

# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg FL 33709

(727) 544-9266

**Inspection report prepared for: Sample Report**

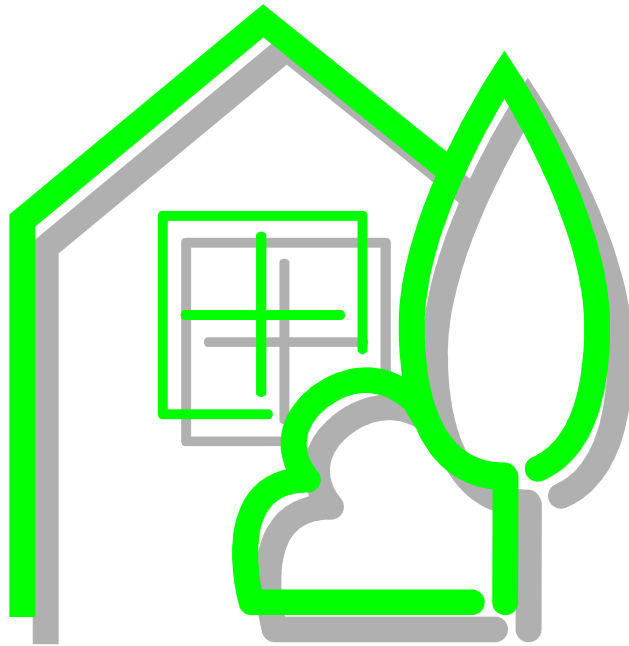
**Property Location: Your New Home in Florida**

**Your Licensed Home Inspector: Bruce Waits**

**State of Florida Home Inspector License # HI931**

**National Association of Certified Home Inspectors # 07120801**

**Hillsborough County Certified Electrician # JE00279**



# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## **General Information:**

Contact Person / Real Estate Agent:

Date of Inspection: December 29th, 2011

Time: Start 10:00 AM End 1:00PM

Approximate Year Built: Circa 1953

Type: Single family home with cottage

Property Status: Vacant, Electric and water is on in main house. Electric is off in cottage

Weather Conditions: Sunny, 77 degrees

This report is confidential , and is furnished solely for the use and benefit of the client. It is not intended to be for the benefit of any party not named in the report and the Inspection Contract.

Terms and conditions crucial to interpretation of the report are contained in a separate Inspection Contract.

Please feel free to call our office any time during regular business hours with questions concerning the report. We'll do our best to answer your questions the same day you ask them.

It is recommended that any and all repairs be performed by a licensed contractor or qualified individual. All contractors should be required to fully evaluate the condition of the system or component they are repairing before purchase of the property and closing the escrow.

The inspector will evaluate the condition of the components of the home , based upon the simple criteria of serviceability and durability of visible and accessible components. It is not our intention to report on cosmetic conditions. Inspection is not a destructive inspection and does not include structural engineering.

While due care was exercised in the performance on this inspection , the company makes no guarantees or warranties with respect to latent deficiencies or future conditions as part of the inspection report. Maximum liability incurred by First Choice Home Inspections and its owners is limited to the cost of this report.

The client is encouraged to accompany the inspector on the inspection. If client is unable to attend the inspection , the client is encouraged to contact the inspector for a verbal summary.

Hazardous substances are expressly excluded from the terms of this building inspection. Hazardous substances include, but are not limited to, the following: odors, radon, pesticides, fungicides, toxins, carcinogens, petroleum based chemicals, asbestos, lead, flood plain, noise, contaminants in soil, water, and air, electromagnetic fields, mold, and formaldehyde.

# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## TABLE OF CONTENTS

### PAGE

- 1 COVER PAGE
- 2 GENERAL INFORMATION
- 3 TABLE OF CONTENTS
- 4 GROUNDS
- 5 EXTERIOR / FOUNDATION
- 6 ROOF / ATTIC
- 7 GARAGE / LAUNDRY
- 8 GENERAL INTERIOR
- 9 BATHROOMS
- 10 KITCHEN & APPLIANCES
- 11 PLUMBING
- 12 ELECTRICAL SYSTEM
- 13 AIR CONDITIONING / HEAT SYSTEM
- 14 PROPERTY REPAIR SUMMARY

# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## **GROUNDS:**

### **DRIVEWAY:**

The concrete and gravel driveway surface is visually functional and in serviceable condition. Typical cracks are noted.

### **SIDEWALKS/PATHS:**

The concrete sidewalk surface is visually functional and is in serviceable condition. Normal maintenance is required.

**GRADING/LANDSCAPE:** As a general rule , the grade away from the foundation should be a minimum fall of 6 inches for the first ten feet on all sides of the foundation. Measurement of grade and speculation of future flooding is not within the scope of inspection. The grade should be maintained to keep 4-6 inches of clearance from any earth to wood contacts. Grade appears to be functional with positive flow away from the home. Wood is in close contact with soil on rear unit.

**LANDSCAPE:** A flat grass site is established on the property. Trees branches are touching the roof at this time. Keep trees and shrubs trimmed away from the structure. Tree branches can cause damage to the siding, soffits and roof material.

**FENCES/GATES:** The wooden fence appears functional. There are loose and broken boards noted

### **PATIO/ SCREEN ENCLOSURE:**

N/A

### **WELL PUMP/SPRINKLER SYSTEM:**

N/A

**SINK HOLES:** The presence of sink holes can not be determined in the standard visual inspection. Sink holes are excluded from this report.

# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## **EXTERIOR / FOUNDATION:**

The primary function of the exterior components is to protect the home from the elements. Water penetration into the home is probably the most common area of concern when evaluating the exterior components. The roof, doors, windows, siding, and landscaping all provide a vital roll in protecting the home from water penetration. Whenever possible divert water drainage away from the foundation. As with any home your commitment to maintenance will protect your investment and provide an appealing home that you and your neighbors can be proud of. Sheds and out buildings are not in the scope of this inspection.

## **WALLS:**

The walls of the main home and cottage are constructed of wood frame and what is commonly referred to as asbestos shingle siding. There are several small cracks and loose shingles noted. None of these cracks are 1/8 inch or more. Such cracking in a structure of this type and age is not uncommon. Cracking can be due to material shrinkage , expansion and/or ordinary building movement. Cracks should be caulked , sealed and monitored on a routine basis. Structural engineering is not within the scope of this inspection.

## **TRIM / SOFFIT / FASCIA:**

Soffits and fascia are constructed of wood. There is some rotted wood in soffit on NE and SW corners. Rot is also found at bottom of rear door and at bottom of bath window on the main house. a rodent hole is also found in fascia on SW corner of main home. Repair as needed.

## **CHIMNEY/FIREPLACE:**

N/A

**WINDOWS:** Windows are single hung windows with single pane glass. Windows appear to be functional and in serviceable condition. Several screens are missing and several are torn.

**EXTERIOR DOORS:** A representative number of exterior doors were operated. The exterior doors appear to be functional and in serviceable condition. Normal maintenance is required.

## **FOUNDATION:**

The foundation for the main house is a continuous block foundation with wood floor beams and sub-flooring. The cottage is a concrete slab on grade. There is no indication of a need for further evaluation at this time. It is not the scope of this inspection to determine if past or present building codes or permits were applied to the original construction or additions since construction is completed and much of the work and materials are no longer visible for inspection. Structural engineering is not within the scope of this inspection.

**GUTTER:** The partial gutter system is filled with debris. Gutters need to be kept cleaned to function properly. Elbows should be installed on downspouts to divert water away from the foundation.

# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## **ROOF / ATTIC:**

The roof is one of the most important components of your home. Most roofs are designed to shed water. For this reason , a roof with a steep slope is sometimes more reliable than a flat roof. Regardless of the roof type or slope , if your home has a roof , it will eventually leak. Most leaks occur at the valleys and/or the flashings. With repair and proper maintenance the useful life of the roof can be obtained. The life expectancy of the roof is not within the scope of this inspection. Unfortunately as a roof ages , the chances of a leak increases as does the difficulty / cost of repairing it. Inspection of the roof is limited since much of the construction is not visible after the final covering is installed. Many times a leak will only be evident during periods of heavy rain fall , which may not occur during the time of an inspection. The inspection does not constitute a guarantee as to whether the roof leaks or is subject to leaking in the future. Metal roofs over carports , Florida rooms , screen rooms, and the like often experience leakage and are not included in this report.

**ROOF COVERINGS:** Composition shingles are normally made from a combination of asphalt and fiberglass. Normally the lighter colored shingles are preferred due to there reflective characteristics and longer life expectancy. As the shingles age , they become brittle , lose granules , curl and split. The built up / flat roofs are normally found on low sloped or flat roofs. Due to their design flat roofs are more prone to leakage. Concrete tile roofs have various layers of roofing material installed under the concrete tiles , normally only the concrete tiles are visible for inspection. Normal life expectancy of various type roofs are: Composition shingle roof is 12 to 25 years. Tar & Gravel 10-20 years. Flat rolled roofing 10 to 12 years. Concrete tile roofing is 25 to 45 years. Normal maintenance is assumed , as lack of maintenance will alter life expectancies. No guarantees or warranties are expressed or implied. All numbers represent an average estimated useful life listed in years.

**INSPECTION METHOD:** Attic, walk over, and ground level.

**OBSERVATIONS:** A dimensional shingle roof is covering the main portion of the home. The roof pitch is adequate for a shingle type roof. The main roof geometry is a gable roof. The roof is approximately 13 years old. The roof is visually functional and in serviceable condition. A 3 tab shingle roof is covering the cottage. This roof is aging and nearing useful life. Roof has curling, loose and uplifting shingles. A few shingles are broken and cracked. There is some type of amateur type patch noted. Have the cottage roof further evaluated and budget for replacement.

## **ATTIC:**

**ACCESS TO ATTIC:** Attic was accessed from the ceiling access openings. Access is limited and portions of the attic framing is not visible due to insulation, ducting, and type of construction.

**FRAMING/DECKING:** The 2x4 and 2x6 framing and board roof decking is consistent with standard building practices during the time of construction. The framing and decking is visually functional and in serviceable condition.

**INSULATION:** There is approximately 2-3 inches of batten and lose fill insulation in portions of the attic. Some areas of attic do not have insulation and some of the insulation is not installed correctly.

**VENTILATION:** Ventilation is provided by ridge vents on main house. There is no ventilation for cottage.

# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## **GARAGE / LAUNDRY**

Many current building standards require the use of fire walls between the garage and living area of the home. This is required to restrict the spread of fire from the garage to the living area of the home. Any holes and gaps in the walls and ceilings should be repaired.

Automatic door opener controls should be kept away from children and the safety reverse function should be checked regularly. Remote units are not tested. Make sure you obtain remote units and test at final walk through.

TYPE: There is no garage

WALLS & CEILINGS:

N/A

FLOOR:

N/A

OVER HEAD DOOR(S):

N/A

## **LAUNDRY ROOM:**

LOCATION: Utility room

PLUMBING: Washing machine connections are in place and appear functional.

ELECTRICAL: Washer outlet is functional and grounded. The 220 volt dryer outlet is functional.

WASHER / DRYER: The washer and dryer were operated and found to be functional. Units are aging

DRYER VENTING: Dryer is exterior vented out the wall. The dryer vent needs to be kept cleaned to function properly. Wall cap has a broken cover.

# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## **GENERAL INTERIOR:**

Interior evaluations are based upon visual inspection of ceilings , walls , floors , windows and doors at the time of the inspection. Many of the structural components of the home are concealed and are not inspected. Evaluation of the types of coverings , aesthetic conditions , and cosmetic concerns are not within the scope of this inspection. It may not be possible to determine the condition and / or the type of floor that is covered with carpet or tile. A random number of doors and windows will be operated in an attempt to determine the condition of the structure. Fireplaces should be inspected and cleaned on a regular basis. Inspection is limited to the components that are accessible at the time of the inspection. Occupants belongings can limit observations of much of the interior. Check carefully at your final walk through.

## **CEILINGS:**

Ceilings are textured plaster and drywall ceilings. The ceilings are visually functional and in serviceable condition. Normal maintenance is required. Several cracks are noted.

## **WALLS:**

Walls are wood frame and drywall and plaster type construction covered with paint. The walls are visually functional and in serviceable condition. Normal maintenance is required.

## **FLOORS:**

Wood and laminate floors are in place in the main home. Floors appear to be functional with typical aging, staining, and some termite damage and patching. Tile floors in cottage are uneven and grout lines are uneven indicating an amateur installation.

## **DOORS:**

A representative sampling of doors was tested. The doors operated were found to be functional and in serviceable condition. Normal maintenance is required.

## **WINDOWS:**

A representative sampling of windows was tested for operation. Windows tested were found to be functional. Normal maintenance is required.

**CEILING FANS:** The ceiling fans are functional.

**SMOKE DETECTORS:** There are no smoke detectors in main house. Smoke detectors were not tested in cottage. It is recommended that you install and test smoke detectors regularly.



# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## **BATHROOMS:**

Bathrooms are high use areas that will require ongoing maintenance. Caulking and grout are important in preventing water drainage / leaks. Any gaps in the caulking or tile mortar joints is a potential for leakage to the sub-surfaces. In a shower stall, the shower pan collects the water from the bottom of the shower and directs it into the drain piping. Sooner or later, most shower pans will leak. Often, there are small leaks that are very difficult or impossible to detect. This is especially true if the shower is not in daily use. Although we look for shower pan leaks, and report them when we see them, we can't predict when a shower pan might start leaking. When this happens, the only way to repair this properly is to replace the pan. This requires tearing out the floor of the shower and portions of the shower wall. You may be able to forestall replacing the shower pan by caulking and sealing , but this is considered a temporary repair. Good preventative maintenance of caulking and tile surfaces can reduce the frequency and cost of repairs. Bathroom fixtures were tested to ensure that they are functional and not leaking at today's inspection. Conditions change from day to day. Inevitably faucets and drain traps will develop leaks and will need to be repaired as normal home maintenance.

## **TOILETS:**

All toilets were operated. The toilets are visually functional and in serviceable condition except as noted. The toilet in main house is leaking from base and under home when flushed. Repair as needed.

## **SINKS:**

The sinks , faucets , and drains were operated. Sinks were found to be functional and in serviceable condition. Normal maintenance is required.

## **TUBS:**

The tub , faucets , and drains were operated. Tub was found to be functional except as noted. The tub drain is leaking under the home. It is noted that tub does not have a tub spout. It has been capped off and abandoned behind wall.

## **SHOWERS:**

The showers and faucets were operated. The shower appears to be functional in main house. Normal maintenance is required. The shower in cottage is an amateur installation and shower pan or drain pipe is leaking. Water runs out from under home on the south exterior wall of cottage when shower is turned on.

**CABINETS & COUNTERS:** Cabinets are in average to good condition.

**VENTILATION:** Ventilation is by windows.

## **ELECTRICAL OUTLETS:**

Electrical outlets are functional, outlets are not GFCI protected in the baths. (GFCI) Ground Fault Circuit Interrupter is a device designed to protect people from severe or fatal electric shocks. GFCI can be installed as a electrical outlet or circuit breaker. GFCI outlets are currently required in homes at bathrooms , kitchens , garages and exterior outlets.

# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## **KITCHEN & APPLIANCES**

Kitchens have many components that are used on a daily basis. For this reason , you should anticipate a greater need for plumbing repairs, general maintenance, and the eventual refurbishing of these areas.

Major built -in appliances will be inspected by running the appliance through a cycle or by simple off / on testing. Oven thermostat / time controls and cleaning cycles, portable appliances, trash compactors and ice machines are not evaluated during the standard inspection.

The normal life expectancy of major appliances is 10 to 15 years. Dishwashers have an average expectancy of 8 to 12 years. Garbage disposals have an average life of 5 to 10 years. The remaining life expectancy of the appliance is not within the scope of this inspection. Each appliance is operated to ensure that it is currently functioning on the day of the inspection. These conditions change from day to day.

**COUNTERS:** Kitchen counter tops are functional and are in good condition.

**CABINETS:** Kitchen cabinets appear to be functional and are in good condition in main house. Cabinets are in poor condition in cottage. The bottom cabinet drawer in kitchen is damaged and bottom has fallen out.

**LIGHTING:** The light fixtures are functional.

**OUTLETS:** Electrical outlets are functional. Kitchen outlets are GFCI protected.

**REFRIGERATOR:** The refrigerator is functional and is in serviceable condition. Unit is approximately 10 years old.

**OVEN / STOVE:** Oven and cook top are functional. Unit is approximately 10 years old.

**VENTILATION:** There are no exhaust fans installed

**DISHWASHER:** The dishwasher is functional. Unit is approximately 1-5 years old. The dishwasher needs to be secured to cabinet.

**GARBAGE DISPOSAL:** N/A

**KITCHEN SINK(S):** Kitchen sink and faucets are functional and are in serviceable condition in main house. The kitchen sink drain traps are not properly installed in the cottage.

