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Phone: (407) 628-4405

Report#: 15811

Date: October 9, 2019

HOME INSPECTION REPORT FOR:

Jane Doe

PREPARED BY:

Joe Inspector

FL State HI # xxx, ASHI #xxxxxx, FABI # xxx-xxxx



SUBJECT PROPERTY:

1234 Sample Rd.

Winter Park, FL 32789

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INSPECTION SCOPE AND PURPOSE:

The scope of this inspection is a visual assessment of the home and some of its components. Structural components, systems, appurtenances and equipment evaluated were inspected visually or operated from their normal user controls. Components were not dismantled.

The primary purpose of this inspection is to detect and report abnormal conditions at the home that are commonly covered by the provisions of most Florida real estate contracts. However; conditions that are not usually covered by contract provision, such as suspect areas, cosmetic conditions and maintenance concerns are included for informational purposes to be addressed as the client deems necessary.

Although we identify conditions likely covered by the provisions of most real estate contracts and are often addressed by the seller of the home, provisions of altered contracts may negate the seller's responsibility. Your Realtor or attorney should be contacted for further clarification or information in this regard.

The inspection is not intended to identify conditions with the property that may be of concern to some insurance carriers or that may prevent some companies from issuing coverage for the property. In addition, we do not investigate the history of work performed on the property by licensed or unlicensed contractors, or determine if permits were obtained, or determine whether the property was inspected by the municipality and properly closed. This inspection is not intended to determine if the property and/or any improvement were performed under the prevailing municipal codes. Prior to closing, we recommend you review the records of the relevant municipality to verify any previous work performed on the subject property.

This report is for the named client exclusively.

FOOTNOTE: Directional information identified in this report, such as left, right, front and rear, are as the home is viewed from the street of address, unless noted otherwise. (See the cover photo.)

SUMMARY:

As detailed in the body of the report, certain conditions were observed that will require correction and/or additional evaluation. Conditions that are abnormal or unsatisfactory to you should be referred to an appropriately licensed contractor for correction / repair as required. Some of these conditions may be covered by your real estate contract. For further clarification, CONSULT your real estate agent or attorney.

Please read the full report and review the pictures. For your convenience, the conditions that are often covered include, ***but may not be limited to, the following:***

1. The following **Exterior** conditions;
 - A. Please See the WDO and Termite inspection report, that accompanies this report, for the reported Wood Deterioration. Wood damage may not be limited to the listed areas.
 - B. The gates to the rear yard were not self-closing,
 - C. Drain cover damaged in the yard right of the pool equipment
2. The following **Plumbing** conditions;
 - A. Constant water dripping from the pressure relief valve above the main water shut off,

3. The following **Electrical** conditions;
 - A. The electrical box between the low voltage light box and the hot water heater was not secured to the house,
4. The following **Interior** conditions;
 - A. Missing locking pin for the front right guest bedroom door,
 - B. The right rear guest bedroom door did not catch strike plate,
5. The following **Pool** conditions;
 - A. The “Low salt” indicator light was illuminated on the salt cell at the pool equipment,
 - B. The pressure gauge on the filter did not appear to function,

Prior to closing, the conditions above should be referred to the appropriate licensed contractor for further evaluation and/or correction as needed. The balance of the systems and/or components associated with the conditions noted in the summary, pictures and/or the body of the report should be checked and/or reviewed by the appropriately licensed contractor.

STRUCTURE/EXTERIOR:

The home inspected is a two story, single family residence of masonry and wood frame construction. The wood framed exterior wall sections include the second floor areas. The house was constructed around 2017, and is a four bedroom, 4 ½ bath home reported to be approximately 3,700 square feet.

We do not investigate the timing or permitting of work performed on the subject property. We do not confirm or verify if these additions or improvements are built under the standards of the local municipal codes and/or if there are any outstanding issues related to permits. For this information, we suggest that you contact the local Building Department.

The visible and accessible areas of the stem wall foundation along the exterior walls were checked with no signs of present sagging or settlement. Our survey did not include any soil borings or soil stabilization testing. The finish grade of the ground adjacent to the foundation appeared to be sloped for adequate drainage.

