HOME INSPECTIONS BY PAUL J. MAGRONE

Home Inspection Report

1234 Sample Report
Fort Lauderdale, FL 33308

Inspection Date: January 1, 2017 | 9:00 AM

Prepared for: Sample Report

Representative: Realtor Name Here

Inspector: Liviu Toderic | 954-616-9475 | liviu@pjm-inc.com

Subcontractor
for
Home Inspections by PJM Inc.
Orlando, FL

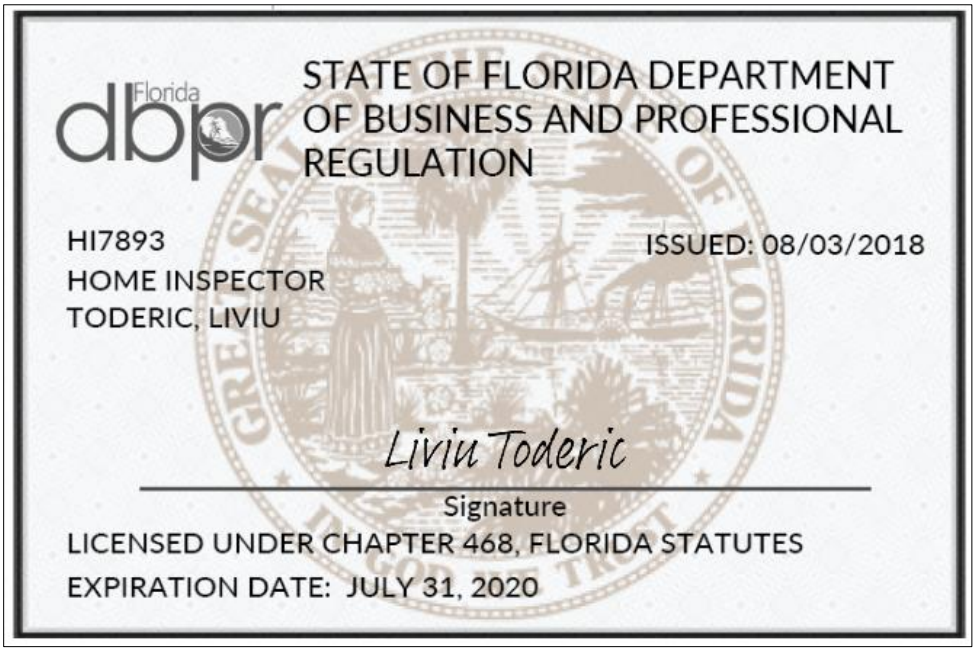
ACCUBUILT INSPECTION SERVICES

Mobile: 954-616-9475

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 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,
Liviu Toderic for
Paul J. Magrone
Home Inspections by Paul J. Magrone Inc.
NACHI #: NACHI04110384
Email: paul@pjm-inc.com

LICENSING



Florida dbpr

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

HI7893
HOME INSPECTOR
TODERIC, LIVIU

ISSUED: 08/03/2018

Liviu Toderic
Signature

LICENSED UNDER CHAPTER 468, FLORIDA STATUTES
EXPIRATION DATE: JULY 31, 2020

Certificate of Membership

Let It Be Known By This Certificate That

Liviu Toderic

Is Hereby A Member In Good Standing Of The

International Association of Certified Home Inspectors

This certificate also confirms that Liviu Toderic is a Certified Professional Inspector (CPI)® and InterNACHI-Certified Home Inspector, and has successfully completed all membership requirements listed at www.nachi.org/membership

Member Name: Liviu Toderic
NACHI ID Number: NACHI08100604
State/Province: Florida
Expires: 12/01/19

Nick Gromicko, Founder — Date 12/1/19

International Association of Certified Home Inspectors
1750 30th Street
Boulder, CO 80301
www.nachi.org

MY PROMISE

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.*

Proud Member of the National Association of Certified Home Inspectors

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 that ALL of 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 in fact received ALL of 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 Paul J. Magrone 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 Paul J. Magrone is not a licensed as a specialist for Plumbing, Electrical, Roof, A/C & Heat, WDO, Septic, Engineer, Mold, Lead Paint or Radon testing. Paul J. Magrone holds a license as a General Home Inspector and will therefore recommend that qualified professionals be consulted with 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 of 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**.

CLIENT & SITE INFORMATION

Name:	Sample Report
Phone Number:	123-456-7890
Email Address:	samplereport@samplereport.com
Address:	1234 Sample Report
City | State | Zip:	Fort Lauderdale, FL 33308
Date & Time of Inspection:	1-1-17, 9:00 AM
Payment Amount:	$0000.00
Payment Method:	Credit card

CLIMATE CONDITIONS

Weather:	Sunny
Soil Conditions:	Dry
Approximate Outside Temperature:	85º - 90º

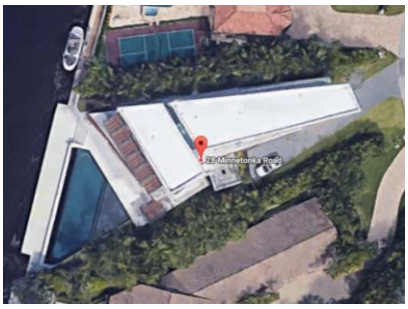
BUILDING CHARACTERISTICS

Front Entrance Exposure:	East
Year Built:	2015 (2 years old)
Living Area Square Feet:	6,593 Square Feet
Building Type | Stories:	Single family | 2 Story | 5 Bedrooms | 4.5 Baths
Building Construction:	Concrete Block & Poured Concrete
Building Foundation Type:	Slab on grade
Power Service:	Public
Water Utility Service:	Public
Sewage Disposal:	Private Septic Tank

STATUS

Utilities Status:	Water on | Electricity on
Occupancy Status:	Occupied | Furnished





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Summary

- The Summary Page is designed to give a summary overview of all the findings of the report. It is designed to bring forth the priorities discovered during the inspection. Items listed in the Summary may range from minor to major repairs. The Summary Page is designed to give a clear punch list of the items that we feel are important to repair, better maintain, or have further evaluated by a specialist.

Exterior

- Grounds & Exterior
- Garage
- Pool
- Irrigation System

Major Systems (& Utilities)

- Structure (Roof | Attic | Foundation)
- Electrical System
- HVAC (Heating | Ventilation | Air Conditioning) System
- Plumbing System

Interior

- Rooms & Bathrooms
- Kitchen & Appliances

Outline

- Each section lists the basic information, recommended repairs and maintenance for each category. After each category, there are photos illustrating the important information presented for each section including any important items such as recommended repairs maintenance or location of pertinent components of the house and its systems.

Thank You:

- I recognize the value of your trust and intend to do the best possible job in bringing an honest assessment of the condition of the property to you. Once again thank you for your business. Please read the Standards of Practice and the Terms of our Agreement prior to utilizing this Report. In utilizing this Report, you have a full understanding and fully accept of all of the Terms of our Written and/ or Verbal Agreement. Best wishes in your new home!

SUMMARY

AREAS REQUIRING FURTHER EVALUATION
IMPORTANT NOTE—PLEASE READ: The Summary Page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the Home Inspections By Paul J. Magrone Inc. **Standards of Practice, limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or real estate agent. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.**
****By utilizing this report you fully understand that** Home Inspections by PJM Inc. **limits maximum liability in the event of legal action is limited to the cost of the home inspection. Please call our office for any clarifications or further questions.****

Client & Site Information

Name:	Sample Report
Phone Number:	123-456-7890
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City | State | Zip:	Fort Lauderdale, FL 33308
Date & Time of Inspection:	1-1-17, 9:00 AM
Payment Amount:	$0000.00
Payment Method:	Credit card

1. EXTERIOR -RELATED REPAIRS ADVISED: (Qualified Contractor recommended):
   - ❑ The North Side Exterior Door is tight at the frame. I recommend adjustment for better functioning.
   - ❑ Leaking was observed at the Pool Filter, second from left, coming from the Gauge area. I recommend further evaluation and repair by a qualified pool technician.

2. PROFESSIONAL ELECTRICAL EVALUATION/ REPAIRS ADVISED: (Licensed Electrician recommended):
   - ❑ The GFCI Outlet next to the left Sink at the Master Bathroom is not functional.

3. PROFESSIONAL HVAC SYSTEM EVALUATION / REPAIRS ADVISED: (HVAC Technician recommended):
   - ❑ In the Heat Setting, the Systems did not function properly at the Home Theater (74), at the Master Bedroom (77º) and at the Kitchen and Dining Area (75º).
   - ❑ In the Cool Setting, the Supply-to-Thermostat Differential was below the normal 18º – 22º range at the Gym, at the First Floor (Home Theater, Kitchen & Living Area) and on the second floor at the Master Suite and the Hallway. I recommend a full system evaluation and consultation with a qualified HVAC technician on repair or replacement options.

