Home Inspections By PJM, Inc.

Confidential - Property Inspection Report - Confidential

Sample Report, FL
Inspection prepared for: Sample Report
Date of Inspection: 11/24/2018
Age of Home: 3 years Size: 7,321 SqFt

Inspector: Luis D. Nigaglioni
Sub Contractor for Home Inspections by PJM Inc. License #HI-2100
11621 Thurston Way, Orlando, FL 32837

Email: paul@pjm-inc.com

Dear Client,

Thank you for choosing **Home Inspections by PJM, Inc.** 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 indentified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

Home Inspections by PJM, Inc. 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 Inspection by PJM Inc.** 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,

Luis Nigaglioni

Luis Nigaglioni, CI-HPI
Home Inspections by PJM Inc.
321-228-3848
www.pjm-inc.com

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 3 Item: 3	ROOF COVERING	3.1. The roof had cracked or broken concrete roof tiles which should be replaced to prevent damage to the underlying roof structure from moisture intrusion.
EXTERIOR		
Page 7 Item: 4	WALL COVERING	4.4. Partially detached stucco noted on the left side of the home in area were outdoor kitchen met main wall. Recommend repairs by a qualified person to prevent further damage.
Page 10 Item: 12	SPRINKLER SYSTEM	12.2. The lawn & garden sprinkler system did not respond to the control. Unable to operate or fully evaluate system. Recommend landscaping specialist be consulted for further evaluation/repairs, and to check for other repairs that may be needed at that time.
HEATING AND AIR CONDITIONING		
Page 21 Item: 1	HEATING SYSTEM	1.3. Discoloration at the plenum above the furnace (Unit No. 2 upstairs) should be removed as it appears to be organic growth which is common at this location but should be kept under control because if neglected it may affect indoor air quality.
ROOMS		
Page 34 Item: 6	STAIRWAYS	6.1. A section of handrail on loft upstairs was not properly secured at the time of the inspection. See photo for location.

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 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.

2. STYLE OF ROOF

The home had hip roofs.

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 Expentancy: The roof covering is approximately 3 years of age. Installed in 2015 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 roof had cracked or broken concrete roof tiles which should be replaced to prevent damage to the underlying roof structure from moisture intrusion.

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. All visible roof flashing appeared to be properly installed and in satisfactory condition at the time of the inspection.

5. GUTTERS & DOWNSPOUTS

Observations:

5.1. The roof had only partial gutters. The Inspector recommends installation of a full gutter system to help protect the home structure and occupants.

6. VENT/FLUE TERMINATIONS

Observations:

6.1. Appeared functional, no deficiencies noted at the time of inspection.

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. Home walkways appeared to be in good condition at the time of the inspection.

3. DRIVEWAY

Materials: The driveway was constructed of masonry pavers.
Observations:
3.1. Minor damage noted on driveway at the time of the inspection.


4. WALL COVERING

Material: Exterior walls of the home were covered with stucco.
Observations:
4.1. General 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. Damaged corners noted at the bottom of walls at the time of the inspection. Areas will need to be repaired.
4.3. Exterior walls exhibited staining at the time of the inspection. Some areas will need to be repainted.
4.4. Partially detached stucco noted on the left side of the home in area were outdoor kitchen met main wall. Recommend repairs by a qualified person to prevent further damage.


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.

6. EXTERIOR TRIM

Observations:
6.1. Organic growth noted on trim areas on the front side of the home (master bedroom). Recommend cleaning and resealing areas to prevent further damage.


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. Gaps noted on the master bedroom windows need to be sealed to prevent moisture intrusion.


9. PORCH

Location: A porch was located at the rear of the home.
Observations:
9.1. Outdoor grill had excess build up and needs to be serviced before using.
9.2. Exterior range hood was in serviceable condition at the time of the inspection.


10. LANDSCAPING

Observations:
10.1. 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.

11. GRADING & DRAINAGE

Observations:
11.1. Grading of the property appeared to be satisfactory at the time of the inspection.