The floor support system for the first floor is a concrete slab. The floor support for the second floor is wood framing and sub flooring. These components are not visible for the most part due to the ceiling and floor coverings applied.

The exterior walls have a cementitious stucco like finish with cultured stone accents. We did not confirm the thickness of the stucco on the exterior walls to determine if they meet the local building code for stucco application. The exterior walls were in relatively satisfactory condition with a normal amount of wear and tear. We noted no abnormal or unusual conditions that would cause concern, with the exception of the lack of weep screeds. These are draining devices that should be installed at the base of the framed portions of the exterior wall. They allow potential trapped moisture to exit the area behind the stucco. Although they are recommended, unfortunately, they are not typically installed by building trade. Some hairline cracks may occur along the exterior walls of the home. This type of cracking is generally associated with the typical settlement and shrinkage that does occur over the years. Normally, no further movement should be anticipated. However, these exterior cracks should be sealed to eliminate any potential water intrusion and monitored for any further movement. In addition, all voids around

window and door openings, devices mounted on the walls and pipe / wire penetrations should be sealed to prevent possible moisture intrusion.

The plywood roof sheathing, pre-engineered trusses, rafters and wood ceiling support were viewed from the interior of the accessible attic space over the second floor, there is no access over the first floor areas. We detected no abnormal conditions with the named components where visible and accessible.

The paver stone driveway and walkways were in good condition.

In addition to the summary items, the following are for general information;

- Bubbles forming in the exterior paint at the window sills of the front right office.
- Gap under the garage door weather strip and floor.

ROOF:

The roofing system was inspected from the surface over the first floor only and the accessible attic spaces over the second floor. The roof covering is a cement tile installed over an underlayment and wood sheathing. There was no evidence of active roof leakage at the time of inspection. Please understand we did not perform a water test on the roof to ensure the roof was watertight nor can we warrant that the roof is absolutely leak free and/or will not leak at sometime subsequent to this inspection.

The average life expectancy of a concrete tile roof average 35-50 years. But average life spans are base on "average" conditions. Many factors contribute to a longer or shorter life of a particular roof.

Although the concrete tiles are considered a "long term" roof, there are situations and material defects that do occur that will require repairs and/or re-roofing in the future. Such situations include the cracking, breaking or displacement of the tiles, or issues with the flashing. We could not verify the type of flashing, condition of the underlayment used under the roof tiles.

The economical useful life expectancy remaining for the existing roof is difficult, if not impossible, to determine. Preventive maintenance is important to this or any roof. It is wise to make sure that all the tiles are sealed properly and that broken ones are repaired or replaced. This can be determined by periodic inspection.

The attic ventilation is provided by several off-ridge vents located on the roof and the soffit vents around the perimeter of the house. We do not determine if the number and position of the roof vents are adequate for individual roofs. Some local power companies can perform energy audits.

The house did have aluminum gutters, with downspouts and no screens. The components appeared to perform as intended, however, the gutters did have some debris that should be removed to allow for proper draining. You may want to consider a screening method to prevent the debris from collecting in the gutters. In addition, the gutter may leak at the seams. These can be sealed to prevent the leaking. We do recommend that the gutter downspouts terminate at least three feet away from the foundation walls. The gutter downspouts were served by drain pipes, however, we cannot determine the functionality of the drain pipes.

PLUMBING:

The plumbing system incorporated CPVC plastic supply lines with PVC plastic waste, disposal and vent lines. We were not able to determine the general condition of much of the supply and waste lines in as much as they were embedded under the soil/concrete slab and in the wall cavities. However, no indication of leakage was detected visually or with the aid of the leak detector at the water meter (however, small leaks may not manifest by viewing the leak detector). The meter is located at the front left right-of-way in the yard. The back flow device was located at the left side of the house. A sewer clean-out cap was located on the left side of the driveway.

The pressure (86 psi), flow and drainage were satisfactory. Over the years, a certain amount of debris and sediment does begin to build up in the waste lines, and/or the plumbing fixtures. This condition could cause some restrictions and slower drainage and water pressure.