4. PROFESSIONAL PLUMBING SYSTEM EVALUATION/ REPAIRS ADVISED: (Licensed Plumber recommended):
   - ❑ Septic Tank - Septic Inspections are limited to visual aspects of the system. I recommend consulting with a licensed septic contractor to *identify* the exact location of the system and *evaluate* it, *making necessary repairs* if needed. The septic tank should be pumped every two to three years.
   - ❑ Slow draining was observed at the middle Upstairs Bathroom Sink.

5. GENERAL INTERIOR ITEMS (Qualified Contractor recommended):
   - ❑ Water staining with some paint peeling was observed at three wall-to-window areas: at the Master Bathroom NW corner, at the bottom of the inactive sliding door wall frame at the middle Bedroom, and at the Window Sill at the “Jack & Jill” East Bathroom. These areas were dry at inspection time. I recommend repair and remediation if necessary.
   - ❑ Some interior Door Handles are loose. They should be tightened up.

EXTERIOR

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

Garage Door & Opener - I operated the Garage Door and Opener. The Opener appeared functional as did the Garage Door. The Safety Reverse (Photoelectric Sensor) was tested and appeared functional.

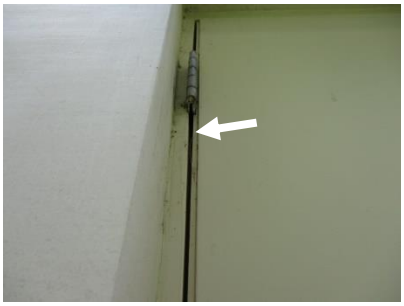
Exterior Notes (for your information):

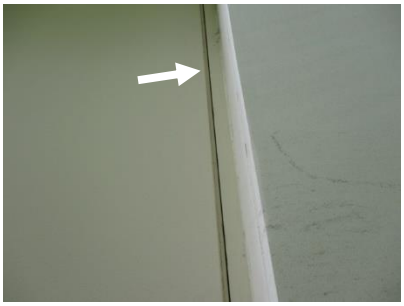
- ❑ The North Side Exterior Door is tight at the frame. I recommend adjustment for better functioning.

Entry Door & Garage Door

I operated the Garage Door and Opener. The Opener appeared functional as did the Garage Door. The Safety Reverse (Photoelectric Sensor) was tested and appeared functional.

EXTERIOR





The North Side Exterior Door is tight at the frame. I recommend adjustment for better functioning.

EXTERIOR – Pool

Pool & Equipment: Functional/ Well maintained condition

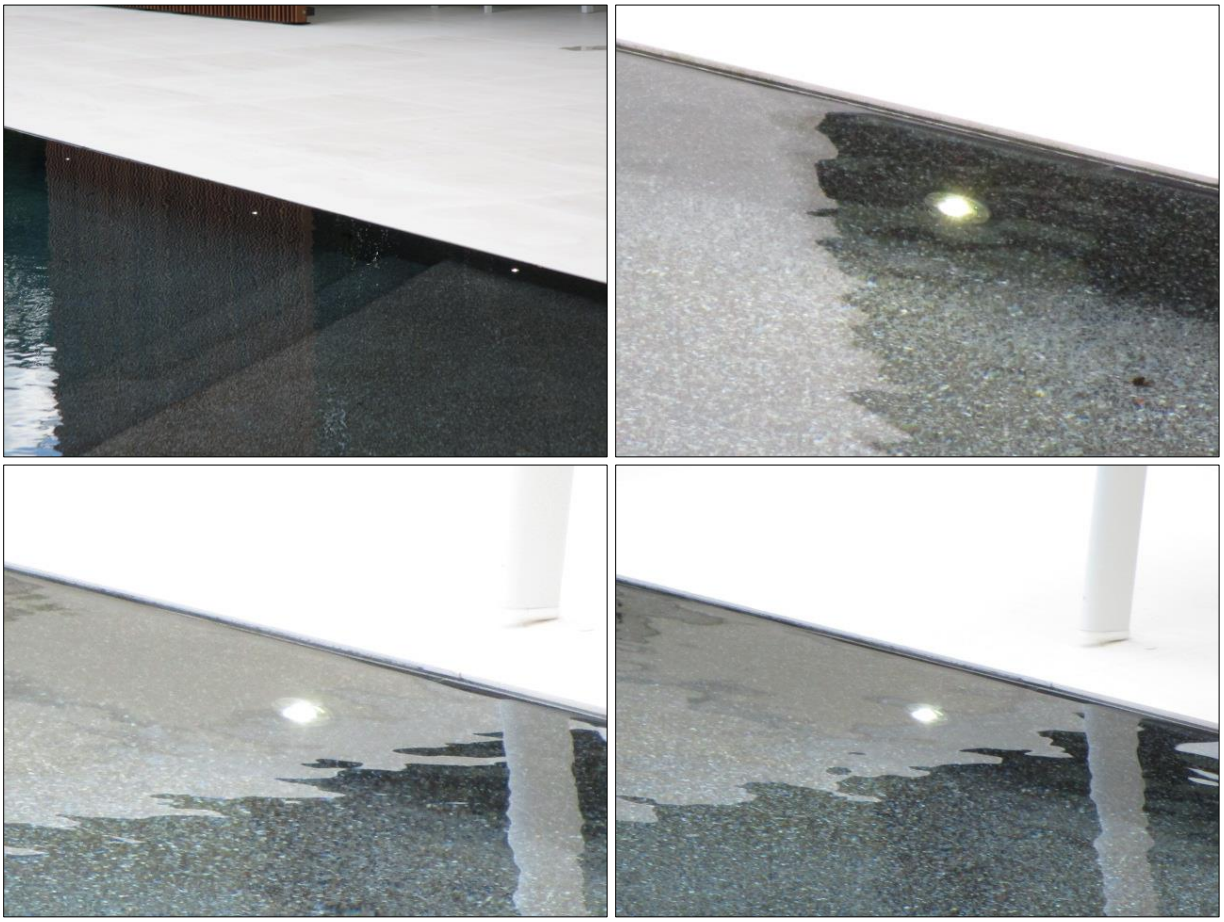

The Pool Water and Surface appeared to be in well maintained condition



The Pool Pumps, Filters and Control Panels appeared functional

EXTERIOR – Pool

The Drain Covers were in good condition



The Pool Lights were functional

EXTERIOR – Pool


The Pool Heaters were functional



Leaking was observed at the Pool Filter, second from left, coming from the Gauge area. I recommend further evaluation and repair by a qualified pool technician.


The decorative Limestone over a Cover Plate below the pool is cracked

Pool Safety Recommendations: Check with pool professional on safety standards for the pool areas as they may vary from municipality to municipality. Safety features like Alarms at the Doors and Windows, and proper signage are important tools to help keep your pool area free from accidents.

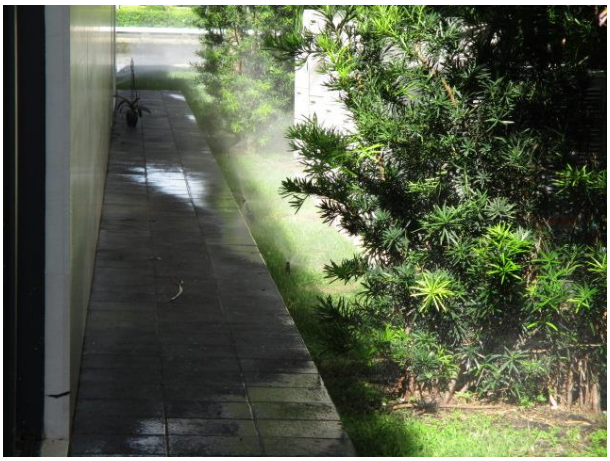
EXTERIOR – Irrigation System

Irrigation System: The system was activated manually from the Control Panel and appeared functional at the time of the Home Inspection

When hiring an Irrigation specialist, I recommend reminding them to make sure the sprinkler heads spray away from the exterior walls. Allowing any sprinkler to spray the house can cause water damage and infiltration.


The **Controller Panel** is at the NE Property wall (left)



The system was functional at inspection time

MAJOR SYSTEMS & UTILITIES – STRUCTURE – Roof

Roof style: Flat
Type of roof covering: PVC or TPO Single-Ply Membrane – good condition
Attic Information: The home does not have an Attic.
Method of evaluation: I inspected the roof and its components by walking the roof.
Estimated age of roof covering: 2 Years of age (see Public Records information below)
Permit / Public Records Information: Roof Installation permit located through Public Records | the Roof Covering was installed on 4/30/2014 (Permit #10069) per Town of Fort Lauderdale Public Records (tel. 954-943-8862)
Estimated life expectancy: These types of Roof Covering materials contain Cool Roof pigments, UV stabilizers, and other components to extend the life of the membrane. Check with the Seller on Installer Warranty record (The Material Warranty Period may be up to 25 years).
The life expectancy is 22-30 years with proper maintenance, annual inspections, normal weather conditions
Number of shingle layers: 1
Type of Decking: not visible

Roof comments: Visible and accessible components of the Roof System appeared to be in good overall condition.

