing* Satisfactory
Condensate Line/Drain: To exterior To pump Floor drain Can't Find
Operation: Differential 18°F
 Difference in temperature (split) should be 14-22° Fahrenheit (See remarks page)
Condition: Satisfactory Marginal Poor
 Not operated due to exterior temperature *Recommend HVAC technician examine/clean/service*

GENERAL COMMENTS

AC System in normal working order at the time of the inspection, Heat not tested due to outside temperatures Air Handler water leaks HVAC maintenance needed.



Hall



Closet

Date 2017



Air Handler leaking water damaged wall & floor

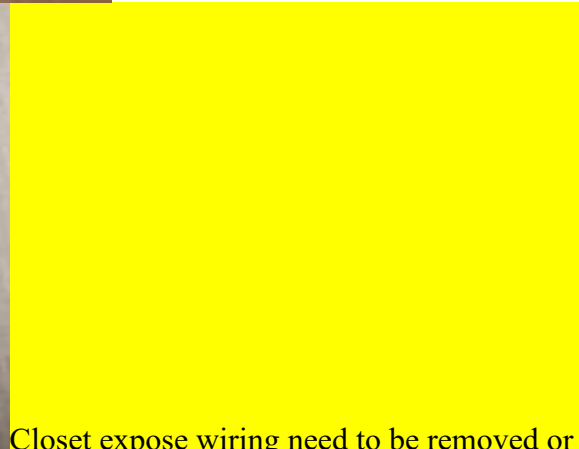
repair needed.



Infrared camera moisture damaged wall & Floor Repair

needed.

Moisture meter 97%



installed in junction box with cover.

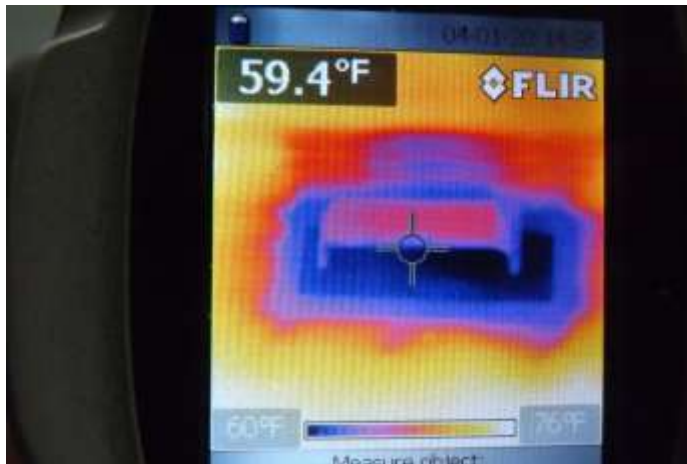
Closet expose wiring need to be removed or



Date 2016/3 Tons



Can't find AC drain line



Infrared camera AC cooling in good working condition

ELECTRICAL

SERVICE ENTRY

Underground Overhead *Weather head/mast needs repair* Condition: Sat. Marginal Poor
Exterior outlets: N/A No **Operative:** Yes No *Overhead wires too low*
GFCI present: Yes No **Operative:** Yes No *Less than 3' from balcony/deck/windows*
 Reverse polarity *Open ground* *Safety Hazard*

MAIN PANEL

Location: **Bonus Room** Condition: Satisfactory Marginal Poor
Adequate Clearance To Panel: Yes No Amperage: **150** Volts 120/240/Siemens Panel
 Breakers Fuses
Appears Grounded: Yes No Not visible
G.F.C.I. present: Yes No **Operative:** Yes No
A.F.C.I. present: Yes No **Operative:** Yes No
MAIN WIRE: Copper Aluminum Copper clad aluminum Not visible
 Tapping before the main breaker *Double tapping of the main wire*
Condition: Satisfactory Poor *Federal Pacific Panel Stab Lok® (See remarks page)**
BRANCH WIRE: Copper **Aluminum*** Copper clad aluminum Not visible
Condition: Satisfactory Poor *Recommend electrician evaluate/repair**
 Romex Cloth wiring Conduit *Knob & tube***
 Double tapping *Wires undersized/oversized breaker/fuse*
 Panel not accessible Not evaluated Reason: **INFO**

SUB PANEL(S)

