

Home Inspections By PJM Inc.

Property Inspection Report



000 Main St., Orlando, FL 00000

Inspection prepared for: Report Sample

Date of Inspection: 11/16/2018 Time: 1300

Age of Home: Built 2007 (11 years) Size: 2362 Sq Ft

Weather: Sunny, Warm, Dry, 62°

Inspector: James Sisco

Sub Contractor for Home Inspections By PJM; License # HI8999

Phone: James 407-242-2883; PJM 321-228-3848

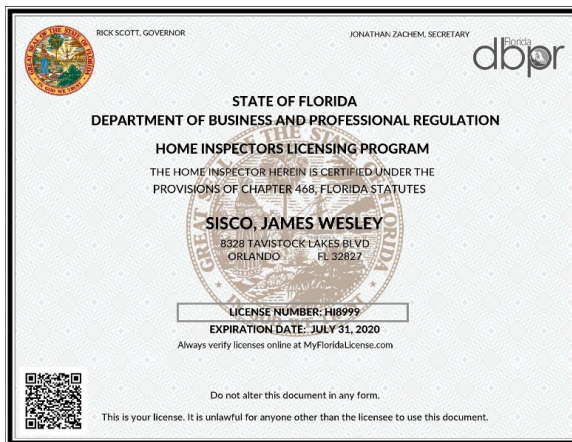
Email: jim@pjm.inc



Valued Customer,

I wish to extend my gratitude for choosing Home Inspections By Paul J. Magrone Inc. Being a homeowner myself I understand the value of having your new home inspected. You can rest assured that I have inspected your new home the way that I would inspect my own. Please feel free to contact me with any questions that you may have about this report. I will do my best to assist you any way that I can. Please read the Standards of Practice and Contractual Terms of the verbal or written agreement that we have made. You will find them in the e-mail as an attachment. Once again, thank you for your business. By paying for and utilizing this Home Inspection report you completely agree that you fully understand that you are in complete agreement with and accept all of the terms listed in the report, all attachments and the Home Inspection Agreement. This includes all limitations and exclusions listed both in the report and in our binding verbal or written agreement. By utilizing this report you fully understand that Home Inspections by Paul J. Magrone Inc. maximum liability in the event of legal action is limited to the cost of the home inspection. If you are not comfortable with the terms of this arrangement please do not utilize the report and promptly request a refund of your money.

*Sincerely,
Paul J. Magrone
Home Inspections by Paul J. Magrone Inc.
Email: paul@pjm-inc.com*



Inspection Conditions/ Invoice

AUTHORIZATION

I have read and understood the entire home inspection agreement and agree to all of the terms and conditions therein, and by utilizing this report have officially authorized Home Inspections, By Paul J. Magrone Inc. to complete a "generalist" inspection report of the property and have completely understood and agreed to ALL of the terms of the agreement. I fully understand that if my authorized representative has acted on my behalf and that all the terms and conditions apply directly to me as if I agreed to them myself. Utilizing this part of the report is proof that I have fact received, all the disclosure information and a copy of this report including the photos, this attachment, and the Standards of Practice/ Terms of Agreement attachment. I understand that James Sisco holds a Home Inspector's Certification with the State of Florida and although he may comment and report on any conditions he deems worthy in this inspection report, I understand that James Sisco is not licensed as a specialist for Plumbing, Electrical, Roof, A/C & Heat, WDO, Septic, Engineer, Mold, Lead Paint or Radon testing. James Sisco holds a license as a General Home Inspector and will therefore recommend that qualified professionals be consulted for each and every system as a follow up to this Home Inspection Report. This report is to be used as a guide as to what may require further evaluation by specialists in any or all the previously listed disciplines. I agree not to utilize the report if I disagree with any of the terms of this agreement. Unauthorized use of this document by real estate professionals, mortgage professionals or bank institutions without the express written consent of Paul J. Magrone is prohibited. Violators will be reported to the State of Florida DBPR.

INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

Home Inspections by PJM will perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a

professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things

inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

Report Summary

- On this page you may find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!
 - For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
 - On this page you may also find, in **BLUE**, a brief summary of **NON-CRITICAL** concerns of the inspections. These are things that can be fixed by a handy man. Examples would be light bulbs out, broken sink stoppers or cabinet door hardware loose.
 - On this page you may also find, in **GREEN**, a brief summary of a **RECOMMENDATION** made by the home inspector. This may be something like adding additional smoke detectors to bring the house up to today's building standards.
 - Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
- Note:** If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Electrical		
Page 10 Item: 2	Electrical Service Panel(s)	2.1. Panel cover for main panel electrical box screw(s) missing. Recommend replacing panel screws with correct flat tip panel screws
Page 13 Item: 5	Fixtures, Switches, Receptacles	5.1. Switch plate missing/ missing screws at . This could be a safety issue, recommend replacement of damaged or missing cover right as soon as possible, front bedroom, all of them 5.2. Outlet cover(s) missing/ damaged front bedroom . This could be a safety issue, recommend replacement of damaged or missing cover right as soon as possible 5.3. GFI outlets at kitchen counter not secured. 5.4. Light fixture or bulb apparently inoperable at utility room Change bulb(s) and check. If still not working, we recommend having a certified electrician evaluate for repair or replacement 5.5. Light fixture or bulb apparently inoperable at utility room master bathroom toilet area Change bulb(s) and check. If still not working, we recommend having a certified electrician evaluate for repair or replacement 5.6. All exterior light fixtures are missing bulbs, could not test 5.7. Switch for garbage disposal is not secured to wall at kitchen counter
Roof		
Page 23 Item: 1	Roof Condition	1.2. Some shingles have been replaced in the past, west side of roof and east side at ridge. Recommend consulting with roofer to see if replacement was done properly
Page 25 Item: 3	Gutter	3.1. No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks.
Attic		