Roof style: Flat | **Type of roof covering**: PVC or TPO Single-Ply Membrane – good condition

MAJOR SYSTEMS & UTILITIES – STRUCTURE – Construction | Foundation

Construction Type: Concrete Block & Poured Concrete
Foundation Type: Slab on Grade
Exterior Wall Covering: Limestone
Overall Condition: Good | Functional


Front (Entrance) Side of Home (East)


Rear (Pool) Side of Home (West)




Left Side of Home (South)



Right Side of Home (North)

MAJOR SYSTEMS & UTILITIES – STRUCTURE – Construction | Foundation



Construction Type: Concrete Block & Poured Concrete | **Exterior Wall Covering**: Limestone



Fire Pit & Barbeque Grill area

MAJOR SYSTEMS & UTILITIES – ELECTRICAL

The 600 Amp Siemens **Main Service Disconnect Panel** is at the Garage West wall
The three Siemens **Sub-panels** are in the Garage
Size of service sufficient: Yes
Service Entrance Material: Aluminum | Good condition at the Main Service Disconnect Panel
Branch Wiring Material: Copper
Aluminum branch circuits: No
Panel grounds observed: Yes
GFCIs present where required: Yes
AFCIs present in bedrooms: Yes
Exposed or unsafe wiring noticed: No
System Estimated Year: 2015
Overall electrical system condition: Good | Functional

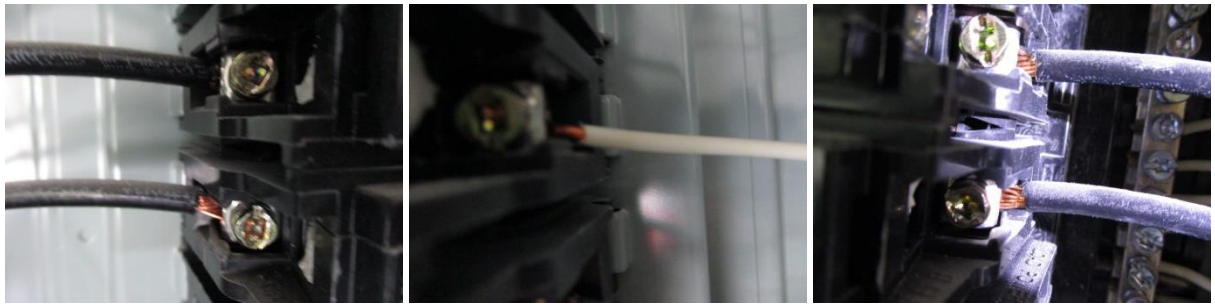
MAJOR SYSTEMS & UTILITIES – ELECTRICAL

Electrical comments:
Visible and accessible components of the electrical system were visually inspected and appear to be in good condition. Receptacles and Switches were operated/ tested inside the home and at the garage and exterior.

PROFESSIONAL ELECTRICAL EVALUATION/ REPAIRS ADVISED: (Licensed Electrician recommended):
- ❑ The GFCI Outlet next to the left Sink at the Master Bathroom is not functional.

The 600 Amp Siemens **Main Service Disconnect Panel** is at the Garage West wall


The three Siemens **Sub-panels** are in the Garage


Branch Wiring Material: Copper

MAJOR SYSTEMS & UTILITIES – ELECTRICAL

The GFCI Outlet next to the left Sink at the Master Bathroom is not functional.

Electrical Maintenance/ What to look for:

- *Check your lighting: One indicator of a potential wiring problem is if certain lights dim or brighten intermittently.*
- *Check fuses and circuit breaker: Use only the correct-size fuses because replacing a fuse with a larger size fuse can present a fire danger. Run your hands down the breakers. If they feel warm, it could be a bad breaker or could be overloaded.*
- *Check all electrical outlets for loose-fitting plugs: If loose, your receptacle could be worn out. Replace these as they could cause overheating and fires.*
- *Check your bulbs: Only use light bulbs of the correct type and wattage. Make sure bulbs are screwed in securely because loose bulbs may overheat.*

Hire an Electrician:

- *Only licensed electricians should handle electrical work. Ask to see the license number, check to make sure the license is current, and make sure the electrician is properly insured.*
- *Ask about permits. A permit is usually required if you're replacing a home's main electrical equipment or doing a significant amount of rewiring.*
- *Working on an electrical system is a lot more dangerous than it appears. It's best to have a licensed contractor come in before tackling it yourself, unless, of course, you are one.*
- *Don't scrimp on your electrician. Shoddy electrical work can literally kill you. Hire only qualified, reputable electricians who have the paperwork to back up their credentials.*

MAJOR SYSTEMS & UTILITIES – HVAC **(Heating | Ventilation | Air Conditioning)**

Type of A/C & Heating System: Central HVAC systems
Type of Heat: Forced air electric Heat Pumps
**Two Mini Split Ductless Air Conditioners are installed in the Audio-Visual Room and in the Pet Room*

MAJOR SYSTEMS & UTILITIES – HVAC (Heating | Ventilation | Air Conditioning)

The Condenser Units (CU) are located at the North exterior wall. They are High-performance – High efficiency – low noise level **Mitsubishi Citi Multi Series** Condensers. The home is divided into 11 Zones (with 11 Thermostats)

The Mitsubishi Air Handler Units (AHU) are in the second-floor Utility Room (seven), at the first-floor Gym (one) and in the first-floor HVAC Room, near the Garage (three).

Estimated Statistical Life Expectancy: (based on standard A/C & Heat Systems): The **Condensers** and the **Air Handlers** have a remaining statistical Life Expectancy of 12 – 14 years. This estimated life expectancy is contingent on proper maintenance and annual service by a qualified professional.

Below are the **Condenser Units** (CU) with their matching **Air Handler Units** (AHU)

Condenser Unit	Size	Manufactured	Installed	Air Handler Unit	Size	Manufactured	Installed	Location
CU 1	3 Ton	2014	2015	AHU 1A	1.5 Ton	2011	2015	2nd Floor Utility Room
				AHU 1B	2 Ton	2011	2015	2nd Floor Utility Room
CU 2	4 Ton	2014	2015	AHU 2A	2.5 Ton	2011	2015	1st Floor HVAC Room
				AHU 2B	1.5 Ton	2011	2015	Gym, Under Stairwell
CU 3	4 Ton	2014	2015	AHU 3A	1 Ton	2010	2015	2nd Floor Utility Room
				AHU 3B	1.5 Ton	2011	2015	2nd Floor Utility Room
C 4	4 Ton	2014	2015	AHU 4A	1.5 Ton	2011	2015	2nd Floor Utility Room
				AHU 4B	1 Ton	2011	2015	2nd Floor Utility Room
C 5	5 Ton	2014	2015	AHU 5A	2 Ton	2011	2015	1st Floor HVAC Room
				AHU 5B	1 Ton	2015	2015	1st Floor HVAC Room
				AHU 5C	2.5 Ton	2011	2015	2nd Floor Utility Room

The home is divided into 11 separate zones (with 11 Thermostats). The first floor is divided between the Home Theater, the Kitchen and Dining Area and the Living Area with the Hallway & the HVAC Room. The second floor is divided between the Master Bathroom, the Master Bedroom, the Hallway and the four separate Bedrooms.
**The Pet Room and the Audio-Visual Room are supplied with Air Conditioning by Mini Ductless Wall Units*

In the **Heat Setting** the systems returned air at an average of 90 Degrees which I measured at the system vents throughout the interior of the home. The systems appeared to function properly in the Heat setting. There were a few exceptions (where the Heat did not function properly):

- At the Master Bedroom (77º)
- At the Theater (74º)
- At the Kitchen and Dining Area (75º)

MAJOR SYSTEMS & UTILITIES – HVAC (Heating | Ventilation | Air Conditioning)

In the **Cool Setting**, the Supply-to-Thermostat Temperature Differentials are listed below. At 6 out of 11 zones, the temperature Differential was below normal range of 18 to 22 degrees. I recommend evaluation and servicing by a qualified HVAC technician.

