Home Inspection Report

988 Boulevard of the Arts Unit #109
Sarasota, FL 34236

This is for exclusive use by John Brink

Blue Heron Home Inspections
www.blueheronhi.com
941-350-7415
07/09/2026

Prepared for: John Brink
988 Boulevard of the Arts Unit #109

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941-350-7415
07/09/2026

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BHHI Thank You

Thank you for choosing Blue Heron Home Inspections, LLC (BHHI) to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

BHHI endeavors to perform all inspections in substantial compliance with the Standards of Practice of the Florida Association of Building Inspectors (FABI). As such, we inspect the readily accessible, visually observable installed systems and components of a home as designated in the FABI Standards-except as may be noted in the "Limitations of Inspection" sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the FABI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A copy of the FABI Standards of Practice is available at: http://www.fabi.org/why- fabi/standards-of-practice/ These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the FABI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house-recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report. The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without BHHI's express written permission.

Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Best regards,
Blue Heron Home Inspections, LLC
941-350-7415

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Directions are from facing the home entrance.

Property Information

Property Address 988 Boulevard of the Arts Unit #109
City Sarasota State FL Zip 34236
Contact Name John Brink
Phone
Fax

Client Information

Client Name John Brink
Client Address
City State Zip
Phone
Fax

Inspection Company

Inspector Name Joe Cockey
Company Name Blue Heron Home Inspections
Address 3 Shoreland Dr
City Osprey State FL Zip 34229
Phone 19413507415
Inspector's License H.I. #7653
E-Mail joe@blueheronhi.com
File Number J01669
Amount Received $625, Zelle

Conditions

Others Present Seller's Agent Property Occupied Occupied
Estimated Age 44 years Entrance Faces Southwest, All other directions are from facing toward front door, i.e. left, or

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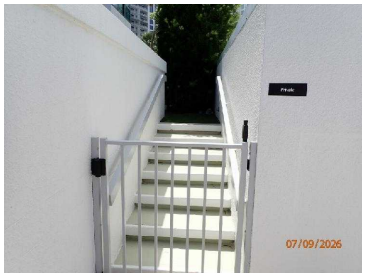
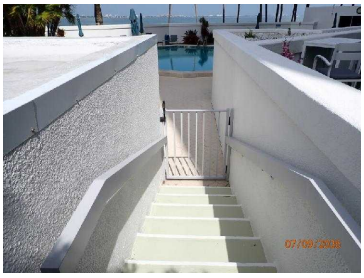
General Information (Continued)

Estimated Age (continued)
right.
Inspection Date 07/09/2026
WDO Inspection: No
Mold Inspection: No
Start Time 8:55 am End Time 11:31 am
Electric On Yes
Gas/Oil On Not Applicable
Water On Yes
Temperature 86 degrees
Weather Sunny Soil Conditions Dry
Space Below Grade None
Building Type Condo Garage None
Sewage Disposal City How Verified visual but not inspected
Water Source City How Verified visual but not inspected
Additions/Modifications 1. Re-roof 2025; 2. Plumbing 6/5/23; 3. Electric 2023; HVAC 3/02/26
Permits Obtained building permits pulled How Verified Sarasota City Building permits

Grounds

1. View:

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Grounds (Continued)

View: (continued)

2. Acceptable Driveway: Concrete
3. Acceptable Walks: Concrete
4. Acceptable Electric: GFCI protected

5. Acceptable Hose Bibs: brass


6. Acceptable Grading: Flat, drains away from home
7. Acceptable Vegetation: Mature trees, plants and grass - Vegetation should be cut away from roof at least 4 feet and shrubbery 18 inches away from home exterior walls.
8. Acceptable Fences: concrete
9. Not Inspected Lawn Sprinklers: community controlled

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Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Main Roof Surface

1. View:



2. Method of Inspection: On roof
3. Acceptable Unable to Inspect: 40%
4. Acceptable Material: Built-up, modified bitumen - Roof material (modified bitumen) build up, useful life is approximately 20 years.

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Roofing (Continued)

5. Type: Flat
6. Approximate Age: 1 year
7. Acceptable Roof Pitch/slope: low slope with good drainage
8. Acceptable Flashing: Aluminum
9. Not Inspected Plumbing Vents:
10. Not Present Gutters:

Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1. Acceptable Service Line: Municipal - BHHI uses approximately 70- 100 gallons during inspection.
2. Not Inspected Irrigation water Source: community controlled

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Plumbing System (Continued)