Page 27 Item: 6	Electrical	6.2. Light fixture not working at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.
Garage		
Page 30 Item: 4	Garage Opener Status	4.2. Garage door would not go back down after lifting with opener, had to disengage opener and lower door manually. eye beams may not be lined up correctly
Interior Rooms		
Page 33 Item: 2	Floor Condition	2.1. Cracked tiles noted. In living room area
Page 33 Item: 3	Ceiling Condition	3.2. AC vent screen missing in master bathroom
Page 34 Item: 6	Wall Conditions	6.1. Hole in wall front bedroom, looks like to work on whirlpool tub, recommend putting grating over hole
Bathroom		
Page 36 Item: 5	Showers	Base is cracked, no leaks observed at the time of inspection.
Interior Extras		
Page 47 Item: 2	Smoke Detectors	<ul style="list-style-type: none"> •SAFETY CONCERN: The smoke alarm battery needs to be replaced. Location: all over •SAFETY CONCERN: Smoke alarm missing in master bedroom •SAFETY CONCERN: The smoke alarm n far right bedroom hanging by wires •SAFETY CONCERN: The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm. Alarm in center bedroom
Grounds		
Page 48 Item: 1	Driveway and Walkway Condition	<p>1.2. There are minor predictable and common cracks in the driveway. Monitor these areas for further movement or expansion and repair/seal as needed.</p> <p>1.3. Tile broken at front door entry way, exterior</p>
Page 49 Item: 3	Vegetation Observations	3.2. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
Exterior Structure		
Page 50 Item: 2	Window Condition	2.2. All window screens missing. Check with seller to determine if they are on the property.
Page 50 Item: 3	Siding Condition	<p>3.1. The stucco appeared in ok and serviceable condition at time of inspection. A lot cracking was observed at time of inspection. seal as soon as possible to keep water from penetrating into the interior walls.</p> <p>Location: large cracks at corners of house, several smaller cracks around structure</p>
Page 52 Item: 4	Eaves & Facia	4.3. Moisture damage, wood rot, observed. Recommend review for repair as necessary. To facia board at right of front entrance

Inspection Details

1. Attendance

In Attendance: Buyer Agent present

2. Home Type

Home Type: Detached • Single Story • Single Family Home • With Attached Garage

3. Occupancy

Occupancy: Occupied - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Weather Conditions

Conditions: Sunny • Warm • Dry • 67°

5. Construction Characteristics

Wall material/ Covering/ Foundation: Concrete Block Construction • Stucco Wall Covering • Slab on grade

6. Front Exposure

Observations: The front of the house is facing:North

7. Photo's





Electrical

Method of inspection: The home inspector shall observe: Service entrance conductors; Service equipment; grounding equipment, 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 dwellings 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 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 distribution panels. The home inspector shall report any observed aluminum branch circuit wiring.

1. Service Feeds

Observations/ Recommendations:

1.1. There is an underground service lateral noted.

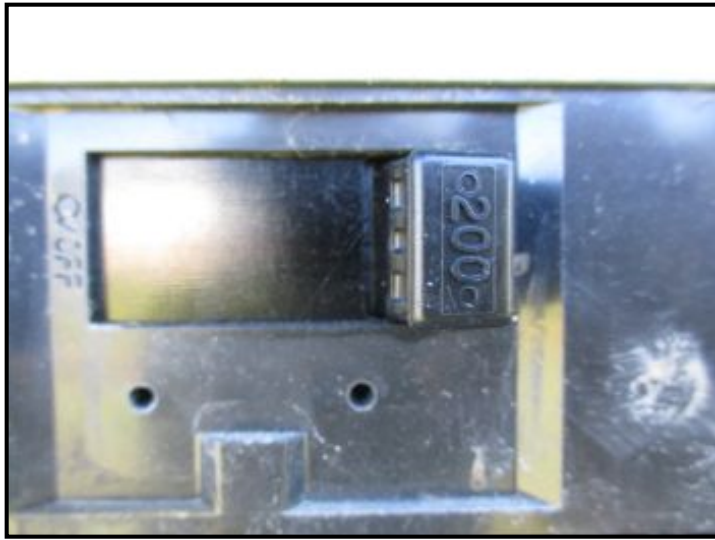
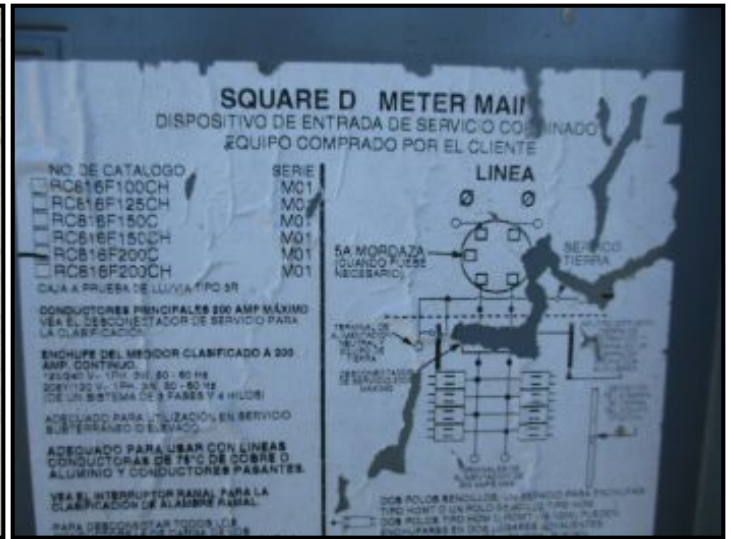