Zone	Temperature at Thermostat	Temperature at Supply Register	Differential	Comments
East Bedroom (2nd FL)	85º	65º	20º	Normal
Piano Bedroom	77º	59º	18º	Normal
Middle Bedroom	80º	60º	20º	Normal
Princess Bedroom	79º	60º	19º	Normal
Second-floor Hallway	77º	74º	3º	Below normal range
Master Bedroom	77º	77º	0º	Below normal range
Master Bathroom	78º	68º	10º	Below normal range
Gym	81º	62º	19º	Normal
Home Theater	80º	75º	5º	Below normal range
Kitchen & Dining Area	75º	60º	15º	Below normal range
Living Area - Hallway	81º	77º	4º	Below normal range

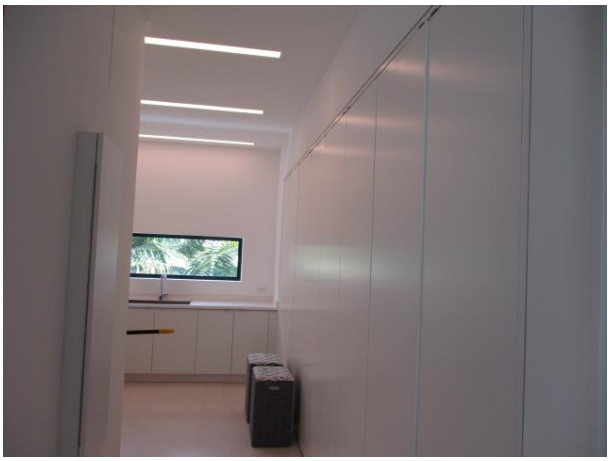
Duct System: The Plenum Duct System appeared functional and in good condition | the temperature was measured at all vents inside the home to verify function | the components of the Duct System were not accessible for a visual inspection.

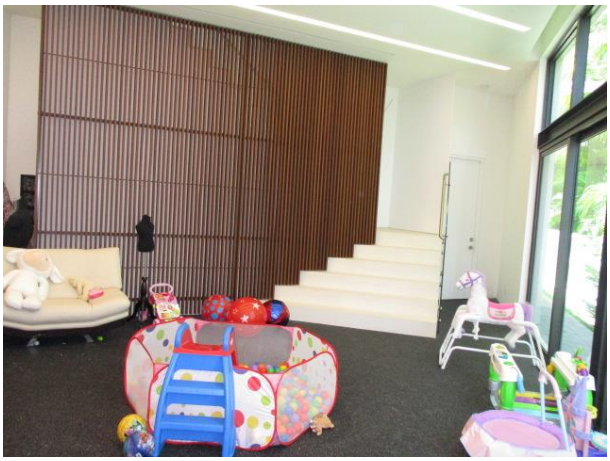
PROFESSIONAL HVAC SYSTEM EVALUATION / REPAIRS ADVISED: (HVAC Technician recommended):

- ❑ In the Heat Setting, the Systems did not function properly at the Home Theater (74), at the Master Bedroom (77º) and at the Kitchen and Dining Area (75º).
- ❑ In the Cool Setting, the Supply-to-Thermostat Differential was below the normal 18º – 22º range at the Gym, at the First Floor (Home Theater, Kitchen & Living Area) and on the second floor at the Master Suite and the Hallway. I recommend a full system evaluation and consultation with a qualified HVAC technician on repair or replacement options.


The Condensing Units (CU) are located at the North exterior wall. They are High-performance – High efficiency – low noise level **Mitsubishi Citi Multi Series** Condensers

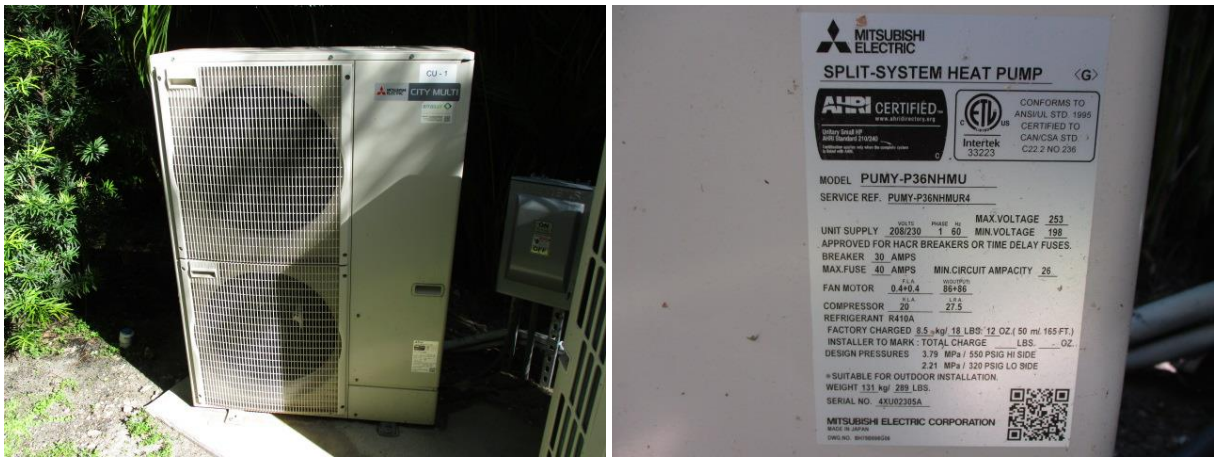
MAJOR SYSTEMS & UTILITIES – HVAC (Heating | Ventilation | Air Conditioning)





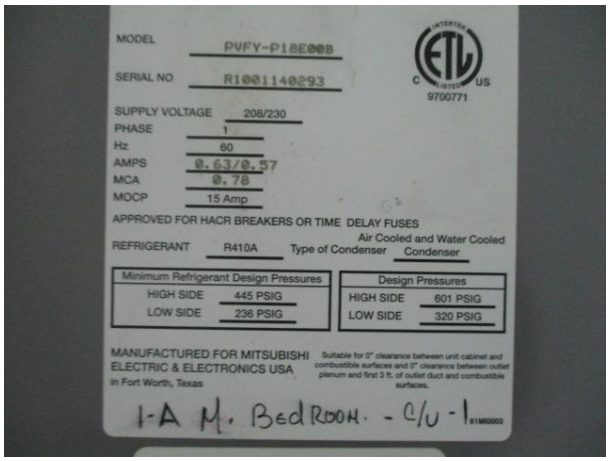

The Mitsubishi Air Handler Units (AHU) are in the second-floor Utility Room (seven) – top; at the first-floor Gym (one, under the stairwell) – middle; and in the first-floor HVAC Room, near the Garage (three) - bottom

MAJOR SYSTEMS & UTILITIES – HVAC (Heating | Ventilation | Air Conditioning)



The 3 Ton Mitsubishi **Condenser Unit 1** (CU 1) is at the North exterior Wall. It was manufactured in 2014 and was installed in 2015. It is paired with the two Air Handlers below.

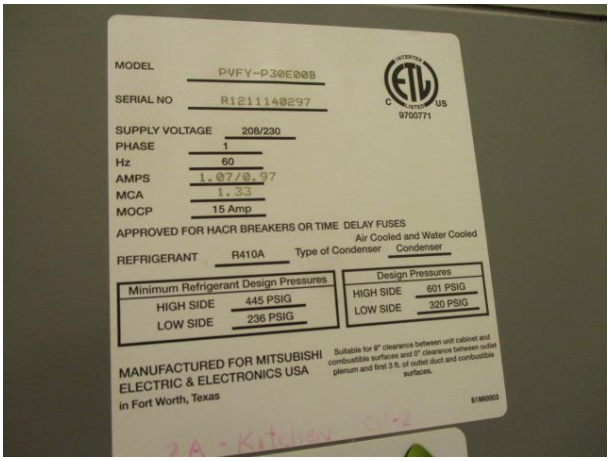
Air Handler Unit 1B (AHU 1B): Mitsubishi | 2 Ton | 2011 (installed in 2015) | *The Air Handler is in the second-floor Utility Room*



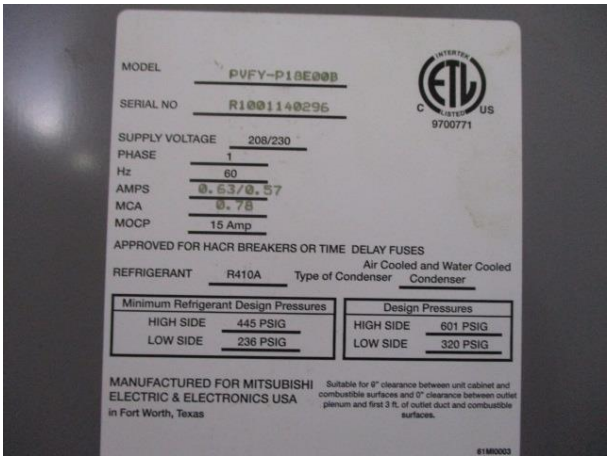
Air Handler Unit 1A (AHU 1A): Mitsubishi | 1.5 Ton | 2011 (installed in 2015) | *The Air Handler is in the second-floor Utility Room*

MAJOR SYSTEMS & UTILITIES – HVAC (Heating | Ventilation | Air Conditioning)

The 4 Ton Mitsubishi **Condenser Unit 2** (CU 2) is at the North exterior Wall. It was manufactured in 2014 and was installed in 2015. It is paired with the two Air Handlers below.



