



Affordable Home Inspection, Inc.

Specializing In Residential & Commercial Pre-Purchase Inspections

Excellence • Education • Ethics

REPORT NO.: [33082](#)

DATE: [Feb. 11th 2025](#)

INSPECTION REPORT PREPARED FOR:

CLIENT: [David Gansky](#)

ADDRESS: [Not Provided](#)



REPORT TERMINOLOGY

- A:** Acceptable operation and condition. Normal wear and tear. Need for immediate repair or replacement not evident.
- B:** Declining in usefulness. May need repair or replacement in the near future.
- C:** Not operable, or needs repair or replacement.

Inspection Location: [3502 Washington Rd. West Palm Beach, FL](#)

Owner: [NA](#)
Agent: [Erin Sykes](#)

Agency: [Sykes Properties](#)
Telephone: [609-517-3071](#)

Inspection Attended By: [Buyers, List agent & Architect](#)
Affordable Home Inspector: [Brian Vandenbraak HI7897 & Chris Stage HI10530](#)

Please read entire report carefully. We recommend that all repairs be undertaken by duly licensed contractors.

This inspection is intended to disclose the condition of the house at time of inspection as set forth by the standards of practice of the American Society of Home Inspectors and the Florida Association of Building Inspectors. This report is not a warranty. The scope of this inspection is not limited to the provisions of a real estate contract.

4521 PGA Blvd., Suite #147, Palm Beach Gardens, FL 33418
(561) 694-7716 FAX 622-1485



SUPPLEMENTAL INFORMATION

INSPECTION ADDRESS: 3502 Washington Rd. West Palm Beach, FL

Time Inspection Started: 1.30pm

Time Inspection Completed: 3.45pm

Weather Conditions: Sunny, Dry

Approximate Temperature: 79°F.

People present at the Inspection other than those identified on Front Sheet of Report:

None

How was home furnished: Fully Furnished

Seller made the following disclosures: None

Seller disclosures were made: NA

It is strongly recommended that details be obtained on service history for all components, particularly air conditioning equipment and swimming pool / spa systems.

Review of permit history for the home is recommended if any alterations, modifications or additions have been made to the home. This search is made at the Department of Building and Zoning for the local municipality that the home is located in.

A pre-closing walk through should be performed by the buyer, prior to the closing. Receipts and warranties from duly licensed contractors should be obtained and reviewed for all repairs made.

At the pre-closing walk through areas that could not be inspected at this Inspection should be reviewed if they have not already been viewed, such as walls and flooring covered by rugs and / or furniture.

THIS INSPECTION DOES NOT DETERMINE IF MOLD OR OTHER FUNGAL GROWTH IS PRESENT. WHEN EVIDENCE OF WATER OR MOISTURE INTRUSION IS NOTED - RECOMMEND FURTHER EVALUATION TO DETERMINE IF THESE ARE PRESENT.

*** Due to State and local requirements that contractors be licensed to perform home repairs and improvements, Re-Inspections to review repairs after this inspection can only be performed by this company when receipts are available from duly licensed contractors that detail the repairs that have been undertaken. It is against State law to aid and abet unlicensed contractors. Additional penalties could be levied against individuals who are themselves license holders.

Any additional comments: _____

PLEASE TURN TO THE SUMMARY AND BODY OF THE REPORT FOR INSPECTION DETAILS.

INSPECTION AGREEMENT

AFFORDABLE HOME INSPECTION, INC. ("AHI") will inspect the property described in this Agreement (the "Property") for the Client upon the following terms and conditions.

AHI will inspect the Property in accordance with the American Society of Home Inspectors Standards of Practice attached to this Agreement. AHI will disclose to the Client in a written report all defects concerning the Property that the AHI inspector observes or discovers during the inspection. AHI shall not have any obligation to determine if any violation exists with respect to any federal, state, country or local law, building code or regulation at the Property. **The inspection performed on behalf of the client is subject to additional limitations as identified on page 2 of this agreement.** AHI does not have any conflict of interest that might affect the objectivity of the inspection, and it does not have any expectation of financial gain as a result of the disclosure or nondisclosure of any defect at the Property.

The inspection report shall not be construed as a warranty concerning the design or future performance of any structure, system or appliance at the Property.

AFFORDABLE HOME INSPECTION INC. HAS NOT AND IT WILL NOT GIVE ANY WARRANTY, EXPRESS OR IMPLIED TO THE CLIENT CONCERNING THE CONDITION OF THE PROPERTY OR ANY STRUCTURE, SYSTEM OR APPLIANCE AT THE PROPERTY.

Dispute Resolution: In the event a dispute arises regarding the home inspection or the home inspection report, the parties agree that any dispute shall first be communicated to AHI within 14 days of discovery. It is further agreed that no repairs, modifications, or alterations shall be made without first providing AHI with 5-day notice and an opportunity to inspect the property (with the exception of emergency repairs to limit further damage). Failure to provide the requisite notice and/or opportunity to inspect shall be a complete and total bar to any liability of AHI. It is agreed that any dispute with an alleged damage of less than \$10,000 shall be adjudicated in Small Claims Court. Any dispute with alleged damages in excess of \$10,000 shall be submitted to binding arbitration with Construction Dispute Resolution Services or Resolute Systems.

Limitation of Liability: It is agreed, that any consideration for the limited fee for the home inspection services provided, that the liability of AHI for errors and omissions in the performance of the home inspection and creation of the home inspection report shall be a limited to **(2x) twice the fee paid** for the inspection.

Severability: If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees.

Client understands the terms and conditions under which AHI will inspect the Property for the Client and by signing this document the Client agrees to these terms and conditions.