12. SPRINKLER SYSTEM

Control Panel: The sprinkler system operates with a control panel located at the garage side of the home exterior.
Observations:
12.1. Note: If your sprinkler system is connected to the home water supply, we recommend installing a backflow preventer if one is not already installed. A backflow prevention device is used to protect potable water supplies from contamination or pollution due to backflow.
12.2. The lawn & garden sprinkler system did not respond to the control. Unable to operate or fully evaluate system. Recommend landscaping specialist be consulted for further evaluation/repairs, and to check for other repairs that may be needed at that time.


13. LIMITATIONS AND MAINTENANCE TIPS

13.1. Concrete/asphalt surfaces: Always seal or patch gaps and cracks to avoid further damage.
13.2. 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. The garage walls appeared to be in good condition at the time of the inspection.

6. GARAGE CEILING

Observations:
6.1. The garage ceilings appeared to be in good condition at the time of the inspection.

7. VEHICLE DOOR

Description: Roll-up doors noted.
Observations:
7.1. The overhead vehicle door 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 manual disconnect operated in a satisfactory manner at the time of the inspection.
9.2. 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 failed to close by itself. Modern safety requirements require that the door between the home interior and the garage be self-closing for safety reasons related to fire hazard and toxic fumes.

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 attices; 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.

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

5. ROOF STRUCTURE

Structure Description: The roof structure was built using conventional framing methods.
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.



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, master bedroom closet ceiling and guest bedroom ceiling upstairs.
Method of Evaluation: The Inspector evaluated the attic from inside the attic space.
Observations:
1.1. Appeared functional

2. ATTIC INSULATION

Insulation Type: The insulation material appeared to be blown-in mineral wool. This type of insulation typically has an R-value of 2.2 to 2.9 per inch of thickness.
Observations:
2.1. Attic insulation thickness was approximately 13 to 15 inches. The attic insulation was properly installed and in good condition.

3. ATTIC VENTILATION

Ventilation Devices: A combination of soffit and roof 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.
5.3. Any estimates of insulation R values or depths are rough average values.

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: 150 Amp

2. SERVICE DROP

Description: The electrical service was underground. The electric meter was located at the garage side of the home exterior.
Observations:
2.1. 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 main service conductors were #1 copper rated at 150 amps.

4. MAIN SERVICE PANEL

Manufacturer: EATON
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.

5. MAIN DISCONNECT

Type: The main disconnects were a circuit breaker type.
Location: The main disconnects were located in the main electrical panels.
Amperage Rating:
5.1. The main disconnects were rated at 150 amps each.

6. SERVICE GROUNDING

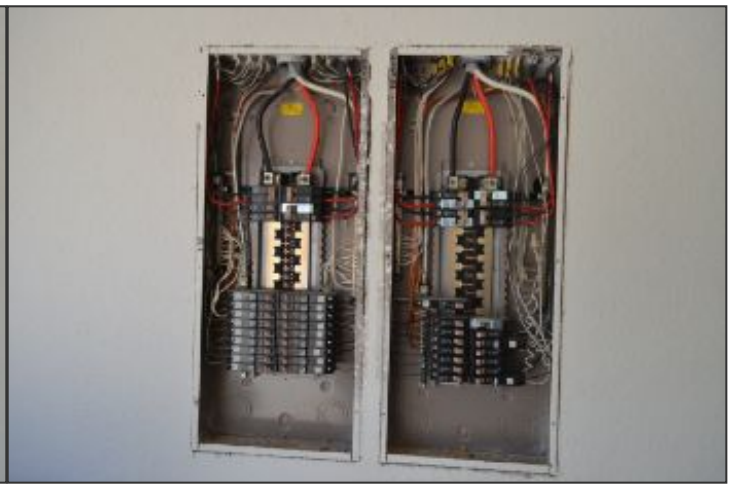
Observations:
6.1. The main electrical service appeared to be properly grounded at the time of the inspection.

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: EATON
Location: The sub-panels were located inside the garage.
Observations:
8.1. 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.