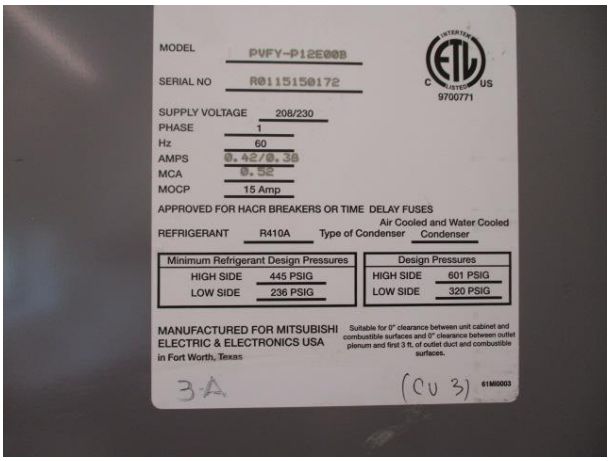
Air Handler Unit 2A (AHU 2A): Mitsubishi | 2.5 Ton | 2011 (installed in 2015) | *The Air Handler is in the first-floor HVAC Room*



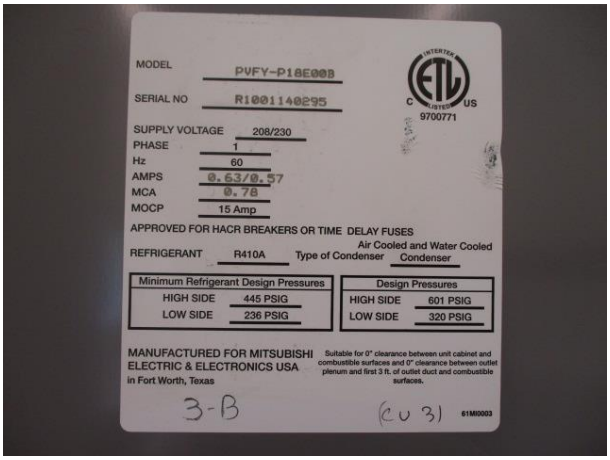
Air Handler Unit 2B (AHU 2B): Mitsubishi | 1.5 Ton | 2011 (installed in 2015) | *The Air Handler is in the first-floor Gym, under the stairwell*

MAJOR SYSTEMS & UTILITIES – HVAC (Heating | Ventilation | Air Conditioning)

The 4 Ton Mitsubishi **Condenser Unit 3** (CU 3) is at the North exterior Wall. It was manufactured in 2014 and was installed in 2015. It is paired with the two Air Handlers below.



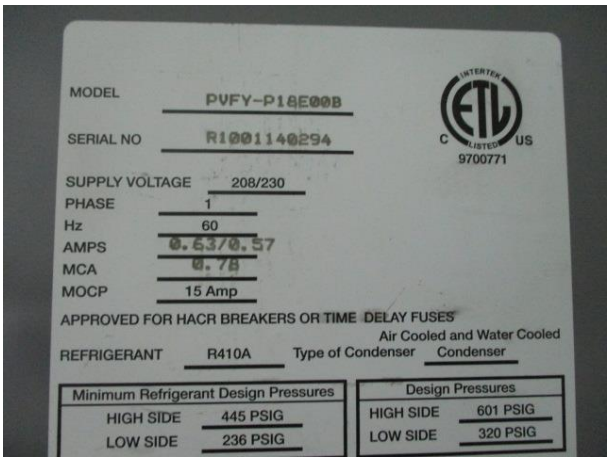
Air Handler Unit 3A (AHU 3A): Mitsubishi | 1 Ton | 2010 (installed in 2015) | *The Air Handler is in the second-floor Utility Room*



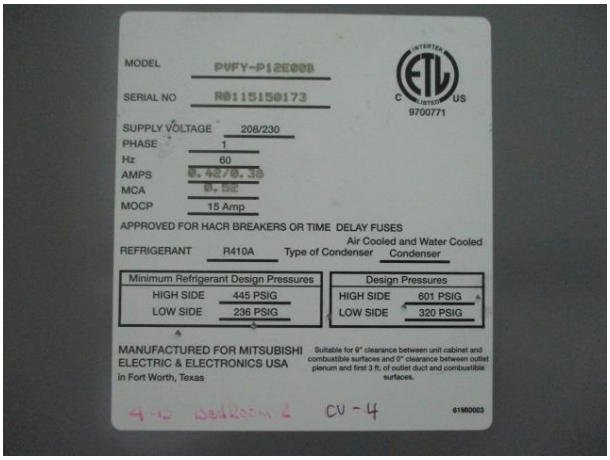
Air Handler Unit 3B (AHU 3B): Mitsubishi | 1.5 Ton | 2011 (installed in 2015) | *The Air Handler is in the second-floor Utility Room*

MAJOR SYSTEMS & UTILITIES – HVAC (Heating | Ventilation | Air Conditioning)

The 4 Ton Mitsubishi **Condenser Unit 4** (C 4) is at the North exterior Wall. It was manufactured in 2014 and was installed in 2015. It is paired with the two Air Handlers below.



Air Handler Unit 4A (AHU 4A): Mitsubishi | 1.5 Ton | 2011 (installed in 2015) | *The Air Handler is in the second-floor Utility Room*



Air Handler Unit 4B (AHU 4B): Mitsubishi | 1 Ton | 2011 (installed in 2015) | *The Air Handler is in the second-floor Utility Room*

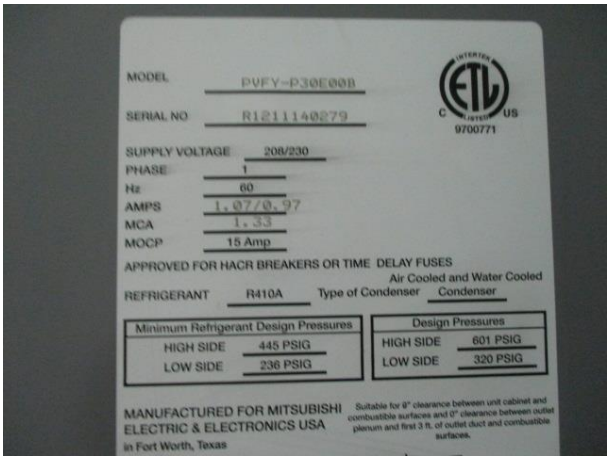
MAJOR SYSTEMS & UTILITIES – HVAC (Heating | Ventilation | Air Conditioning)

The 5 Ton Mitsubishi **Condenser Unit 5** (C 5) is at the North exterior Wall. It was manufactured in 2014 and was installed in 2015. It is paired with the three Air Handlers below.

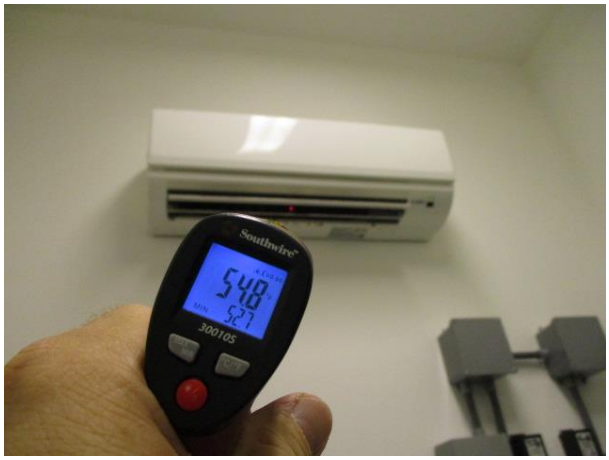

Air Handler Unit 5A (AHU 5A): Mitsubishi | 2 Ton | 2011 (installed in 2015) | *The Air Handler is in the first-floor HVAC Room*


Air Handler Unit 5B (AHU 5B): Mitsubishi | 1 Ton | 2011 (installed in 2015) | *The Air Handler is in the first-floor HVAC Room*

MAJOR SYSTEMS & UTILITIES – HVAC (Heating | Ventilation | Air Conditioning)

Air Handler Unit 5C (AHU 5C): Mitsubishi | 2.5 Ton | 2011 (installed in 2015) | *The Air Handler is in the second-floor Utility Room*



Two Mini Split Ductless Air Conditioners are installed in the Audio-Visual Room and the Pet Room



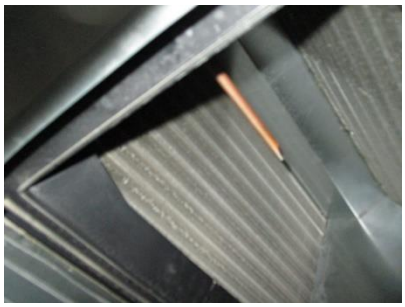
Filter Replacement Locations: At the Plenum, in the Utility Room

MAJOR SYSTEMS & UTILITIES – HVAC (Heating | Ventilation | Air Conditioning)

