

Home Inspections by PJM, Inc.

Confidential - Property Inspection Report - Confidential



1234 Sample Rd, Kissimmee, FL 34746
Inspection prepared for: Sample Sample
Date of Inspection: 5/9/2017 Time: 2:00 PM
Age of Home: 5 years Size: 3,650 SqFt
Weather: Scattered Clouds/Warm
The utilities were on at the time of the inspection.

Inspector: Jason Solano
License #9217 SubContractor for Home Inspections by PJM
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www.pjm-inc.com



Dear Client,

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

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

A copy of the FL NACHI Standards of Practice is available at: www.flnachi.org. This standards define the scope of a home inspection. Clients sometimes assume that the home inspection will include many things that are beyond the scope. We encourage you to read the FL NACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update the report.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without **Home Inspections by PJM** express written permission.

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

Sincerely,

Jason Solano

Jason Solano, CI-HPI 9217

Home Inspections by PJM

Jason@pjm-inc.com

407-932-8121

REPORT SUMMARY

IMPORTANT NOTE: This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy-- it should not be considered to be a complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your entire report must be carefully read to fully access all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information

ROOFING

Page 6 Item: 3	ROOF COVERING	3.2. The inspector noted minor chips and hairline fractures at the roof tiles. This is a common condition for normal wear and age of the roof covering. Consider having someone service as required. Mortar joints at the tiles had minor cracks observed as well, proper maintenance includes sealing as required.
Page 10 Item: 4	FLASHINGS	4.1. The inspector recommends having both flashing sections over either garages as leaks were noted at both locations. The inspector noted minor stucco cracking near the flashing as well. The areas were adjacent to the balcony and roof covering, this geometric shape will cause water drainage to impact areas. Ensure to have a qualified roofing contractor review both areas and determine the best possible course of repairs which includes preventative measures to avoid issues from arising again.
Page 10 Item: 5	GUTTERS & DOWNSPOUTS	5.3. Consider installing gutter splash blocks/guards to help avoid erosion near the foundation of the home.
Page 10 Item: 6	VENT/FLUE TERMINATIONS	6.1. The inspector noted a vent at the side of the home's exterior wall covering was blocked/clogged at the time of the inspection. Consider servicing to avoid improper ventilation.

EXTERIOR

Page 11 Item: 2	SERVICE WALKS	2.1. The inspector noted the pavers leading to the boat dock were loose and appear to require service. Ensure to fasten and seal to avoid pavers becoming a trip hazard or detached.
Page 12 Item: 4	WALL COVERING	4.2. Minor stucco cracks were noted at the second floor master bedroom window, consider sealing these cracks. There were other minor cracks, but these appear to require more attention.
Page 14 Item: 8	WINDOWS & SCREENS	8.1. At the time of the inspection, windows in the home had gaps around the perimeter which should be sealed with an appropriate sealant to help prevent moisture intrusion of the exterior wall assemblies.
Page 15 Item: 9	PORCH	9.2. The pavers at the porch were loose at the time of the inspection. The inspector noted hollow sound from multiple locations tested, which usually signifies poor install of underlying sealant. This can lead to loose pavers which in turn become trip hazard or crack due to movement, consider having the pavers serviced.
Page 20 Item: 12	LANDSCAPING	12.4. Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage of building materials.
Page 20 Item: 13	GRADING & DRAINAGE	13.1. The inspector noted two areas on either sides of the home with holes dug out near the grading of the home. The inspector suspects an animal created these holes. Both were near the condenser units. Consider having the areas further evaluated and serviced. Ensure to refill erosion to avoid drainage issues and water ponding near these holes.
Page 21 Item: 14	SPRINKLER SYSTEM	14.1. The inspector noted there was an additional sprinkler control panel located near air condenser unit 1, but it did not operate. The inspector could not determine if this unit is no longer in use or its damaged. The inspector also noted a damaged/leaking sprinkler head at the front of the home. Further evaluation and repairs will be required by a qualified person.

GARAGE

Page 24 Item: 5	GARAGE WALLS	5.1. Minor stepped cracking was noted at the garage walls at various locations. Ensure to service and seal to avoid these areas becoming points of moisture intrusion.
Page 24 Item: 6	GARAGE CEILING	6.1. Moisture intrusion and damage was noted at the single car garage ceiling. The area had staining and organic growth (mold like appearance). The inspector noted the area registered with active moisture when tested with a moisture meter. The inspector could not determine the extent of the damage due to lack of attic access at this area. Further evaluation and repairs will be required.
STRUCTURE		
Page 27 Item: 4	CEILING STRUCTURE	4.1. The inspector noted a repair at the attic space ceiling panel in the second floor. The inspector recommends having this repair reviewed by a qualified person, substandard repair was observed. Consider servicing this area as required.
Page 28 Item: 5	ROOF STRUCTURE	5.2. The inspector noted moisture intrusion at the roof structure at the garage attic space. The moisture intrusion has caused staining and damage at the fascia board and sheathing board. This area was one of two leaks noted at the garage areas. Further evaluation is required by a qualified roofing contractor. This area appears to be impacting the interior ceiling of the (front) family room adjacent to the garage and front entrance.
ATTIC & INSULATION		
Page 32 Item: 1	ATTIC ACCESS	1.2. Consider installing an additional attic hatch(s) which can help view more of the roof structure to ensure physical access if issues arise.
Page 32 Item: 2	ATTIC INSULATION	2.2. The attic had minor amounts of rodent feces visible. You should consider setting traps for mice and closing off avenues of entry. The inspector cannot determine the recency of the feces.
ELECTRICAL SYSTEM		
Page 34 Item: 4	MAIN SERVICE PANEL	4.4. The main panel had visible corrosion near the bottom panel. The inspector recommends ensuring panel is properly secured and covered to avoid moisture damage. There was a nearby sprinkler head which sprayed water towards the panel. The panel had a knockout/void at the bottom which should be filled in to avoid pest/moisture intrusion. (frogs were noted inside panel)
Page 36 Item: 8	SUB PANEL	8.3. Additional panel was located below. This is not common practice, but appears to be in acceptable conditions. The inspector suspects these units are surge arrestors, but could not confirm. Consider having a qualified electrician verify the install and work performed. The inspector noted the cover plate was difficult to access components. Consider having another panel cover plate installed to ensure easier access.
Page 38 Item: 10	LIGHTING FIXTURES, SWITCHES & RECEPTACLES	10.1. The ceiling fan at the second floor balcony wobbled when operated, consider servicing this fan. The receptacle at this balcony had muddover (wasps) which should be removed. The ceiling light/fan fixture at the master bathroom (2nd floor) had visible organic growth. The inspector recommends cleaning and servicing. The cause for this growth is unknown.
HEATING AND AIR CONDITIONING		
Page 40 Item: 1	HEATING SYSTEM	1.4. The inspector recommends further evaluation and repairs of the air handlers located at the upstairs closets. The inspector noted unit 2 had leaked condensation previously which caused damage to the second floor baseboard and floor boards. The extent of the damage is unknown and requires further evaluation. Air handler unit 1 was actively leaking condensation at the time of the inspection. The unit had visible corrosion along the coils at the time of the inspection. The unit's fins were dirty and clogged which also appears to be causing issues with proper discharge of condensation, the condensation was falling straight down instead of slant. Moisture damage was noted at both of the air handler's plenum ductwork below the filter. Visible organic growth was noted. The inspector recommends further evaluation by a qualified HVAC Tech. Unit 1's condition may warrant replacement to avoid future issues from arising (based on condition observed), but further evaluation is required by a technician.
Page 44 Item: 2	FILTER	2.3. The filter cover plate at air handler unit 2 was damaged, the latch would not hold closed.
Page 45 Item: 4	COOLING SYSTEM	4.4. Insulation on the air-conditioning suction (large, insulated) line was damaged at unit 1 near the exterior wall, service is required to avoid loss of efficiency.

Page 47 Item: 5	COOLING PERFORMANCE	5.1. Air temperature measured at supply and return registers had a difference of less than the minimum of 14 degrees F at unit 1 (first floor). The Inspector recommends service by a qualified HVAC technician.
<i>PLUMBING SYSTEM</i>		
Page 52 Item: 5	HOSE BIBS	5.3. Hose bibs were loose at the exterior walls, ensure to refasten to avoid damage.
<i>ROOMS</i>		
Page 61 Item: 2	CEILINGS	2.2. The inspector noted moisture stains along the ceiling register of unit 1 (first floor hallway), this appears to be an active leak from the air handler coils. Further evaluation and repairs are recommended by a qualified HVAC Tech to avoid further damage. The inspector also noted moisture stains along the crown molding at the front family room near the corner of the garage ceiling (2 car section). The area and adjacent did register with levels of moisture which should be serviced and repaired as mentioned. There was minor cosmetic damage observed at the master bathroom ceiling was a nail pop, fasten and seal.
Page 63 Item: 4	INTERIOR TRIM	4.1. Inspector noted cracks/damaged wall (cosmetic) at the kitchen pantry door. Consider servicing the area.
Page 64 Item: 5	FLOORS	5.1. The inspector observed floor boards/baseboards at the second floor near the air handler at unit 2 had moisture damage. The damage was noted at the baseboards near the air handler and the second floor master bedroom room door trim. The extent of the damaged caused by this leak is unknown. The inspector recommends the seller for disclosures, if none is available, consider intrusive inspection for review.
Page 65 Item: 8	WINDOWS	8.1. Ensure to reseal and service all caulking throughout all windows in the home, as mentioned gaps were visible at the interior and exterior. The inspector noted minor levels of moisture was observed below the window sills of windows. The wall paper was noted with moisture stains. Ensure to service as required.
<i>BATHROOMS</i>		
Page 70 Item: 6	SHOWERS	6.1. Both of the master bathroom showers at the first and second floor will require service. The inspector noted grout lines had visible gaps and cracks which will require repairs/service. The weatherstrip at the door should be serviced, if not replaced based on the condition observed to avoid moisture seeping out of the enclosure. Ensure to service all shower enclosures as required maintenance.
<i>POOL/SPA</i>		
Page 78 Item: 11	FILTER	11.2. The pool equipment filter was leaking at the time of the inspection from multiple locations, further evaluation and service is required to avoid further damage from arising.