Client will pay \$1,025.00 to AHI for the inspection.

Inspector: Brian Vandenbraak HI7897

Property Address: 3502 Washington Rd. West Palm Beach, FL

Client: David Gansky

Date: Feb. 11th 2024

(Client's Initials) _____ Please send a copy of the report to my agent.

The following items are expressly outside the scope of this inspection:

- Building code or permit compliance, and zoning ordinance violations;
 - Inspection, for asbestos, formaldehyde, lead water/air quality, electromagnetic radiation or any environmental hazard;
 - Security alarms, internet, intercoms, speaker and audio systems, phone, cable, or satellite, or any wireless system;
 - Central fire, carbon monoxide detectors, smoke and/or sprinkler systems;
 - Private water systems, wells, water pumps, supply systems, water softener/purifier systems or solar heating systems;
 - Septic systems, leech or drain field systems;
 - Low voltage lighting, landscape lighting, any lighting on timing mechanisms, or lighting arrestors;
 - Saunas, steam baths, or fixtures and equipment;
 - Garage door opener remote, radio-controlled devices, automatic gates, exterior lights on timers or sensors;
 - Thermostatic or oven clocks, or timers or other time clock controls, or oven clean features, or appliance manufactures recalls;
 - Elevators, lifts, dumbwaiters;
 - Geological stability or soil conditions, or landscaping;
 - Gas meters, or pipes or valves, gas or oil tanks, buried or above ground;
 - Any underground and concealed plumbing, or piping;
 - Attic area, limited access due to truss design, insulation, stored items, extreme heat conditions, or weather conditions;
 - Entering crawl space with limited access, or insufficient access clearance (less than 40 inches), or where dangerous or adverse conditions exist;
 - Fireplace and chimney interior
 - Cosmetic damage or paint, or automatic and or manual window treatments, Bahama-styled shutters, or mini-blinds;
 - Air conditioning size and design, refrigerant levels, or pressure;
 - Any system requiring ignition of an open flame;
 - Furnace heat exchangers, freestanding appliances, or personal property;
 - Adequacy or efficiency of any system or component;
 - Chinese Drywall
 - Insurability
- END.

Page 2 of 2

SUMMARY

REPORT NO. [33082](#)

CLIENT [Gansky](#)

THIS CBS WITH STUCCO SIDING BUILT HOME WITH CAST STONE TRIAN AND IS ABOUT 70 YEARS OLD. THERE HAVE BEEN IMPROVEMENTS AND AN ADDITION MADE TO THIS HOME OVER THE YEARS. THE HOME IS CURRENTLY IN THE PROCESS OF ONGOING RENOVATIONS IN SEVERAL AREAS. AN ONLINE PERMIT SEARCH DID NOT PROVIDE ANY INFORMATION REGARDING THE ONGOING RENOVATIONS. RECOMMEND OBTAINING / REVIEWING DETAILED PERMIT HISTORY TO BETTER UNDERSTAND THE AGE AND EXTENT OF APPROVED IMPROVEMENTS. IT SHOULD BE NOTED THAT GIVEN THIS WORK IN PROGRESS AS WELL AS THE VARIOUS DEFICIENCIES THAT ARE LISTED IN THE REPORT BELOW MAY MAKE OBTAINING CONVENTIONAL PROPERTY INSURANCE DIFFICULT.

THERE IS A GUEST APARTMENT AT THE NE SIDE AND IS CURRENTLY IN THE PROCESS OF HAVING RENOVATIONS MADE. THERE IS A LOUVER DOOR BY THE ENTRY THAT GIVES ACCESS TO AN OPEN WALL CAVITY BETWEEN IT AND THE FAMILY ROOM OF THE MAIN HOUSE. THIS AREA SHOULD BE PROPERLY INSULATED AND CLOSED OFF AS THIS CAN LEAD TO INDOOR AIR QUALITY ISSUES. THERE IS WATER DAMAGE TO THE BUILD OUT SECTIONING OFF THE LAUNDRY EQUIPMENT AS WELL AS STAINS / EFFLORESCENCE TO THE WALL BEHIND THE LAUNDRY EQUIPMENT. ALL OF THESE AREAS REGISTERED WET WHEN A MOISTURE METER WAS APPLIED. THE ORIGIN OF WATER INTRUSION IN THESE AREAS COULD NOT BE DETERMINED AND WILL REQUIRE FURTHER INVASIVE REVIEW AND REPAIR AS NECESSARY BY A DULY LICENSED CONTRACTOR.

THE ROOF COVERING IS A PAINTED FIBERGLASS SHINGLE. ACCORDING TO AN ONLINE PERMIT SEARCH THIS COVERING IS ABOUT 18 YEARS OLD. THERE IS EVIDENCE OF WATER PENETRATION AT THE EAVES IN AREAS AT THE EAST SIDE AND OVER THE GUEST APARTMENT KITCHEN AS WELL AS AN IMPROPER PAST REPAIR AT THE LOWER-LEVEL EAST SIDE. GIVEN THE AGE AND CURRENT / PAST FAILURES, THIS ROOF COVERING IS AT THE END OF ITS ESTIMATED USEFUL LIFE EXPECTANCY AND REPLACEMENT BY A LICENSED ROOFING CONTRACTOR IS RECOMMENDED. WHEN THIS IS DONE ALL DAMAGED WOOD SHOULD BE REPLACED.

THERE IS PEELING / DETERIORATED PAINT AT THE EAVES IN SEVERAL AREAS AS WELL AS AREAS OF DAMAGE AT THE LOWER-LEVEL EAST SIDE. THE EAVES WOODWORK IS IN NEED OF BEING RE-PAINTED AND HAVING ALL DAMAGED WOOD REPLACED.