None apparent
 Location: Panel not accessible Not evaluated Reason: **INFO**
Branch Wire: Copper Aluminum Copper clad aluminum
 Neutral/ground separated: Yes No Neutral isolated: Yes No *Safety hazard*
Condition: Satisfactory Marginal Poor *Recommend separating/isolating neutrals*

ELECTRICAL FIXTURES

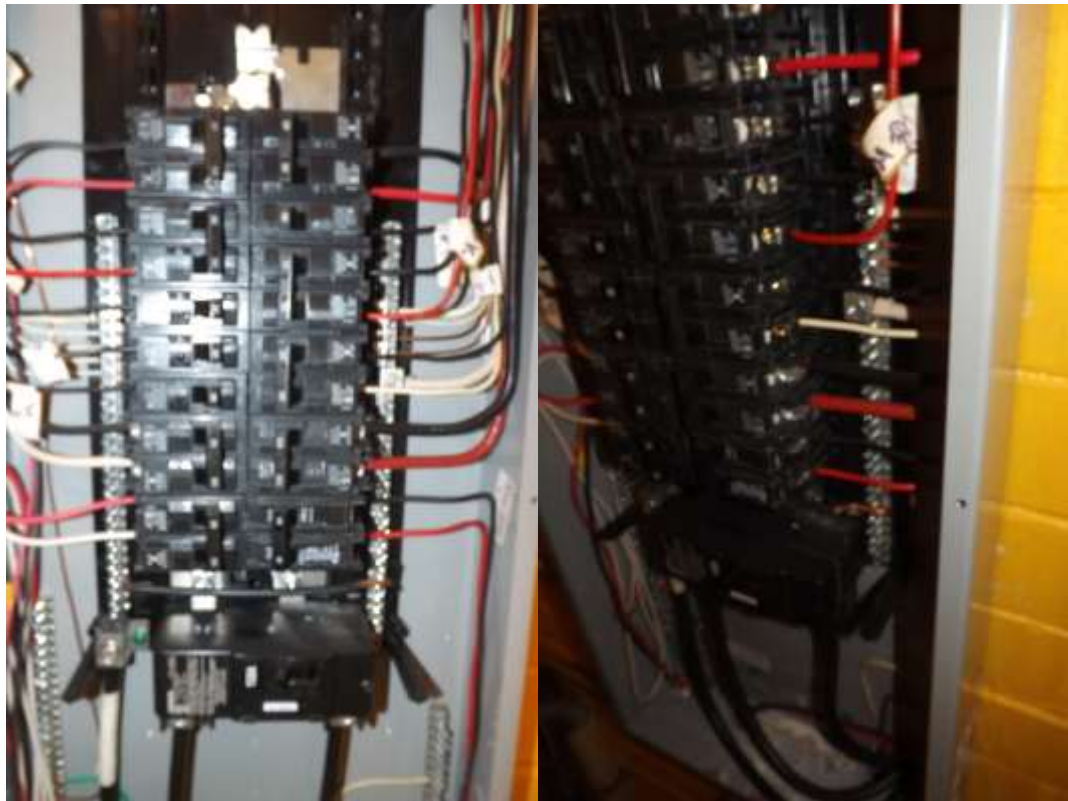
A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