INSPECTION CONDITIONS/ INVOICE

1. Client & Site Information:

Materials:

- Address: 1234 Sample Rd
- City, State, Zip Code: Kissimmee, FL 34746
- Date & Time of Inspection: 05/09/2017 at 2:00PM
- Client Name: Sample
- Email Address: Sample@gmail.com

2. Climate Condition:

Materials:

- Weather: Scattered Clouds
- Soil Conditions: Normal
- Approx. Outside Temperature: 94 Degrees

3. Building Characteristics:

Materials:

- Year Built: 2013
- Building Type/ Stories: Single Family/ Two Story
- Front Exposure: West
- Living Area Square Feet: 3,650 SqFt
- Power, Water & Sewage Utility Services: Power On (Electric), Water On (Public), Sewer (Public)

4. Status:

Materials:

- Occupancy Status: Vacant
- Type Of Inspections: Home Inspection
- People in Attendance: Home Inspector, Realtor/Client, Seller

5. Inspection Condition Photos:



ROOFING

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

1. METHOD OF EVALUATION

The Inspector inspected the roof and its components by walking the roof. Sample of utilizing drone is shown on photos.

2. STYLE OF ROOF

The home had a hip roof.

3. ROOF COVERING

Description: Roof was covered with concrete tile. Concrete tiles are very durable and may last more than 35 years. They are also very heavy and roof framing must be designed to bear the weight. They can be walked on if care is taken to step on the portion of the tiles which overlap. A variety of styles exist and some types are more fragile than others.

Age & Life Expectancy: The roof covering is approximately 5 years of age. Installed in 2013 according to public records. The remaining life expectancy of the roof covering is approximately 30 years with the proper maintenance, annual inspections and normal weather conditions.

Observations:

3.1. The concrete tile roof-covering material appeared to be in serviceable condition at the time of the inspection.

3.2. The inspector noted minor chips and hairline fractures at the roof tiles. This is a common condition for normal wear and age of the roof covering. Consider having someone service as required. Mortar joints at the tiles had minor cracks observed as well, proper maintenance includes sealing as required.









4. FLASHINGS

Definition: "Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Typical areas of installation include roof and wall penetrations such as vent pipes, chimneys, skylights and areas where dissimilar roofing materials or different roof slopes meet.

Observations:

4.1. The inspector recommends having both flashing sections over either garages as leaks were noted at both locations. The inspector noted minor stucco cracking near the flashing as well. The areas were adjacent to the balcony and roof covering, this geometric shape will cause water drainage to impact areas. Ensure to have a qualified roofing contractor review both areas and determine the best possible course of repairs which includes preventative measures to avoid issues from arising again.



5. GUTTERS & DOWNSPOUTS

Observations:

5.1. The gutters appeared to be in good condition at the time of the inspection.

5.2. Maintenance Tip: The guttering system needs to be maintained to allow proper drainage away from the home. Monitor during a moderate to heavy rain and seal or repair as needed.

5.3. Consider installing gutter splash blocks/guards to help avoid erosion near the foundation of the home.

6. VENT/FLUE TERMINATIONS

Observations:

6.1. The inspector noted a vent at the side of the home's exterior wall covering was blocked/clogged at the time of the inspection. Consider servicing to avoid improper ventilation.



EXTERIOR

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. EXTERIOR VIEWS



2. SERVICE WALKS

Materials: Home walkways were constructed of masonry pavers.

Observations:

2.1. The inspector noted the pavers leading to the boat dock were loose and appear to require service. Ensure to fasten and seal to avoid pavers becoming a trip hazard or detached.



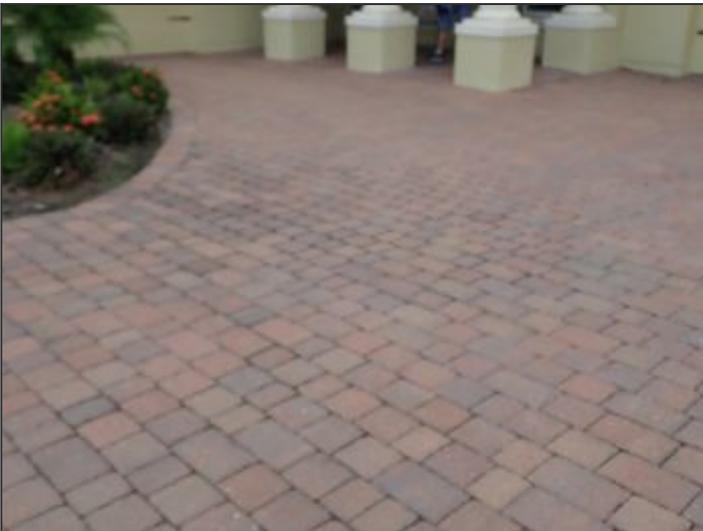


3. DRIVEWAY

Materials: The driveway was constructed of masonry pavers.

Observations:

3.1. Driveway in good shape for age and wear. Some of the pavers were loose and should be refastened and serviced.



4. WALL COVERING

Material: Exterior walls of the home were covered with stucco.

Observations:

4.1. General minor cracking, not uncommon in stucco covering exterior walls, was visible at the time of the inspection. This condition is typically the result of long-term thermal expansion, contraction and minor settlement. Cracks should be sealed with an appropriate material to help prevent damage from moisture intrusion of the wall assembly.

4.2. Minor stucco cracks were noted at the second floor master bedroom window, consider sealing these cracks. There were other minor cracks, but these appear to require more attention.



5. EAVES, SOFFITS AND FASCIAS

Observations:

- 5.1. Fascia covering the ends of rafter or truss tails appeared to be in satisfactory condition at the time of the inspection.
- 5.2. Soffits at the home appeared to be in satisfactory condition at the time of the inspection.

6. EXTERIOR TRIM

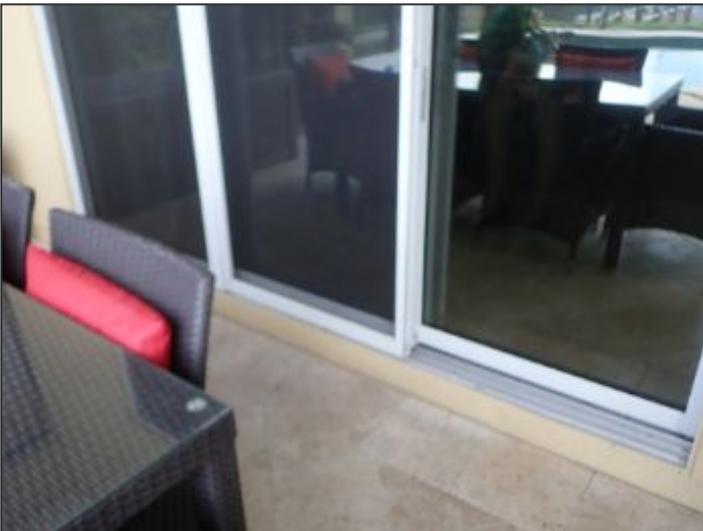
Observations:

6.1. Exterior trim appeared to be in satisfactory condition at the time of the inspection.

7. EXTERIOR DOORS

Observations:

7.1. Door exteriors appeared to be in satisfactory condition at the time of the inspection. Inspection of door exteriors typically includes examination of the following: Door exterior surface condition, weather-stripping condition, presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold), jamb condition, threshold condition, and moisture-intrusion integrity.



8. WINDOWS & SCREENS

Observations:

8.1. At the time of the inspection, windows in the home had gaps around the perimeter which should be sealed with an appropriate sealant to help prevent moisture intrusion of the exterior wall assemblies.



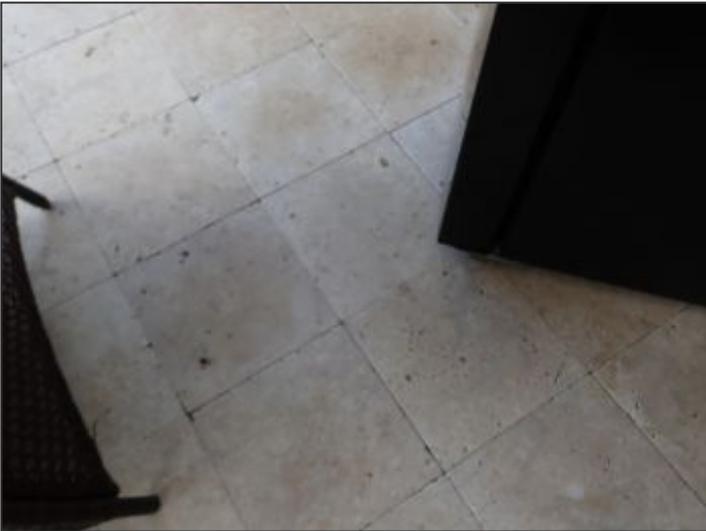
9. PORCH

Location: A porch was located at the rear of the home.

Observations:

9.1. The porch appeared to be in satisfactory condition at the time of the inspection. Inspection of porches typically includes visual examination of the following: foundation, structural framing, planking (floor surfaces) and stairs.

9.2. The pavers at the porch were loose at the time of the inspection. The inspector noted hollow sound from multiple locations tested, which usually signifies poor install of underlying sealant. This can lead to loose pavers which in turn become trip hazard or crack due to movement, consider having the pavers serviced.





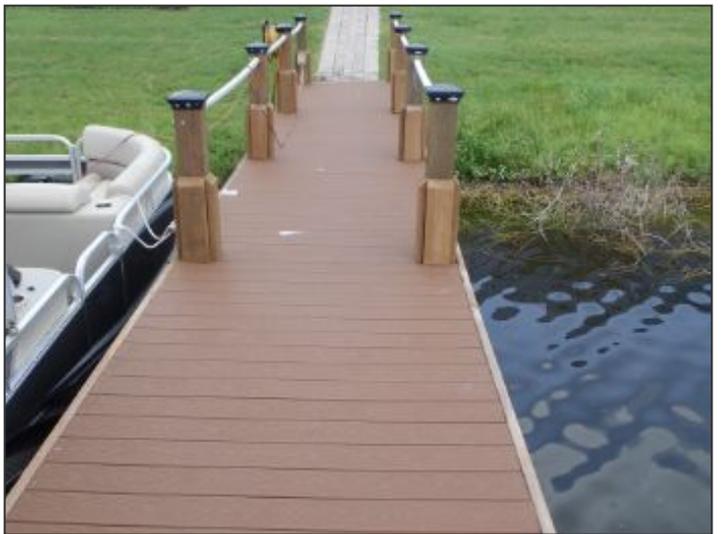
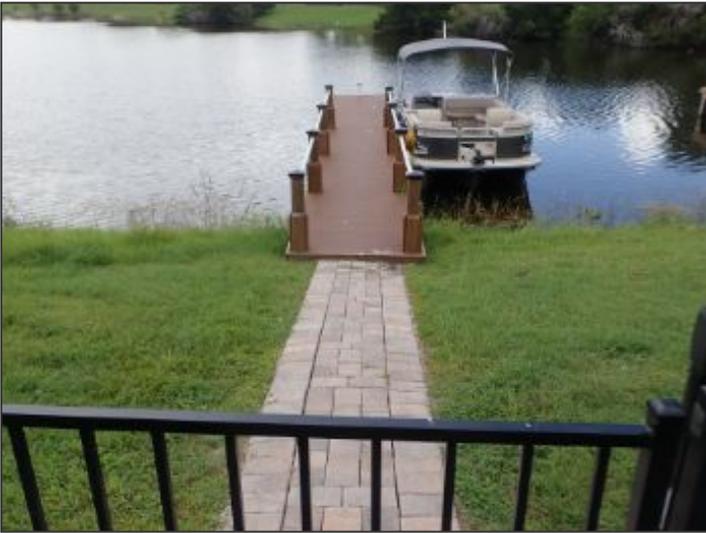
10. DECK

Location: A boat dock was located at the rear of the home.