THERE IS CHALKING AND PEELING PAINT IN SEVERAL AREAS AROUND THE HOME. THIS CHALKING IS INDICATIVE OF THE PAINT FAILING AND THE HOME BEING IN NEED OF RE-PAINTING. THERE ARE VOIDS BETWEEN THE SIDING AND THE CAST STONE TRIM AROUND THE WINDOWS IN SEVERAL AREAS, PARTICULARLY AT THE OPENINGS ON THE EAST SIDE. WHEN THE HOME IS REPAINTED, THESE VOIDS SHOULD BE PROPERLY SEALED. RE-CAULKING OF THE OPENINGS AND SEALING OF ANY CRACKS SHOULD BE DONE AS WELL TO INHIBIT WATER INTRUSION AS THE CURRENT CAULKING IS DETERIORATED IN SEVERAL AREAS.

CONTINUE ON NEXT PAGE.

THE UNDERFLOOR CRAWLSPACE WAS UNABLE TO BE ENTERED AND WAS ONLY ABLE TO BE PARTIALLY VIEWED FROM THE VENT AT THE NW SIDE. THE WEST UNDERFLOOR CRAWLSPACE VENT IS PARTIALLY BELOW GRADE LEVEL. RECOMMEND MAKING CRAWLSPACE ACCESSIBLE TO BE ENTERED AND MAKE ANY NECESSARY ALTERATIONS TO ALLOW FOR PROPER VENTILATION.

THERE IS WHAT APPEARS TO BE ASBESTOS WRAPPED PIPING AT THE NORTH SIDE. THIS APPEARS TO BE AN OLD EXHAUST AND IS NO LONGER IN USE. FURTHER REVIEW IS REQUIRED HERE.

THE PLUMBING SUPPLY LINES ARE A COMBINATION OF COPPER AND BY MAJORITY UPDATED CPVC. THE VISIBLE DRAIN LINES BY MAJORITY HAVE BEEN UPDATED TO PVC WITH SOME OF THE ORIGINAL CAST IRON VENT STACKS PRESENT. IT SHOULD BE NOTED THAT ANY DRAIN LINES AT THE UNDERFLOOR CRAWLSPACE AND THE ONES THAT RUN TO THE SEWER AT THE ROAD WERE NOT VIEWED. GIVEN THE AGE OF THE HOME AND LACK OF PERMITTING INFORMATION, THE PROBABILITY OF THERE BEING ORIGINAL CAST IRON DRAIN LINES PRESENT IS HIGH. ANY ORIGINAL CAST IRON PLUMBING IS NEARING THE END OF ITS ESTIMATED USEFUL LIFE EXPECTANCY AND REPLACEMENT SHOULD BE ANTICIPATED. THE TANK WATER HEATER IN THE CLOSET ACROSS FROM THE EAST ENTRY APPEARS TO BE ABANDONED AND NOT IN USE. THERE IS AN ELECTRIC TANKLESS WATER HEATER IN THE GARAGE THAT APPEARS TO BE ABOUT A YEAR OR TWO OLD AND IT WAS OPERABLE. PLEASE SEE BATHROOM AND PLUMBING SECTIONS AS THERE ARE ITEMS NOTED THAT REQUIRE ATTENTION.

THE ELECTRICAL PANEL AND THE VISIBLE WIRING HAS BEEN UPDATED AS WELL AS THE INCOMING SERVICE HAVING BEEN CONVERTED TO AN UNDERGROUND FEED. THERE IS EXPOSED WIRING IN SEVERAL AREAS THROUGHOUT THE MAIN AND GUEST HOUSE. ALL EXPOSED WIRING SHOULD BE IN AN APPROVED ELECTRICAL CONDUIT. THE ELECTRICAL PANEL IN THE MAIN HOUSE UPSTAIRS SW BEDROOM CLOSET IS OBSTRUCTED AND DOES NOT MEET THE REQUIRED 36 INCHES OF CLEARANCE TO THE FRONT AND 30 INCHES TO THE SIDE. RECOMMEND MAKING ANY NECESSARY ALTERATIONS TO ALLOW FOR PROPER WORKING CLEARANCE. PLEASE SEE ELECTRICAL SECTION AS THERE ARE OTHER ITEMS NOTED THAT REQUIRE REPAIR / REPLACEMENT BY LICENSED ELECTRICAL CONTRACTOR.

THE WINDOWS AND EXTERIOR DOORS HAVE BEEN UPDATED WITH NON-IMPACT RATED ONES, WITH THE EXCEPTION OF ONE OF THE MASTER BEDROOM WINDOWS, AND IT WAS NOTED THAT THERE IS NO FORM OF HURRICANE PROTECTION FOR THEM. WITH THE EXCEPTION OF THE LIVING ROOM AND DINING ROOM ONES. THE WINDOWS ARE BY MAJORITY IN POOR / FAILING CONDITION. THERE IS EVIDENCE OF WATER INTRUSION AROUND SOME OF THESE OPENINGS, PARTICULARLY IN THE FAMILY ROOM AS MOISTURE WAS DETECTED IN THE SILLS AND WALL BELOW. THESE WINDOWS ARE AT THE END OF THEIR ESTIMATED USEFUL LIFE EXPECTANCY AND REPLACEMENT IS RECOMMENDED. PLEASE SEE DOOR AND WINDOW SECTIONS AS THERE ARE OTHER ITEMS NOTED THAT REQUIRE REPAIR / REPLACEMENT.