Most of the fixtures have shut off valves below. We do not test shut off valves. The main shut off for the water supply appears to be located at the left side of the house. It is always prudent to own a "water meter key" to turn off the water at the meter. The fixtures appear to be vented to the exterior based on the adequacy of the drainage. The fixtures and faucets appeared to be the age of the home. They are in working order and condition, with the exception of the conditions noted in the summary or in the pictures at the end of the report.

The water heater for this home is the Navien (199,000 BTU tankless) natural gas brand unit located on the right exterior wall. The useful economical life expectancy of a tankless water heater is generally 20 years and tank water heaters from 12 to 15 years with normal wear and tear. The temperature setting of the thermostat is around 120 degrees (any temperature under 125 degrees). While this was not tested for accuracy, this is typically a safe setting for the home. You may wish to adjust this according to your own needs. The pressure relief valve was not tested (they can leak after testing). It drains to the grade below the unit. Replacing the heating elements and thermostats, flushing the unit are normal maintenance that should be anticipated over time.

As with many preowned homes, there might be minor repairs that may have to be made from time to time. Examples of such repairs are replacing the ball cocks, rubber flappers or the wax rings in the water closets and installing new washers and aerators/screens on faucets, and adjusting the drain stoppers on the sinks as required, cleaning and/or replacing shower heads. Check to insure that there is some form of sealant between the shower fixture and the wall tiles. These issues are generally normal maintenance that is required over the years.

There is a water treatment system with the home. The equipment was located on the front interior of the garage. This equipment is not evaluated as part of our service to you. If evaluation of the system is desired, we recommend that you contact a water treatment company.

ELECTRICAL:

The main service into the home consisted of an underground, 120/240 volt feed, aluminum service entrance cables and a Square D main service disconnect rated at 200 amps. The disconnect was located adjacent to the meter on the left exterior wall of the house. The service appeared to be grounded on the exterior below the meter, however, we did not observe the ground rods due to ground cover.

The Square D load center panel boxes with the breakers were located in the garage. In these panels

the breakers and corresponding lines were all properly sized and connected, with the exception of the conditions noted in the summary. There were twenty AFCI breakers (arc fault circuit interrupter) in the panel and they all “tripped” when tested. There was limited room in the boxes for additional lines or breakers that may be required in the future. The sub panel covers were labeled (with some exception), however, we do not confirm the accuracy of the labeling.

The system included nonmetallic (“Romex”) sheathed copper wiring from the sub panel box to the wall switches, receptacles and fixtures. The switches, fixtures and a representative number of the receptacles were checked. The tested devices were in working order, with the exception of the items in the summary above.

Please note that we do not test the low voltage landscape lighting, lighting control systems, security systems, audio, phone or network and/or TV cabling. Make sure that all remote devices (for ceiling fans, fireplaces, pool equipment, garage doors etc.) are conveyed at the time of the closing.

Ground Fault Circuit Interrupters (GFCI) receptacles have been installed in this home. A GFCI receptacle is a sensitive tripping device for circuits installed around areas where water is near the receptacle. These circuit interrupters are more sensitive than normal circuit breaker and therefore provide far better protection for you in these high risk areas. You should identify the locations of the GFCI receptacles in this home and the other receptacles that are served by each reset. One example is the reset in the shared bath also services the receptacle at the other bathrooms on the second floor and the garage reset may services some of the exterior locations. This will help you when the receptacles are not live to know where to go to correct the problem.

We did observe smoke detectors in the home. These should have battery back ups and replacing the batteries when you move in is recommended. The units appear to be integrated with each other and/or the security system. We recommend multiple smoke and CO detectors within the home and the units should be integrated (hard wired) with battery backups and comply with the most recent code requirements. The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the smoke sensor is working.

In addition to the summary items, the following are for general information;

- one or more of the rooms maybe wired for a “half-hot” receptacle, where the wall switch may control power to one-half of the receptacle. You may not want to plug alarms, computers or other like devices in the half hot location.

MECHANICAL:

The air conditioning is via two 2017 Carrier brand heat pumps (R-410A refrigerant). At a combined capacity of six tons, these should be an effective systems for providing both cool and warm air to the home as necessary, however, we do not perform balance and load calculation/test on the system and/ or ductwork; or confirm the size of the home. The HVAC contractor normally determines the load based on several factors related to efficiency, and thermal dynamics of the house (ie insulation, windows, etc.).