2. Electrical Service Panel(s)

- Main Panel Brand:Square D
- Main Panel Location:West exterior wall
- Main Disconnect in panel box.
- Age of Main Panel: 2007
- Size, Type of electrical service entry:2/0, Aluminum Strand non-metallic sheathed cable noted, 200 amps.
- Sub Panel Location: Garage
- Sub Panel Brand:Square D
- Branch service wire type:Copper non-metallic sheathed cable noted,

Observations/ Recommendations

2.1. Panel cover for main panel electrical box screw(s) missing. Recommend replacing panel screws with correct flat tip panel screws





3. GFCI's

- GFCI's located in garage
- GFCI's located in bathrooms
- GFCI's Located in Kitchen

Observations/ Recommendations:

3.1. GFCI tested and functioned properly

4. AFCI's

- AFCI's located in electrical panel protect outlets in bedrooms

Observations/ Recommendations:

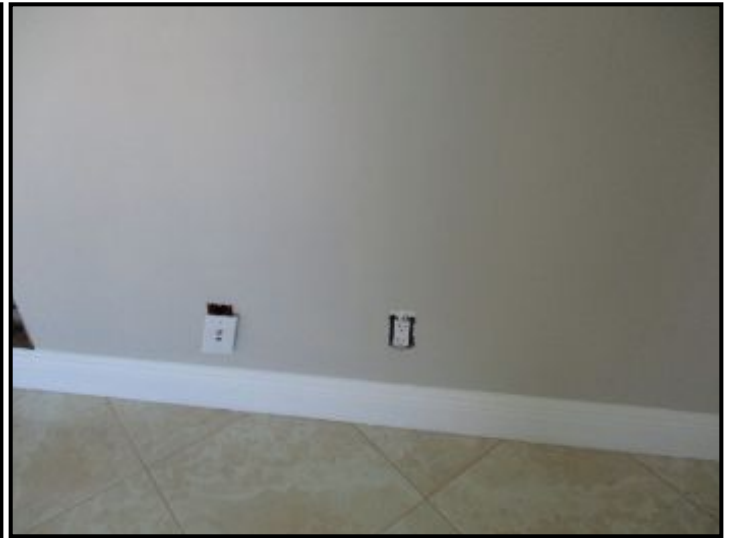
4.1. Recommend upgrading to AFCI protection at outlets in all living areas



5. Fixtures, Switches, Receptacles

Observations/ Recommendations:

- 5.1. Switch plate missing/ missing screws at . This could be a safety issue, recommend replacement of damaged or missing cover right as soon as possible, front bedroom, all of them
- 5.2. Outlet cover(s) missing/ damaged front bedroom . This could be a safety issue, recommend replacement of damaged or missing cover right as soon as possible
- 5.3. GFI outlets at kitchen counter not secured.
- 5.4. Light fixture or bulb apparently inoperable at utility room Change bulb(s) and check. If still not working, we recommend having a certified electrician evaluate for repair or replacement
- 5.5. Light fixture or bulb apparently inoperable at utility room master bathroom toilet area Change bulb(s) and check. If still not working, we recommend having a certified electrician evaluate for repair or replacement
- 5.6. All exterior light fixtures are missing bulbs, could not test
- 5.7. Switch for garbage disposal is not secured to wall at kitchen counter





HVAC System

Method of inspection: I performed a visual inspection of the Condenser Unit, Air Handler Unit, Ductwork and all visible and accessible components. I examined these areas for any evidence of moisture, neglect, or installation flaws. I determined the age and size of the system by obtaining information from the model and serial numbers on the components. I located the Condensation Line and observed the Filter and Access Panel location for the system. I operated the system with the use of normal controls at the thermostat. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the HVAC System.

1. HVAC Comments

Observation/ Recommendations:

- Type of HVAC System: Central Heat and Air
- Type of Heat: Forced Heat
- Approximate age of life span left: The average lifespan of HVAC system is 10 to 15 years, with proper maintenance and up keep. yours was installed in 2017
- Note: Estimate is based on the average life expectancy of a Standard HVAC System and the condition of the system at the time of the Home Inspection. Estimate is contingent on proper maintenance and annual service by a qualified professional.
- System comments: I operated the system from the thermostat in both settings.
- Duct System Type & Condition: Flexible Duct System appeared functional and in good condition/ Temperature was measured at all vents inside the home to verify function/ Visible components of the Duct System were observed in the Attic

2. AC Compress Condition

- Compressor manufacturer: Rheem
- Seer Rating:14 seer
- Compressor capacity: 4 ton
- Model year: 2017
- The compressor is located on the exterior west.

Observations/ Recommendations:

- 2.1. Appeared functional at the time of inspection.





3. Air Handler Condition

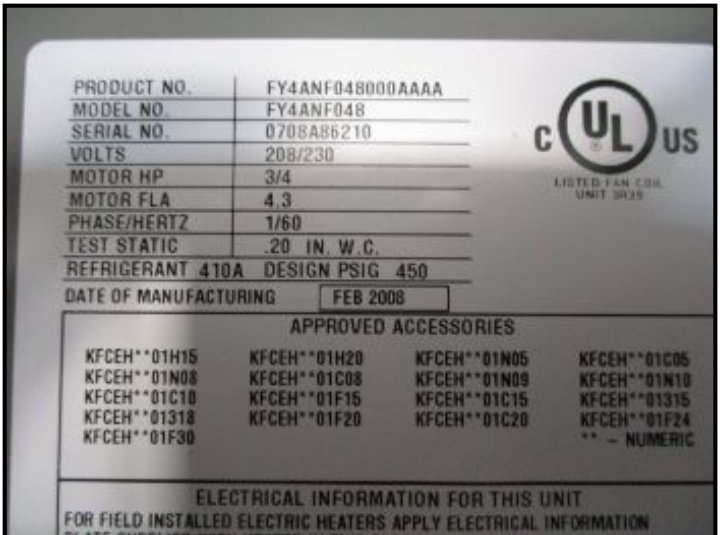
- Brand name: Bryant
- Air handler capacity: 4 ton
- Model year: 2008