THE STAIRS ARE CURRENTLY NOT SAFE FOR USE AS THERE IS NO RAILING FROM THE LANDING UP AND THE TREADS VARY IN SIZE. RECOMMEND FURTHER REVIEW AND MAKE ANY NECESSARY REPAIRS AS THE CURRENTLY PRESENT A SAFETY HAZARD.

CONTINUE ON NEXT PAGE.

THE APPLIANCES ARE OF VARIOUS AGES AND THERE ARE ITEMS NOTED IN THIS SECTION THAT REQUIRE ATTENTION.

THERE ARE TWO ZONES OF AIR CONDITIONING, ONE FOR THE MAIN HOME AND ONE FOR THE ATTACHED GUEST APARTMENT. THE MAIN HOUSE EQUIPMENT IS ABOUT 3 YEARS OLD AND THE SYSTEM WAS OPERABLE ON THE COOL CYCLE, HOWEVER; IT FAILED TO OPERATE ON THE HEAT CYCLE. RECOMMEND FURTHER REVIEW AND REPAIR AS NECESSARY BY A LICENSED HVAC CONTRACTOR. THE AIR HANDLER FOR THIS ZONE IS BEHIND SHELVING IN THE MASTER CLOSET WHICH OBSTRUCTS ACCESS TO IT. RECOMMEND MAKING ANY NECESSARY ALTERATIONS TO MAKE THIS AIR HANDLER READILY ACCESSIBLE. THE GUEST APARTMENT EQUIPMENT IS ABOUT 20 YEARS OLD. IT WAS NOT DETERMINED IF THIS ZONE IS IN USE AS THERE WAS NO THERMOSTAT VISIBLE. IT WAS NOTED THAT THERE IS WHAT APPEARS TO BE A BATHROOM IN THIS APARTMENT THAT WAS OBSTRUCTED SO IT IS POSSIBLE THERE IS A THERMOSTAT PRESENT. THERE ARE NO A/C REGISTERS IN THE KITCHEN / FAMILY ROOM AND THIS AREA WAS HOTTER THAN THE REST OF THE HOME. RECOMMEND HAVING AIR CONDITIONING SYSTEM REVIEWED BY A LICENSED HVAC CONTRACTOR. THIS INSPECTION DOES NOT PERFORM ANY INDOOR AIR QUALITY OR MOLD TESTING.

PLEASE READ ENTIRE REPORT CAREFULLY AS WELL AS SEPARATE WIND MITIGATION REPORT, FOUR POINT INSPECTION AND WDO REPORT FROM HIGHLAND PEST CONTROL AS THERE ARE OTHER ITEMS NOTED THAT REQUIRE ATTENTION.

INSPECTED BY: [Brian Vandenbraak HI7897](#)

**4521 PGA BLVD., SUITE #147, PALM BEACH GARDENS, FL 33418
(561) 694-7716 FAX (888) 909-3741**

MAIN ROOF: GABLE

Observed From: ☐ Ladder ☒ Roof ☐ Other

Type of material: PAINTED FIBERGLASS SHINGLE

Overall condition: C

See back page of report for general life expectancy of roof coverings.

Remarks: _____

TREES SHOULD BE TRIMMED BACK FROM ROOF

IMPROPER REPAIR LOWER LEVEL EAST SIDE

SEE SUMMARY

PORCH/PATIO ROOF: NONE

Observed From: ☐ Ladder ☐ Roof ☐ Other

Type of material: _____

Overall condition: _____

Remarks: _____

VALLEYS/FLASHINGS: GALVANIZED / COPPER Overall condition: C

Vent stacks: CAST IRON B

Turbines/Roof vents: B

Skylight: B

Other: NONE

Remarks: _____

DAMAGE TO DRIP EDGE AT WEST SIDE AND LOWER LEVEL EAST SIDE

VENT STACK AT NE APPEARS TO BE PARTIALLY COVERED / OBSTRUCTED

CHIMNEY: NONE

Type of material: _____

Overall condition: _____

Remarks: _____

SOFFIT/FASCIA: _____

Type of material: PAINTED WOOD

Overall condition: C

Remarks: _____

DAMAGE TO EAVES WOODWORK LOWER LEVEL EAST SIDE

CRACKING / PEELING PAINT MULTIPLE AREAS EAVES WOODWORK

MISSING SOFFIT VENT SCREEN COVERS EAST SIDE UPPER LEVEL

GUTTERS/DOWNSPOUTS: PARTIAL

Type of material: ALUMINUM

Overall condition: C

Remarks: _____

DAMAGE TO GUTTERS AT FRONT AND REAR

ATTIC: Access: ☐ Pull down ☒ Scuttle ☐ Other ☐ None

Locations: MASTER CLOSET, SW BED CLOSET Sheathing: ROOFING BOARD

Evidence of water stains/damage: YES

Structure Roof & Ceiling: ☐ Truss Wood ☒ Rafter – Wood Ventilation: EAVES

Insulation type: ☐ None ☒ Batt ☐ Blown Approximate “R” value: LESS THAN 19

Pull down attic steps need to make full contact at all wood joints and all brackets need to be securely fastened. This requires ongoing monitoring and adjustment for safe operation.