Filter Replacement Locations: At the bottom of Air Handlers



Condensation Float Switches (center) – these devices will shut down the Air Handlers when the condensation lines clog up. De-clogging the lines will allow the units to re-start

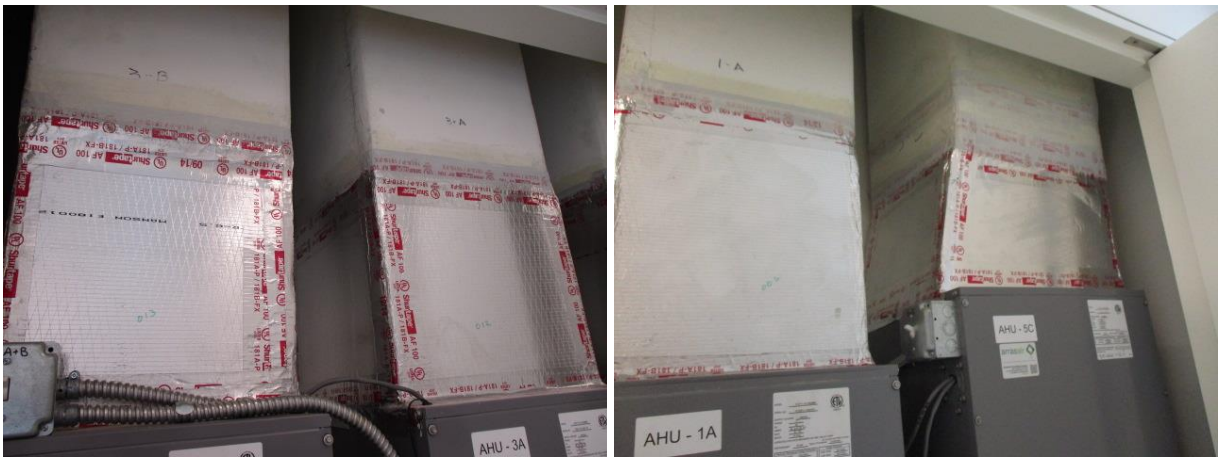




Evaporator Coils at the Air Handlers



Visible components of the Duct System were observed from the Roof. Most Ducts were boxed-in or concealed above the ceilings

MAJOR SYSTEMS & UTILITIES – HVAC (Heating | Ventilation | Air Conditioning)



The Plenum Duct System appeared functional and in good condition

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 s 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.*

MAJOR SYSTEMS & UTILITIES – HVAC **(Heating | Ventilation | Air Conditioning)**

- *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 A/C & 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 through the line to the exterior.*

MAJOR SYSTEMS & UTILITIES – PLUMBING

The sewage disposal for this home is done into a **Private Septic Tank**. Septic Inspections are limited to visual aspects of the system. The location and surface conditions of the system will be documented if possible. The internal and buried components of a septic system are outside the scope of this inspection. All parties agree to the above statement as a precondition of the utilization of this inspection report. Use of this document implies absolute agreement to all terms and conditions of the contract and its limitations.

Septic System Information: The septic tank should be pumped every two to three years. A lack of periodic pumping can cause solids to be carried into the absorption field, clogging the leaching beds and shortening their useful life. Signs of a clogged absorption field are the presence of dark green vegetation over the leaching beds, wet or soggy areas in the field, or distinct sewage odors. Septic systems treat and disperse relatively small volumes of wastewater from home. You are responsible for maintaining your septic system. Proper septic system maintenance will help keep your system from failing. Failing septic systems can contaminate the ground water that you draw from a well water system or from nearby rivers, lakes and coastal waters. A typical septic system has four main components which are the sewer pipe, a septic tank, a drain field, and the soil that filters the waste water. Microbes in the soil digest and remove most contaminants from wastewater before it eventually reaches groundwater. The septic tank is a buried, watertight container typically made of concrete, fiberglass, or polyethylene. It holds the wastewater long enough to allow solids to settle and oil and grease to float to the surface. **I recommend consulting with a licensed septic contractor to *identify* the exact location of the system and *evaluate* it, *making necessary repairs* if needed.**

Water Meter Location: SE property corner
Main Shut off Valve Location: at the South interior wall of the Garage, next to the Water Heater
Private Septic Tank & **Private Septic Cleanout Location:** I recommend a licensed septic contractor *identifies* the exact location of the system.
Overall water pressure: 50 PSI | the water pressure appeared to be within Normal Range of 40 and 80 PSI. Water Pressure Readings were obtained at the Exterior Hose Bibs.
The buried **Propane Tank** is at the NE side of the property
Main supply line material: Copper
Main Waste / vent material: PVC (Poly Vinyl Chloride)

MAJOR SYSTEMS & UTILITIES – PLUMBING

Fixture supply line material: Copper
Fixture drain line material: PVC & Stainless Steel

Water Heater Location: Garage
Water Heater: Lochinvar Shield (Commercial Grade) | 100 Gallon | Propane Gas | 2013 (installed in 2015)

The Water Heater appeared functional and in fair condition as it provided hot water to the Kitchen and Bathrooms during the Home Inspection | Based on the average Life Expectancy of a standard Water Heater, the unit may have an estimated 12 – 15 years remaining life with proper maintenance and professional annual service.

Plumbing | **Kitchen** | **Bathrooms** | **Utility**: Functional

(Fair condition at all visible and accessible components of the Plumbing Supply and Waste Systems)

TPR valve present: Yes, with the discharge pipe terminating at the garage floor
Overall plumbing condition: Good | Functional, with some repairs recommended

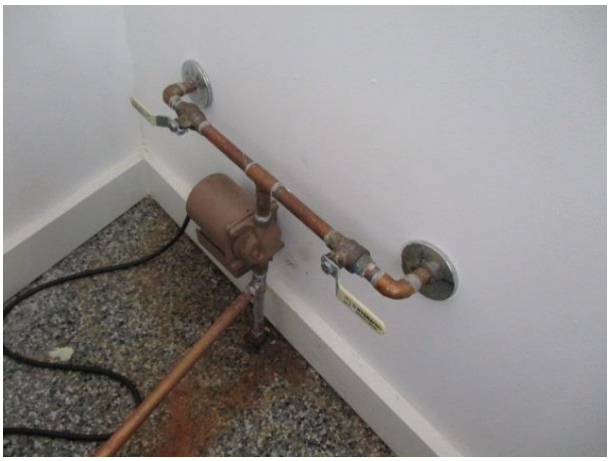
Plumbing comments: Visible and accessible components of the plumbing system were visually inspected. All interior Faucets & Toilets were operated during the inspection. The functional flow of the system appeared proper and the drainage at the Kitchen and Bathrooms appeared functional.

PROFESSIONAL PLUMBING SYSTEM EVALUATION/ REPAIRS ADVISED: (Licensed Plumber recommended):

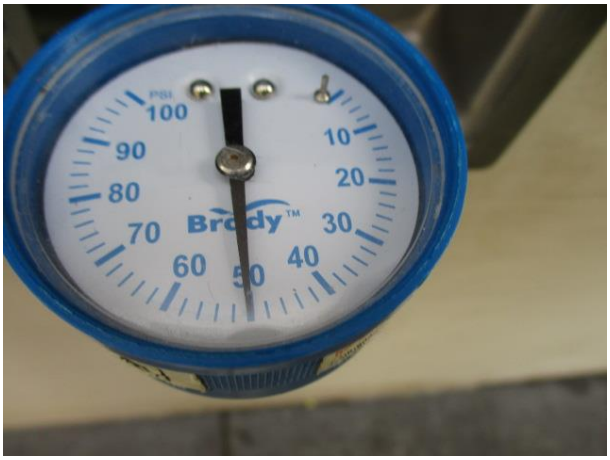
- ❑ Septic Tank - Septic Inspections are limited to visual aspects of the system. I recommend consulting with a licensed septic contractor to *identify* the exact location of the system and *evaluate* it, *making necessary repairs* if needed. The septic tank should be pumped every two to three years.
- ❑ Slow draining was observed at the middle Upstairs Bathroom Sink.


The sewage disposal for this home is done into a **Private Septic Tank**. Septic Inspections are limited to visual aspects of the system. I recommend consulting with a licensed septic contractor to identify the exact location of the system and its components, evaluate it and making any necessary repairs

MAJOR SYSTEMS & UTILITIES – PLUMBING

Water Meter Location: SE property corner (left) | **Main Shut off Valve Location**: at the South interior wall of the Garage, next to the Water Heater (right)

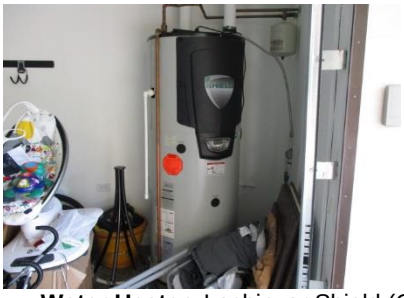
Overall water pressure: 50 PSI | the water pressure appeared to be within Normal Range.