- In garage closet

Observations/ Recommendations:

- 3.1. Air handler was inspected and appears to be in good functional condition at time of inspection.
- 3.2. Float switch is installed at condensation line
- 3.3. Coils are clean,
- 3.4. The condensation line terminates at exterior next to compressor.
- 3.5. The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 18 degrees F, 53/71
- 3.6. Heat return Temperature: 100°





4. Filters

- Located at bottom of air handler

Observations/ Recommendations:

4.1. The HVAC filter is clean. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.

4.2. 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 rinsing 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, and air quality in house.

4.3. Annual HVAC service contract is recommended.



5. Refrigerant Lines

Observations/ Recommendations:

5.1. No defects found.



6. Thermostats

Observations/ Recommendations:

- Digital - programmable type.
- Thermostats are not checked for calibration or timed functions.
- Functional at the time of inspection.
- Location: Living room wall

Plumbing

INSPECTION METHODS: A Home Inspection consists of a visual inspection of the Plumbing System and all visible and accessible components. Areas were inspected for any evidence of moisture, neglect, or defects. The age and size of the Water Heater was obtained from the model and serial numbers on the Water Heater. The Water Source, Water Main Shut off Valve location, Waste Water System and Plumbing Materials were identified. The accessible plumbing were visually observed and operated according to the Standards of Practice and recommendations were made when necessary

1. Plumbing

- Water main supply line type: **PVC**, Main water shutoff located at East exterior wall
- Plumbing material: PVC, CPVC,
- Water pressure was tested, the house pressure is: 65-70 psi
- Water Pressure appeared to be within normal Range/ Normal Range is considered to be between 40 and 80 PSI/ Water Pressure Readings were obtained at the Exterior Hose Bib.
- Water supply source: Public, city/county
- Waste water discharge: Private/ septic
- House is on septic tank location:
- Septic System Recommendations: If there is not recent official certification documentation available from the seller, we recommend having a professional septic inspection and service performed

Observations/ Recommendations:

- 1.1. No deficiencies observed at the visible portions of the supply piping.
- 1.2. Most of the piping is concealed and cannot be identified.

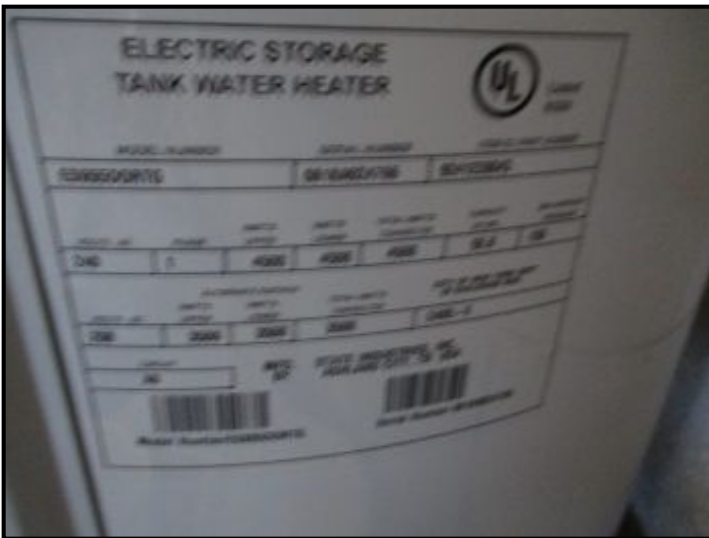


2. Water Heater Condition

- Heater Type: Electric
- Brand Name: State Select
- Gallon Capacity: 50 gallons
- Age of water heater: 2008
- Water temperature observed to be: 97 degree F. This is satisfactory. Recommended temp should be set at 110-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.
- The heater is located in the garage.

Observations/ Recommendations:

- 2.1. The Water Heater appeared functional and in operational condition as it provided Hot Water to the Kitchen and Bathrooms during the Home Inspection.



3. TPRV

Observations/ Recommendations:

3.1. A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor or to the exterior--the end cannot be threaded or have a fitting.

3.2. Temperature Pressure Release (TPR) valve and discharge pipe -- functional and in satisfactory condition.



Roof

Method of inspection: I performed a visual inspection of the Roof and Attic Systems and all visible and accessible components. I examined these areas for any evidence of leaks, moisture, neglect, or installation flaws. I determined the age of the Roof Shingles by obtaining information from Public Records and observing the materials during the Home Inspection. I entered the Attic areas from accessible Access Panels and observed the Roof Deck Materials, Fasteners for the Roof deck, visible and accessible Strapping, and insulation and identified these materials in this Home Inspection Report. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the Roof & Attic System.