Remarks:

ATTICS ONLY VIEWED FROM SCUTTLES

STAIN TO ROOFING BOARD BY SCUTTLE AT SW BEDROOM. AREA REGISTERED DRY WHEN A MOISTURE METER WAS APPLIED

MISSING INSULATION OVER FAMILY ROOM / KITCHEN

INTERIOR CEILINGS: _____

Evidence of water stains/damage: YES

Overall condition: C

Remarks: _____

STAINS TO CEILING AT MASTER A/C REGISTER

REPAIR TO CEILING AT STAIRS TOP LANDING

DAMAGE TO BEAM AT FAMILY ROOM EAST SIDE

STAIN TO CEILING AT SOUTH SIDE OF GUEST HOUSE FAMILY ROOM AND GUEST HOUSE

EAST SIDE OF LAUNDRY ROOM, REVIEWED WITH THERMAL IMAGING CAMERA, DID NOT

SHOW ANY TEMPERATURE ANOMALIES THAT INDICATED CURRENT MOISTURE INTRUSION

BEAM THAT EXTENDS THROUGH GUEST HOUSE HAS STAINS / CRACKING TO UNDERSIDE AT

KITCHEN, TESTED WET WHEN A MOISTURE METER WAS APPLIED

STAINS / DAMAGE TO CEILING OVER STORE ROOM EAST OF GARAGE

SWIMMING POOL: NONE

Overall condition: _____

Pump: _____ HP: _____

Skimmer: _____

Filter Basket: _____

Pool timer: ☐ Yes ☐ No

Filter: _____

Light: LOW VOLTAGE: _____

Heater: _____

Independent auto sweep: ☐ Yes ☐ No

THIS INSPECTION DOES NOT LEAK TEST POOL / SPA.

Remarks: _____

SPA: NONE

Overall condition: _____

Pump: _____ HP: _____

Skimmer: _____

Air Switch: _____

Remarks: _____

Filter: _____

Light: LOW VOLTAGE: _____

Heater: _____

Filter Basket: _____

Blower: _____

GFCI: _____

Pool / Spa protected by self closing and self latching gates: ☐ Yes ☐ No

SIDING: _____

Type of material: CBS STUCCO W/ CAST STONE TRIM

Overall condition: C

Mechanical & Plumbing penetrations need to be filled / sealed: YES

Remarks: _____

CRACKING / PEELING PAINT

CHALKING PAINT

SOME HAIRLINE CRACKS TO STUCCO

MISSING CAST STONE TRIM UNDERSIDE UPPER LEVEL NE WINDOW

VOIDS BETWEEN SIDING AND CAST STONE TRIM SEVERAL AREAS, PARTICULARLY EAST SIDE

DAMGE TO CAST STONE RIGHT OF ENTRY RIGHT SIDE COACH LIGHT

VOIDS IN WINDOW CAULKING

FOUNDATION: _____

Type: CONCRETE STEM WALL / CONCRETE SLAB Overall condition: A

Remarks: _____

PATIO/DECK: _____

Type of material: STONE / THIN BRICK

Screening: NONE

Overall condition: A

Remarks: _____

WALKWAYS / DRIVEWAYS: _____

Type of material: CONCRETE PAVERS / CONCRETE / THIN BRICK

Overall condition: C / C / C

Remarks: _____

SETTLEMENT / DISPLCAEMENT TO BOTH DRIVEWAY PAVERS AND THIN BRICK WALKWAY

DAMAGE TO CONCRETE AT WALK WAY

CRACKED STONE AT STEP OF MAIN ENTRY

DAMAGED WOOD MULTIPLE AREAS OF WOOD PERGOLA SE SIDE OF DRIVEWAY

WALLS/FENCES: _____

Type: WOOD / CYCLONE

Overall condition: C

Remarks: _____

DAMAGE TO WOOD FENCE MULTIPLE AREAS NORTH SIDE

DAMAGE TO CYCLONE FENCE MULTIPLE AREAS

GRADING: _____

Overall property grading: A EXCEPT AS NOTED

Remarks: _____

GRADE PARTIALLY ABOVE CRAWLSPACE VENT WEST SIDE

LAWN SPRINKLER SYSTEM: _____

Pump: NA Timer: YES Zones: NI Overall condition: NI

Remarks:

TIMER NOT ENERGIZED

BASEMENT/CRAWLSPACE: Not Accessible: ☒ Restricted Access: ☐ Crawled: ☐ None: ☐

Joists/beams: WOOD NI

Walls: NI

Floors: WOOD NI

Remarks: _____

CRAWLSPACE NOT ACCESSIBLE

KITCHEN: _____

Cabinets: WOOD / BOARD A

Countertops: PAINTED WOOD C

Backsplash: NONE

Remarks: _____

COUNTERTOPS AT RIGHT, LEFT AND AT ISLAND NOT SECURED

KITCHEN:

Cabinets: PAINTED WOOD C

Countertops: MARBLE A

Backsplash: STONE TILE A

Remarks: _____

DAMAGE TO CABINETS BELOW KITCHEN SINK

CABINETS AT RIGHT OF KITCHEN SINK ARE DAMAGED, HAVE EVIDENCE OF MOISTURE,
TESTED WET WHEN A MOISTURE METER WAS APPLIED

MASTER BATHROOM:

Tiles: *

Tub/shower: *

Hydromassage Tub: NONE

Bidet: NONE

Vanity/countertop: *

Toilet: *

Exhaust fan: *

Heater: NONE

Remarks: _____

*BATHROOM WORK IN PROGRESS, PLUMBING, ELECTRICAL NOT INSTALLED, OPEN
EXPOSED WIRING AND PLUMBING HERE

UPSTAIRS SW BATHROOM: _____

Tiles: C

Tub/shower: SHOWER ONLY: A

Vanity/countertop: CHINA / MARBLE A

Toilet: NI

Exhaust fan: A

Heater: NONE

Remarks: _____

TOILET NOT IN SERVICE, NOT ANCHORED

HAND BASIN FAUCET NOT SECURED

SHOWER CURB TILES CHIPPED

TOILET SEAT LOOSE

UPSTAIRS NW BATHROOM: _____

Tiles: A*

Tub/shower: SHOWER ONLY: A

Vanity/countertop: CHINA / MARBLE A

Toilet: A

Exhaust fan: A

Heater: NONE

Remarks: _____

*VOIDS IN TILE GROUT LINES IN SHOWER

COUNTERTOP NOT SECURED

LIGHTS MISSING AT VANITY

LIGHT OUT OVER SHOWER

SHOWER HOT/COLD ESCUTCHEON PLATE NOT SECURED

POWDER ROOM: _____

Tiles: NONE

Tub/shower: NONE

Vanity/countertop: NONE

Toilet: A

Exhaust fan: A

Heater: NONE

Remarks: _____

DOWNSTAIRS NW BATHROOM: _____

Tiles: A

Tub/shower: SHOWER ONLY: A

Vanity/countertop: CHINA / MARBLE A

Toilet: A

Exhaust fan: A

Heater: NONE

Remarks: _____

SHUT OFF VALVES ARE SET BELOW AND BEHIND VANITY, NOT EASILY ACCESSIBLE

GUEST HOUSE BATHROOM:

Tiles: NI

Tub/shower: NI

Vanity/countertop: NI

Toilet: NI

Exhaust fan: NI

Heater: NI

Remarks: _____

NO ACCESS TO BATHROOM, OBSTRUCTED BY STORED ITEMS

BATHROOM: _____

Tiles: _____

Tub/shower: _____

Vanity/countertop: _____

Toilet: _____

Exhaust fan: _____

Heater: _____

Remarks: _____

BATHROOM: _____

Tiles: _____

Tub/shower: _____

Vanity/countertop: _____

Toilet: _____

Exhaust fan: _____

Heater: _____

Remarks: _____

INTERIOR PLUMBING: _____

Water supply: ☒ City ☐ Private Well

Sewer: ☒ City ☐ Private Septic

Drainage: SEE BATHROOM & BELOW

Well Pump: NA HP:NA

Water pressure: SEE

BATHROOM

Main shut-off location: Gas: NONE VIEWED Water: NE

Interior shut-offs: SEE BATHROOM

Faucets: C

Supply pipes: COPPER / CPVC

Waste pipes: PVC

HOT WATER HEATER: Overall condition: A

Size: TANKLESSGALLONS Type: ELECTRIC

Approximate age: EST 1-2 YRS

Hot water temperature at one hand basin: 115 +/-°F.

Hot water temperature over 120° F. may result in scalding. Recommend lowering temperature to 120° F. if necessary.

P/T valve: Is discharge line same size as valve opening: NA

Does line allow for complete draining of valve and pipe: NA

Hot water heaters have a normal life expectancy of 8-12 years.

Remarks:

GUEST HOUSE CLOTHES WASHER HOT STEM MISSING HANDLE

GUEST HOUSE KITCHEN SINK HAS FLEX PIPE. SHOULD BE SOLID SMOOTH WALLED PIPE

GUEST HOUSE KITCHEN FAUCET MISSING ITS HANDLE

TANK WATER HEATER IN CLOSET ACROSS FROM EAST ENTRY NOT IN USE

EXTERIOR HOSE BIBBS MISSING VACUUM BREAKERS

TOILET IN STORE ROOM LEAKS FROM TANK WHEN OPERATED

DRAIN LINES VISIBLE IN GARAGE OF THE UNDERSIDE OF UPPER LEVEL HAS ALL BEEN
UPDATED TO PVC.

REVIEW OF THE OUT PUT OF THE ELECTRIC TANKLESS WATER HEATER SHOULD BE MADE
CONSIDERING THE POTENTIAL DEMAND THAT COULD BE PUT ON IT IF HOME IS FULLY
RENOVATED AND OCCUPIED.

INTERIOR ELECTRIC: _____Approximate amps: 225 VOLTS 120/240Type of protection: Circuit breaker: X

Fuses: _____

Location of main mast: UNDERGROUND EASTGrounded to: RodIncoming wiring: COPPERBranch wiring: COPPERWiring type: ☒ Romex ☒ Conduit☐ Knob & Tube☐ Cloth wrappedLocation of main panel and sub panel (s): GUEST APARTMENT, SW BED CLOSETSwitches: AOutlets: CSmoke alarm: NONE OBSERVEDWeatherhead: NONECarbon Monoxide alarm: NONE OBSERVEDGround Fault Circuit Interrupter (GFCI): C Arch Fault Breakers: NONE

Requirements for GFCI's with regard to date and location, differ with municipalities. It is an inexpensive safety device that is recommended for all potentially wet locations. Smoke detectors and GFCI's should be tested once a month. If there are no smoke detectors in your home, it is recommended that you install them in a hallway near sleeping quarters and kitchen or as directed by fire safety officers.

Remarks: SMOKE ALARMS SHOULD BE REPLACED EVERY 10 YEARS

SQUARE D BRAND PANEL UPSTAIRS SW BEDROOM CLOSET, PANEL HERE IS OBSTRUCTED AS IT DOES NOT MEET REQUIRED CLEARANCE OF 36" TO THE FRONT AND 30" TO THE SIDE
SIEMENS BRAND PANEL IN GUEST APARTMENT

MULTIPLE MISSING KNOCKOUTS AT BOTH PANEL COVER AND BOX IN BOTH PANELS
GUEST HOUSE PANEL HAS A BREAKER THAT IS BEING COVERED BY A COVER KNOCKOUT THAT WAS NOT REMOVED