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. Some interior and exterior light fixtures in the home appeared to be inoperable. The bulbs may be burnt out, or a problem may exist with the fixtures, wiring or switches. See photos for location.


11. GROUND FAULT CIRCUIT INTERRUPTER

Locations: The GFCI outlets were located at the kitchen, bathrooms 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. Smoke detectors were not tested at the inspection. Testing smoke detectors exceeds the scope of the General Home Inspection. The Inspector recommends that all smoke detectors be tested for proper function by a qualified contractor.
13.2. FYI: Smoke detectors last 6-10 years. Ten year old detectors are less than 50% effective.

14. CARBON MONOXIDE DETECTOR

Observations:
14.1. FYI: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel --gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

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 3 forced air electric heat pumps. The furnace brand was Carrier.
Capacity & Age: Unit No.1- 3.5 Ton (42,000 BTU's) / Manufactured in 2015
Unit No.2- 5 Ton (60,000 BTU's) / Manufactured in 2015
Unit No.3- 5 Ton (60,000 BTU's) / Manufactured in 2015
Observations:
1.1. The remaining life expectancy of the units is approx. 13 years. Average life of a forced air system is approx. 16 years.
1.2. The heating systems 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.
1.3. Discoloration at the plenum above the furnace (Unit No. 2 upstairs) should be removed as it appears to be organic growth which is common at this location but should be kept under control because if neglected it may affect indoor air quality.


AH-3


AH-2


Carrier

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.

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 3 central air conditioners. The air-conditioner brand was Carrier.

Capacity & Age: Unit No.1- 3.5 Ton (42,000 BTU's) / Manufactured in 2015 • Unit No.2- 5 Ton (60,000 BTU's) / Manufactured in 2015 • Unit No.3- 5 Ton (60,000 BTU's) / Manufactured in 2015

Observations:

4.1. The air-conditioning systems 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. The remaining life expectancy of the unit is approx. 12 years. Average life of an outside A/C compressor/condenser is approx. 10-15 years.



5. COOLING PERFORMANCE

Observations:
5.1. The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F. This indicates the unit were cooling as intended.




6. CONDENSATE DRAIN

Observations:

6.1. Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.

6.2. 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.

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

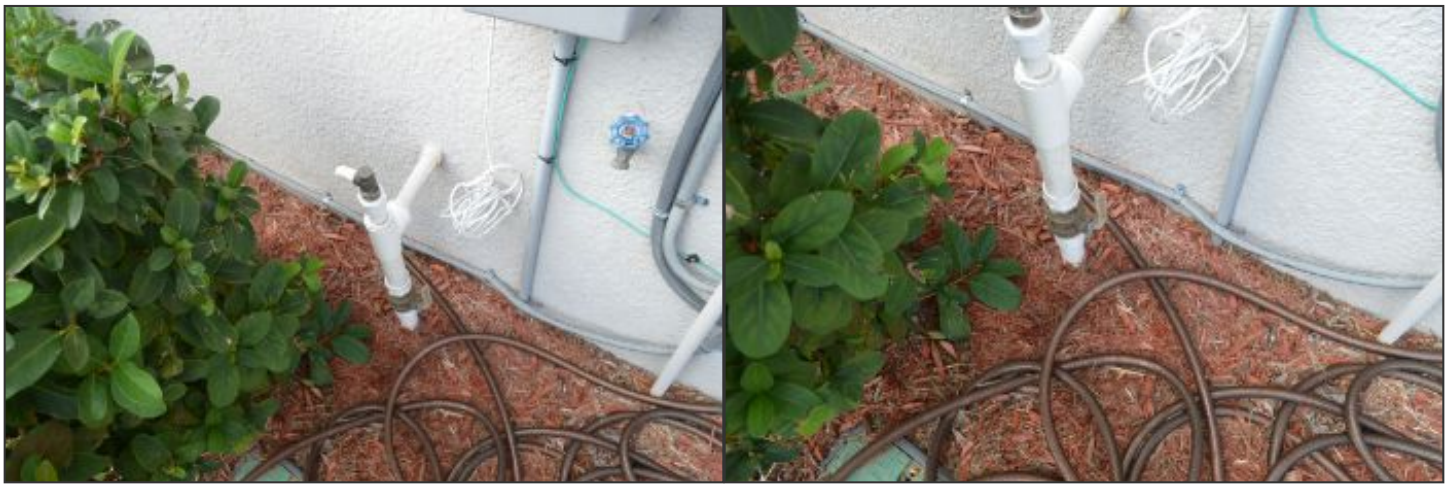
Source: The home water was supplied from a public source.