1. Roof Condition

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

- Type of roof noted:Hip
- Visually inspected by walking the roof.
- Roof is believed to be original roof, after permit search in which none was found. Age of roof is believed to be 11 years old.
- With this type of roof covering and the age of the roof, the roof has approximately 9 years of life left.
- This approximation is based on routine maintenance and no storm damage.
- Architectural fiberglass composite shingles noted. This is a style of asphalt or fiberglass shingles that has a shadow design. It is thicker than the 3-tab shingles, and does not have notches cut through the shingle. Instead, there are usually two layers, with the stone on the top of the shingle embedded in a pattern that resembles shadow lines on the roof. They definitely give your roof a different sort of look. The life expectancy for this type of shingle in the state of Florida is 15 to 20 years.
- Roof deck material is 1/2" plywood

Observations/ Recommendations:

1.1. No major system safety or function concerns noted at time of inspection.

1.2. Some shingles have been replaced in the past, west side of roof and east side at ridge. Recommend consulting with roofer to see if replacement was done properly





2. Flashing

Observations/ Recommendations:

2.1. All flashing areas appear to be in functional condition at time of inspection

3. Gutter

Observations/ Recommendations:

3.1. No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks.

4. Roof Comments

Observations/ Recommendations:

4.1. It's critical that you inspect your roof every spring and fall. A good time to do this is when you're cleaning your gutters.

- Look for missing, damaged or curling shingles and any other signs of wear and tear. It's easy and inexpensive to replace one or two shingles, or to hire someone to do it for you.
- Check for signs of fungus or algae. If your roof is starting to collect moss or algae, install zinc or lead control strips.
- Inspect metal areas for rust. If it's present, wire brush the rust, then prime and paint the metal.
- Examine the flashing to make sure it's solid. If not, remove all the old caulk and scrub the area clean before resealing.
- Seal any cracked mortar or caulking around joints and chimneys, if it appears to be deteriorating.
- Sweep or blow off excess debris on the roof. Sticks, leaves and other debris can damage shingles, cause algae to grow and eventually clog the gutters.
- Trim any branches that are hanging over the roof to prevent damage and keep squirrels and raccoons away.

Attic

Method of inspection: The attic and all visible and accessible components were inspected for any visual evidence of leaks, moisture, neglect, or defects. The visible Access Panels, Sheathing Materials, Roof Fasteners, Vents, Chimneys, Flues, Piping and Wiring were inspected if visible and accessible. A basic Public Records search was conducted to determine the age of the attic. Information was documented for the preparation of additional reports such as a Four Point Inspection, Roof Certification, and/or Wind Mitigation Report that may be needed at a later date for an additional fee if eligible.

1. Access

****Location of access****

- Pull Down Ladder located in: Garage

****Attic Observations****

- Attic was completely walked through, limited visibility due to attic insulation

2. Structure

Observations/ Recommendations:

- 2.1. Attic appears to be functional and good sound structure



3. Ventilation

Observations/ Recommendations:

- 3.1. Under eave soffit inlet vents noted.
- 3.2. Fixed, roof-field exhaust vent noted.



4. Vent Screens

Observations/ Recommendations:

4.1. Attic vent screens noted as functional.

5. Duct Work

Observations/ Recommendations:

5.1. Insulated flexible duct work noted, appears in good condition

5.2. Duct Board material noted, appears in good condition



6. Electrical

Observations/ Recommendations:

6.1. Light switch noted at access point

6.2. Light fixture not working at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.



7. Attic Vent Plumbing

Observations/ Recommendations:

7.1. Plumbing vent pipes appeared functional, at time of inspection and sealed properly at roof penetration.



8. Insulation Condition

Type of Insulation: •Fiberglass batts with kraft paper facing noted.

Depth: •Insulation averages about 6-8 inches in depth

Observations/ Recommendations:

8.1. Insulation appears adequate.

8.2. Would estimate the R-rating of the insulation to be about R-19



9. Interior exhaust vents

Observations/ Recommendations:

9.1. All exhaust fan ducts terminate to the exterior.



10. Attic Comments

Observations:

10.1. The attic area of the home serves an important function to the home's ability to keep warm or cool. Not all attics are large spaces, some are mere crawl spaces, others are large enough to be living spaces. Regardless of your attic's size, it's important that this area is working properly and helping your home stay comfortable and healthy. Crawling into the attic space can be somewhat tricky. There is usually no flooring and there may be many wires and loose insulation. If you haven't been in your attic, or aren't sure about its condition, you may want to hire an attic or insulation specialist who can safely inspect the area. Use these tips as a guide to understand the basics of attic maintenance.

- Keep it well insulated; For homeowners looking to make their home more energy efficient, you'll want to start with the attic. Properly insulating the attic, sealing leaks, and ensuring that the attic isn't damp is a great way to increase energy savings in your home. Your roof can also be affected by the condition of your attic. In fact, the best way to prolong the life of your roof is by having a well-insulated attic area. The insulation in the attic reduces the amount of moisture build-up in the attic space, which could negatively impact the roof with excess mold or mildew.
- Know your insulation types; There are several types of attic insulation like blanket rolls, loose-fill (or blown-in) insulation, and sprayed foam polyurethane. Loose-fill or blown-in insulation requires a professional to install, but is great for filling in small holes and crevices. Sprayed foam polyurethane is best for attics being converted into a bedroom or loft. Fiberglass in insulation can get into your skin and cause irritation. When handling insulation or other chemicals, make sure to always protect yourself by wearing a facemask and gloves.
- Be aware of leaks; Unfortunately for some homeowners, noticing leaks or damage inside the attic doesn't always happen until an exterior issue shows up. For example, an ice dam that builds up on the exterior of a gutter can cause water to back up and drip into the attic area. Eventually mold and mildew may become present on interior walls but this happens slowly over time.
- Prevent Mold; Rain or winter storms that cause roof leaks can lead to trapped moisture in your roof. This can lead to mold damage and trigger harsh allergens. Keep these irritants from seeping into the air in your home by inspecting your roof for missing or damaged shingles. If needed, hire a professional to replace damaged pieces immediately.
- Get rid of pests; If rats, mice or bats find way into your attic, it is important to know how to get rid of them. Spring traps work best for getting rid of most small pests, but for larger animals like raccoons or bats, call a professional to remove.