The air-conditioning systems contain two primary components. These consist of the air handlers; one located inside the rear guest bathroom closet and the other in the closet between the front guest bedrooms. The condenser units are located on the right exterior wall of the home.

The air handler circulates the air through the home and cools or heats the air accordingly. The condenser unit provides the pressurized refrigerant to the air handler via copper tubing between the two units. One thermostat was located on the master bedroom and the other on the hall wall of the second floor.

A heat pump alone typically is not enough to warm a home when the outside temperatures are very cold. The system with this home includes an electric heat strip system (located in the air handler) to provide additional heating power to this home. The electrical heat strip uses a larger amount of energy than the heat pump, and therefore is used solely to supplement the heat pump.

The air-conditioning system in the cooling mode provided a temperature differential between the expected industry standards of 15 to 22 degrees.

Please note that we did not test the heat pump system due to the hot ambient temperature at the time of the inspection. The data plate did indicate the electric heat package in the air handler at 18 heater amps.

There is satisfactory air circulation through the supply registers. The foil sheathed flexible ductwork, as viewed from the attic areas, showed no evidence of significant leaks. However, this type of evaluation cannot detect and gauge the affect of minor leaks or determine the capacity or adequacy of the duct system. If many of these are present, they may cause reduced efficiency with the air distribution system. Should you desire a more comprehensive evaluation of the ducting such as pressure testing, we suggest that you contact a mechanical contractor. (NOTE - Some power companies do perform such evaluations at little or no cost as a service to their customers.) Adjustment of the supply registers for the individual rooms may have to be made to get the air circulation best suited to your personal needs.

The useful economical life expectancy of an HVAC unit is generally from 12 to 15 years with normal wear and tear. Repairs or maintenance to the air-conditioning system or components should be anticipated. One primary issue with the air conditioning is the cleaning or changing of the filter. The filters for these system are located at the air handlers. These filters should be maintained on a regular basis (or regular basis depending on use and/or style of filter). When servicing the filter, you should also pour a little vinegar and water solution down the PVC condensation drain cap at the air handler. This should help keep the drain line clear.

As a footnote, we did observe emergency float switches. In the event that the main condensate drain line should become clogged or obstructed, the float switch would turn off the system if it detected the build-up of excess water. We do not test condensate drain float switches to determine there functionality. We do not want to stress the system with an abrupt stop. We recommend that dryer vent pipes be clean periodically to remove the lint that accumulates on the pipe to prevent reduce venting. This may also become a fire hazard if the vent should become completely closed off, not to mention it will take twice as long to dry a load of clothes.

In addition to the summary items, the following are for general information;

- The second floor system may have a difficult time cooling the second floor due to the “water fall” affect of cool air flowing down the stairs.
- we do not determine if the flue pipes for the mechanical system are installed to code; the flue pipe for the hot water heaters should be review for proper length, configuration and/or drafting.

FIREPLACE:

There is a pre-engineered fireplace located on the pool lanai. This unit is a ventless style fireplace, therefore, it will not have a functioning damper nor is it vented to the exterior by a metal chimney. The unit also had a set of gas logs with a wireless remote. We observed no abnormal conditions with this equipment with this limited inspection.

Footnote: This fireplace is designed for use with gas logs only and is not designed to burn wood.

Our review of the gas fired appliances was limited to the operation of equipment. We did not check the gas supply lines or gas control and shut off valves. We did not confirm if there is proper "make-up" air / vents for the combustion of the fireplace. We do not qualify if the proper materials (pipes, etc.) are used to deliver the gas. For review of these components the local gas company should be consulted.

APPLIANCES:

The Thermadore gas range, oven, dishwasher, refrigerator, microwave, wine cooler the garbage disposal, kitchen (vented) and bathroom exhaust, and ceiling fans were checked and found to be functional at the time of inspection. The oven timer and clock were not evaluated nor was the temperature rating of the oven or refrigerator thermostats checked or calibrated with a temperature gauge. We merely checked the heating elements to ensure that they were operational.