Structural Material: The basic deck structure was built of wood.

Observations:

10.1. The inspector observed a boat dock at the rear of the home. There was permit found online for this dock from 2017, which was finalized and closed. The inspector noted the conditions of the dock were in satisfactory condition. The structure was stable and appeared to be in good condition. This inspection was completed under the scope of the general home inspection and evaluated visually.





11. BALCONY

Planking Material: Balcony planking (the walking surface) was composed of concrete and paved with masonry pavers.

Observations:

11.1. All balcony components appeared to be in satisfactory condition at the time of the inspection. Inspection of balconies typically includes examination of the following: Attachment to the home (fastening method and flashing), Structural Integrity, Planking (flooring), Guardrails and Finish coatings.





12. LANDSCAPING

Observations:

12.1. 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 to wood destroying insects and abrade and damage siding, screens and roofs.

12.2. Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
12.3. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

12.4. Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage of building materials.

13. GRADING & DRAINAGE

Observations:

13.1. The inspector noted two areas on either sides of the home with holes dug out near the grading of the home. The inspector suspects an animal created these holes. Both were near the condenser units. Consider having the areas further evaluated and serviced. Ensure to refill erosion to avoid drainage issues and water ponding near these holes.



14. SPRINKLER SYSTEM

Control Panel: The sprinkler system operates with a control panel located at the master bedroom side of the home.

Observations:

14.1. The inspector noted there was an additional sprinkler control panel located near air condenser unit 1, but it did not operate. The inspector could not determine if this unit is no longer in use or its damaged. The inspector also noted a damaged/leaking sprinkler head at the front of the home. Further evaluation and repairs will be required by a qualified person.





15. LIMITATIONS AND MAINTENANCE TIPS

15.1. Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.

15.2. A representative sample of exterior components were inspected rather than every occurrence of components.

15.3. Concrete/asphalt surfaces: Always seal or patch gaps and cracks to avoid further damage.

15.4. Exterior walls: Trim back vegetation, Seal gaps or cracks in walls and around doors and windows where moisture may penetrate with an appropriate sealant or paint, and Replace any missing exterior wall covering material.

GARAGE

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space is seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps, hold-downs and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

1. GARAGE VIEWS



2. GARAGE TYPE

The home had a 3-car attached garage.

3. GARAGE ROOF

Roof Covering: Garage roof was the same as main structure.

Observations:

3.1. The conventionally-framed garage roof appeared to be properly-constructed and in satisfactory condition at the time of the inspection.

4. GARAGE FLOOR

Observations:

4.1. The garage floor appeared to be in good condition at the time of the inspection.

5. GARAGE WALLS

Observations:

5.1. Minor stepped cracking was noted at the garage walls at various locations. Ensure to service and seal to avoid these areas becoming points of moisture intrusion.



6. GARAGE CEILING

Observations:

6.1. Moisture intrusion and damage was noted at the single car garage ceiling. The area had staining and organic growth (mold like appearance). The inspector noted the area registered with active moisture when tested with a moisture meter. The inspector could not determine the extent of the damage due to lack of attic access at this area. Further evaluation and repairs will be required.





7. VEHICLE DOOR

Description: Roll-up door noted.

Observations:

7.1. All overhead vehicle doors appeared to be in generally good working condition at the time of the inspection. Any exceptions will be listed in this report. Inspection of garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: Door condition, Mounting brackets, Track, Rollers and Manual disconnect.



8. AUTOMATIC OPENER

Description: Chain drive

Observations:

8.1. The automatic garage door opener responded to the controls at the time of the inspection.

9. VEHICLE DOOR SAFETY FEATURES

Observations:

9.1. The automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications, you should have it inspected by a qualified contractor or technician.

9.2. The manual disconnect operated in a satisfactory manner at the time of the inspection.

9.3. The photoelectric sensor responded to testing in a satisfactory manner.

10. GARAGE FIRE DOOR

Observations:

10.1. The door between the living space and the garage appeared to be in good condition at the time of the inspection.

STRUCTURE

The Home Inspector shall observe structural components including foundations, floors, walls, columns, and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components when deterioration is suspected; Enter under floor crawlspaces, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawlspaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health or the home inspector or other persons.

1. FOUNDATION

Description: Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

Observations:

1.1. FYI: All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

2. FLOOR STRUCTURE

Description: Dimensional lumber wood Joists:, 2 x 8

Observations:

2.1. Not Inspected: Not visible to inspect due to finished ceiling in lower level.

3. WALL STRUCTURE

Exterior Walls: Concrete block and wood frame on the second story

Interior Walls: Wood frame: 2 x 4 dimensional lumber and drywall.

Observations:

3.1. Virtually all of the walls on the ground level are covered and structural members are not visible. No visible deficiencies noted. I could not see behind this covering.

4. CEILING STRUCTURE

Description: Wood Joist

Observations:

4.1. The inspector noted a repair at the attic space ceiling panel in the second floor. The inspector recommends having this repair reviewed by a qualified person, substandard repair was observed. Consider servicing this area as required.



5. ROOF STRUCTURE

Structure Description: The roof was framed using manufactured roof trusses.

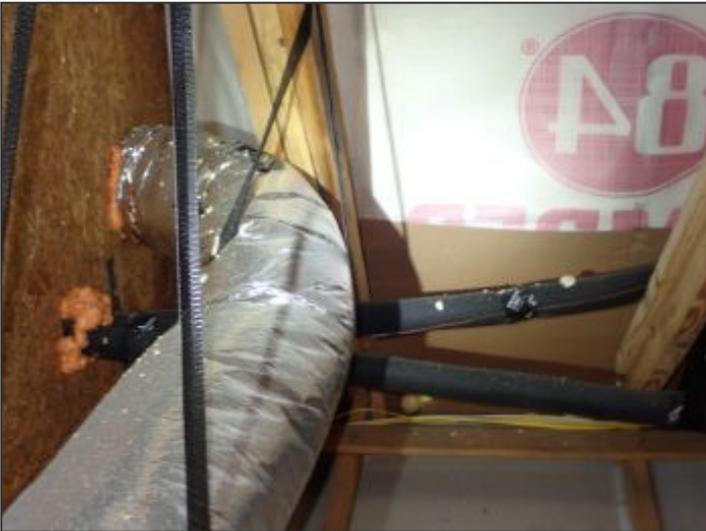
Sheathing Material: The roof structure was sheathed with plywood.

Observations:

5.1. No major defects were observed in the accessible structural components of the roof. No repair to structural components is necessary at this time. The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed.

5.2. The inspector noted moisture intrusion at the roof structure at the garage attic space. The moisture intrusion has caused staining and damage at the fascia board and sheathing board. This area was one of two leaks noted at the garage areas. Further evaluation is required by a qualified roofing contractor. This area appears to be impacting the interior ceiling of the (front) family room adjacent to the garage and front entrance.









6. LIMITATIONS OF STRUCTURE INSPECTION

- 6.1. Engineering or Architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home inspection.
- 6.2. Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- 6.3. It highly recommended to ask the seller about the age & history of the roof and obtain documentation (if available).
- 6.4. Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, and other factors.
- 6.5. WE DO NOT CERTIFY ROOFS AS LEAK-PROOF as part of a General Home Inspection. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service.

ATTIC & INSULATION

In accordance with the FL NACHI Standards of Practice pertaining to Attic and Insulation, this report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. ATTIC ACCESS

Access Location: The attic was accessed through a hatch in the garage ceiling. • The attic was accessed through an opening on the second floor.

Method of Evaluation: The Inspector evaluated the attic from inside the attic space.

Observations:

1.1. Appeared functional - We recommend to install a pull-down ladder for easy access.

1.2. Consider installing an additional attic hatch(s) which can help view more of the roof structure to ensure physical access if issues arise.



2. ATTIC INSULATION

Insulation Type: Spray foam insulation.

Observations:

2.1. Attic insulation appeared to be in good condition and no major issues were noted. The inspector did have limited physical access to attic space, consider further evaluation.

2.2. The attic had minor amounts of rodent feces visible. You should consider setting traps for mice and closing off avenues of entry. The inspector cannot determine the recency of the feces.



3. ATTIC VENTILATION

Ventilation Devices: Soffit vents were installed to ventilate the attic space.

Observations:

3.1. Attic ventilation appeared to be satisfactory at the time of the inspection.

4. EXHAUST VENTS

Observations:

4.1. Visible exhaust vents in the attic were properly connected and in good condition at the time of the inspection.

4.2. Plumbing vent pipes were properly connected and in good condition at the time of the inspection.

5. LIMITATIONS OF ATTIC INSPECTION

5.1. Due to the construction design of this house, the space between the ceiling and roof was not completely visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.

5.2. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing.

ELECTRICAL SYSTEM

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. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

1. SIZE OF ELECTRICAL SERVICE

120/240 Volt Main Service - Service Size: 200 Amp

2. SERVICE LATERAL

Materials:

- The electrical service was underground. The electric meter was located at the garage side of the home exterior.

Observations:

- The electric meter appeared to be in satisfactory condition at the time of the inspection. Electric meters are installed by utility companies to measure home electrical consumption.

3. SERVICE ENTRANCE CONDUCTORS

The aluminum service entrance conductors were 4/0 and rated at 200 amps.