Garage

1. Exterior Door

Observations/ Recommendations:

1.1. Appeared functional, at time of inspection.

2. Interior Door

Observations/ Recommendations:

2.1. Garage interior door appeared to be fire rated, could not find a label to confirm though

3. Garage Door Parts

Observations/ Recommendations:

3.1. Double car garage door appeared functional during the inspection.



4. Garage Opener Status

Observations/ Recommendations:

4.1. Chain drive opener noted.

4.2. Garage door would not go back down after lifting with opener, had to disengage opener and lower door manually. eye beams may not be lined up correctly



5. Garage Door's Reverse Status

Observations/ Recommendations:

5.1. The garage door opener is functional, safety features are built in.



6. Garage Comments

Observations:

6.1. Could not gain access to all walls for inspection, because of stored personal items

Interior Rooms

Method of inspection: for Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Ceiling Fans

Observations/ Recommendations:

- 1.1. Operated normally when tested, at time of inspection.
- 1.2. Ceiling fan is operated by wall mounted switch.



2. Floor Condition

Types of Flooring: • Ceramic tile

Observations/ Recommendations:

2.1. Cracked tiles noted. In living room area



3. Ceiling Condition

Types of ceilings: • Drywall

Observations:

3.1. No ceiling issues noted

3.2. AC vent screen missing in master bathroom

4. Doors Condition

Types of Doors Noted:

Sliding glass doors at rear of house onto rear patio

Panel entry door

Hollow panel doors noted throughout the interior

Observations:

4.1. No major system safety or function concerns noted at time of inspection.

5. Window Condition

Types of Windows Noted:

Double pane/ single hung windows

Observations:

5.1. Windows are in good condition, operate and latch as expected

6. Wall Conditions

Observations/ Recommendations:

6.1. Hole in wall front bedroom, looks like to work on whirlpool tub, recommend putting grating over hole



Bathroom

1. Locations

Full Bathroom
Jack and Jill bathroom
Master Bathroom

2. Cabinets

Observations:

2.1. Appeared functional and in satisfactory condition, at time of inspection.



3. Counters

Observations:

3.1. Granite counter tops
3.2. Counter tops are in good shape, no defects noted



4. Exhaust Fan

Observations/ Recommendations:

4.1. The bath fan(s) was operated and no issues were found.



5. Showers

Observations/ Recommendations:

****SHOWER FLOOR****

****SHOWER FAUCET****

No issues were noted at any of the shower faucet locations

Base is cracked, no leaks observed at the time of inspection.



6. Shower Walls

****MATERIALS****

Ceramic tile noted.

****OBSERVATIONS****

No issues noted



7. Bath Tubs

Whirlpool/ Jetted Tub Master bath

Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.



8. Sinks

****DRAINS****

Drains adequately, no issues noted

****SUPPLY LINES****

All bathroom faucets operated normally, at time of inspection, except where noted in plumbing section

9. Toilets

Observations:

9.1. Operated when tested. No deficiencies noted.



Kitchen

1. Cabinets

Observations/ Recommendations:

1.1. Appeared functional and in satisfactory condition, at time of inspection.



2. Counters

Observations/ Recommendations:

2.1. Granite tops noted.

2.2. counter tops are in good condition no discrepancies noted.



3. Dishwasher

Observations/ Recommendations:

3.1. Dish washer appeared not to be hooked up completely, not sure if power was connected.

4. Garbage Disposal

Observations/ Recommendations:

4.1. Operated - appeared functional at time of inspection.



5. Microwave

Observations/ Recommendations:

5.1. Over the range type microwave oven

5.2. Microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

5.3. Operated using normal controls and used microwave stick to test, operable at time of inspection



6. Range condition

Observations/ Recommendations:

6.1. Electric cook top noted.

6.2. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

6.3. Oven(s) operated when tested.

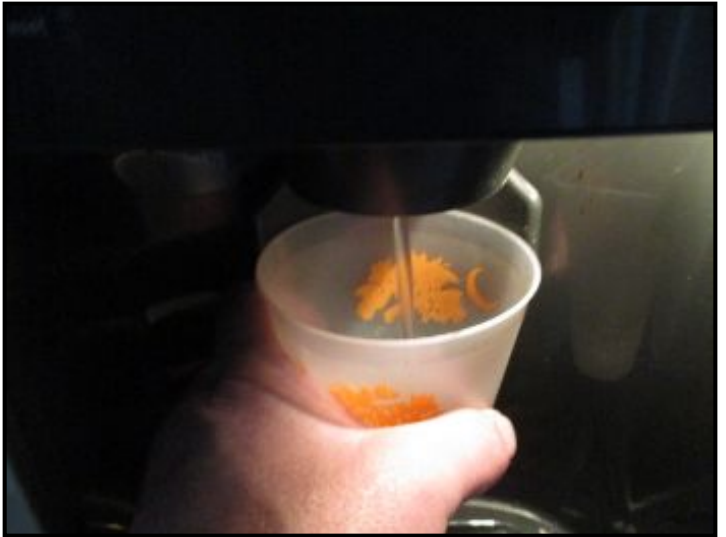


7. Refrigerator/ Freezer

Materials: Refrigerator/ Freezer noted at time of inspection
No Refrigerator/ Freezer noted at time of inspection

Observations:

- 7.1. Refrigerator temperature at time of inspection was 39°
- 7.2. Freezer temperature at time of inspection was 19°
- 7.3. Ice maker producing ice at time of inspection
- 7.4. Water dispenser operational at time of inspection



8. Sinks

Observations/ Recommendations:

Kitchen is a Stainless steel - under mounted sink.