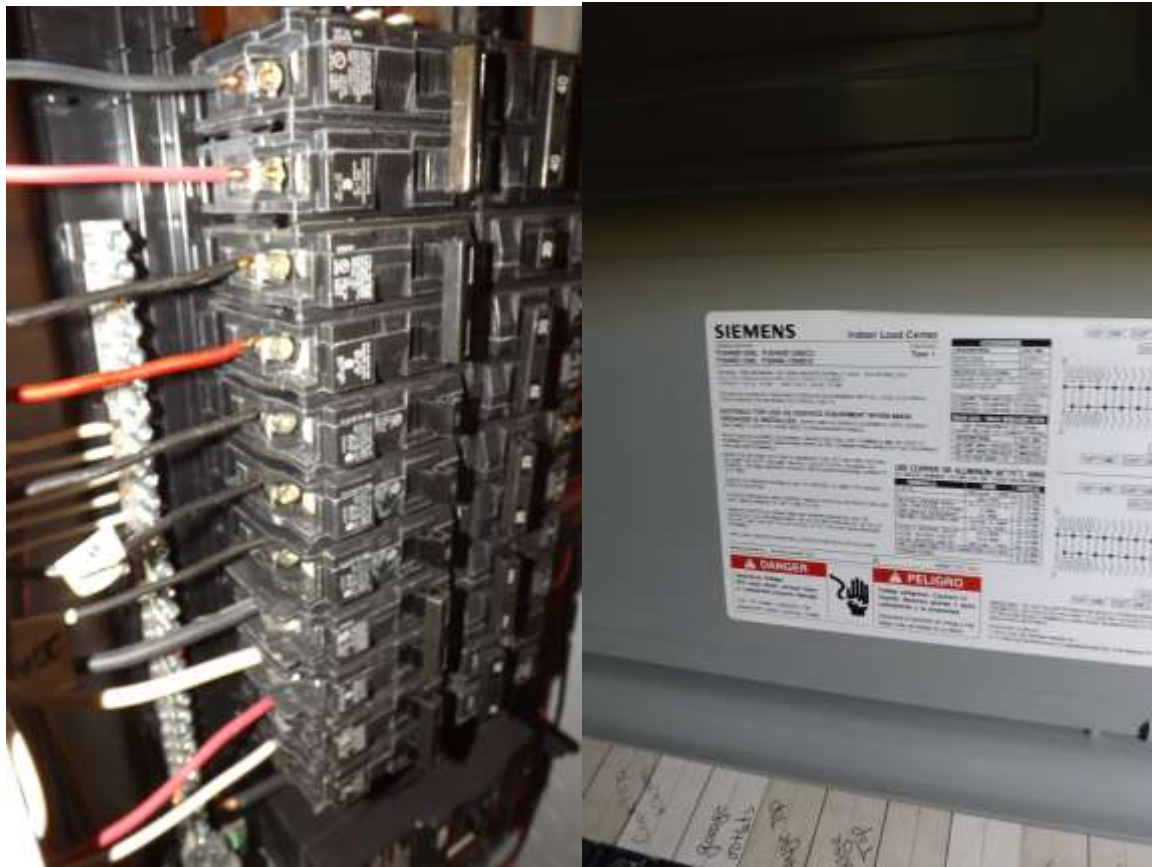
Condition: Satisfactory Marginal Poor
 Open grounds Reverse polarity GFCIs not operating
 Solid conductor aluminum branch wiring circuits (See remarks page)*
 Ungrounded 3-prong outlets *Recommend electrician evaluate/repair**

GENERAL COMMENTS



Exterior





150 Amps Siemens Panel



Hall Closet





Murray Panel



ITEMS NOT OPERATING

Water Softener, Dishwasher, Septic, Drain Field

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

(A)-Septic Tank & Drain Field in poor condition, Septic company states replacement needed. (B)-Trees very close to home should be at least 50 feet or more branches hanging over home, Roots are going under rear patio foundation large cracks visible, License tree company evaluate needed. (C)-Water damaged in closet by air handler to wall & Floor also in crawl space area repairs replacement as needed, Due to water damaged recommend air quality mold testing. Air handler water leaks into closet wall and floor, Can't find drain pipe, HVAC technician service needed. (D)-Water Softener leaking top let of tank repair replacement needed. (E)-Fireplace bricks cracks and chip and tamper missing and corrosion, recommend have license fireplace and Chimney for evaluation repair replacement as needed. NOTE don't used fireplace. (F)-Washer drain going to front left of home into ground license plumber evaluation needed to see if hookup to septic repair needed. (G)-Master bathroom toilet bowl loose repair needed. (I)-Upgrades list AC Unit that is 9 years plan budget replacing near future. (J)-Upgrades list roof that is 14 years plan budget replacing soon

POTENTIAL SAFETY HAZARDS

(A)- Expose wiring left of floor in closet by Air Handler repair needed. (B)-Front walkway large trip hazard repair needed. (C)-Recommend installing additional smoke detectors & Carbon monoxides detectors due to fireplace present.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

AC Unit 9 years

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

ADDITIONAL COMMENTS- **(A)-Home maybe on septic check with your realtor, If on septic recommend have tank pump out & Drain field evaluated by septic company. (C)-Komatina's Home Inspections does not do WDO-Termites Inspection, I recommend every home purchase should have a WDO Termite Inspection. (D)- If home is on well water it is recommended to have water tested at least yearly. (E)-Home built before 1978 may have Asbestos lead present when removing any Floor covering, drywall, texture from walls or Ceiling, Attic Insulation, Please have tested, Contact Asbestos & Lead Professional.**

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