4. MAIN SERVICE PANEL

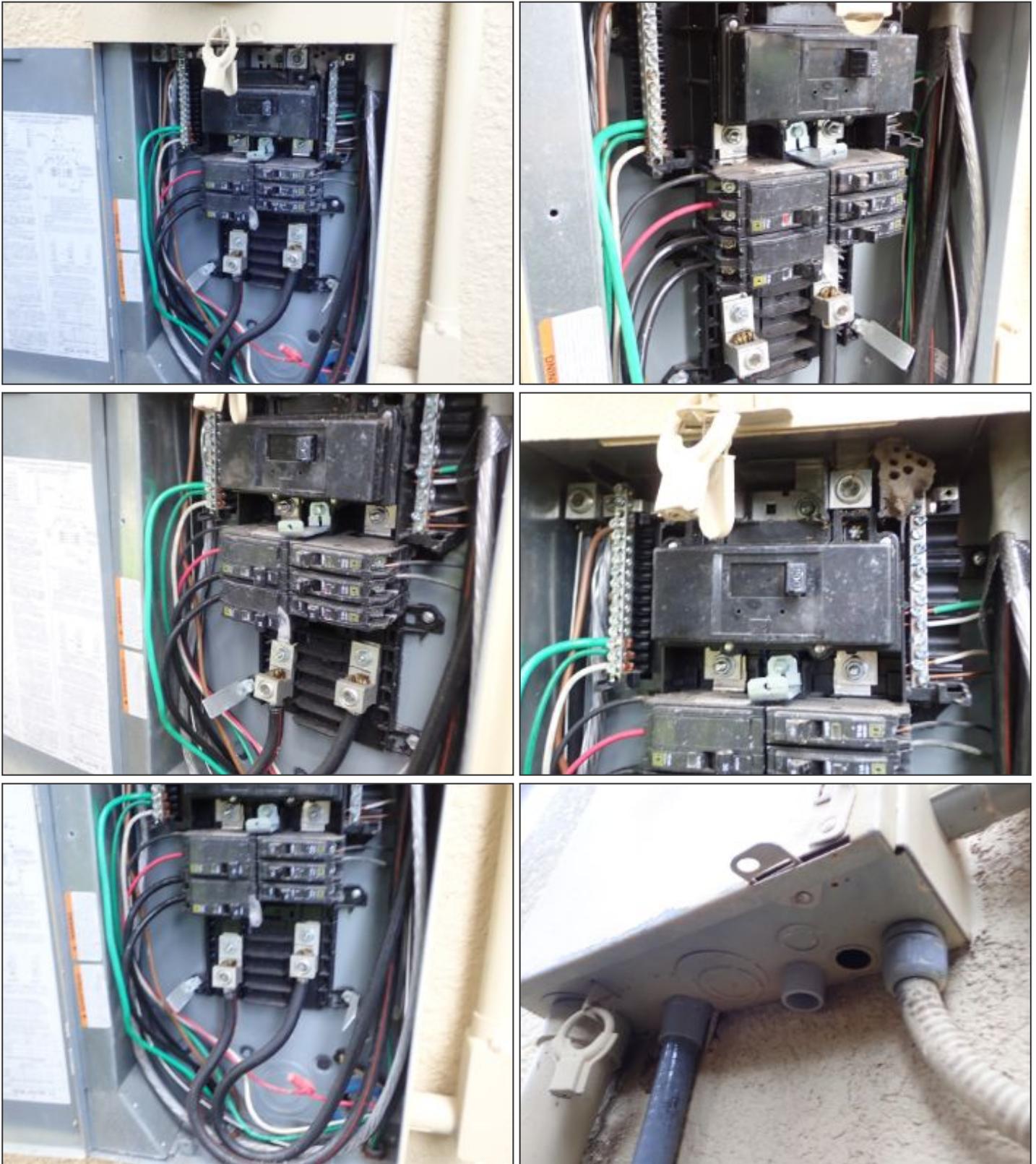
Manufacturer: Square D

Location: The main electrical service panel was located at the garage side of the home exterior.

Observations:

- 4.1. The main electrical service panel appeared to be in satisfactory condition at the time of the inspection. Inspection of the main service panel typically includes examination of the following: Panel interior and exterior condition, Panel amperage rating, Label information present, Service and equipment grounding, and bonding of service equipment.
- 4.2. The main electrical service panel label listed the panel rating at 200 amps.
- 4.3. The main electrical service panel was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.
- 4.4. The main panel had visible corrosion near the bottom panel. The inspector recommends ensuring panel is properly secured and covered to avoid moisture damage. There was a nearby sprinkler head which sprayed water towards the panel. The panel had a knockout/void at the bottom which should be filled in to avoid pest/moisture intrusion. (frogs were noted inside panel)





5. MAIN DISCONNECT

Type: The main disconnect was a circuit breaker type.

Location: The main electrical disconnect was located in the main electrical panel.

Amperage Rating:

5.1. The main electrical disconnect was rated at 200 amps.

6. SERVICE GROUNDING

Description: The main electrical service was grounded to a driven rod which is typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

Observations:

6.1. The main electrical service appeared to be properly grounded at the time of the inspection.

7. OVERCURRENT PROTECTION

Type: Circuit Breakers

Observations:

7.1. Circuit breakers in the main electrical service panel and sub panel appeared to be in satisfactory condition at the time of the inspection.

8. SUB PANEL

Manufacturer: Square D

Location: The sub-panel was located inside the garage.

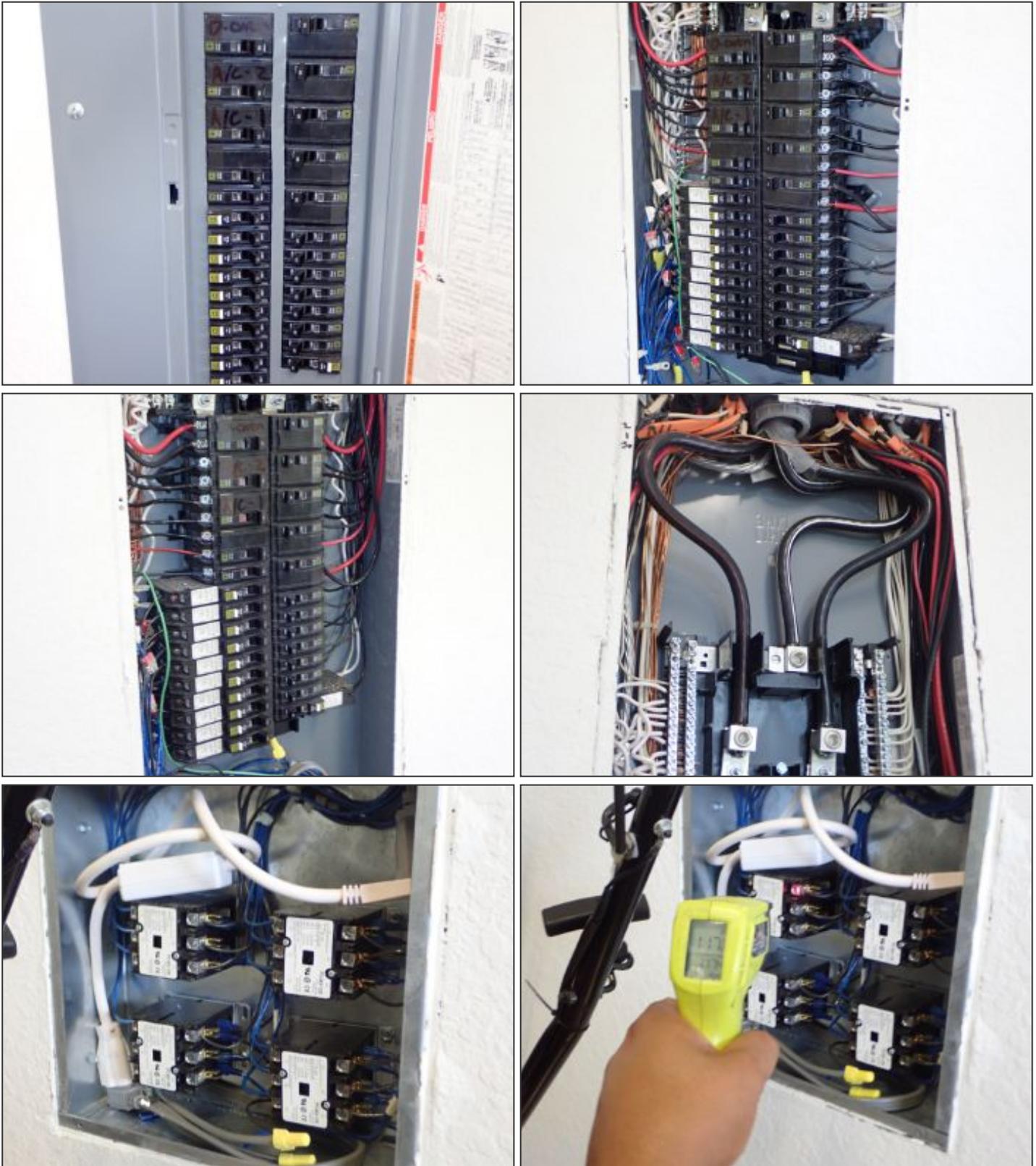
Observations:

8.1. The sub-panel is a metal box similar to the main panel in that it contains breakers and switches which protect and act as shut-off switches for electrical circuits in the home. Power to the entire sub-panel is controlled by a switch in the main panel.

8.2. All components visible in the sub-panel appeared to be in satisfactory condition at the time of the inspection. Inspection of the sub-panel typically includes examination of the following: Panel interior and exterior condition, Panel amperage rating, Main disconnect amperage rating and condition, Main conductor amperage ratings, Branch conductor types, amperage rating and condition, Wiring visible materials, types, condition and connections, Circuit breaker types, amperage ratings and condition, Label information present, Service and equipment grounding, and Bonding of service equipment.

8.3. Additional panel was located below. This is not common practice, but appears to be in acceptable conditions. The inspector suspects these units are surge arrestors, but could not confirm. Consider having a qualified electrician verify the install and work performed. The inspector noted the cover plate was difficult to access components. Consider having another panel cover plate installed to ensure easier access.





9. DISTRIBUTION WIRING

Material: The visible branch circuit wiring was vinyl-insulated copper wire.