All appliances that remain in the home should be in operating condition when the property is taken over. As with any appliances, proper working order does not negate the fact of normal wear and tear and failure of the appliance could occur at any time. Considering this, we suggest that you visit the home once before taking ownership to confirm that everything is operating properly.

Please note that we did not test and/or confirm the operation of the washer and dryer on the premises (clothes in the units).

For your information as a homeowner and client, the "scope" of a typical home inspection does not encompass verification of manufacture appliance recalls. You may wish to refer to the U.S. Consumers Product Safety Commission for appliance recalls at ([Http:www.cpsc.gov](http://www.cpsc.gov)).

INTERIOR:

The home was furnished at the time of inspection. The items associated with this condition include personal belongings, furniture, wall and window treatments, etc. In some instances these prevented our assessment of the areas hidden from view by the items. As a result, there may be unsatisfactory conditions that could not be observed and that may remain unreported at this time. Prior to closing, we do suggest that you conduct a walk through to check the interior for any other conditions or situations that would need to be addressed or that may have been obscured at the time of our inspection.

The ceilings, walls, floors, windows, doors, trim and bath tiles were checked. Most of these are in relatively satisfactory condition, normal wear and tear excluded. In addition to the anomalies identified in the Summary that need to be corrected, we observed the following conditions. These are noted for informational purposes to be addressed as you deem necessary and include *but not limited to the following items*;

- The door to the garage rubs on the jamb,

The pool light did illuminate with the switch at the timer box

As a footnote; we did observe a child safety barrier system with the holes in the “deck” of the pool and/or the barrier fencing material. We recommend some system to prevent minor’s access to the pool area. We recommend you visit Section 515.27 of the Florida Statutes and the American Red Cross Home Pool safety web site at www.HomePoolEssentials.org web site.

Note: Florida law requires swimming pools, hot tubs, and spas that receive a certification of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 51527 of the Florida Statutes (enclosure that meets the pool barrier requirements, approved safety pool cover, required door and window exit alarms, required door locks.

We do not determine if the main drain cover/s is VGB compliant (www.pool safety.gov)

In addition to the summary items, the following are for general information;

- we do not determine if the components related to the pool / shell are properly bonded,
- address the loose pool deck paver right of the skimmer basket area,

SPRINKLER:

The seven zone Rain Bird sprinkler system for the home was checked and found to be operable. This system does have an automatic timer located at the electrical meter on the exterior side wall of the house. This device was not checked through its full cycle. We merely turned the unit to the manual setting and checked the cyclematic rotation and flow of the sprinkler valves. We do not confirm if every area of the landscaping is properly covered by the system. As a footnote, there was no battery “backup” in the control box in the event of a power outage.

As with most systems, periodic adjustments for spray patterns will have to be made. The sprinkler heads do need to be cleaned and/or replaced periodically to insure proper working condition. We could not confirm if the system had a rain gauge; we only observed the relay next to the control box. This device turns the system off, temporarily, during and after a recent rain.

As a recommendation, install spray shields on the sprinkler spray heads adjacent the exterior walls/windows and keep spray heads adjusted as so not to wet the exterior walls. Water intrusion and moisture problems can occur where exterior walls are continuously wet by sprinklers.

The water supply for the irrigation system appeared to be from the same meter as the household water. This would typically mean that the sewage bill will include the sprinkler water. You may want to consult with the water company about the possibility of installing a second meter to help reduce the water bill (or ask if they prorate the irrigation water). This is usually a very good investment.

The generally accepted watering days are as follows for most of the central florida area, however, you should check (confirm) this with your local water authority. Houses with even addresses can water on Thursdays and Sundays and odd-numbered addresses on Wednesdays and Saturdays, however, not between the hours of 10:00 a.m. and 4:00 p.m.. In addition, you cannot water more than an hour per zone. There has been discussions about reducing the watering days to one day per week.

INFESTATION:

Pursuant to Florida Statute, Section 482, inspectors working solely under the auspices of Certified Building Inspectors are not allowed to conduct Wood Destroying Organism inspections, nor are they to identify wood destroying insects or render any opinion as to whether the home does or does not have evidence of past or present infestation by wood destroying organisms. However, at the same time as your prepurchase home inspection, a separate complete Wood Destroying Organism inspection was conducted by Certified Termite and Pest Services.