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

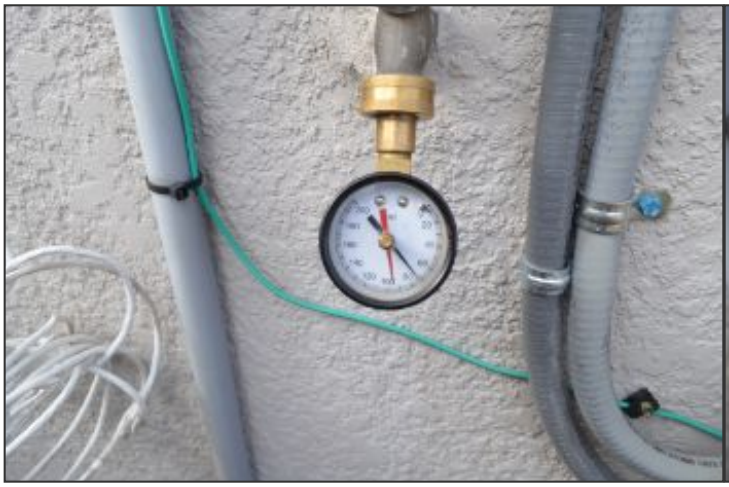
Material: The home water distribution pipes were Chlorinated Poly Vinyl Chloride (CPVC), which is a plastic type approved for this use.
Observations:
4.1. The visible water distribution pipes appeared to be in satisfactory condition at the time of the inspection.

5. HOSE BIBS

Observations:
5.1. All exterior hose bibs were tested and in good working at the time of the inspection.

6. WATER PRESSURE

Pressure: 80 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: This house is connected to a septic sewer system. We do not inspect these systems. Recommend consulting with the County Health Department for information regarding inspection, certification and maintenance of the septic systems. Seller's agent stated Septic system was in need of maintenance at the time of the inspection.


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 two tankless gas water heaters. . The water heater brand was Rinnai.


10. WATER HEATER CONDITION

Observations:
10.1. The water heaters responded to the demand for hot water.

11. FUEL SUPPLY AND DISTRIBUTION

Material: The home gas distribution pipes were black steel.
Shut Off Location: The main gas shut-off is located at the gas meter at the garage side of the home exterior.
Observations:
11.1. The visible portions of the gas supply pipes appeared to be in satisfactory condition at the time of the inspection.

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 counter backsplash was not properly caulked. Recommend sealing with clear silicone caulk along entire length of backsplash. This prevents water leaks from spills and counter cleanups.

2. CABINETS

Observations:
2.1. The kitchen cabinets appeared to be in satisfactory condition at the time of the inspection.
2.2. Evidence of past moisture intrusion was noted at the time of the inspection. The areas were dry at the time of the inspection.

3. FAUCET

Observations:
3.1. The kitchen sink faucet was functional and in good condition.

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. GAS COOKTOP

Observations:
6.1. The home was equipped with a gas-fueled 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. RANGE HOOD

Observations:
8.1. The range hood exhaust fan and lights were in good working condition at the time of the inspection.

9. FOOD WASTE DISPOSAL

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

10. MICROWAVE COOKING EQUIPMENT

Observations:
10.1. 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.

11. REFRIGERATOR

Observations:
11.1. The refrigerator was working but excess ice build up was noted on freezer around gasket. Recommend service by a qualified technician.

12. DRYER VENT

Observations:
12.1. 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. Minor general damage to the ceilings was visible at the time of the inspection. Seam crack noted on the kitchen ceiling.