The buried **Propane Tank** is at the NE side of the property

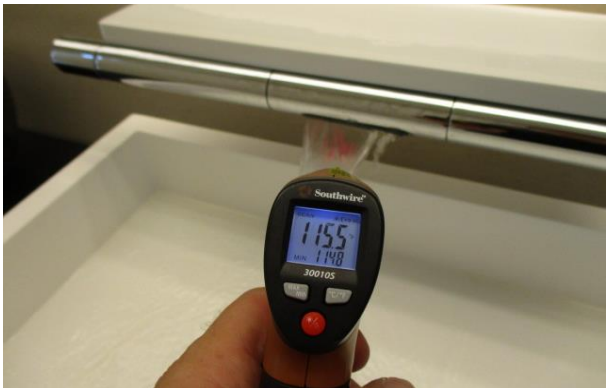
MAJOR SYSTEMS & UTILITIES – PLUMBING



Fixture supply line material: Copper (left) | **Fixture drain line material**: PVC (center) & Stainless Steel (right)




Water Heater: Lochinvar Shield (Commercial Grade) | 100 Gallon | Propane Gas | 2013 (installed in 2015)



The Water Heater appeared functional and in fair condition as it provided hot water to the Kitchen and Bathrooms during the Home Inspection

Slow draining was observed at the middle Upstairs Bathroom Sink.

MAJOR SYSTEMS & UTILITIES – PLUMBING

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.*

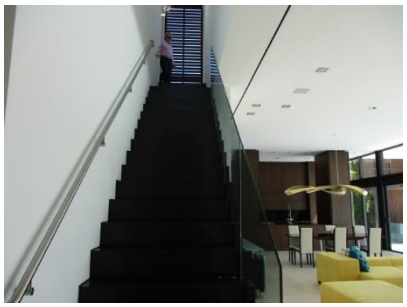
INTERIOR – Rooms & Bathrooms

Double Pane/ Picture Windows: Sample tested | Functional
Floor Covering: Limestone | Hardwood
Interior Walls & Ceilings: Drywall | Good condition overall
Interior Doors: Sample tested | Functional
Exterior Doors: Sample tested | Functional
Smoke Detectors Sample tested | Functional
Bathrooms Inspected: Master | Home Theater | Bedrooms
Kitchen & Bathroom Maintenance Recommended: All Tub & Tile, Toilet, Countertop Backsplashes, and Sink areas are prone to water infiltration with regular use of the facilities in the Bathrooms. Areas like this should be caulked and maintained regularly to prevent water infiltration.

Interior Notes (for your information)

- ❑ Water staining with some paint peeling was observed at three wall-to-window areas: at the Master Bathroom NW corner, at the bottom of the inactive sliding door wall frame at the middle Bedroom, and at the Window Sill at the “Jack & Jill” East Bathroom. These areas were dry at inspection time. I recommend repair and remediation if necessary.
- ❑ Some interior Door Handles are loose. They should be tightened up.

INTERIOR – Rooms & Bathrooms



Main Stairwell (left) | Second-floor Hall (center) | Gym Stairs (right)



Dining and Living Areas (Kitchen in the background, right)





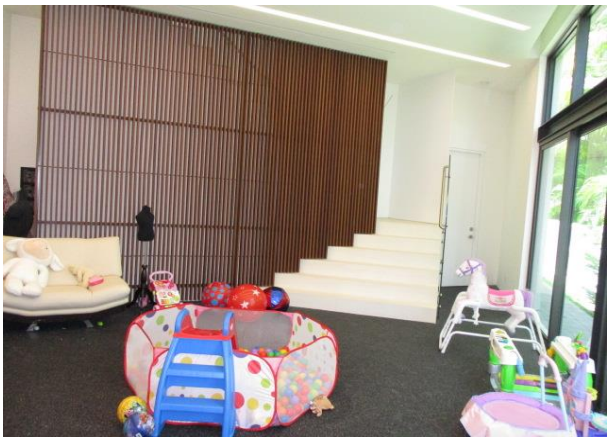
Master Suite (second floor)

INTERIOR – Rooms & Bathrooms

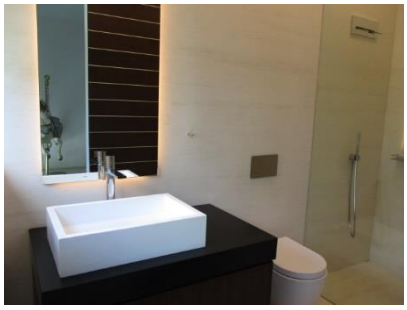
Bedrooms (second floor)

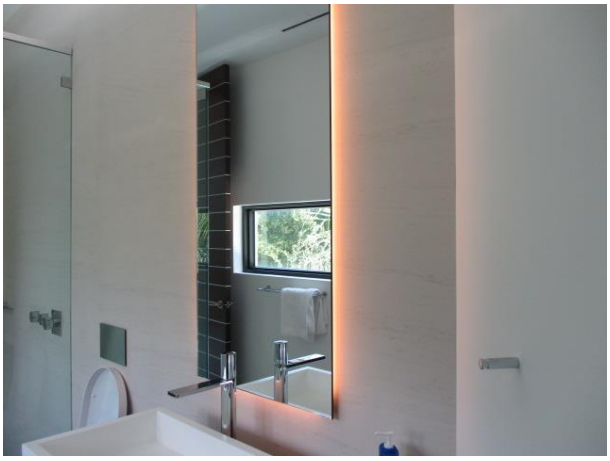
Home Theater

INTERIOR – Rooms & Bathrooms

Home Gym / Playroom



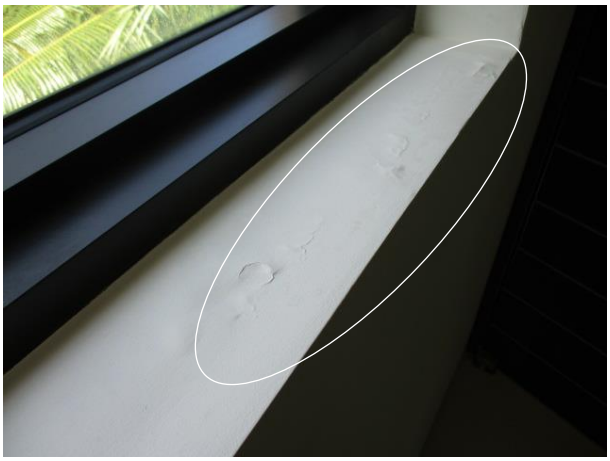

Bathrooms



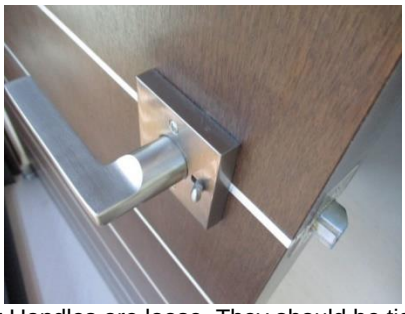
Water staining with some paint peeling was observed at the Master Bathroom NW corner. This area was dry at inspection time. I recommend repair and remediation if necessary.

INTERIOR – Rooms & Bathrooms


Water staining was observed at the bottom of the inactive sliding door wall frame at the middle Bedroom. This area was dry at inspection time. I recommend repair and remediation if necessary.

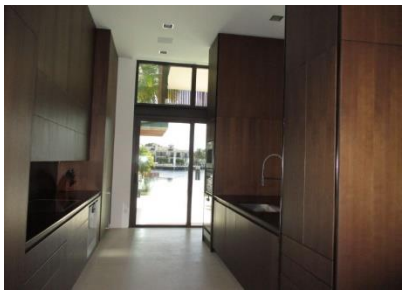



Water staining with some paint peeling was observed at the Window Sill at the “Jack & Jill” East Bathroom. This area was dry at inspection time. I recommend repair and remediation if necessary.


Some Door Handles are loose. They should be tightened up.

INTERIOR – Kitchen & Appliances


Functional Appliances Present:

Induction Stove Top: Good | Functional
Hood Vent Fan: Good | Functional
Hood Light: Good | Functional
Dishwasher: Good | Functional
Food Disposal: Good | Functional
Built-in Microwave Oven: Good | Functional
Two Built-in Ovens: Good | Functional
Sub-Zero Refrigerator: Good | Functional
Wine Cooler: Good | Functional
Clothes Washer: Good | Functional
Clothes Dryer: Good | Functional



The **Microwave Oven** was checked with a Microwave Testing Device that illuminates when Microwaves are present in the Microwave Oven | The **Hood Vent Fan and Light** were functional


The electric **Induction Stove Top**, was functional.

INTERIOR – Kitchen & Appliances

The Two **Built-in Ovens** including the **Broiler** functions**:** Good | Functional

The **Dishwasher** ran an abbreviated cycle | the **Food Disposal** was functional

The **Sub-Zero Refrigerator** was checked with an Infrared Thermometer to confirm function.

INTERIOR – Kitchen & Appliances


The **Wine Cooler** was functional

The **Washer & Dryer** were functional

IMPORTANT SUGGESTIONS FOR CLIENTS

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 AccuBuilt Inspection Services 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 you 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. Accubuilt Inspection Services, LLC 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."

12. Tankless Water Heaters – As with any product, regular maintenance is necessary in order to reach and surpass the maximum life span. Have your tankless system cleaned periodically by a service technician who will use a flush kit. We, and most manufactures, highly recommended this process be done on an annual basis (it can be done by you at home). As build-up of scale and debris forms on the inside of your tankless it becomes less efficient, the same occurs with on the heating elements of your conventional tank. The tankless has all this build-up removed and efficiency renewed with the flushing process, your conventional tank can't be flushed and simple needs to be replaced. Engineers have spent a lot of time ensuring that a tankless remains extremely efficient and experience an extended lifespan. **Water –** The kind of water flowing through your tankless can play a major part in the life span of your tankless. If your water is too acidic it can eat away at the pipes and heat exchanger that are part of tankless. Acidic water should be treated anyways as it is not healthy for you or your family. If it is too hard, you will experience additional scale build-up in the heat exchanger but this can simply be removed with additional flushings

ESTIMATED LIFE EXPECTANCY CHART FOR FLORIDA HOME SYSTEMS*

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

APPLIANCES	YEARS
Air Conditioner (portable/window)	5 to 7
Compactors (trash)	6
Dehumidifier	8
Dishwasher	9
Disposal (food waste)	12
Dryer Vent (plastic)	5
Dryer Vent (steel)	20
Dryer (clothes)	13
Exhaust Fans	10
Freezer	10 to 20
Gas Oven	10 to 18
Hand Dryer	10 to 12
Humidifier (portable)	8
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Swamp Cooler	5 to 15
Washing Machine	5 to 15
Whole-House Vacuum System	20

Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas, to relatively consistent, dry weather in others. See FASTENERS & STEEL section for fasteners.

DECKS	YEARS
Deck Planks	10
Composite	8 to 15
Structural Wood	5 to 20

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime, whereas electrical accessories and lighting controls, such as dimmer switches, may need to be replaced after 10 years. GFCIs could last 30 years, but much less if tripped regularly. Remember that faulty, damaged or overloaded

electrical circuits or equipment are the leading cause of house fires, so they should be inspected regularly and repaired or updated as needed.

ELECTRICAL	YEARS
Accessories	10+
Arc-Fault Circuit Interrupters (AFCIs)	30
Bare Copper	100+
Bulbs (compact fluorescent)	8,000 to 10,000+ hours
Bulbs (halogen)	4,000 to 8,000+ hours
Bulbs (incandescent)	1,000 to 2,000+ hours
Bulbs (LED)	30,000 to 50,000+ hours
Copper-Clad Aluminum	100+
Copper-Plated	100+
Fixtures	40
Ground-Fault Circuit Interrupters (GFCIs)	up to 30
Lighting Controls	30+
Residential Propane Backup Generator	12
Service Panel	60
Solar Panels	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generator	20

The quality and frequency of use will affect the longevity of garage doors and openers.

GARAGES	YEARS
Garage Doors	10 to 30
Garage Door Openers	10 to 15

Thermostats may last 35 years but they are usually replaced before they fail due to technological improvements.

HVAC	YEARS
Air Conditioner (central)	5 to 12
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40 (if installed)
Burner	10+
Ceiling Fan	5 to 10
Condenser	5 to 7 (for coastal areas, or 15 to 20 inland)
Dampers	20+
Dehumidifier	8

Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporator Cooler	15 to 25
Furnace	15 to 25 (if installed)
Gas Fireplace	15 to 25
Air Handler Coil	1 to 3
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boilers	40
Humidifiers	12
Induction and Fan-Coil Units	10 to 15
Chimney Cap (concrete)	50+
Chimney Cap (metal)	8 to 10
Chimney Cap (mortar)	10+
Chimney Flue Tile	20+
Thermostats	35
Ventilator	7

The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog showerheads. Also, some finishes may require special maintenance with approved cleaning agents per the manufacturers in order to last their expected service lives.

PLUMBING, FIXTURES & FAUCETS	YEARS
ABS and PVC Waste Pipe	50 to 80
Accessible/ADA Handles	100+
Acrylic Kitchen Sink	50
Cast-Iron Bathtub	100
Cast-Iron Waste Pipe (above ground)	40
Cast-Iron Waste Pipe (below ground)	50 to 60
Concrete Waste Pipe	100+
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10
Faucets and Spray Hose	15 to 20
Fiberglass Bathtub and Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30
Hose Bib	20 to 30
Instant (on-demand) Water Heater	10

PEX	40
Plastic Water Lines	75
Saunas/Steam Room	15 to 20
Sewer Grinder Pump	10
Shower Enclosure/Module	50
Shower Doors	20
Showerheads	100+ (if not clogged by mineral/other deposits)
Soapstone Kitchen Sink	100+
Sump Pump	7
Toilet Tank Components	5
Toilets, Bidets and Urinals	100+ (if not cracked)
Vent Fan (ceiling)	5 to 10
Vessel Sink (stone, glass, porcelain, copper)	5 to 20+
Water Heater (conventional)	6 to 12
Water Line (copper)	50
Water Line (plastic)	50
Well Pump	15
Water Softener	20
Whirlpool Tub	20 to 50

RADON SYSTEMS	YEARS
Air Exchanger	15
Barometric Backdraft Damper/Fresh-Air Intake	20
Caulking	5 to 10
Labeling	25
Manometer	15
Piping	50+
Radon Fan	5 to 8

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.

ROOFING	YEARS
Aluminum Coating	2 to 6
Asbestos Shakes	30 to 50+
Asphalt Shingles (3-tab)	10 to 12
Asphalt (architectural)	15 to 20
BUR (built-up roofing)	5 to 15

Clay/Concrete	80+
Coal and Tar	18
Copper	50+
EPDM (ethylene propylene diene monomer) Rubber	10 to 15
Fiber Cement	18
Green (vegetation-covered)	5 to 20
Metal	40 to 60
Modified Bitumen	10
Simulated Slate	10 to 25
Slate	50+
TPO	10 to 12
Wood	25

Swimming pools are comprised of many systems and components, all with varying life expectancies, depending on their exposure to climatic and weather conditions. Also, proper maintenance is key, especially concerning the pool water's chemical balance

SWIMMING POOLS	YEARS
Chlorine Generator (salt water)	5
Cover	3 to 5
Deck Finish (acrylic)	5
Diving Board	8 to 10
Gas Heater	3 to 5
Filter (sand)	5 to 10 (sand must be replaced every 3 years)
Filter (cartridge)	2
Filter Grid (DE)	5
Heat Pump	5 to 8
Interior Finish	10 to 20
Motor*	5 to 8
Vinyl Liner	8 to 10
Pool Lights (fiber optic)	3 to 5
Pool Lights (incandescent)	3
Pool Lights (LED)	5 to 7
Pool Water Heater	5
PVC Ball Valve	up to 2
Shell (concrete)	20+
Shell (fiberglass)	20+
Solar Heater	10 to 20
Waterline Tile	10+

* Replacement motors tend to last half the lifespan of their original counterparts.

Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years.

WINDOWS	YEARS
Aluminum/Aluminum-Clad	10 to 15
Double-Pane	5 to 15
Skylights	5 to 15
Window Glazing	8+
Vinyl Windows	10 to 30
Wood	15+

Note: Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.

*From InterNACHI's Estimated Life Expectancy Chart for Florida Homes - InterNACHI http://www.nachi.org/florida-life-expectancy.htm#ixzz2fP4SpP5g

****Tankless Water Heater Life Expectancy–** While the average conventional tank system typically lasts 10-15 years (and maintains efficiency for 10-12 years), a tankless system is expected to last at least 20 years. That lifespan can potentially be extended even further by replacing the heat exchanger rather than the whole unit.

NOTE

The conditions observed in this Home Inspection Report pertain to the date and time of the actual Home Inspection only. Conditions can change over time. We recommend a follow up inspection if there is going to be a long period of time between the time this inspection took place and occupancy of the home. This inspection can be performed by any qualified professional including myself or a qualified Property Manager. If you feel comfortable performing this follow up yourself, that would be an option as well. Thank you again for your business!

Proud Member of the National Association of Certified Home Inspectors

Thank you for allowing me to perform your home inspection!

Liviu Toderic

Licensed Home Inspector #HI 7893

Subcontractor for Home Inspections by PJM Inc.