****DRAINS****

No leaks at or under kitchen sink

****SUPPLY LINES****

Operated normally, at time of inspection.



9. Vent Condition

Type of Venting: Recirculating venting fan

Observations/ Recommendations:

9.1. Vent fan is part of built in microwave oven

9.2. Vent fan was operated and it functioned properly

10. Kitchen Comments

Observations:

10.1. Important Appliance Notes: The appliances present in the home were operated during the Home Inspection as a means of testing whether or not they were in working condition. The results indicate the status of the appliances when the Home Inspection took place. We cannot guarantee or estimate how long an appliance will last but can let you know how the appliances responded to the use of normal controls at the time the Home Inspection was conducted and systems operated. The Washing Machine and Dryer ran full cycles. The Dishwasher ran a full cycle. The Garbage Disposal was operated from the Switch on the Kitchen Wall. The Electric Range and Microwave Oven were operated as well. The Refrigerator/ freezer was checked with an Infrared Thermometer and I operated the Water/ ice dispenser to confirm function if present.

Laundry

1. Locations

Located In: Utility room

2. Dryer Vent

Observations:

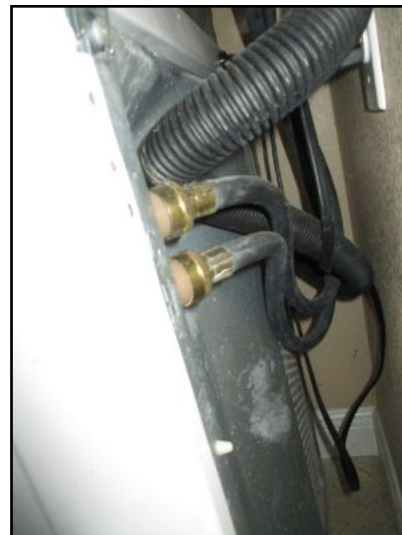
2.1. The dryer vent extends out through wall to the exterior



3. Plumbing

Observations:

Washer plumbing:
No issues noted



4. Washer/ Dryer

Observations:

4.1. Washer was operated and found no issues
4.2. Dryer was operated and the coil heated the drum



Interior Extras

1. Door Bell

Observations:

- 1.1. Operated normally when tested.

2. Smoke Detectors

Observations/ Recommendations: **SMOKE DETECTORS**

•NOTE: Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

•MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

•ALARM VERIFICATION: Operated when test button pushed.

•SAFETY CONCERN: The smoke alarm battery needs to be replaced. Location: all over

•SAFETY CONCERN: Smoke alarm missing in master bedroom

•SAFETY CONCERN: The smoke alarm n far right bedroom hanging by wires

•SAFETY CONCERN: The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm. Alarm in center bedroom



Grounds

Method of inspection: In accordance with FL NACHI Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and facias accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. The inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including saunas, steam baths, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.

1. Driveway and Walkway Condition

- Concrete driveway/ walkway noted.

Observations/ Recommendations:

1.1. Walkway is in good shape, keep sealed to prevent deterioration,

1.2. There are minor predictable and common cracks in the driveway. Monitor these areas for further movement or expansion and repair/seal as needed.

1.3. Tile broken at front door entry way, exterior



2. Grading

Observations/ Recommendations:

2.1. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

2.2. While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

2.3. Property Grade: Appears adequate, the grounds appear to slope away from the home on all sides.

3. Vegetation Observations

Observations/ Recommendations:

3.1. No major system safety or functional concerns noted at time of inspection.

3.2. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



4. Patio/ Balcony/ Deck

Observations/ Recommendations:

****Patio****

•Concrete appears in good condition at time of inspection, recommend keeping concrete sealed to prolong life of slab.

Exterior Structure

1. Exterior Doors

Observations/ Recommendations:

- 1.1. All exterior entrance doors appeared functional and in satisfactory condition, at time of inspection.
- 1.2. Sliding glass doors at rear of house were in good condition, latched properly, and the tracks were clean and smooth

2. Window Condition

Observations/ Recommendations:

- 2.1. No major system safety or function concerns noted at time of inspection.
- 2.2. All window screens missing. Check with seller to determine if they are on the property.

3. Siding Condition

Type of Siding:

- Stucco veneer noted.

Observations/ Recommendations:

3.1. The stucco appeared in ok and serviceable condition at time of inspection. A lot cracking was observed at time of inspection. seal as soon as possible to keep water from penetrating into the interior walls.

Location: large cracks at corners of house, several smaller cracks around structure







4. Eaves & Fascia

Observations/ Recommendations:

4.1. Soffits at the home appeared to be in serviceable condition at the time of the inspection.

4.2. Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection. Soffits appeared to be in place and functional all around house.

4.3. Moisture damage, wood rot, observed. Recommend review for repair as necessary. To fascia board at right of front entrance



5. Exterior Paint

Observations/ Recommendations:

5.1. The painting of the exterior surface is satisfactory, keeping surfaces painted and sealed will prolong the life of the building material.

Recommendations

1. Recommendations

1.1. Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

1.2. Improve: Typical cracking was observed at the concrete surfaces. Further deterioration can occur as water continues to penetrate the surface. Recommend sealing the cracks to prolong the life of the concrete.

1.3. Heating and Cooling System Maintenance Tips:

•Air conditioners, furnaces, and heat pumps help regulate the temperature in your home and make it more comfortable. To ensure that your heating and cooling systems remain effective and efficient, regular maintenance is needed. Preventative checkups may also prolong the life of your systems. Maintenance requirements vary depending on the type of system, so it is best to consult your owner manual.