3. WALLS

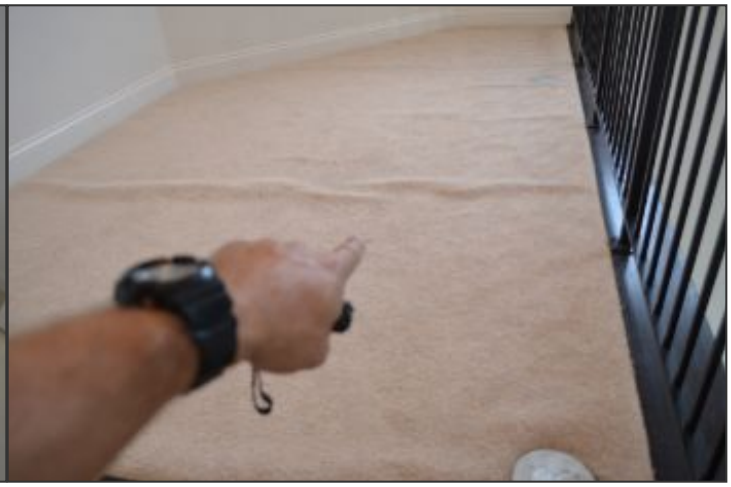
Observations:
3.1. Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.


4. INTERIOR TRIM

Observations:
4.1. Dining room column trim exhibited damage on corners at the time of the inspection.

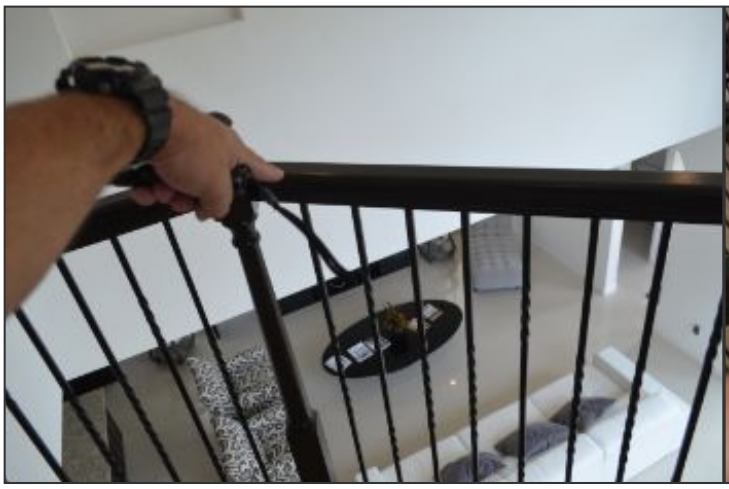
5. FLOORS

Materials: Carpet, Tile
Observations:
5.1. The floors showed general minor damage or wear in various areas.
5.2. Carpet on loft above office needs to be stretched.
5.3. Master bedroom carpet exhibited staining at the time of the inspection.


6. STAIRWAYS

Observations:
6.1. A section of handrail on loft upstairs was not properly secured at the time of the inspection. See photo for location.




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. Master bedroom window exhibited evidence of apparent moisture intrusion. The areas were dry at the time of the inspection.


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.
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.
9.3. Chinese Drywall: The Inspector checked brass and copper metals inside the home at switches, receptacles, and plumbing fixtures during the general home inspection and did not observe copper sulfide or corrosion at these areas. Oxidation at the refrigerant lines of HVAC units should always be evaluated professionally but did appear to be typical oxidation often observed at this location. The
drywall observed in the attic was manufactured in USA. Testing for chinese drywall is outside the scope of the general home inspection.