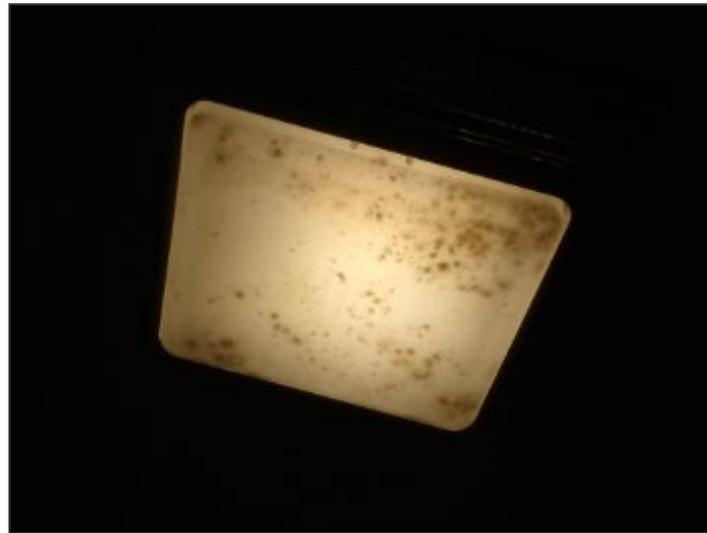
Observations:

9.1. Visible wiring appeared functional, no discrepancies noted at the time of inspection.

10. LIGHTING FIXTURES, SWITCHES & RECEPTACLES

Observations:

10.1. The ceiling fan at the second floor balcony wobbled when operated, consider servicing this fan. The receptacle at this balcony had muddover (wasps) which should be removed. The ceiling light/fan fixture at the master bathroom (2nd floor) had visible organic growth. The inspector recommends cleaning and servicing. The cause for this growth is unknown.



11. GROUND FAULT CIRCUIT INTERRUPTER

Locations: The **GFCI** outlets were located at the exterior, kitchen, bathrooms, pool area and garage.

Observations:

11.1. Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as 0.005 amps is detected leaking--this is faster than a person nervous system can react! Kitchens, bathrooms, whirlpools/hot-stubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

11.2. GFCI tested and functioned properly. No major system safety or function concerns noted at time of inspection.

11.3. Maintenance Tip: Test GFCI monthly to ensure proper operation.

12. ARC FAULT CIRCUIT INTERRUPTER

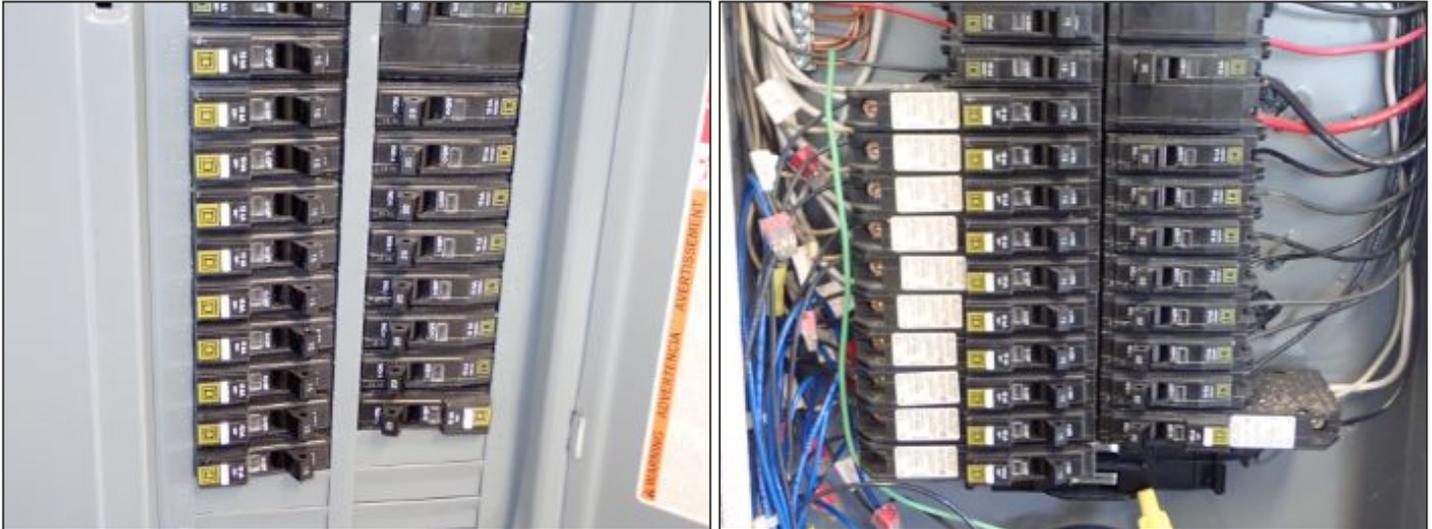
Locations: Sub Panel

Observations:

12.1. Arc Fault Circuit Interrupter - **AFCI** - is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection.

12.2. AFCI tested and functioned properly. No major system safety or function concerns noted at time of inspection.

12.3. Maintenance Tip: Test AFCI breakers periodically to ensure proper operation.



13. SMOKE DETECTORS

Observations:

13.1. FYI: Smoke detectors last 6-10 years. Ten year old detectors are less than 50% effective.

HEATING AND AIR CONDITIONING

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy Source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

1. HEATING SYSTEM

Description: The home included two forced air electric heat pumps. A furnace were located in the hallway closet upstairs. The furnace brand was Carrier.

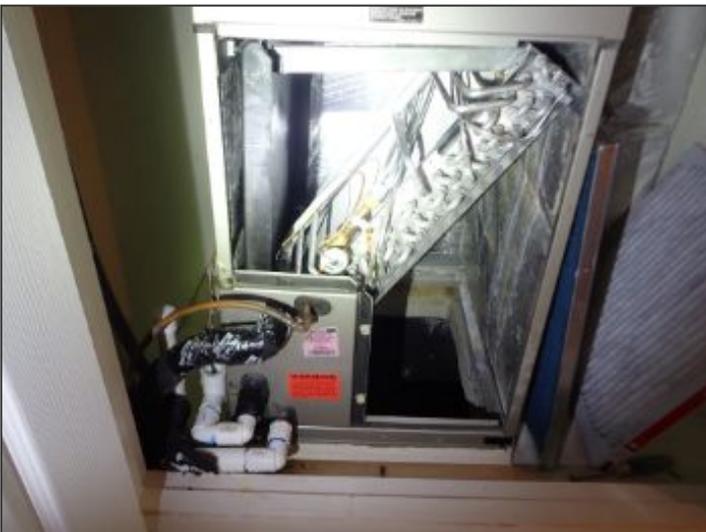
Capacity & Age: Unit 1: 2.5 Ton (30,000 BTU's) / Manufactured in 2013

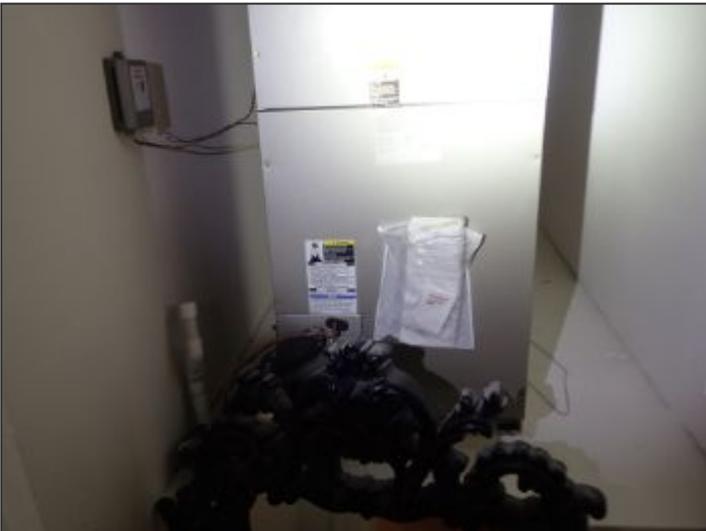
Unit 2: 2 Ton (24,000 BTU's) / Manufactured in 2013

Observations:

- 1.1. The thermostat was operated using normal controls and appeared to be in good working condition at the time of inspection.
- 1.2. The remaining life expectancy of this unit is approx. 11 years. Average life of a forced air system is approx. 16 years.
- 1.3. The heating system returned air at 100+ degrees which the Inspector measured at the system vents throughout the interior of the home. The heating system appeared to provide heat when operated during the home inspection.
- 1.4. The inspector recommends further evaluation and repairs of the air handlers located at the upstairs closets. The inspector noted unit 2 had leaked condensation previously which caused damage to the second floor baseboard and floor boards. The extent of the damage is unknown and requires further evaluation. Air handler unit 1 was actively leaking condensation at the time of the inspection. The unit had visible corrosion along the coils at the time of the inspection. The unit's fins were dirty and clogged which also appears to be causing issues with proper discharge of condensation, the condensation was falling straight down instead of slant. Moisture damage was noted at both of the air handler's plenum ductwork below the filter. Visible organic growth was noted. The inspector recommends further evaluation by a qualified HVAC Tech. Unit 1's condition may warrant replacement to avoid future issues from arising (based on condition observed), but further evaluation is required by a technician.











2. FILTER

Location: The air filter was located in the lower compartment of the furnace cabinet. Access was through the furnace front. Shut off the furnace at the electrical switch before attempting any service such as filter replacement.

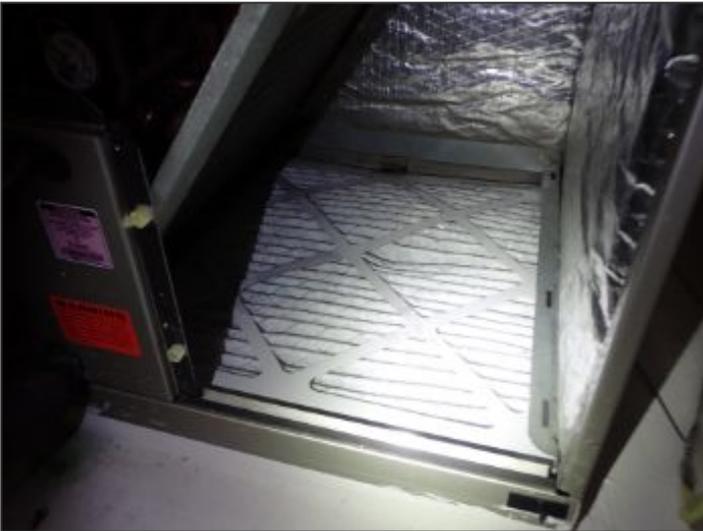
Observations:

2.1. The air filter appeared to be in good condition at the time of the inspection.

2.2. Maintenance Tip: 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.

2.3. The filter cover plate at air handler unit 2 was damaged, the latch would not hold closed.





3. DUCT SYSTEM

Type: Plenum Duct System

Observations:

- 3.1. The visible air supply ducts appeared to be in satisfactory condition at the time of the inspection.
- 3.2. Maintenance Tip: Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.

4. COOLING SYSTEM

Description: The home included two central air conditioners. The air-conditioner compressor housing were located at either sides of the home. The air-conditioner brand was Carrier.

Capacity & Age: Unit 1: 2.5 Ton (30,000 BTU's) / Manufactured in 2013

Unit 2: 2 Ton (24,000 BTU's) / Manufactured in 2013

Observations:

- 4.1. The air-conditioning system responded to the controls and appeared to operate in a satisfactory manner. All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection. Inspection of the air-conditioning system typically includes examination of the following: Compressor housing exterior and mounting condition, refrigerant line condition, proper disconnect (line of sight), proper operation (outside temperature permitting), and proper condensate discharge. The system should be serviced at the beginning of every cooling season.
- 4.2. Although it was not operated, the electrical disconnect at the condensing unit appeared to be in good working condition at the time of the inspection.
- 4.3. The remaining life expectancy of the unit is approx. 10 years. Average life of an outside **A/C** compressor/condenser is approx. 10-15 years.
- 4.4. Insulation on the air-conditioning suction (large, insulated) line was damaged at unit 1 near the exterior wall, service is required to avoid loss of efficiency.





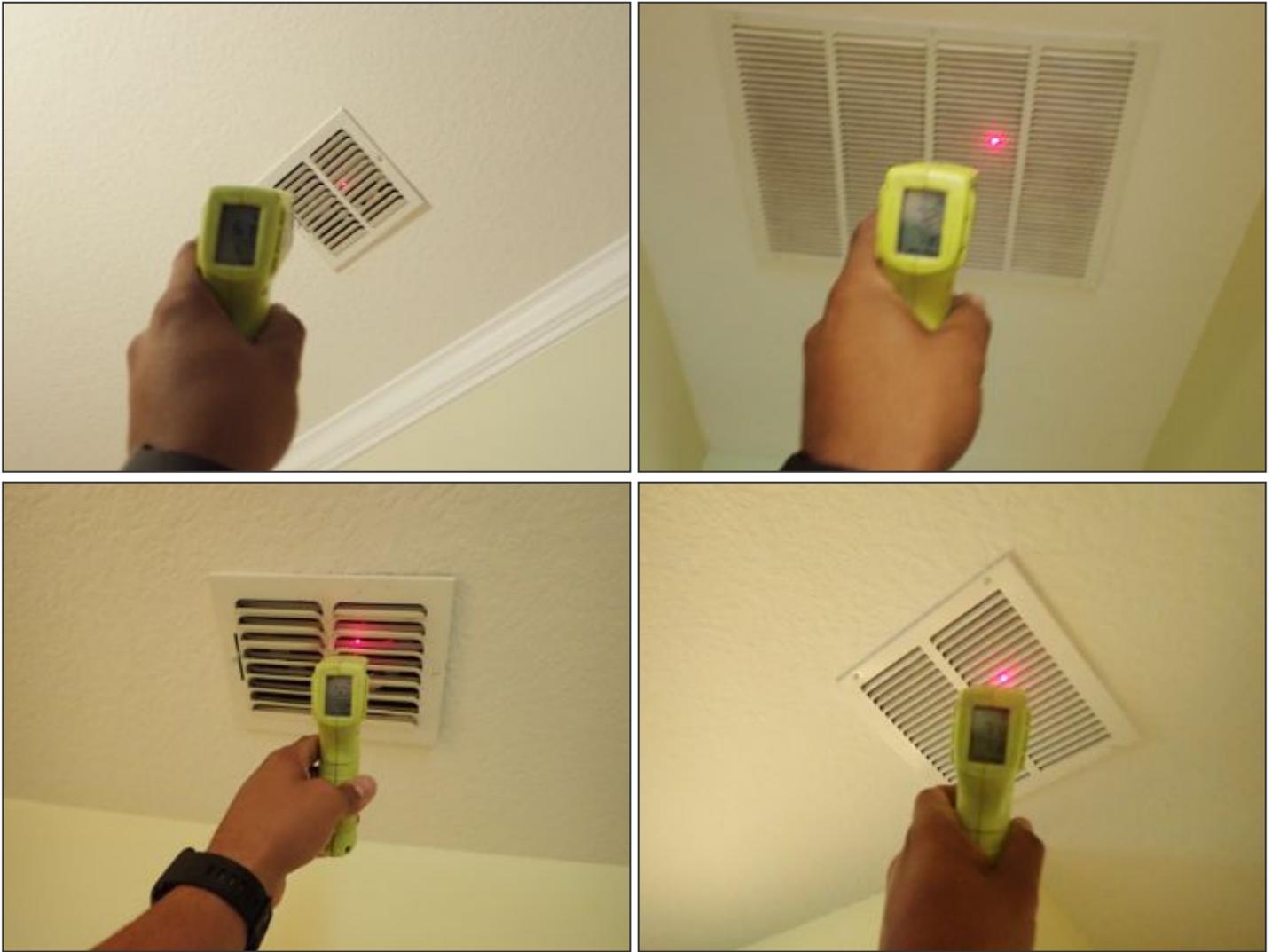


5. COOLING PERFORMANCE

Observations:

5.1. Air temperature measured at supply and return registers had a difference of less than the minimum of 14 degrees F at unit 1 (first floor). The Inspector recommends service by a qualified HVAC technician.





6. CONDENSATE DRAIN

Termination: Next to the Condenser Unit at the garage side of the home.

Observations:

6.1. Maintenance Tip: It is important to monitor the condensate trap to insure it is clear of sludge/blockage for proper draining to occur. Recommend keeping a bottle brush handy for this purpose. Also, pouring a small amount of bleach or vinegar in the trap once a month will keep it clear of bacteria.

6.2. Condensation leaks were noted as mentioned. Service is required.

PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage distribution systems including: interior fuel storage equipment, supply piping, venting, supports and leaks. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valves except water closet flush valves, fixtures faucets, and hose faucets; Observe: Water condition systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

1. WATER SUPPLY SOURCE

Source: The home water was supplied from a public source. • The home included a water softener system. This is beyond the scope of a general home inspection. Consider having the system reviewed by a qualified plumber. The unit did not have any obvious/visual issues at the time of the inspection.



2. SERVICE PIPING INTO THE HOME

Material: The main water supply was an approved plastic typical of this area for this situation.

3. MAIN WATER SHUT OFF

Location: The main water supply shut-off was located at the garage side of the home exterior.

Observations:

3.1. Although the main water supply shut-off valve was not operated at the time of the inspection it was visually inspected and appeared to be in satisfactory condition.

4. DISTRIBUTION PIPES

Material: The home water distribution pipes were Cross-linked Polyethylene, commonly called PEX, which is a flexible, vinyl-like material approved for this use.

Observations:

4.1. The visible water distribution pipes appeared to be in satisfactory condition at the time of the inspection.





5. HOSE BIBS

Observations:

- 5.1. All exterior hose bibs were tested and in good working at the time of the inspection.
- 5.2. Additional piping appeared to run to the rear boat dock.
- 5.3. Hose bibs were loose at the exterior walls, ensure to refasten to avoid damage.



6. WATER PRESSURE

Pressure: 70 PSI

Observations:

6.1. Home water supply pressure was within the acceptable limits of 40 pounds per square inch (PSI) and 80 PSI at the time of the inspection.



7. WASTE SYSTEM

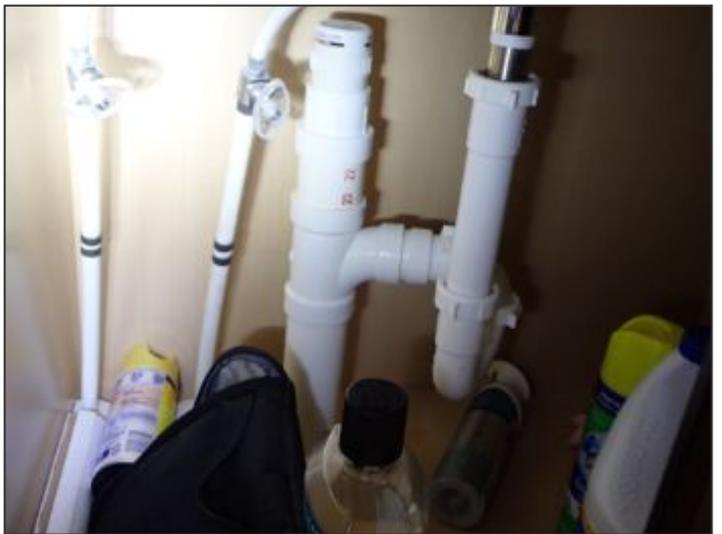
Description: The home was attached to a public sewer system.

8. DRAIN, WASTE & VENT PIPES

Description: Visible drain, waste and vent pipes were composed of a polyvinyl chloride (PVC) material approved for this use.

Observations:

8.1. The visible drain, waste and vent pipes appeared to be in satisfactory condition at the time of the inspection.



9. WATER HEATER

Description: The home was equipped with an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians. The water heater brand was Rheem.

Location: The water heater was located in the garage.

Capacity: Water heater capacity was 65 gallons.



10. WATER HEATER CONDITION

Manufactured Date: 2012

Remaining Life Expectancy: Approximately 10 years

Observations:

10.1. The water heater appeared to be in satisfactory condition at the time of the inspection. Inspection of electric water heaters typically includes examination of the following: Cabinet exterior, Water shut-off valve (visual inspection), Pressure relief valve (not tested), Overflow pipe and drip pan, and Response to the call for hot water.

10.2. The water heater responded to the demand for hot water.

10.3. FYI: Water heaters have a typical life expectancy of 12-16 years.

KITCHEN AND APPLIANCES

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

1. COUNTERS

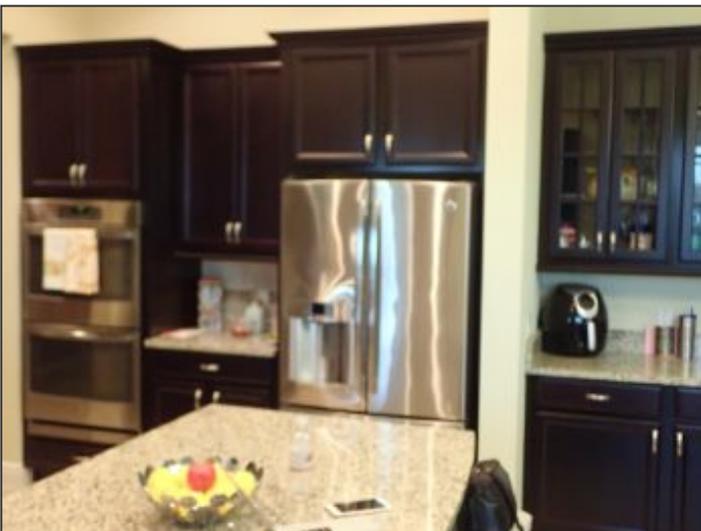
Observations:

1.1. The kitchen counters were in satisfactory condition at the time of the inspection.

2. CABINETS

Observations:

2.1. The kitchen cabinets appeared to be in satisfactory condition at the time of the inspection.



3. FAUCET

Observations:

3.1. The kitchen sink faucet was functional and in good condition. The unit was loose and should be fastened.



4. SINK

Observations:

4.1. The kitchen sink appeared to be in satisfactory condition at the time of the inspection.



5. DISHWASHER

Observations:

5.1. The dishwasher was operated through a normal cycle and appeared to be in good working condition at the time of the inspection.



6. ELECTRIC COOKTOP

Observations:

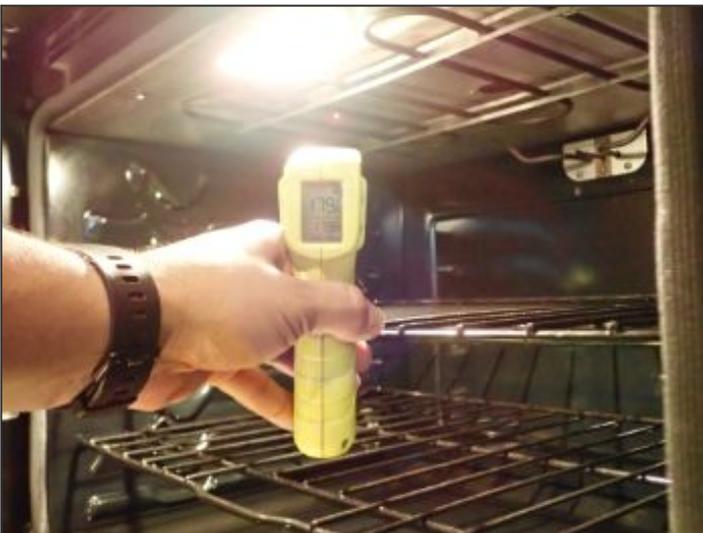
6.1. The home was equipped with an electric cooktop and separate built-in oven instead of a range. The cooktop indicated to be operating normally and in satisfactory condition at the time of the inspection.



7. BUILT-IN OVEN

Observations:

7.1. The electric built-in oven was operated and appeared to be in good working condition at the time of the inspection.



8. FOOD WASTE DISPOSAL

Observations:

8.1. The food waste disposal was operated and appeared to be in good working condition at the time of inspection.

9. MICROWAVE COOKING EQUIPMENT

Observations:

9.1. Built-in microwave ovens are tested using normal operating controls. Unit was tested and indicated to be in good working condition 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.

9.2. FYI: Microwave Safety - Review of this Consumer Product Safety Commission publication: www.cpsc.gov.



10. REFRIGERATOR

Observations:

10.1. The refrigerator was working properly.



11. DRYER VENT

Observations:

11.1. The washer and dryer were operated and appeared to be in good working condition at the time of the inspection. The washing machine was not ran through a complete cycle.

11.2. A dryer vent connection was installed in the laundry room. The dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.



ROOMS

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

1. DOOR BELL

Observations:

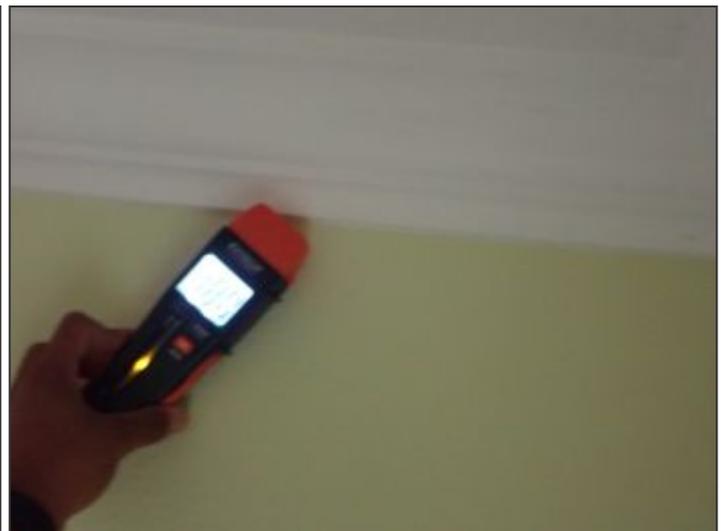
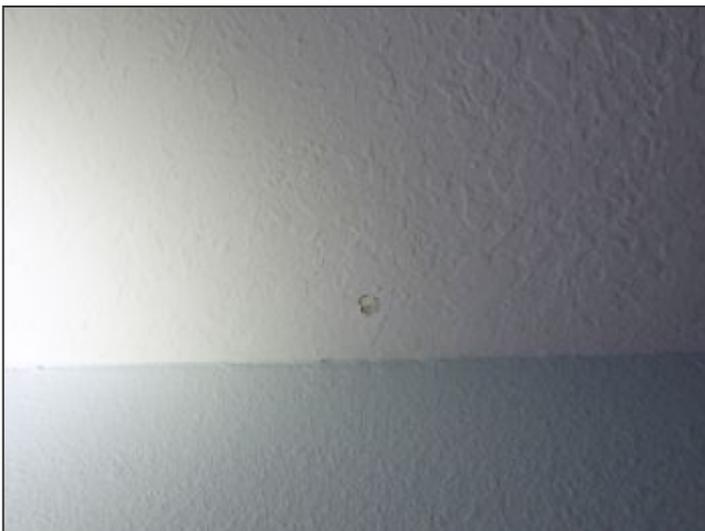
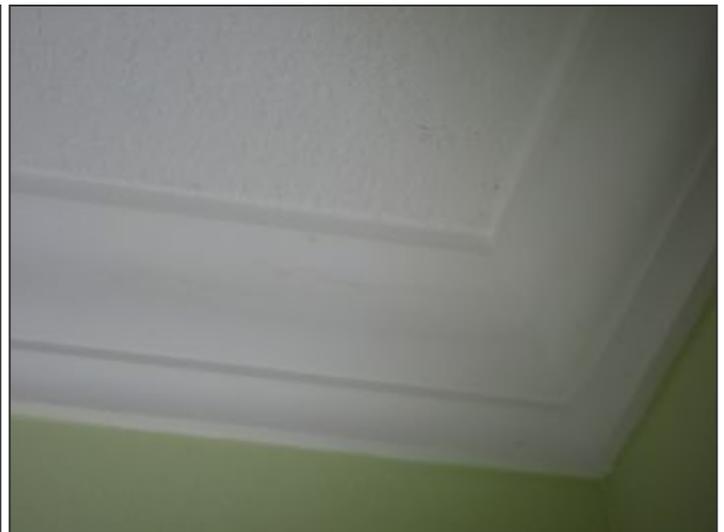
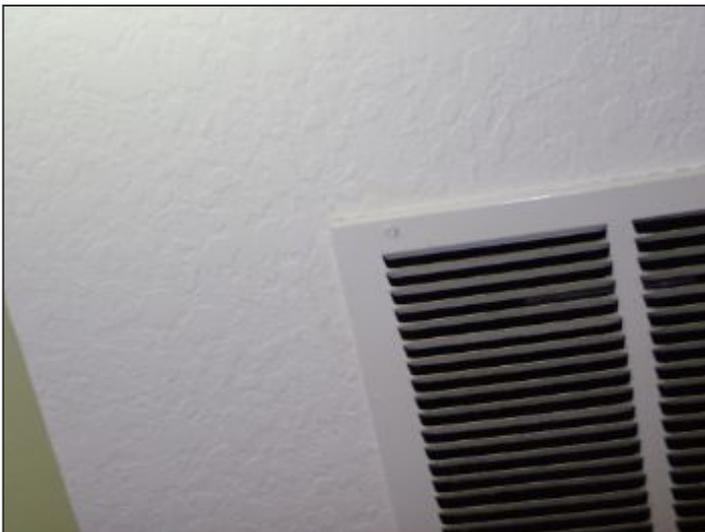
1.1. The doorbell responded to the switch at the time of the inspection.

2. CEILINGS

Observations:

2.1. The home ceilings were in good condition overall at the time of the inspection.

2.2. The inspector noted moisture stains along the ceiling register of unit 1 (first floor hallway), this appears to be an active leak from the air handler coils. Further evaluation and repairs are recommended by a qualified HVAC Tech to avoid further damage. The inspector also noted moisture stains along the crown molding at the front family room near the corner of the garage ceiling (2 car section). The area and adjacent did register with levels of moisture which should be serviced and repaired as mentioned. There was minor cosmetic damage observed at the master bathroom ceiling was a nail pop, fasten and seal.



3. WALLS

Observations:

3.1. The interior walls of the home were in good condition overall at the time of the inspection.





4. INTERIOR TRIM

Observations:

4.1. Inspector noted cracks/damaged wall (cosmetic) at the kitchen pantry door. Consider servicing the area.

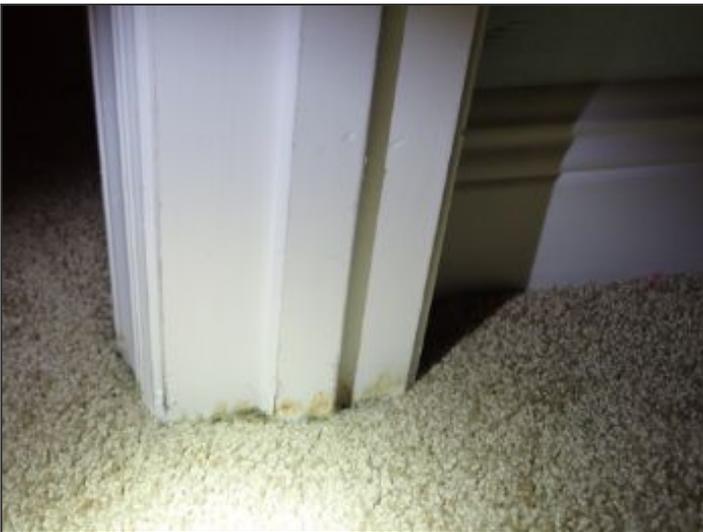


5. FLOORS

Materials: Carpet, Tile

Observations:

5.1. The inspector observed floor boards/baseboards at the second floor near the air handler at unit 2 had moisture damage. The damage was noted at the baseboards near the air handler and the second floor master bedroom room door trim. The extent of the damaged caused by this leak is unknown. The inspector recommends the seller for disclosures, if none is available, consider intrusive inspection for review.



6. STAIRWAYS

Observations:

6.1. Stairway components were in satisfactory condition at the time of the inspection. Inspection of stairways typically includes visual examination of the following: Treads, Risers, Landings, Angle of stairway, Handrails, Guardrails, Lighting, Headroom, Windows, Walls and Ceilings.



7. DOORS

Observations:

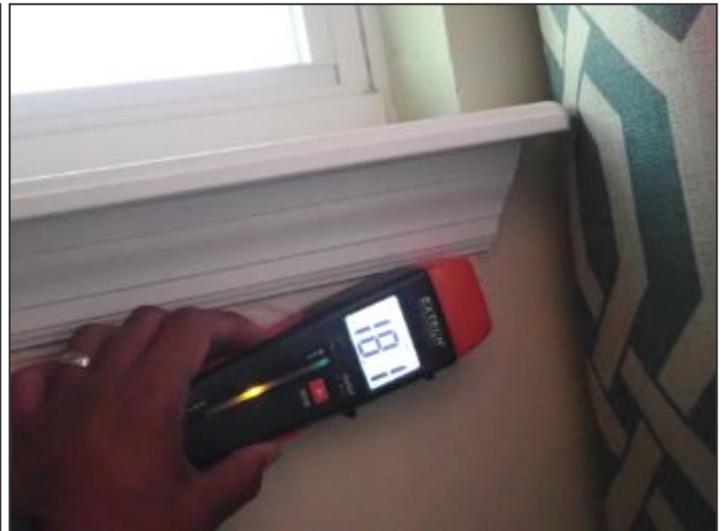
7.1. Interior doors and hardware were in satisfactory condition throughout the home at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

8. WINDOWS

Description: Aluminum framed single hung windows

Observations:

8.1. Ensure to reseal and service all caulking throughout all windows in the home, as mentioned gaps were visible at the interior and exterior. The inspector noted minor levels of moisture was observed below the window sills of windows. The wall paper was noted with moisture stains. Ensure to service as required.





9. LIMITATIONS OF INTERIOR INSPECTION

Observations:

9.1. The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

9.2. The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home. If you are concerned with mold, we are certified in the state of Florida to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present.

BATHROOMS

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces.

1. COUNTERS

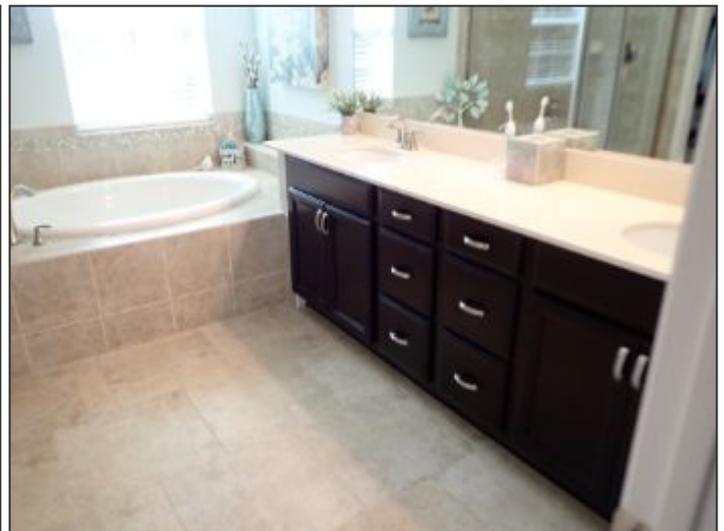
Observations:

1.1. The counters were in acceptable condition.

2. CABINETS

Observations:

2.1. The cabinets were in good condition overall.



3. SINKS

Observations:

- 3.1. The sinks in all the bathrooms appeared to be in satisfactory condition at the time of the inspection.
- 3.2. Ensure sink as properly caulked and resealed at the countertops.



4. FAUCETS

Observations:

4.1. The shower faucets should be refastened and caulked to ensure moisture intrusion does not occur at the underlying wall structure. The guest bathroom in the second floor washer and faucet should be fastened. The water was spraying irregular.



5. TUBS

Observations:

5.1. The bathtubs were in fair condition at the time of inspection.

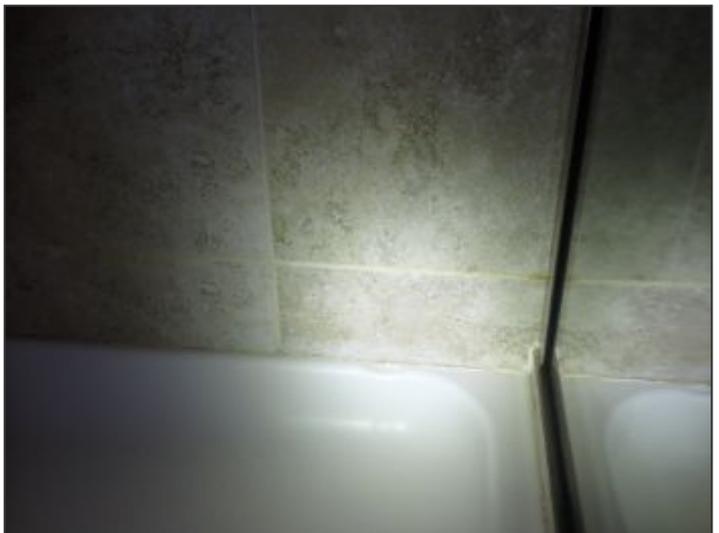


6. SHOWERS

Observations:

6.1. Both of the master bathroom showers at the first and second floor will require service. The inspector noted grout lines had visible gaps and cracks which will require repairs/service. The weatherstrip at the door should be serviced, if not replaced based on the condition observed to avoid moisture seeping out of the enclosure. Ensure to service all shower enclosures as required maintenance.





7. TOILETS

Observations:

7.1. The toilets were operated and appeared to be in good working condition at the time of the inspection.





8. EXHAUST FANS

Observations:

- 8.1. The bathrooms had an operable source of ventilation at the time of the inspection.
- 8.2. Bathroom fans exhaust to exterior.

9. CAULKING RECOMMENDATIONS

9.1. Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

9.2. Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

9.3. Chose PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.

9.4. FYI: One of the best is: POLYSEAMSEAL Tub and Tile Ultra Sealant caulk.

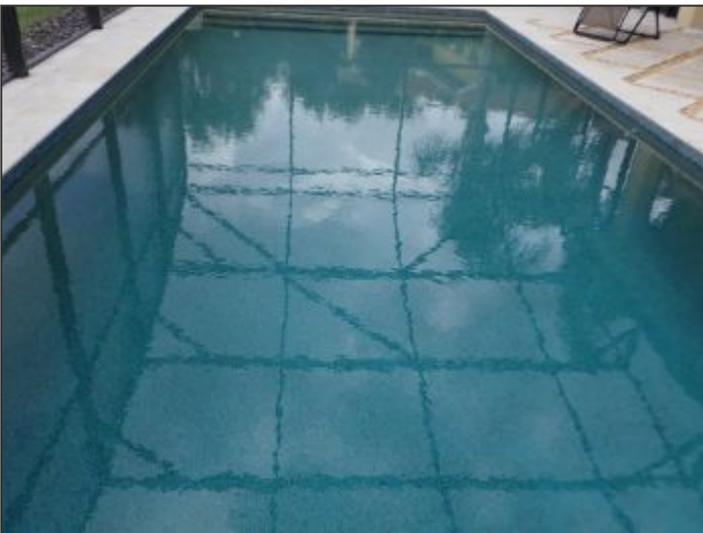
9.5. We highly recommend that any caulking issues/deficiencies listed in this inspection report, be addressed and corrected by the client (buyer) and not the seller. The reason is: Old caulk must be removed--the surface meticulously cleaned--Then new caulk should be applied. A seller may not always have the best interest in mind for a thorough job--that will may have to be re-accomplished.

POOL/SPA

Pool and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of the property would be aware that the water level drops regularly and must be top off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the pool or spa does not leak, request to review the water bills for a twelve month period, or obtain comprehensive insurance to cover such an eventuality.

1. POOL VIEWS





2. VESSEL

Materials: The vessel was constructed from Gunite.

Observations:

2.1. The pool vessel appeared to be in satisfactory condition at the time of inspection. There were areas of minor discoloration and rusting/corrosion. The inspector does not suspect any major issues, appears to be normal wear for age. Ensure to service pool as required to avoid premature wear and replacement of the vessel.



3. DECK & COPING STONES

Observations:

3.1. Appears in satisfactory and functional condition with normal wear for its age.

4. TILES

Observations:

4.1. Tiles were in satisfactory condition at the time of inspection.

5. SKIMMER

Observations:

5.1. The skimmer box and its cover are functional.



6. CONTROL SYSTEM

Observations:

6.1. The control system was operated and appeared to be in good working condition.



7. CIRCULATION TIME CLOCK

Observations:

7.1. The pool circulation time clock appeared to be in good working condition at the time of the inspection.

8. POOL LIGHTS

Observations:

8.1. The pool light responded to the switch at the time of the inspection.

9. HEATING SYSTEM

Energy Source: The pool was heated with a heat pump. • The pool heating system was powered by electricity.

Observations:

9.1. The pool heating system was operated and responded to the controls at the time of the inspection.



10. PUMP

Observations:

10.1. The pool pump appeared to be in good working condition at the time of the inspection. The inspector noted sealant along the pump and pipes, ensure to maintain to avoid leaks from arising. The inspector noted corrosion along the pump, this unit appears older, possible replacement may be required in the future.





11. FILTER

Observations:

11.1. The pool filtration system appeared to be in good working condition at the time of the inspection.

11.2. The pool equipment filter was leaking at the time of the inspection from multiple locations, further evaluation and service is required to avoid further damage from arising.



12. JETS

Observations:

12.1. Operated, no deficiencies noted.

13. PLUMBING

Materials: White plastic PVC pipes were exposed to direct sunlight. This type material is deteriorated by the ultra-violet (UV) radiation in sunlight, and this condition will result in premature failure of pipes compared to similar pipes protected from UV. The Inspector recommends that steps (such as painting the pipes) be taken to protect the affected PVC pipes.

Observations:

13.1. Plumbing pipes were in satisfactory condition.



14. MAINTENANCE TIPS

- 14.1. Check the water level once a day.
- 14.2. Check the PH twice a week.
- 14.3. Check the hardness, TDS and total alkalinity once a month.
- 14.4. Test for metals once every six months.
- 14.5. Check the skimmer basket twice a week.
- 14.6. Check the pump strainer pot once a week.
- 14.7. Look for leaks every day.
- 14.8. Vacuum the pool once or twice a week.
- 14.9. Brush the pool walls and bottom once a week.
- 14.10. Clean the water line once a week.
- 14.11. Empty and clean the filter every three months.
- 14.12. The inspector recommends that before the expiration of your inspection objection deadline that you have water in the pool tested by a qualified technician or contractor to ensure that it lies within acceptable parameters.

Glossary

<i>Term</i>	<i>Definition</i>
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.