3. Acceptable Main Water Shutoff: above hot water tank

4. Not Present Main Gas Shutoff: Yellow wire wrapped around supply line is a 'tracer wire' to help locate pipe if needed later.
5. Acceptable Water Lines: PEX - Pipes not fully inspected since BHHI could only see a small representative section. The service life of any polyolefin based product can be significantly affected by high heat and chlorine exposure over time and several have been subjects of class action law suits. This deterioration is often not visible, therefore we cannot predict future performance of any PEX system. As a matter of fact every major PEX manufacturer in the US specifically excludes failures due to water conditions from their warranty coverage.
6. Acceptable Drain Pipes: PVC - Pipes not fully inspected since BHHI could only see a small representative section. On older homes it would be advisable to have a licensed plumber scope.
7. Not Inspected Vent Pipes: could not see

hallway closet Water Heater

8. Acceptable Water Heater Operation: Adequate - Water heater useful life (electric) approximately 10-15 years
9. Manufacturer: Rheem (2019)

10. Model Number: PROE38 S2 RH95 Serial Number: Q501815061
11. Type: Electric Capacity: 38 gal.
12. Approximate Age: 7 years Area Served: Whole condo unit
13. Acceptable T&P Relief Valve and Discharge Pipe: CPVC, properly routed
14. Acceptable Electric: rubber heavy duty appliance cord
15. Thermal Expansion Tank: No
16. Acceptable Shut Off Valve: ball valve

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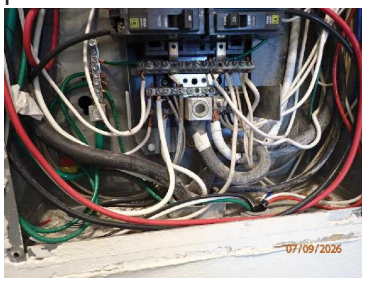
Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type

as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Acceptable Service Entrance Cable: Aluminum stranded, copper stranded - Main disconnect is located at the panel unless otherwise noted.



3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: copper stranded
5. Acceptable Solid Aluminum Wiring: Not present
6. Acceptable Conductor Type: Non-metallic sheathed cable
7. Acceptable Ground: Plumbing and rod in ground

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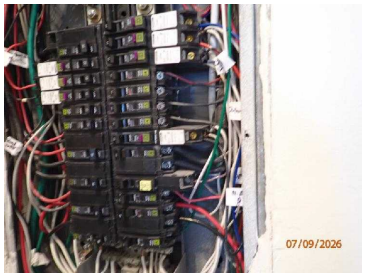
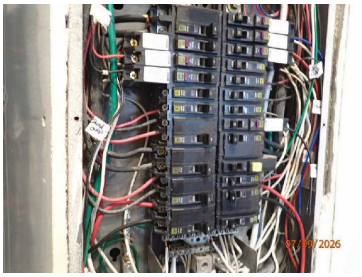
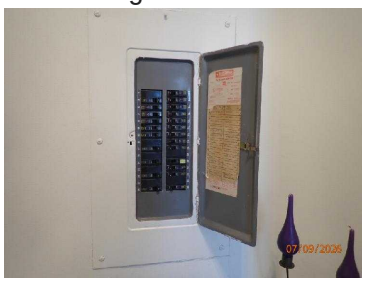
Electrical System (Continued)

8. Acceptable Breakers & Wire Size: looked to be proper size for breaker

Entry hallway Electric Panel

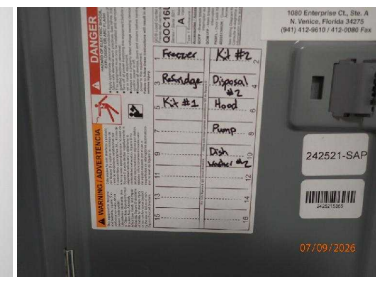
9. Acceptable Manufacturer: Square D - Service Electrical Panels average life span 30-40 years. Electric panel looked in good order.




10. Acceptable Blunt-tipped Screws: blunt tipped screws
11. Acceptable Panel Labeled: properly labeled

12. Acceptable Panel Space Available: few spaces left
13. Acceptable Sub Panel (Sz. & Location): 40 amp, laundry room





14. Generator Note: Generator Note: Generators and Transfer Switch interfaces are not operated during a standard inspection. These systems can have safety issues with the way they are connected to the house wiring system and

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Electrical System (Continued)

warrant evaluation by licensed electrical contractors prior to use. I attempt, through visual inspection, to identify some of
these concerns. Exact procedures for operations of these systems should be conspicuously located near the electrical transfer switch. Never operate an internal combustion engine inside your building, basement, garage or any other enclosed area.
The generator needs a minimum of 3 to 4 feet of spacing on all sides (including the top). A generator needs an unlimited supply of fresh air for proper cooling during operation. Properly locate the generator outdoors away from doors and windows. An open door or window will allow dangerous exhaust fumes to enter the building. Since combustion engines create carbon monoxide, which can be lethal, good ventilation is critical. Keep the generator dry and always operate it on a level surface. Never add fuel to your generator when it is running and always store additional fuel in approved Gasoline containers.
It is important that you never feed power from your portable generator into a wall outlet. This is commonly called back feeding and causes several safety concerns. This causes a dangerous situation as power back feeds into the Power Company lines and can cause severe injury or death to linemen working on power lines. In addition when the Power Company restores power it can feed directly into your generator causing severe damage to your portable generator.
For safety a transfer switch should be installed by a licensed electrical contractor that redistributes power from the generator to the homes circuit box. This eliminates the need for numerous extension cords running from the generator to specific appliances and eliminates the risk of electrical "back feed" injuring utility workers working on

downed power lines. The transfer switch is installed beside the main electrical panel, and then it's connected to the appliances and circuits you'll want running during a blackout. When the power goes out, you simply crank up the generator to send power to the transfer switch. Once the generator is running, you can pick and choose which appliances and circuits you want to use by flipping the switches on the transfer switch. It's important to keep track of what's being powered because the transfer switch is often wired into more circuits than the generator can handle all at once. Most transfer switches operate with generators up to 7,200 watts. For most homes, this is sufficient to operate several critical household appliances, such as furnace fans, sump pumps, refrigerators and lights.

15. Acceptable Breakers: Copper, copper stranded
16. Not Present Fuses:
17. Acceptable AFCI: bedrooms, smoke detectors, dining room, living room
18. AFCI Note: It is important for home owners to become aware that modern standards require the installation of AFCI protection for new wiring installations and even replacement of receptacles wherever AFCI protection is currently required. This means that Installation of AFCI devices will typically be required whenever simply replacing a receptacle if the receptacle is in a locations where AFCI protection is now required. Because older wiring systems are more vulnerable to the kinds of fires causes by the conditions these devices protect against, installation of the devices is a good idea.
19. AFCI Note: IMPROVE: Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits.

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Electrical System (Continued)

Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.
FYI: Recommend review of the Consumer Product Safety Commission publication at the following web site: http://www.cpsc.gov/CPSCPUB/PUBS/AFCI.html

20. Acceptable GFCI: Kitchen, bathrooms, exterior
21. GFCI Note: Definition: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.
22. Is the panel bonded? No technically this is a subpanel
23. Acceptable Mystery Switches: none present
24. Acceptable Smoke Detectors: present but not tested - Smoke Detectors must be in all bedrooms. Outside each sleeping area. Each story of the dwelling place. The detectors must be hard wired with a battery backup (interconnected to activate all detectors at once) and should be replaced every ten years. After moving in BHHI advises to replace batteries and at every Day Light Savings Time.
Additional recommendations:
1. Photoelectric smoke alarms are the recommended type and BHHI did not verify the type of alarm.
2. Smoke alarms and carbon monoxide alarms have a limited service life and BHHI did not verify the age of the alarm.
3. Testing smoke and carbon monoxide alarms may not guarantee that the alarms will function as intended during actual emergency conditions.
4. Smoke alarms and carbon monoxide alarms should be installed according to the manufacturer's instructions and BHHI did not verify complete compliance with those instructions.

Stay Safe!!! Remember to test your alarms monthly and to replace the batteries annually.

Cooling & Heating

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports,

insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. We are not mold inspectors and therefore, we cannot comment on it. We do recommend having your AC/heating system serviced once you move in so that you can know with more certainty the overall operational condition that it is in.

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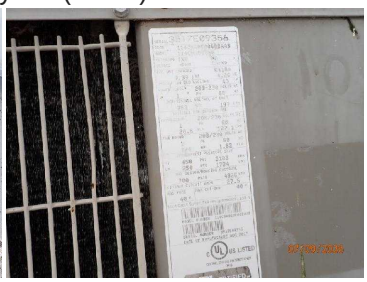
Cooling & Heating (Continued)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

split system: condenser roof, air handler entry hallway AC System

1. Acceptable #1 A/C System Operation: Appears serviceable, Functional - AC Condenser has an approximate life span of 8-12 years.
2. Acceptable Condensate Removal: PVC
3. Area Served: Whole condo unit Approximate Age: 8 years AHU, 8 years condenser
4. Fuel Type: 208-230 volts Temperature Differential: 78-57= 21 degrees, good
5. Type: A/C with heat strip Capacity: 5 Ton
6. Acceptable #1 Exterior Condenser Unit: anchored on metal railings on roof
7. Condenser Manufacturer: Bryant (2018)

8. Condenser Model Number: 114CHA060XA Condenser Serial Number: 3517E09356
9. Acceptable #1 Air Handler Unit (AHU): Air handler useful life is approximately 10-18 years.
10. AC Maintenance: MAINTENANCE: Before the start, and during each cooling (Summer) season--it is important to monitor the condensate trap to insure it is clear of sludge/blockage for proper draining to occur. Recommend keeping a bottle brush handy for this purpose. Also, pouring a small amount of bleach or white vinegar in the trap, at the start of the season, will keep it clear of bacteria.
11. AHU Manufacturer: Bryant (2018)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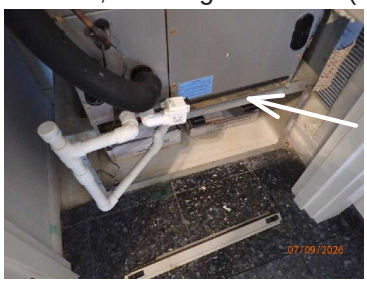
Cooling & Heating (Continued)

12. AHU Model Number: FB4CNP060 AHU Serial Number: 4117F16827
13. Acceptable Evaporator Coil: A Coil, aluminum & copper - BHHI recommends preventative maintenance of "A-coil or slab-coil" being serviced and sanitized at least once-per-year by a licensed AC company.
14. Acceptable AHU Trap: PVC cleanout - BHHI recommends making sure AHU drain is clear of organic growth, etc. so that you do not get back ups or the system stops working properly. On a routine basis pour down the clean out: a mixture of chlorine/ water or white vinegar/water or hot water. Using a shop vac to further suck out the line will help this process.
15. Acceptable Emergency Drain Pan: metal
16. Acceptable Refrigerant Lines: Low pressure and high pressure, well insulated
17. Acceptable Refrigerant: R-410A - R-22 refrigerant is no longer being used and is being replaced by R-410A.
18. Acceptable Electrical Disconnect: Breaker disconnect, pull type
19. Not Inspected Exposed Ductwork:
20. Acceptable Filters: disposable filter Location: bottom of air handlier, BHHI recommends replacing every 3 months, labeling with date (or change as needed).



21. Acceptable Filter: clean

22. Filter note: MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance. BHHI recommends having your "A coil " / " slab coil " cleaned by a licensed AC technician after you move so that you know that you are starting with a clean one.

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Cooling & Heating (Continued)

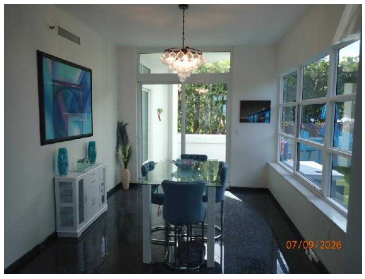
23. Acceptable Thermostats: Honeywell

24. Acceptable Heat Rise: 90 degrees
25. Acceptable Reverse Valve: no reverse valve, not heat pump Heat Strips: 10 KW
26. Not Inspected Mold Testing: BHHI did not test for mold - BHHI is not licensed to test for mold and we did not test for it.

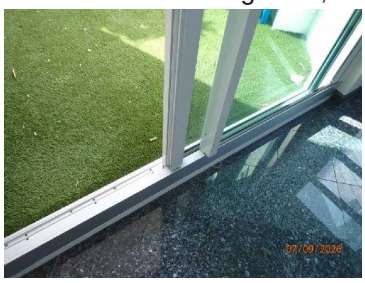
Living Space

Dining Room Living Space

1. View:



2. Not Present Closet:
3. Acceptable Ceiling: Drywall and paint
4. Acceptable Walls: Drywall and paint
5. Acceptable Floor: Tile
6. Acceptable Doors: metal sliding door, single pane (impact)



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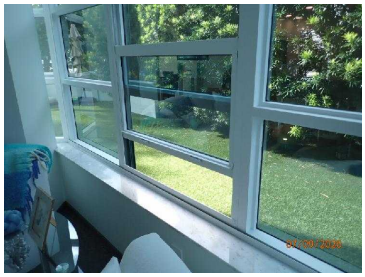
Living Space (Continued)

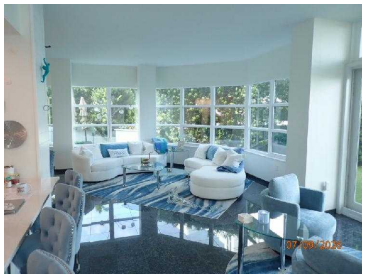
7. Acceptable Windows: PGT single hung aluminum (impact)



8. Acceptable Electrical: 110 V outlets and lighting circuits
9. Acceptable Chandelier: operational
10. Acceptable HVAC Source: AC/heating registers

Living Room Living Space

11. View:



12. Not Present Closet:
13. Acceptable Ceiling: Drywall and paint
14. Acceptable Walls: Drywall and paint
15. Acceptable Floor: Tile
16. Acceptable Doors: metal sliding door, single pane (large impact)
17. Acceptable Windows: PGT single hung aluminum (impact)

18. Acceptable Electrical: 110 V outlets and lighting circuits
19. Not Present Fan & Light:
20. Not Present Ceiling Fan:
21. Acceptable HVAC Source: AC/heating registers
22. Acceptable Smoke Detector: Hard wired with battery back up

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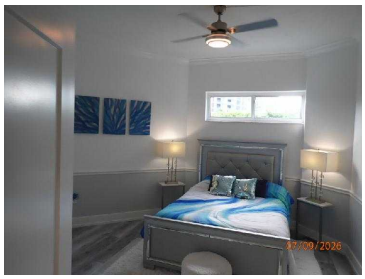
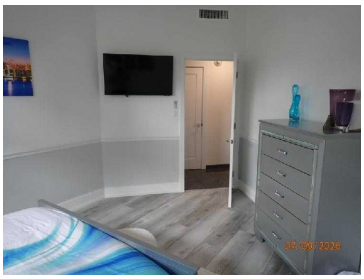
Bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window.

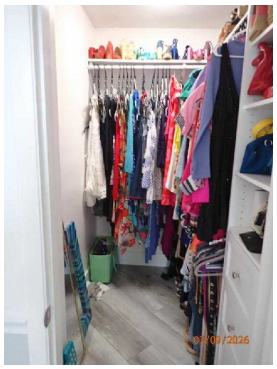
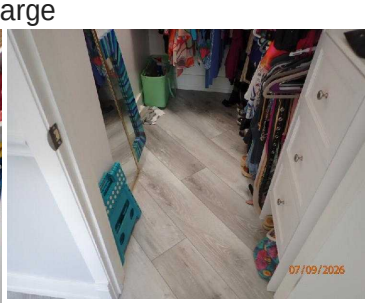
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

guest Bedroom

1. View:


2. Acceptable Closet: Walk In and Large

3. Acceptable Ceiling: Drywall and paint, crown molding
4. Acceptable Walls: Drywall and paint
5. Acceptable Floor: Vinyl floor covering
6. Acceptable Doors: Hollow wood
7. Acceptable Windows: Aluminum slider
8. Acceptable Electrical: 110 V outlets and lighting circuits
9. Acceptable Fan & Light: operational

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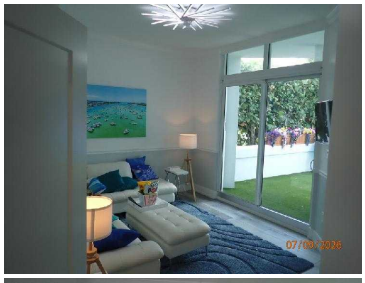
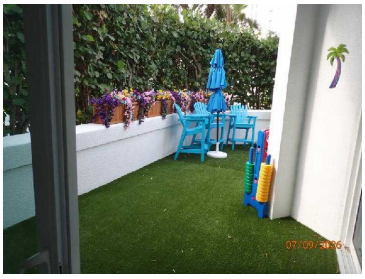
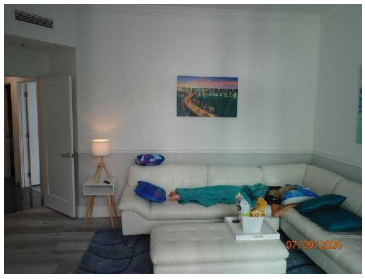
Bedrooms (Continued)

10. Acceptable HVAC Source: AC/heating registers
11. Acceptable Smoke Detector: Hard wired with battery back up - Buyer Recommendation: Smoke Detectors should be install as smoke alarm manufacturer recommends. Stay Safe: Remember to test your alarms monthly and to replace the batteries annually.

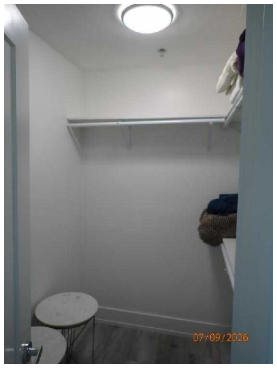
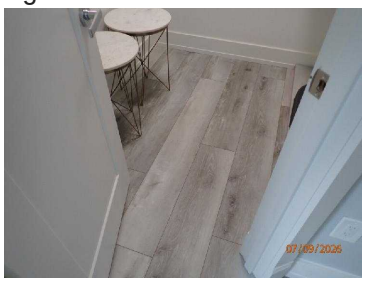
guest Bedroom

12. View:



13. Acceptable Closet: Walk In and Large

14. Acceptable Ceiling: Drywall and paint
15. Acceptable Walls: Drywall and paint
16. Acceptable Floor: Vinyl floor covering

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Bedrooms (Continued)

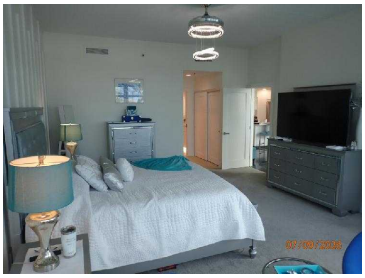
17. Acceptable Doors: Hollow wood, metal sliding door, single pane (impact)


18. Acceptable Windows: PGT plate glass
19. Acceptable Electrical: 110 V outlets and lighting circuits
20. Acceptable Fan & Light: operational
21. Acceptable HVAC Source: AC/heating registers
22. Acceptable Smoke Detector: Hard wired with battery back up - Buyer Recommendation: Smoke Detectors should be install as smoke alarm manufacturer recommends. Stay Safe: Remember to test your alarms monthly and to replace the batteries annually.

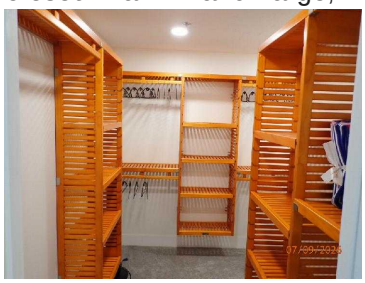
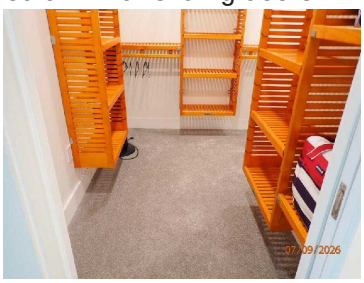
Primary Bedroom Bedroom

23. View:





24. Acceptable Closet: Walk In and Large, medium with sliding doors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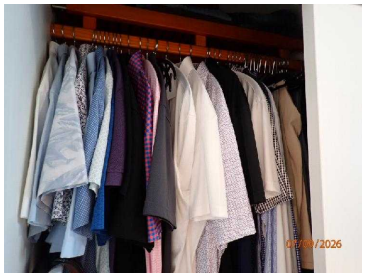
Bedrooms (Continued)

Closet: (continued)



25. Acceptable Ceiling: Drywall and paint
26. Acceptable Walls: Drywall and paint
27. Acceptable Floor: Carpet
28. Acceptable Doors: Hollow wood, pocket
29. Acceptable Windows: PGT single hung aluminum (impact)

30. Acceptable Electrical: 110 V outlets and lighting circuits
31. Acceptable Hanging Ceiling Light: operational
32. Acceptable HVAC Source: AC/heating registers
33. Acceptable Smoke Detector: Buyer Recommendation: Smoke Detectors should be install as smoke alarm manufacturer recommends. Stay Safe: Remember to test your alarms monthly and to replace the batteries annually.

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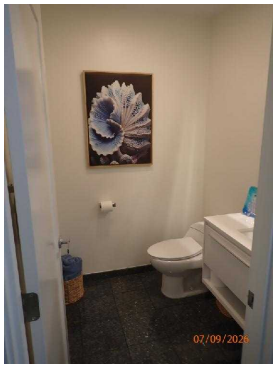
Bathrooms

Powder Room Bathroom

1. View:




2. Acceptable Ceiling: Drywall and paint
3. Acceptable Walls: Drywall and paint, Tile
4. Acceptable Floor: Tile
5. Acceptable Doors: Hollow wood
6. Acceptable Electrical: 110v GFCI, and lighting circuits
7. Acceptable Counter/Cabinet: Quartz, Composite and wood
8. Acceptable Sink/Basin: single bowl, Porcelain

9. Acceptable Hot Water Delivery: adequate
10. Acceptable Faucets/P-Traps: Moen fixtures with a PVC trap


11. Acceptable Drains: PVC

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Bathrooms (Continued)

12. Acceptable Toilets: Swiss Madison


13. Acceptable HVAC Source: AC/heating registers
14. Acceptable Ventilation: Electric ventilation fan

Guest Bathroom

15. View:



16. Acceptable Closet: none but large closet in hallway

17. Acceptable Ceiling: Drywall and paint
18. Acceptable Walls: Drywall and paint, Tile
19. Acceptable Floor: Tile
20. Acceptable Doors: Hollow wood
21. Not Present Windows:
22. Acceptable Electrical: 110v GFCI, and lighting circuits
23. Acceptable Counter/Cabinet: Quartz, Composite and wood

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Bathrooms (Continued)