BATHROOMS

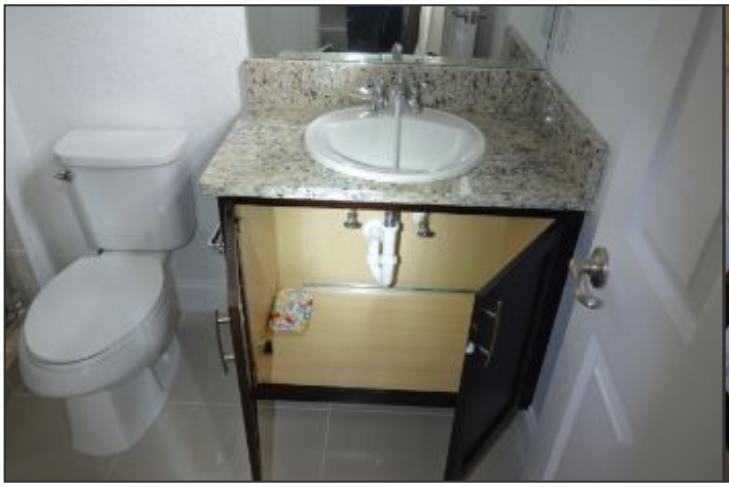
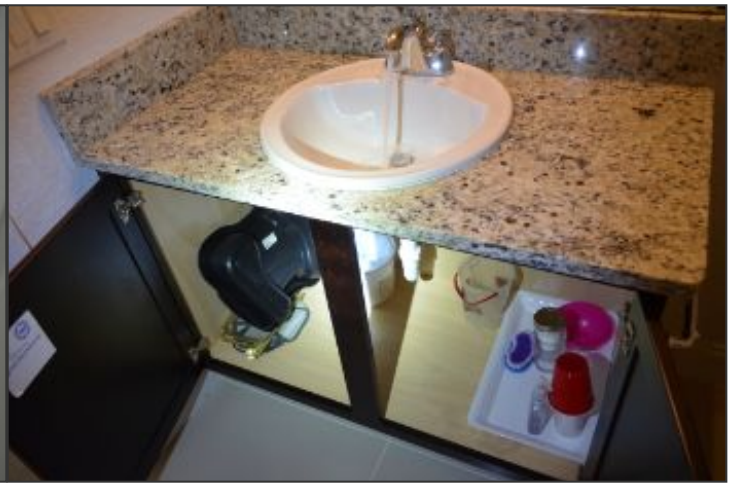
Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will 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 surface.

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 drain pop up assembly in the guest bathroom downstairs and guest bathroom upstairs were inoperable at the time of inspection.

Guest Bathroom Downstairs

Guest Bathroom upstairs

4. FAUCETS

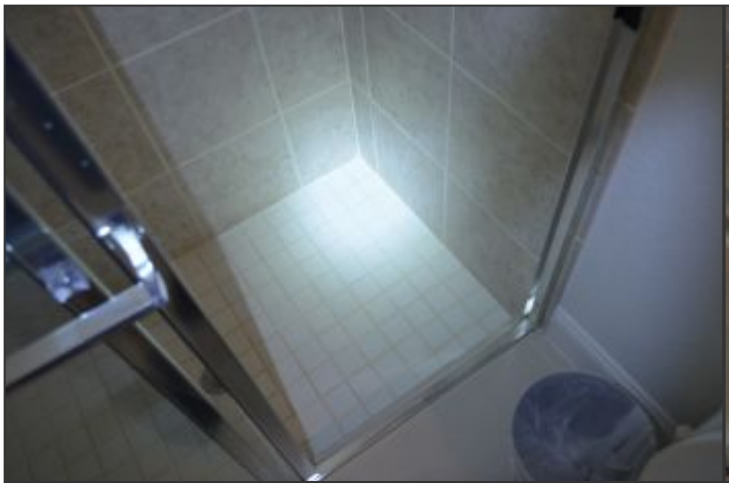
Observations:
4.1. The faucets in all the bathrooms were operated and appeared to be in good working condition at the time of the inspection.

5. TUBS

Observations:
5.1. The bathtubs were in satisfactory condition and they had functional drainage at the time of inspection.


6. SHOWERS

Observations:
6.1. The bathroom showers were in satisfactory condition. See caulking recommendations below.




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.

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 no 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.

Glossary

Term	*Definition*
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.