MULTIPLE MIS MATCHED BREAKERS IN GUEST HOUSE PANEL

MISSING FASTENER AT GUEST APARTMENT PANEL

EXPOSED WIRING MULTIPLE AREAS OF GARAGE AND AT ROOM ACROSS FROM EAST ENTRY

SEE BATHROOM SECTION

UPSTAIRS WEST HALLWAY OUTLETS HAVE OPEN GROUND

EXPOSED WIRING AT FAMILY ROOM AND KITCHEN CEILINGS MULTIPLE AREAS

OUTLETS AND JUNCTION BOXES AT SOUTH SIDE OF FAMILY ROOM ARE NOT SECURED AND EXPOSED

ONLY OUTLETS AT KITCHEN ARE RIGHT AND LEFT OF RANGE, NO OUTLETS AT EITHER BAR OR ISLAND, OUTLETS NOT GFCI PROTECTED

IMPROPER WIRING SPLICES AND EXPOSED WIRING BELOW KITCHEN SINK

EXPOSED WIRING AT GUEST HOUSE OPEN WALL CAVITY

EXPOSED WIRING FROM MAIN PANEL AT GUEST HOUSE EXTENDING TO FAMILY ROOM

WEST SIDE WHERE IT HAS BEEN IMPROPERLY WIRED INTO OUTLET / SWITCH

MULTIPLE AREAS OF EXPOSED WIRING AT RIGHT SIDE OF GUEST HOUSE MAIN PANEL

ONLY ONE COUNTERTOP OUTLET AT GUEST HOUSE KITCHEN COUNTERTOP, NOT GFCI PROTECTED

COACH LIGHTS NEED TO BE SECURED AND SEALED TO SIDING

EXTERIOR OUTLETS NOT GFCI PROTECTED

DOORS: _____

Overall condition: C

Keyed locks are not operated.

Remarks:

NUMEROUS DOORS HAVE NOT STOPS OR LOCKS

DOWNSTAIRS NW BEDROOM AND BATHROOM VANITY DOORS ARE MISSING HANDLE AND LATCH HARDWARE

MAIN ENTRY DOOR HINGES ARE MISSING FASTENERS

DAMAGE TO RIGHT AND LEFT SIDE FRAMES AT KITCHEN / FAMILY ROOM ENTRY DOOR.

TESTED WET WHEN A MOISTURE METER WAS APPLIED

POWDER ROOM DOOR HAS NOT HANDLE HARDWARE

GUEST HOUSE MAIN ENTRY DOOR IS DAMAGED AT TOP

DAMAGE TO STORE ROOM DOOR AND FRAME

DAMAGED WOOD TO MAIN ENTRY DOOR FRAME EITHER SIDE EXTERIOR

WINDOWS: _____

Overall condition: C

Remarks:

MASTER SOUTH WINDOW HAS BEEN UPDATED TO LARGE MISSILE IMPACT RATED

NUMEROUS WINDOWS ARE HARD TO OPERATE WITH REASONABLE FORCE, DID NOT CLOSE/OPEN PROPERLY

NUMEROUS WINDOW REVEALS ARE DAMAGED AND/OR HAVE REPAIRS

MASTER BEDROOM EAST WINDOWS CENTER WINDOW GLAZING IS CRACKED

MASTER HALLWAY WINDOW DOES NOT SEAL

FAMILY ROOM SOUTH WINDOWS HAVE EVIDENCE THAT THEIR SEAL HAS FAILED.

MOISTURE IN BETWEEN GLAZING, MAJORITY OF THESE WINDOWS NOT OPERABLE

FAMILY ROOM NORTH WINDOW TILE SEAL IS DAMAGED

WALLS: _____

Overall condition: C

Remarks:

WALL HANGINGS, FURNITURE AND PERSONAL ITEMS NOT MOVED TO VIEW WALLS
STAIRS MIDDLE LANDING ENTRY TO LOWER STAIRS HAS NO HAND RAIL, HAND RAIL AT
LOWER SECTION OF STAIRS IS NOT FULLY GRASPABLE, SAFETY HAZARD, STAIRS LOWER
HAND RAIL DOES NOT MEET SAFETY STANDARDS
DAMAGE TO EXTERIOR WOOD AT FAMILY ROOM SOUTH WINDOWS, INTERIOR SIDES HAVE
STAINS, TESTED WET WHEN A MOISTURE METER WAS APPLIED
OPEN WALL CAVITY AT SW ENTRY TO GUEST HOUSE, NO INSULATION HERE, THIS IS THE
MAIN HOUSE FAMILY ROOM WALL, EXPOSED WIRING HERE
STANS TO BASEBOARD AT GUEST HOUSE NORTH SIDE FAMILY ROOM, TESTED WET WHEN
A MOISTURE METER WAS APPLIED
WALL BEHIND GUEST HOUSE LAUNDRY APPLIANCES HAS STAINS, EFFLORESCENCE, AND
CRACKING, TESTED WET WHEN A MOISTURE METER WAS APPLIED
GUEST HOUSE FAMILY ROOM BUILD OUT HAS DAMAGE, TESTED WET WHEN A MOISTURE
METER WAS APPLIED

FLOORS: WOOD, CERAMIC TILE & MARBLE ON CONCRETE & WOOD

Overall condition: C

Remarks:

RUGS, FURNITURE AND PERSONAL ITEMS NOT MOVED TO VIEW FLOORS
STAIRS HAVE NO FLOOR COVERING, PAINTED WOOD, STAIRS THREADS ARE LESS THAN
11", SAFETY HAZARD, SEE WALLS SECTION
FLOORING MISSING AT SOUTH SIDE OF FAMILY ROOM

FIREPLACE: NONE

Damper: _____

Decorative only: _____

Overall condition: _____

Remarks: _____

GARAGE/CARPORT: _____

Overall condition: C Type of door: ☒ Electric ☐ Manual ☐ None

Safety stop/reverse mechanism on electric garage door operable: ☐ Yes ☒ No: ☐ N.A.