The result of this inspection is being sent with this report.

INSPECTION CRITERIA:

The assessment of the home and its components is done in accordance with the Standards of Practice of Florida Home Inspectors. The full version of the Standards conveyed with the Standard Agreement for Inspection signed by you. Otherwise, the full text of the Standards is available at the Florida DBPR web site. Please access this site and read the Standards to assure full understanding of the methodology and limitations of your home inspection if you have not already done so.

Any component, situation or condition not specifically mentioned in the Summary and/or body of this report has not been evaluated nor inspected and is not to be construed as having been evaluated, inspected or commented upon. It is recommended that any deficiencies and the components or systems related to these deficiencies noted in the report be evaluated or inspected and repaired as needed by licensed contractors or professionals **PRIOR TO THE CLOSE OF ESCROW**.

We recommend further evaluation **PRIOR** to closing so a properly licensed contractor or professional can evaluate the deficiency or concern further and inspect the remainder of the system or component for additional concerns that may be outside the area of expertise of your inspector or the scope of this inspection.

Where helpful for illustrative purposes, photos were taken of some of the conditions noted at the time of inspection. These are identified in the narrative of the report and conveyed in the Photo Appendix.

While every endeavor is made to accurately report the conditions of the subject structure, components thereof and equipment therein and /or the existence of any and all visible defects in the subject structure, components thereof and the equipment therein, the Client acknowledges that Certified and its inspectors are *generalist* and *not specialist*, and the inspection performed by Certified and its inspectors is limited to a *visual assessment* of the conditions, components, and equipment as they are visible and accessible to the naked eye at the time of the inspection. Certified and its inspectors do not perform technically exhaustive, prohibitive, destructive, investigatory or similar examination, or inspection of the subject structure and its components and equipment, nor will the inspector comment on any situation that will require the removal of wall, ceilings, panels, personal furnishings or other obstacles to see.

Client acknowledges that although the subject structure, components thereof and equipment therein may be functional and /or in working condition at the time of the inspection, their condition may change thereafter. Therefore the company and its inspectors do not under any circumstances, make any promises, representation, guarantees or warranties as to the actual present, reported or future condition of the subject structure, components thereof and the equipment therein.

ENVIRONMENTAL CONCERNS:

Client acknowledges that what is contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to detect, identify or disclose any health and/or environmental concerns regarding this house or property, including but not limited to the presence of asbestos, radon, lead, urea-formaldehyde (laminated floors, wood glues, etc.), fungi / mold, PCBs (Polychlorinated Biphenyls - organic compounds), Reactive Drywall (Chinese Drywall) or other toxic materials (VOC's; volatile organic compounds), or substances in the water, air, soil or building materials. In addition, the inspection is not intended to identify conditions with the property that may be of concern to some insurance carriers or that may prevent some companies from issuing coverage for the property.

The property was not inspected for any fungi or bacteria, and on opinion on any health related effects or indoor air quality is not provided or rendered in the pre purchase inspection we generated. We are not authorized to inspect or report on any fungi or bacteria, nor to report or comment on health or indoor air quality issues related to any fungi or bacteria.

If you are concerned about these issues, you should consult with a certified industrial hygienist or other person(s) trained and qualified to render such opinions.

THANK YOU:

We thank you for selecting us to do your prepurchase home inspection. As stated in the opening paragraphs of this report; prior to closing, the abnormal conditions or situations identified in this document should be referred to appropriately licensed contractors for further technical evaluation and corrective action as required.

In addition to the conditions reported herein we suggest that you discuss the known repair history of the home with the seller and/or seller's representative. This may provide additional information about repairs or past problems known only to the seller if there are any.



1. Movement at water meter leak detector.



2. Meter movement maybe water leaking from pressure relief valve at main water shut off.



3. Bubbles in paint at office window sill.



4. Electrical box on right side of house not secure in wall.



5. Latches to pool area do not self close.



6. Pressure gauge at pool filter did not appear to function.



7. Damage to drain cover in right yard.



8. "Low salt" reading at pool equipment.



9. Missing lock pin in right guest bedroom door.