24. Acceptable Sink/Basin: single bowl, Porcelain

25. Acceptable Faucets/Traps: Moen fixtures with a PVC trap


26. Not Present Tub/Surround:

27. Acceptable Shower/Surround: tile floor & tile walls



28. Acceptable Toilets: Swiss Madison


29. Acceptable HVAC Source: AC/heating registers

30. Acceptable Ventilation: Electric ventilation fan

Primary Bathroom Bathroom

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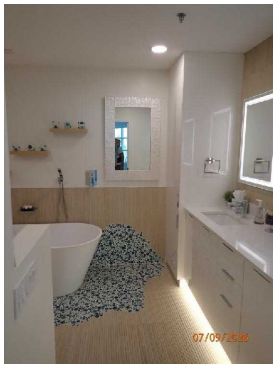
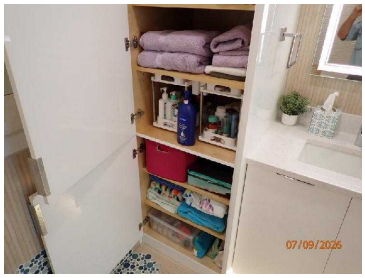
Bathrooms (Continued)

31. View:



32. Acceptable Closet: medium



33. Acceptable Ceiling: Drywall and paint
34. Acceptable Walls: Drywall and paint, Tile
35. Acceptable Floor: Tile
36. Acceptable Doors: Hollow wood
37. Not Present Windows:
38. Acceptable Electrical: 110v GFCI, and lighting circuits
39. Acceptable Counter/Cabinet: Quartz, Laminate and wood
40. Acceptable Sink/Basin: Two single bowl, Porcelain

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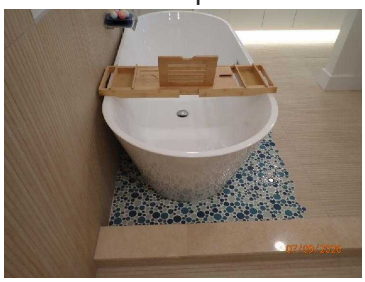
Bathrooms (Continued)

41. Acceptable Faucets/Traps: Moen fixtures with a PVC trap


42. Acceptable Tub/Surround: plastic tub



43. Acceptable Shower/Surround: tile floor & tile walls



44. Acceptable Toilets: Swiss Madison


45. Acceptable HVAC Source: AC/heating registers
46. Acceptable Ventilation: Electric ventilation fan
47. Caulk Note: Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, subfloors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and

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Bathrooms (Continued)

tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
Chose a PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.
FYI: One of the best is : POLYSEAMSEAL Tub and Tile Ultra Sealant caulk.
Refer to the following site: http://polyseamseal.com/ttultra.shtml
BHHI highly recommends that any caulking issues/deficiencies listed in this inspection report, be addressed and corrected by the client (buyer) and not the seller. The reason is: Old caulk must be removed--the surface meticulously cleaned--THEN new the caulk applied. A seller may not always have the best interest in mind for a thorough job.

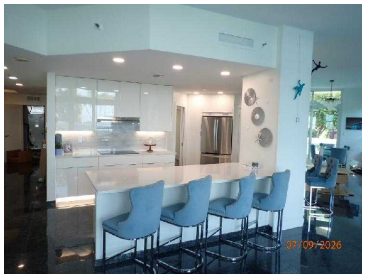
Kitchen & Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1st Floor Kitchen

1. View:



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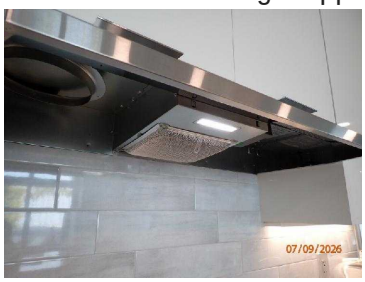
Kitchen & Appliances (Continued)

2. Acceptable Range: Frigidaire, induction

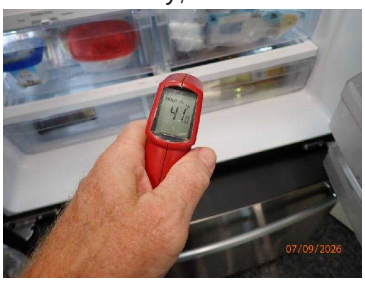


3. Acceptable Exhaust Fan: working - Appliances tested for basic functionality; not all modes are tested.



4. Acceptable Disposal: Badger
5. Acceptable Dishwasher: Samsung


6. Acceptable Dishwasher Secured: secured
7. Air Gap Present? No
8. Acceptable Refrigerator: General Electric - Appliances tested for basic functionality; not all modes are tested.

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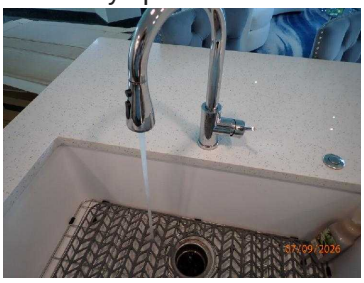
Kitchen & Appliances (Continued)

Refrigerator: (continued)

9. Acceptable Water Line to Refrig: could not see, but ice maker appeared to be working - BHHI recommends using a stainless steel braided water line.

10. Acceptable Sink: single bowl, composite - While the sink drainage was tested at the time of inspection and no leaking was noted, this should not be construed to mean the sink will not leak in the future or that even current leaking might be concealed. This is especially true of recent repairs/installations where work was done in a less than professional manner. Functional testing of the sink during the inspection will not duplicate normal use. Any leaking noted should be properly repaired as soon as practical and hidden damage is always possible.

11. Acceptable Electrical: GFCI protected & lights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Kitchen & Appliances (Continued)

12. Acceptable Plumbing/Fixtures: PVC, braided stainless steel, Nylon, PEX

13. Acceptable Counter Tops: quartz
14. Acceptable Cabinets: Laminate and composite materials
15. Acceptable Pantry: medium

16. Acceptable Ceiling: Drywall and paint
17. Acceptable Walls: Drywall and paint
18. Acceptable Floor: Tile
19. Acceptable Doors: pocket, Hollow wood
20. Not Present Windows:
21. Acceptable HVAC Source: AC/heating registers

1st Floor Kitchen

22. View:



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Kitchen & Appliances (Continued)

23. Acceptable Oven: Frigidaire




24. Acceptable Disposal: In-Sinkerator

25. Acceptable Dishwasher: Samsung


26. Acceptable Dishwasher Secured: secured

27. Air Gap Present? No

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Kitchen & Appliances (Continued)

28. Acceptable Microwave: Frigidaire


29. Acceptable Sink: single bowl, composite

30. Acceptable Electrical: GFCI protected & lights
31. Acceptable Plumbing/Fixtures: PEX, nylon, Stainless Steel braided
32. Acceptable Counter Tops: butcher-like-counter
33. Acceptable Cabinets: Laminate and composite materials
34. Acceptable Pantry: medium
35. Acceptable Ceiling: Drywall and paint
36. Acceptable Walls: Drywall and paint
37. Acceptable Floor: Tile
38. Acceptable Doors: pocket, Hollow wood
39. Acceptable HVAC Source: AC/heating registers

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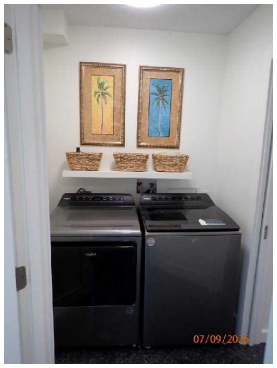
Laundry Area & Appliances

1st Floor Laundry Room/Area

1. View:



2. Acceptable Washer Make: Whirlpool - Appliances tested for basic functionality; not all modes are tested.



3. Acceptable Dryer Make: Whirlpool - Appliances tested for basic functionality; not all modes are tested.


4. Acceptable Dryer Vent: Rigid metal
5. Vent Note: Vent Note: Dryer exhaust ducts should be independent of all other systems, should convey the moisture to the outdoors, should terminate on the outside of the building in accordance with the manufacturers installation instructions and should be equipped with a back-draft damper. Exhaust ducts (from the Laundry Room wall to the point of termination at the exterior) should be constructed of rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow. Screens should not be installed at the duct termination. Exhaust ducts should not be connected with sheet-metal screws or any means which extend into the duct more than 1/8". (Screens and screws can trap lint.)

   Every dryer should have a screen filter to help keep dryer lint from entering the vent pipe itself. This filter must be maintained clean at all times and clogging this screen will result in increased drying time as well be a fire hazard.

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Laundry Area & Appliances (Continued)

It is recommended the filter be cleaned between every use of the dryer. Some fabric softeners, sheet or liquid types, also clog these screens and air flow is reduced even when the screen "looks" clean. Avoiding these products is recommended and using more natural alternatives is a possibility.

6. Acceptable Washer and Dryer Electrical: 110-240 VAC
7. Acceptable Electrical: GFCI protected & lights
8. Acceptable Ceiling: Drywall and paint
9. Acceptable Walls: Drywall and paint
10. Acceptable Floor: Tile
11. Acceptable Doors: pocket, Hollow wood
12. Not Present Windows:
13. Acceptable Ceiling Light: operational
14. Not Present Smoke Detector:
15. Acceptable HVAC Source: AC/heating registers
16. Not Present Laundry Tub:
17. Acceptable Washer Hose Bib: Multi-port

18. Acceptable Washer Drain: Wall mounted drain, PVC

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