Remarks:

GARAGE FULL OF STORED ITEMS, NOT ALL WALLS AND FLOORS VISIBLE TO BE VIEWED
WEST SIDE STOP REVERSE MECHANISM SENSOR BROKEN
HOLES CUT IN GARAGE CEILING

APPLIANCES:Range: NIOven: NIBroiler: NIDishwasher: NI / ARefrigerator: AWasher: C / ADryer: A / BDisposal: AExhaust fan/light: A* / A*Ceiling fan: AMicrowave: NONEOther: NONE

Approximate age: 1 +/- YRS , GUEST HOUSE CLOTHES WASHER 7 +/- YRS GUEST HOUSE CLOTHES DRYER 20 +/- YRS

Dishwashers, refrigerators, disposals, washing machines, and clothes dryers have a normal life expectancy of 8-12 years. Ranges, cooktops, and ovens have a normal life expectancy of 15-20 years. Each appliance is operated through one cycle. Timers, clocks, and self cleaning ovens are not inspected. This inspection is not a warranty.

Remarks:

UPPER DISHWASHER FULL OF STORED ITEMS THAT WERE NOT DISHES, NOT TESTED
CLOTHES WASHER DID NOT TURN ON PLUMBING AND ELECTRICAL CONNECTION NOT
VISIBLE
*EXHAUST MISSING UNDERSIDE COVER
RANGE / OVEN NOT SET UP, INSTALLED

A/C AND HEATING:Fuel Type: ELECTRICCentral unit: ☒ Yes ☐ NoNumber of zones: TWORoom units: NONEOverall condition: SEE NEXT PAGE FOR FURTHER DETAILS

Approximate age: Condenser unit: _____

Anchored to slab: _____ Coils: _____

Air Handler: _____

Accessible: _____ Coils: _____

Temperature at air return: _____°F.

Temperature at register: _____°F. T.D.: _____°F.

Heat temperature: _____°F.

Filter condition: _____

The Temperature Differential (T.D.) between air return and air register for conventional operation on cool cycle should be between 14-24 degrees F. Recommend servicing system at least once a year and changing or cleaning filters after every 30 days of use. Inspection does not determine balance or sizing of system. Compressors/condensers have a normal life expectancy of 8-12 years. Air handlers have a normal life expectancy of 10-12 years. This is not a warrantee for performance.

Remarks: _____

A/C AND HEATING: _____Zone: MAINOverall condition: CApprox. age: Condenser unit: 3 +/- YRSAnchored to slab: YES Coils: CLEANAir handler: 3 +/- YRSAccessible: NO Coils: NOT VIEWEDTemp. at air return: 75°F.Temp. at register: 51°F. T.D.: 14°F.Heat temperature: 75°F.Filter condition: NOT VIEWED

Remarks: _____

AIR HANDLER NOT ACCESSIBLE DUE TO BUILT IN SHELVING IN MASTER CLOSET
NO SUPPLY REGISTERS IN KITCHEN OR FAMILY ROOM, ROOM OBSERVED TO BE MUCH
WARMER IN TEMPERATURE THAN THE OTHER AREAS OF THE HOME
NO SUPPLY REGISTERS IN NW BEDROOM
DID NOT HEAT PROPERLY
FLEXIBLE DUCTWORK IN ATTIC

Zone: GUEST HOUSEOverall condition: CApprox. age: Condenser unit: 20 +/- YRSAnchored to slab: NO Coils: SOME DET.Air handler: EST 20 +/- YRSAccessible: NO Coils: NOT VIEWEDTemp. at air return: NA°F.Temp. at register: NA°F. T.D.: NA°F.Heat temperature: NA°F.Filter condition: NA

Remarks: _____

THERMOSTAT NOT LOCATED
NO INSULATION AT CONDENSER REFRIGERANT LINE
AIR HANDLER LOCATED AT CEILING OVER LAUNDRY EQUIPMENT

Zone: _____

Overall condition: _____

Approx. age: Condenser unit: _____

Anchored to slab: _____ Coils: _____

Air handler: _____

Accessible: _____ Coils: _____

Temp. at air return: _____°F.

Temp. at register: _____°F. T.D.: _____°F.

Heat temperature: _____°F.

Filter condition: _____

Remarks: _____

Temperature Differential (T.D.) between Air return and Air register for conventional operation on cool cycle should be between 14 – 24 degrees F. Recommend servicing system at least once a year and changing or cleaning filters after every 30 days of use. Inspection does not determine balance or sizing of system. Compressors/condensers have a normal life expectancy of 8-12 years. Air handlers have a normal life expectancy of 10-12 years. This is not a warrantee for performance.

Zone: _____
Overall condition: _____
Approx. age: Condenser unit: _____ Anchored to slab: _____ Coils: _____
Air handler: _____ Accessible: _____ Coils: _____
Temp. at air return: _____ °F. Temp. at register: _____ °F. T.D.: _____ °F.
Heat temperature: _____ °F. Filter condition: _____
Remarks: _____

Temperature Differential (T.D.) between Air return and Air register for conventional operation on cool cycle should be between 14 – 24 degrees F. Recommend servicing system at least once a year and changing or cleaning filters after every 30 days of use. Inspection does not determine balance or sizing of system. Compressors/condensers have a normal life expectancy of 8-12 years. Air handlers have a normal life expectancy of 10-12 years. This is not a warrantee for performance.

PUNCH LIST

CLIENT: NA

REPORT #: NA

LOCATION: NA

DATE: NA

1. NA

This Punch List is not intended as a final or complete Punch List as other items may become apparent as work
is completed and the home is occupied.