**MICROWAVE OVEN:** N/A

# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## **PLUMBING:**

The homes plumbing system is made up of three distinct systems. The water supply, drain/waste, and the vent system. The water supply brings the water to the home via local utility company or private well. The waste system carries the used water and waste to the local utilities sewage system or a private septic tank. And finally the vent system that maintains equal atmospheric pressure within the waste system that will safely dispose of sewer gas to the outside of the home. If sewer gas order is detected in the home, Call a plumber. Any leaks apparent at the time of the inspection are noted in the report , but please understand plumbing leaks can and do occur at any time, without warning, including the day after the inspection. We can't predict future leaks. Expect to have leaks, drips and toilets repaired from time to time.

Much of the homes plumbing system is concealed and therefore inspection of the system is limited. Water filters water softeners, heat recovery units, and solar heating units are not inspected. Water testing for contaminates is not included in this inspection and report.

**MAIN LINE:** Water meter is located in front yard. The main water shut off valve is located on the front of home.

**WATER PRESSURE:** Water pressure is with-in normal range of 40 - 80 p.s.i.

**SUPPLY LINES:** Visible piping material is older galvanized piping. Supply lines in the interior are visually functional and are in serviceable condition. Underground/concealed plumbing can not be evaluated.

**WASTE LINES:** Visible waste lines are older cast iron piping. Waste lines appear functional. Underground/concealed plumbing can not be evaluated.

**VENT LINES:** Visible soil stacks are through roof and appear functional. Visibility is limited.

**WATER FLOW:** Water flow was found to be adequate when three or more fixture were operated simultaneously. Minor loss of pressure is noted.

**FAUCETS & HOSE BIBS:** Hose bibs are functional.

**DRAINS & TRAPS:** Drains and traps appear normal. No blockage or slow draining was observed when three or more fixtures were operated simultaneously.

**WATER SOURCE:** Reported as public utility

**WASTE TERMINATION:** Reported as public utility.

## **WATER HEATER:**

Each unit has a 4500 watt, 30 gallon electric water heater is located in the utility room. A (TPR) temperature and pressure relief valve is present but is not tested because valves often fail to reseal and leak after testing. A shut - off valve on the cold water supply of the piping is present. The water heater inspection is limited to the determination of whether the unit is producing heated water at the time of the inspection. We don't test the temperature of hot water , because the temperature varies , and we don't want to provide a "false sense of security" by stating that water temperature is at a safe level. We recommend that thermostat be set to produce water no hotter than 120 degrees Fahrenheit. Water heater is producing hot water. Unit is approximately 3-5 years old.

# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## **ELECTRICAL:**

During the inspection, the inspector will randomly test outlets and light fixtures. Not all devices will be accessible and therefore can not be tested. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV wiring, low voltage ground lights or timers.

(GFCI) Circuit Interrupter is a device designed to protect people from severe or fatal electric shocks. GFCI can be installed as a electrical outlet or circuit breaker. We strongly recommend that all receptacles located in the kitchen, baths, garage, at spas, hot tubs, fountains, pools, crawl spaces, and outdoors be upgraded to the ground fault type. This should be done by a qualified, licensed electrician.

**SERVICE LINE:** The 120 / 240 volt 3 wire service enters the house from overhead on both structures. The power line support is broken on the main house and power line is laying on roof. Corrective repair is needed

## **MAIN PANEL:**

The main panel for home is a 100 amp main circuit breaker type panel located on the exterior. The feeder wires from the meter are copper. Electrical service is visually functional and is in safe operating condition. A 60 amp circuit breaker panel for cottage is located on the exterior. This panel is not rated for exterior installations. The panel also does not have a required main breaker and the panel installation is not proper. It appears that there may be improper splices in wall behind panel. Service feeder wires and branch circuit wiring enter back of panel through hole that does not have a proper bushing. Have the electric service and all interior wiring evaluated on cottage. Power is off to cottage and outlets could not be evaluated.

## **BRANCH CIRCUIT CONDUCTORS:**

Visible branch circuit conductors are copper NM type cabling.

**SYSTEM GROUND:** Grounding conductor is in place to ground rod/water pipe/footer.

## **FIXTURES & OUTLETS:**

A representative number of outlets , switches , and light fixtures were tested in the main house. In general , outlets and light fixtures were found to be functional and in serviceable condition.

## **GROUND FAULT CIRCUIT INTERRUPTERS:**

GFCI type outlets were observed in the kitchen of main house. It is recommended that GFCI outlets be installed at all required locations.

**NOTE:** The power is off in the cottage and electric and all electrical devices could not be tested.

# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## **AIR CONDITIONING / HEAT SYSTEM:**

HVAC systems come in a wide assortment, all with their own strengths and weaknesses.

Whenever combustion is used to generate heat, always follow manufacturer's specifications in relation to installation, operation, and maintenance. We also recommend that an HVAC company evaluate the condition of the heat exchanger of any system that use fossil fuels for combustion. The inspector can not light pilot lights.

Air conditioners and heat pumps are evaluated by monitoring the temperature variance of the supply air and the return air, which should be between 14 and 20 degrees. Air conditioners have an estimated life expectancy of 10 to 15 years. Heat pumps have a slightly lower life expectancy of 8 to 12 years. HVAC ducts are visually observed for deterioration, loose seams, and open leaks in the system. Due to design, sections of the duct system may not be visible for observation.

Pressure testing of coolant lines is beyond the scope of this inspection. Due to the system design and ambient temperature, it may not be possible to operate the system in both the heating and cooling modes during the inspection. Due to the large expense of replacement, safety concerns, and the importance of the homes HVAC system, we recommend annual maintenance by a licensed service person.

**TYPE OF SYSTEM(S):** The main home is cooled by a central electric split system. The cottage has 2 room air conditioners. Power is off to cottage and units were not evaluated.

**MANUFACTURE:** Trane Model # TTR03C100A0 Serial # G05273795

**CAPACITY:** Approximately 2.5 Ton unit. Sizing and balance of system is not determined.

**ESTIMATED AGE:** Unit is approximately 19 years old.

## **TEMPERATURE SPLIT:**

A/C supply air temperature is 55 degrees. Return air temperature is 73 degrees. The temperature split is 18 degrees. The temperature split is within industry standards of 14 to 20 degrees between supply and return air. System is providing cool air at today's inspection.

**FILTER:** Filter is located at the air handler. This type filter system needs to be cleaned/replaced monthly for system to function properly. .

**DUCT WORK:** The visible ducts in attic are functional and in serviceable condition.

**HEAT:** Heat was briefly operated and found to produce warm air.

**AIR HANDLER:** Air handler is located in the closet for the split system.

**MANUFACTURER:** Trane Model # TWV025B140A1 Serial # J07357358

**ESTIMATED AGE:** Approximately 17years old.

**NOTE:** The HVAC system is aging. Due to age budget for replacement and repairs

# First Choice Home Inspections

7031 Dalkeith Avenue, St. Petersburg Fl 33709

(727) 544-9266

## PROPERTY REPAIR SUMMARY

Items marked here as needing visible major repair have a high probability of involving a significant major expense and / or FHA / HUD health, safety, or property preservation requirements please have a contractor or qualified person make the required repairs.

The summary is provided to allow the reader a brief overview of the report. The summary is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. There may be other items reported in this report that you may wish to have addressed, corrected, or evaluated.

### PROPERTY LOCATED AT: Your New Home in Florida

1 - A 60 amp circuit breaker panel for cottage is located on the exterior. This panel is not rated for exterior installations. The panel also does not have a required main breaker and the panel installation is not proper. It appears that there may be improper splices in wall behind panel. Service feeder wires and branch circuit wiring enter back of panel through hole that does not have a proper bushing. Have the electric service and all interior wiring evaluated on cottage. Power is off to cottage and outlets could not be evaluated.

2 - The shower in cottage is an amateur installation and shower pan or drain pipe is leaking. Water runs out from under home on the south exterior wall of cottage when shower is turned on. The kitchen sink drain traps are not properly installed in the cottage.

The tub drain is leaking under the main home and the toilet in main house is leaking from base and dripping under home when flushed.

3 - A 3 tab shingle roof is covering the cottage. This roof is aging and nearing useful life. Roof has curling, loose and uplifting shingles. A few shingles are broken and cracked. There is some type of amateur type patch noted. Have the cottage roof further evaluated and budget for replacement.

4 - The power line support is broken on the main house and power line is lying on roof of cottage. Corrective repair is needed

5 - The dishwasher needs to be properly secured to prevent tipping.

6 - There is some rotted wood in soffit on NE and SW corners. Rot is also found at bottom of rear door and at bottom of bath window on the main house. A rodent hole is also found in fascia on SW corner of main home. Repair as needed.

7 - Properly install or cap off hanging wires in laundry room and under kitchen sink in cottage.

8 - You may wish to have structures tested for mold due to plumbing leaks found in areas that are concealed.