General suggested maintenance includes:

- Inspecting air filters monthly during seasons of peak use and replacing or cleaning dirty filters.
- Checking for disconnected or crushed ductwork. Disconnected ducts can result in heated/cooled air being distributed outside or in areas of the house where it is not needed. Crushed ducts restrict airflow and reduce system efficiency.
- Sealing duct leaks and insulating ducts to reduce energy loss.
- Clearing away weeds and debris around outside air-conditioning or heat pump units. Air should circulate freely around the unit. The unit should be properly secured to the concrete pad it is installed on.
- Hiring a professional heating and air-conditioning technician to inspect your home's heating and cooling systems for proper functioning prior to the season of use (that is, air-conditioning should be inspected in the spring, and furnace should be checked in the fall).
- The Filter for the **AVC** & Heat System should be replaced monthly. Once per month Vinegar should be poured into the Condensate Access at the Air Handler located to next to the Filter Chamber. This maintenance step is performed to keep the Condensate Line clear of internal obstruction and to allow the proper flow of Condensate to the exterior.

1.4. These plumbing tips will help you keep your pipes and home plumbing faucets and fixtures in good working order:

Turn Valves On and Off: Turn main water supply and fixture valves on and off periodically to make sure they don't get stuck. You want to be sure you're never in the position of not being able to turn your water supply off during an emergency or home plumbing repair.

Repair Leaking Faucets: Leaking faucets are not only a nuisance; they can also cause gallons of water to be wasted over time. Leaking faucets with washer fittings can be fixed by replacing the washer. Faucets without washers may require that you consult an installation manual or a specialist at a home plumbing store.

Inspect Pipes Annually: You should examine your distribution and drainage pipes for signs of leaks each year. You may find clues that your pipes are leaking along the length of the pipe or around fittings or fixtures. Signs of leaks may include rust, corrosion, and mineral deposits. You'll also want to check the insulation of your hot water pipes periodically and replace any open or damaged areas of insulation. Another plumbing tip includes replacing aerators on faucets several times each year.

Important Suggestions For All Customers

1. Seal all settlement cracking in the driveway, in the exterior walls, walkways, and patios of the home as soon as you notice them. Most settlement cracking is typical and sealing generally will keep water penetration levels low. This will become a routine maintenance activity that will need to be repeated from time to time as the sealant weathers.
2. Seal the exterior and interior of the windows and doors regularly. This will become a routine maintenance activity that will need to be repeated from time to time as the sealant weathers.
3. Monitor any staining at the Air Handler, bathrooms, and under any plumbing in the home. Staining should be cleaned with a bleach solution. If moisture, wetness, or odors are noticed, the source of these issues should be located by a professional. Some staining is typical in most homes but it is important to recognize a typical staining from a potential problem.
4. Keep all trees and shrubs trimmed away from making contact with the exterior walls of the home as well as the roof covering. These things prolong moisture contact and cause excess wear on the exterior construction materials.
5. Your Electrical System should be evaluated every 5-7 years because standards and codes do change. It is the policy of Paul J. Magrone Inc. to suggest upgrading your Electrical System to current code and standards if is not currently there now. A home inspector can only evaluate visible items and do not perform code inspections. A home inspector can only determine whether your system is functional or not. For a more detailed and comprehensive electrical inspection, a licensed electrician should be contacted.
6. If your home does not currently have a gutter system installed we suggest that you have one installed before the rainy season. Gutters are very important to the home. They remove excess rain water from depositing around the foundation of the home. Water is usually the main cause of most structural issues.
7. If there are any additions that were added to the home that you are purchasing, it is very important to make sure all of the proper permits were pulled with the appropriate county for any of the improvements that were made. Once you purchase the home, the responsibility becomes yours.
8. It is important to have your home treated preventatively for Termites. This is especially true if there is no Termite Bond on the home at this time. A home inspector is not a Termite inspector. Home Inspections By Paul J. Magrone Inc. will always bring visible issues to your attention but this report is in no way to be construed as a Termite inspection. Termite inspections can only be performed by a licensed state pest control operator. Preventive treatment is suggested because licensed professional can only report on what is visible at the time of the inspection. An inspection is not a guarantee but rather a general report on the visible materials and conditions at the time the inspection is performed. It is essentially a snapshot of a moment in time.
9. It is recommended that your Air Conditioning and Heating system be cleaned by a licensed heating contractor and be placed under a maintenance contract for optimum performance and life expectancy. Be sure to consult with a licensed heating contractor for proper summer and winter settings. Proper settings will help conserve fuel and could save you money.
10. It is strongly recommended that ALL gas supply lines and proper ventilation for ALL gas appliances be evaluated by a qualified professional prior to moving into the home. Gas lines should be checked in depth for leaking and Carbon Monoxide detectors should be installed for safety before moving into the home.
11. "Although some imported drywall may contain chemicals harmful to human health, determining their presence requires a specialized inspection and laboratory testing which lies beyond the scope of the general home inspection. If you wish to have materials in the home tested, the inspector recommends that you contact a contractor qualified to perform indoor environmental testing."

***Proud Member of The National Association Of
Certified Home Inspectors Since November, 2004
Commitment to Service***

For me, inspection is about communicating technical information clearly with my clients and working closely with each party to meet their needs.

*I provide unusually thorough, **high-quality home inspections** of uncommon value and personalized experience, and like to continue client relationships after the inspection. I make a point of providing the best service possible, from scheduling flexibility to providing you with a superior report.*

***Thank you for allowing me to perform your home inspection
Home Inspections by Paul J. Magrone Inc.***

James Siseo

Cell Phone 407-242-2883

Office 321-228-3848

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves