Inspection Report

John Doe

Property Address:
1234 Main Lane
Ellenton Fl 34222

1234 Main Lane

Best Home Inspection and Construction Company, LLC

Rich Yelton
813.245.4523

Table of Contents

Date: 9/14/2018	**Time:**	**Report ID:** 2018-9876
Property: 1234 Main Lane Ellenton Fl 34222	**Customer:** John Doe	**Real Estate Professional:** Judi Taulbee Fine

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:	**Type of building:**	**Year built:**
Buyer & their agent	Single Family (2 story)	2006
Approximate age of building:	**Total SF under roof:**	**Total SF living space:**
12	2,399	1,852
Home Faces:	**Temperature:**	**Weather:**
West	80 to 90	Mostly Sunny, Hot and Humid
Ground/Soil surface condition:	**Rain in last 3 days:**	
Damp	Yes	

1. Roofing

The home inspector shall observe: the Roof Coverings; the Roof Drainage Systems; Flashings, Skylights, Chimneys, Ventilation Components and any other Roof Penetrations present for signs of leakage, abnormal condensation or other conditions of those building components.

The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

The home inspector is not required to walk on the roof if it is deemed unsafe or potentially damaging to the roof to do so. Examples of unsafe roofs would be: extremely steep slopes, saturated coverings, roofs covered in debris or fungus, metal, concrete, slate or clay tile roofs, limited access and other conditions which make inspection hazardous to the inspector or the roof covering. Inspecting attached accessories including but not limited to solar systems, antennae, and lightning arrestors is also not required as per Standards of Practice.

Styles & Materials

Viewed roof covering from:
Zoom Camera
Binoculars

Roof Covering:
Shingle - Architectural Asphalt / Fiberglass

Valley Type:
Closed

Drainage System Material:
None

Sky Light(s):
None

Chimney (exterior):
None

		IN	NI	NP	RR
1.0	NARRATIVE	●			●
1.1	ROOF COVERINGS	●			●
1.2	ROOF DRAINAGE SYSTEMS (Gutters, Downspouts, Splashblocks)			●	
1.3	FLASHINGS	●			
1.4	VENT STACKS - (all types)	●			
1.5	SKYLIGHTS			●	
1.6	CHIMNEYS			●	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

1.0 (Picture 1)

1.0 (Picture 2)

1.0 (Picture 3)

1.0 (Picture 4)

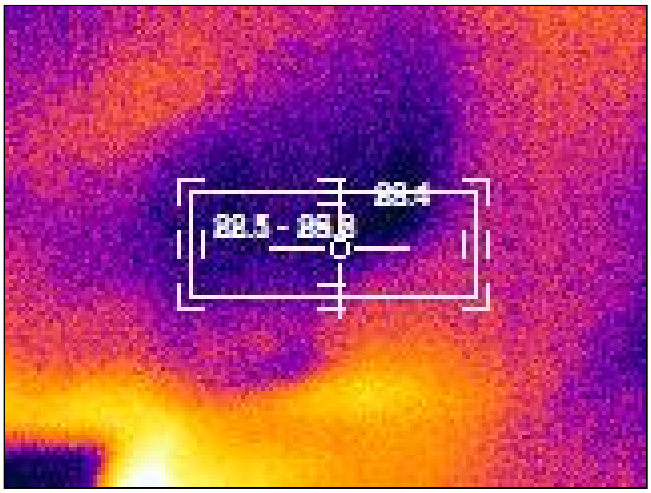
1.0 (Picture 5)

1.0 (Picture 6)

1.0 (Picture 7)

1.0 (Picture 8)

1.0 (Picture 9)



1.0 (Picture 10)

1.0 (Picture 11)


1.0 (Picture 12)


1.0 (Picture 13)


1.0 (Picture 14)


1.0 (Picture 15)


1.0 (Picture 16)

1.0 (Pictures 1 - 4) The age of this roof is 12 years; we estimate that there are 6 to 10 years of remaining life.

We recommend a licensed roofing contractor to further inspect the entire roof covering, flashings, and ventilation penetrations. Some minor repairs are required.

Issues to address:

1) Top ridge, near front gable.

(Picture 5) (Picture 6) Shingles missing from ridge vent. Mesh in place. Daylight visible in attic.
(Picture 7) Insulation wet and compacted. This condition has existed for some time.
(Pictures 8 - 10) No staining on ceiling; but, some heightened moisture in drywall.

2) Top level, right side.

(Picture 11) Disturbed area of shingles.

3) At front entry, where garage roof line meets entry tower.

(Picture 12) Stains on soffit consistent with leakage.
(Picture 13) Possible entry point along flashing at tower corner.

(Picture 14) (Picture 15) Or, at kickout flashing at drip edge.
(Picture 16) No staining or heightened levels of moisture were observed.


1.1 (Picture 1)


1.1 (Picture 2)


1.1 (Picture 3)


1.1 (Picture 4)


1.1 (Picture 5)


1.1 (Picture 6)


1.1 (Picture 7)


1.1 (Picture 8)


1.1 (Picture 9)


1.1 (Picture 10)


1.1 (Picture 11)


1.1 (Picture 12)

1.1 (Pictures 1 - 3) Granule wear = Normal, Minor to moderate.

(Pictures 4 - 6) Curling = Little to none.

Scars, Chips, Cracks, Broken, Missing = Some. See Section 1.0 for details.

(Picture 7) (Picture 8) Nail Pops = Some. Over garage opening area.

(Picture 9) Exposed Nails = Yes, on ridge lines only.

(Picture 10) (Picture 11) Fungus Buildup = Minor.

Debris = None.

Overhanging or Encroaching Trees = Yes.

(Picture 12) A satellite dish is mounted on the roof covering. This is a potential leak spot and should be monitored.


1.2 (Picture 1)


1.2 (Picture 2)


1.2 (Picture 3)


1.2 (Picture 4)


1.2 (Picture 5)

1.2 We recommend installing a roof drainage system around the entire perimeter of the house. Gutter and downspouts are a critical component in protecting your foundation and landscaping around the house from erosion. We recommend a licensed contractor to perform this task.

(Picture 1) (Picture 2) Top level dumps onto lower level. Over time, this will wear down the shingles on the lower level. Also, it will cause fungal growth on the lower level.

(Pictures 3 - 5) There is very poor drainage on the sides of the house. Installing gutters at the top level will help alleviate this situation.


1.4 (Picture 1)


1.4 (Picture 2)


1.4 (Picture 3)

1.4 (Picture 4)

1.4 All roof penetrations appear to be flashed properly and are functioning as intended.

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

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home 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; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, 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, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
Cement stucco

Siding Material:
Masonry - Stucco

Exterior Entry Doors:
Metal
Sliding Glass Doors

Appurtenance:
Common Area Sidewalk
Concrete Pavers
Concrete Sidewalk
Covered porch
Patio / Lanai

Driveway:
Concrete

		IN	NI	NP	RR
2.0	NARRATIVE	•			
2.1	WALL CLADDING, FLASHING, AND TRIM	•			
2.2	EAVES, SOFFITS AND FASCIAS	•			
2.3	DRIVEWAYS, WALKWAYS	•			
2.4	DOORS (Exterior)	•			
2.5	WINDOWS	•			
2.6	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•			
2.7	GRADING & DRAINAGE (yard condition)	•			•
2.8	VEGETATION	•			
2.9	OTHER (Environmental conditions, animal/pest, fencing)	•			

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2.1 (Picture 1)


2.1 (Picture 2)


2.1 (Picture 3)


2.1 (Picture 4)


2.1 (Picture 5)


2.1 (Picture 6)


2.1 (Picture 7)


2.1 (Picture 8)


2.1 (Picture 9)


2.1 (Picture 10)


2.1 (Picture 11)


2.1 (Picture 12)


2.1 (Picture 13)


2.1 (Picture 14)

2.1 (Pictures 1 - 14) The entire exterior should be pressure washed, patched, and painted by a licensed contractor.


2.4 (Picture 1)


2.4 (Picture 2)


2.4 (Picture 3)

2.4 The track system(s) for the sliding glass door(s) need(s) to be cleaned of dirt and debris. Over time, these particles will wear down the rollers on the doors. A competent person should vacuum and/or wipe the track clean.

2.5 (Picture 1)

2.5 There is a ripped or damaged window screen on the right side.

2.7 (Picture 1)

2.7 (Picture 2)

2.7 (Picture 1) As discussed in Section 1.4, there is poor drainage on the sides of the house.

(Picture 2) This is particularly true on the right side. It appears that the terrain is not properly sloped. There is standing water adjacent to the HVAC compressor.

2.8 (Picture 1)

2.8 The tree limbs that are in contact with roof or hanging near roof should be trimmed.

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

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings 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 where deterioration is suspected; Enter under floor crawl spaces, basements, 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 crawl spaces 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 of the home inspector or other persons.

Styles & Materials

Foundation - Type:
Poured concrete, Monolithic slab

Foundation - Columns or Piers:
N / A

Floor Structure:
Poured Concrete, Monolithic Slab
Engineered floor joists

Method used to observe Crawlspace:
No crawlspace

Exterior - Columns or Posts:
Masonry - Block

Wall Structure:
Masonry - Block or Panel
Frame - Wood or Metal

Ceiling Structure:
Engineered Wood Trusses
2X4

Roof Structure:
Engineered wood trusses
2 X 4 Rafters
OSB

Roof Shape or Type:
Gable / Hip Combo

Attic access entry point:
Access in garage; upstairs hallway

Method used to observe attic:
From entry
Limited access

		IN	NI	NP	RR
3.0	NARRATIVE	•			
3.1	FOUNDATIONS, BASEMENTS AND CRAWLSPACES	•			
3.2	ROOF STRUCTURE AND ATTIC	•			
3.3	COLUMNS OR PIERS	•			
3.4	FLOORS (Structural)	•			
3.5	WALLS (Structural)	•			
3.6	CEILINGS (structural)	•			

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IN **NI** **NP** **RR**

3.2 (Picture 1)

3.2 (Picture 2)

3.2 (Picture 3)

3.2 (Picture 4)

3.2 (Picture 5)

3.2 (Picture 6)

3.2 FYI - The roof structure and attic were found to be in solid condition and functioning as intended.

3.4 (Picture 1)

3.4 (Picture 2)

3.4 It appears that some of the slab might be not level.

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

4. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Blown

R Value:
R-30

Ventilation:
Ridge vents
Soffit Vents

Exhaust Fans:
Fan
Bathrooms only

Clothes Dryer Power Source:
220 Electric

Clothes Dryer Vent Type:
Rigid Metal

Floor System Insulation:
NONE

		IN	NI	NP	RR
4.0	NARRATIVE	•			
4.1	INSULATION IN ATTIC	•			
4.2	INSULATION UNDER FLOOR SYSTEM			•	
4.3	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			•	
4.4	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			•
4.5	VENTING SYSTEMS (DRYER)	•			
4.6	VENTING SYSTEMS (KITCHEN & BATHROOMS)	•			
4.7	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			•	

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4.1 (Picture 1)

4.1 (Picture 2)

4.1 (Picture 3)

4.1 The blown insulation in the attic is estimated at an R value of 30.

4.4 (Picture 1)

4.4 As reported in Section 1.0, there is a damaged ridge vent on the top story which is allowing water to enter the attic.

(Picture 1) The off-ridge ventilation units are flashed properly and are functioning properly as well.

4.5 (Picture 1)

4.5 There were no apparent issues at the dryer vent penetration or vent stack. Vertical dryer vent stacks that penetrate the roof deck should be serviced on an annual basis.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Garage

Styles & Materials

Garage Door Type:
One automatic, overhead, sectional

Garage Door Material:
Metal
Top Section Glass Window

Auto-opener Manufacturer:
1/3 HORSEPOWER
LIFT-MASTER

Garage Ceiling Material:
Drywall

Garage Wall Material:
Concrete Block
Wood Frame w/ Drywall Covering

		IN	NI	NP	RR
5.0	NARRATIVE	•			
5.1	GARAGE CEILINGS	•			
5.2	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			
5.3	GARAGE FLOOR	•			
5.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•			
5.5	SERVICE DOOR TO EXTERIOR			•	
5.6	GARAGE DOOR (S)	•			
5.7	GARAGE DOOR OPERATOR (S)	•			

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5.0 (Picture 1)

5.0 (Picture 2)

5.0 We were not able to inspect the entire garage area due to excessive amounts of personal items inhibiting observation of many floor and wall areas. Further inspection may be necessary upon removal of these items. However, there were no indications that any issues exist which warrant mentioning in this report.

5.3 (Picture 1)

5.3 (Picture 2)

5.3 The garage floor needs to be cleaned. We recommend a licensed handyman or competent person to acid wash and clean the floor surface and then re-paint or seal as necessary to prevent further staining.

5.4 (Picture 1)

5.4 The occupant door needs adjustment to close more easily.

5.7 The garage door will reverse when met with resistance.

6. Plumbing System

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

Styles & Materials

Water Source:
Public

Water Filters:
None

Plbg supply material (exterior):
Copper

Plbg waste material (exterior):
PVC

Plbg supply material (inside home):
CPVC

Plbg waste material (inside home):
PVC

Exterior Plumbing Spigots:
3

Washer Drain Size:
2" Diameter

Water Heater Location:
Garage

Water Heater Power Source:
Electric

Water Heater Capacity:
40 Gallon

Water Heater Manufacturer:
A.O. SMITH

Model # / Serial #:
ECS-40-200 / A06A177753

Year Manufactured:
2006

		IN	NI	NP	RR
6.0	NARRATIVE	•			
6.1	WATER CONDITIONING EQUIPMENT			•	
6.2	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
6.3	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			•
6.4	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			
6.5	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
6.6	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			•	
6.7	MAIN FUEL SHUT OFF (Describe Location)			•	
6.8	CHINESE DRYWALL - if requested.	•			

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6.0 (Picture 1)


6.0 (Picture 2)


6.0 (Picture 3)


6.0 (Picture 4)


6.0 (Picture 5)


6.0 (Picture 6)


6.0 (Picture 7)


6.0 (Picture 8)


6.0 (Picture 9)

6.0 There were no leaks detected in the supply or waste pipes at the time of the inspection.


6.3 (Picture 1)


6.3 (Picture 2)


6.3 (Picture 3)


6.3 (Picture 4)


6.3 (Picture 5)


6.3 (Picture 6)

6.3 Guest bathroom:

(Picture 1) Tub spout not flush or sealed at the wall.
(Picture 2) Hot & cold reversed at sink.

Master bathroom:

(Picture 3) Left sink - slow drain. Use chemical agents to clear.

Kitchen:

(Picture 4) Faucet is loose.
(Picture 5) Sprayer leaks when operated.
(Picture 6) Sprayer does not retract into the faucet neck properly.

6.4 (Picture 1)

6.4 FYI - The water heater is located in the garage and is 12 years old.

6.5 (Picture 1)

6.5 The main shut off is the knob located on the right side of the house. This is for your information.

6.8 This component was inspected for the corrosive effects of sulfur-based gases emitting from defective Chinese Drywall. It is our opinion that none of the olfactory or visual characteristics associated with the premature corrosion caused by these gases were present during the inspection of this component.

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

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electric Service Type:
120 V / 240 V, Underground service, Single phase

Service Conductor Material:
Copper

Main Service Panel Location:
Garage

Service Panel capacity:
150 AMP

Service Panel Type:
Circuit breakers

Service Panel Manufacturer:
SQUARE D

Distribution Panel Location:
N / A

Distribution Panel Manufacturer:
N / A

Sub-Panel Location:
N / A

Sub-Panel Manufacturer:
N / A

Branch Circuit Conductor Material:
Copper

Wiring Methods:
Romex

# of Branch Circuits:
23

# of GFCI or AFCI Circuits:
6

		IN	NI	NP	RR
7.0	**NARRATIVE**	•			
7.1	**SERVICE DROP, DRIP LOOP, SERVICE CONDUCTORS, ENTRANCE CONDUCTORS**	•			
7.2	**SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**	•			
7.3	**BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**	•			•
7.4	**CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**	•			•
7.5	**POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**	•			
7.6	**OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERUPTERS)**	•			
7.7	**OPERATION OF AFCI (ARC FAULT CIRCUIT INTERUPTERS)**	•			
7.8	**SMOKE DETECTORS**	•			
7.9	**CARBON MONOXIDE DETECTORS**			•	
7.10	**FIRE SPRINKLERS**			•	
7.11	**CHINESE DRYWALL - if requested.**	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN** **NI** **NP** **RR**

7.2 (Picture 1)

7.2 (Picture 2)

7.2 (Picture 3)

7.2 (Picture 4)

7.2 FYI - There were no major issues observed at the service panel box.

The main panel box is located at the garage.

7.3 (Picture 1)

7.3 We recommend a licensed electrician inspect what appears to be one double lug in the panel box. There appears to be room for (slim-line) breakers and we recommend that the electrician address this.

7.4 (Picture 1)

7.4 (Picture 2)

7.4 (Picture 3)

7.4 (Picture 4)

7.4 (Picture 5)

7.4 (Picture 6)

7.4 (Picture 7)

7.4 (Picture 8)

7.4 (Picture 9)

7.4 (Pictures 1 - 3) The exterior receptacles are missing bubble covers.

(Picture 4) There is no fixture on the lanai.

(Picture 5) The door bell is not working properly.

(Picture 6) The front entry porch fixture is not working - most likely, an expired bulb.

(Picture 7) There is an expired bulb in the upstairs hallway.

(Picture 8) We found one loose receptacle.

(Picture 9) One receptacle cover in the kitchen is loose.

7.11 This component was inspected for the corrosive effects of sulfur-based gases emitting from defective Chinese Drywall. It is our opinion that none of the olfactory or visual characteristics associated with the premature corrosion caused by these gases were present during the inspection of this component.

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

8. Heating / Central 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.

Styles & Materials

Cooling Equipment Mfr:
GOODMAN

Model # / Serial #:
GSZ140421KB / 1603402233

Year Manufactured:
2016

Cooling Equipment Type:
Heat Pump / Forced Air

Cooling Equip. Energy Source:
Electricity

Temperature Differential:
18

# of Cooling Systems:
One

# of Window or Wall Units:
None

Heat Equipment Mfr.:
GOODMAN

Model # / Serial #:
ARUF47D14AA / 1506073543

Year Manufactured:
2015

Heat Equipment Type:
Heat Pump / Forced Air

Heat Equipment Energy Source:
Electric

# of Heat Systems (excl. wood):
One

Ductwork:
Insulated, Flexible

Filter Type:
Disposable

Filter Size:
18x30

		IN	NI	NP	RR
8.0	NARRATIVE	•			
8.1	COOLING AND AIR HANDLER EQUIPMENT	•			
8.2	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•			
8.3	COOLING SYSTEM - NORMAL OPERATING CONTROLS	•			
8.4	HEATING EQUIPMENT	•			
8.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•			
8.6	HEATING SYSTEM - NORMAL OPERATING CONTROLS		•		
8.7	AUTOMATIC SAFETY CONTROLS	•			
8.8	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.9	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			•	
8.10	GAS/LP FIRELOGS AND FIREPLACES			•	
8.11	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)			•	
8.12	CHINESE DRYWALL - if requested.	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

8.0 The age of this system is 2 years. The life expectancy of a modern system is anywhere between 8 and 15 years. We estimate a remaining life of 10 years.


8.1 (Picture 1)


8.1 (Picture 2)


8.1 (Picture 3)


8.1 (Picture 4)


8.1 (Picture 5)


8.1 (Picture 6)

8.1 FYI - The evaporator coils and aluminum fins should be serviced by a licensed HVAC technician on a regular basis. A proper maintenance schedule of at least one (preferably two) service calls per year will help the HVAC components operate more efficiently and extend the life of the system.

The temperature differential was registered at 18 degrees which is within the normal range of 14 to 22 degrees of differential between the supply and return air temperatures.

8.6 The heating system was not tested because the ambient air temperature was too high for proper inspection. This is a safety precaution taken due to risk of damaging the system.


8.8 (Picture 1)


8.8 (Picture 2)


8.8 (Picture 3)


8.8 (Picture 4)

8.8 (Picture 1) (Picture 2) The ductwork appears to be intact and functioning as intended.

(Picture 3) The filter is installed and appears to be relatively clean.

There is no cleanout port in place. This port should be installed into the primary condensate pipe by a licensed HVAC technician for the application of vinegar.

(Picture 4) We recommend that the condensate pipe be cleaned out.

There is a float switch in place. This fail-safe component is installed in the secondary condensate pipe (or port) or on drip pans to shut down the system in the case of a backup in the primary condensate pipe.

8.12 (Picture 1)

8.12 (Picture 2)

8.12 (Picture 3)

8.12 This component was inspected for the corrosive effects of sulfur-based gases emitting from defective Chinese Drywall. It is our opinion that none of the olfactory or visual characteristics associated with the premature corrosion caused by these gases were present during the inspection of this component.

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

9. Interiors

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

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall
Tile

Floor Covering(s):
Carpet
Tile

Interior Doors:
Hollow core
Wood

Window Types:
Single-hung
Single pane
Horizontal Rollers
Casement - fixed
Sliders

Window Manufacturer:
FLORIDA EXTRUDERS

Cabinetry:
Thermafoil

Countertop:
Laminate

		IN	NI	NP	RR
9.0	**NARRATIVE**	•			
9.1	**FLOORS**	•			
9.2	**CEILINGS**	•			
9.3	**WALLS**	•			
9.4	**DOORS (REPRESENTATIVE NUMBER)**	•			
9.5	**WINDOWS (REPRESENTATIVE NUMBER)**	•			
9.6	**COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**	•			
9.7	**STEPS, STAIRWAYS, BALCONIES AND RAILINGS**	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

9.1 (Picture 1)

9.1 (Picture 2)

9.1 (Picture 3)


9.1 (Picture 4)


9.1 (Picture 5)


9.1 (Picture 6)

9.1 (Picture 1) (Picture 2) The carpet is new.

(Picture 3) (Picture 4) The grout lines for the flooring tile are stained in some areas. We recommend a licensed flooring cleaning company, licensed handyman or competent person to clean the grout as necessary.

(Picture 5) Also, there are tiles which are not leveled with their adjacent tiles.

(Picture 6) The floor tile in some areas makes a hollow sound when walked on. No cracks were observed. No immediate action is required. Monitor these areas going forward.


9.2 (Picture 1)


9.2 (Picture 2)


9.2 (Picture 3)


9.2 (Picture 4)


9.2 (Picture 5)


9.2 (Picture 6)


9.2 (Picture 7)


9.2 (Picture 8)

9.2 **As discussed in the roofing section, there is a minor amount of heightened moisture in the ceiling of the top level hallway near the landing.**

(Pictures 1 - 3) Overall, the interior of the dwelling is in solid condition. Some general (minor-cosmetic) maintenance is suggested in the form of caulking, patching and/or painting and a licensed handyman or competent person is recommended for that task.

(Pictures 4 - 8) We tested the interior ceiling areas with a thermal camera and/or moisture meter. We did not detect any heightened levels of moisture in the other areas.


9.3 (Picture 1)


9.3 (Picture 2)


9.3 (Picture 3)


9.3 (Picture 4)


9.3 (Picture 5)


9.3 (Picture 6)


9.3 (Picture 7)


9.3 (Picture 8)


9.3 (Picture 9)


9.3 (Picture 10)


9.3 (Picture 11)


9.3 (Picture 12)

9.3 (Picture 13)

9.3 (Pictures 1 - 6) Overall, the interior of the dwelling is in solid condition.

(Pictures 1 - 13) We tested the interior walls with a thermal camera and/or moisture meter. We did not detect any heightened levels of moisture.

(Picture 4) NOTE: There are no closet shelves in the master closet.

9.4 (Picture 1)

9.4 Some of the door bumpers are missing or damaged. We recommend a competent person or licensed handyman install these where needed to prevent damage to the walls or baseboards.

9.5 (Picture 1)

9.5 (Picture 2)

9.5 (Picture 3)

9.5 (Picture 4)

9.5 (Picture 5)

9.5 (Picture 6)

9.5 (Pictures 1 - 3) We suggest cleaning out all window frames and track systems. Insect nests, dirt and debris will cause window components to corrode and not operate to their full potential.

(Picture 4) Some windows need adjusting and lubrication. We recommend a window and door company to provide this service.

(Picture 5) (Picture 6) The glazing bead is damaged at some locations. We recommend a licensed window and door company to repair as necessary.

9.6 (Picture 1)

9.6 (Picture 2)

9.6 (Picture 3)

9.6 (Picture 1) (Picture 2) Some of the cabinet doors are de-laminating.

(Picture 3) The guest bathroom sink cabinet shows signs of water damage and attempted repairs.

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

10. Appliances

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

Styles & Materials

Dishwasher Mfr.:
SAMSUNG

Range / Oven Mfr.:
SAMSUNG

Anti-Tip Device?:
No

Range Hood / Exhaust Mfr.:
NONE

Vented ?:
No

Built in Microwave Mfr.:
SAMSUNG

Food Waste Disposer Mfr.:
BADGER

Refrigerator Mfr.:
SAMSUNG

Frig Temp:
51 - 55

FreezerTemp:
21 - 25

Washer Mfr.:
KENMORE

Dryer Mfr.:
KENMORE

		IN	NI	NP	RR
10.0	**NARRATIVE**	•			
10.1	**DISHWASHER**	•			
10.2	**RANGES / OVENS / COOKTOPS**	•			
10.3	**RANGE HOOD**			•	
10.4	**MICROWAVE COOKING EQUIPMENT**	•			
10.5	**FOOD WASTE DISPOSER**	•			
10.6	**REFRIGERATOR**	•			
10.7	**WASHER**	•			•
10.8	**DRYER**	•			•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

10.1 (Picture 1)

10.1 The dishwasher was operated and found to be in good working condition.

10.2 (Picture 1)

10.2 (Picture 2)

10.2 The range/oven was operated and found to be in good working condition

10.4 (Picture 1)

10.4 The microwave was tested and operated as intended.

However, it is noisy.

10.5 (Picture 1)

10.5 The food waste disposer was operated and functions as intended.

However, it is noisy.

10.6 (Picture 1)

10.6 The refrigerator was tested and found to be in working order.

10.7 (Picture 1)

10.7 The washer was tested and found to be working.

However, it was humming at the end of its cycle.

10.8 (Picture 1)

10.8 (Picture 2)

10.8 The dryer was tested and found to be working.

However, the vent hose is not connected.

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

11. Irrigation System (Lawn Sprinklers)

		IN	NI	NP	RR
11.0	**SPRINKLER OPERATION**	•			•
11.1	**CONTROLLERS**	•			
11.2	**ROTARY HEADS**		•		
11.3	**VISIBLE CONNECTIONS OR CLAMPS**		•		
11.4	**SENSORS**			•	
11.5	**DRAINS**			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

11.0 (Picture 1)

11.0 We ran the system in manual mode. None of the zones operated when tested. A licensed irrigation company should further inspect the entire system and repair as necessary.

11.1 (Picture 1)

11.1 The control box is located in the garage.

12. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

Styles & Materials

Style:	Shape:	Wall Material:
In ground	Kidney	Concrete

		IN	Yes	NI	NP	RR	No
12.0	NARRATIVE	•					
12.1	OPERATIONAL CONDITION OF POOL	•					
12.2	POOL LINER CONDITION				•		
12.3	SURFACE WALLS AND FLOOR OF POOL	•					
12.4	PERMANENT ACCESSORIES CONDITION				•		
12.5	PUMPS FOR VACUUM OR CLEANING				•		
12.6	PUMPS FOR CIRCULATION OF WATER	•				•	
12.7	POOL HEATERS				•		
12.8	VERIFY THE ELECTRICAL OUTLET(S) AND ANY LIGHTING FOR POOL IS ON A GROUND FAULT CIRCUIT (GFCI)	•					
12.9	OVERFLOW SKIMMERS AND DRAINS	•					
12.10	CHEMICALS FOR POOL CAPABLE OF BEING STORED WITH A LOCK						•
12.11	DOES POOL HAVE ANY RESCUE EQUIPMENT						•
12.12	DO STEPS OR LADDERS EXIST ON BOTH SIDES OF THE POOL		•				
12.13	IS THE POOL DEPTH MARKED ON OUTSIDE AREA OF POOL						•
12.14	IS THERE A DEPTH OF AT LEAST 8 FEET TO ALLOW SAFE DIVING						•
12.15	ARE THERE ANY OBSTRUCTIONS (WALLS, SHRUBS etc.) THAT WOULD PREVENT FULL VIEW OF POOL FROM HOME						•
12.16	IS THE POOL FENCED		•				
12.17	DOES FENCE HAVE A SELF CLOSING LATCH AND LOCK ON DOOR		•				
12.18	CAN FENCE BE CLIMBED BY THE USE OF PERSONAL ITEMS OR STRUCTURES AGAINST FENCE		•				
12.19	DOES THE DOOR LATCH HEIGHT AND LOCATION ATTEMPT TO BE REASONABLY DIFFICULT FOR YOUNG CHILDREN TO REACH		•				
12.20	ELECTRIC LIGHTS SECURE		•				
12.21	WATER LEVEL SHOULD BE WITHIN INCHES FROM RIM TO ALLOW AN EASIER CLIMB OUT	•					
12.22	POOL DESIGN AT WATERS EDGE SHOULD NOT INCLUDE OBVIOUS PROTRUSIONS THAT COULD INJURE SWIMMER	•					
12.23	DOES THE SURFACE AROUND POOL ENCOURAGE DRAINAGE AWAY FROM POOL		•				

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

IN Yes NI NP RR No

12.0 (Picture 1)

12.0 The pool is in generally good condition.

12.1 (Picture 1)

12.1 We recommend that a licensed pool technician be contacted to perform "pool school" for the new resident. Pool equipment varies in function and a pool technician will be able to make sure the equipment is operating as intended while explaining that functionality to the homeowner.

12.3 (Picture 1)

12.3 (Picture 2)

12.3 (Picture 3)

12.3 The surface walls and floor are in good shape.

There are some stains on the bottom.

12.6 (Picture 1)

12.6 (Picture 2)

12.6 (Picture 3)

12.6 (Picture 4)

12.6 (Picture 5)

12.6 (Picture 6)

12.6 (Picture 1) We recommend that a licensed pool technician be contacted to perform "pool school" for the new resident. Pool equipment varies in function and a pool technician will be able to make sure the equipment is operating as intended while explaining that functionality to the homeowner.

(Picture 2) (Picture 3) NOTE: The pump equipment was not running at the time of the inspection. All of the

breakers were on. We turned the breakers and main switch at the timer on and off a couple times - no response.

(Picture 4) The limit switches are not in place at the timer.

(Picture 5) The catch basket in the pump equipment needs to be cleared of debris.

(Picture 6) The pool pump is bonded properly.

12.9 (Picture 1)

12.9 The skimmer basket should be kept cleared of debris.

12.12 (Picture 1)

12.12 There are steps on opposite ends of the pool.

12.20 (Picture 1)

12.20 The light fixture appears to be secure.

Summary

Best Home Inspection and Construction Company, LLC

813.245.4523

Customer
John Doe

Address
1234 Main Lane
Ellenton Fl 34222

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

General Summary

1.0 NARRATIVE

Inspected, Repair or Replace
(Pictures 1 - 4) The age of this roof is 12 years; we estimate that there are 6 to 10 years of remaining life.

We recommend a licensed roofing contractor to further inspect the entire roof covering, flashings, and ventilation penetrations. Some minor repairs are required.

Issues to address:

1) Top ridge, near front gable.

(Picture 5) (Picture 6) Shingles missing from ridge vent. Mesh in place. Daylight visible in attic.
(Picture 7) Insulation wet and compacted. This condition has existed for some time.
(Pictures 8 - 10) No staining on ceiling; but, some heightened moisture in drywall.

2) Top level, right side.

(Picture 11) Disturbed area of shingles.

3) At front entry, where garage roof line meets entry tower.

(Picture 12) Stains on soffit consistent with leakage.
(Picture 13) Possible entry point along flashing at tower corner.
(Picture 14) (Picture 15) Or, at kickout flashing at drip edge.
(Picture 16) No staining or heightened levels of moisture were observed.

1.1 ROOF COVERINGS

Inspected, Repair or Replace

(Pictures 1 - 3) Granule wear = Normal, Minor to moderate.

(Pictures 4 - 6) Curling = Little to none.

Scars, Chips, Cracks, Broken, Missing = Some. See Section 1.0 for details.

(Picture 7) (Picture 8) Nail Pops = Some. Over garage opening area.

(Picture 9) Exposed Nails = Yes, on ridge lines only.

(Picture 10) (Picture 11) Fungus Buildup = Minor.

Debris = None.

Overhanging or Encroaching Trees = Yes.

(Picture 12) A satellite dish is mounted on the roof covering. This is a potential leak spot and should be monitored.

2. Exterior

General Summary

2.7 GRADING & DRAINAGE (yard condition)

Inspected, Repair or Replace

(Picture 1) As discussed in Section 1.4, there is poor drainage on the sides of the house.

(Picture 2) This is particularly true on the right side. It appears that the terrain is not properly sloped. There is standing water adjacent to the HVAC compressor.

4. Insulation and Ventilation

General Summary

4.4 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected, Repair or Replace

As reported in Section 1.0, there is a damaged ridge vent on the top story which is allowing water to enter the attic.

(Picture 1) The off-ridge ventilation units are flashed properly and are functioning properly as well.

6. Plumbing System

General Summary

6.3 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

Guest bathroom:

(Picture 1) Tub spout not flush or sealed at the wall.
(Picture 2) Hot & cold reversed at sink.

Master bathroom:

(Picture 3) Left sink - slow drain. Use chemical agents to clear.

Kitchen:

(Picture 4) Faucet is loose.
(Picture 5) Sprayer leaks when operated.
(Picture 6) Sprayer does not retract into the faucet neck properly.

7. Electrical System

General Summary

7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

We recommend a licensed electrician inspect what appears to be one double lug in the panel box. There appears to be room for (slim-line) breakers and we recommend that the electrician address this.

7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

(Pictures 1 - 3) The exterior receptacles are missing bubble covers.

(Picture 4) There is no fixture on the lanai.

(Picture 5) The door bell is not working properly.

(Picture 6) The front entry porch fixture is not working - most likely, an expired bulb.

(Picture 7) There is an expired bulb in the upstairs hallway.

(Picture 8) We found one loose receptacle.

(Picture 9) One receptacle cover in the kitchen is loose.

10. Appliances

General Summary

10.7 WASHER

Inspected, Repair or Replace

The washer was tested and found to be working.

However, it was humming at the end of its cycle.

10.8 DRYER

Inspected, Repair or Replace

The dryer was tested and found to be working.

However, the vent hose is not connected.

11. Irrigation System (Lawn Sprinklers)

General Summary

11.0 SPRINKLER OPERATION

Inspected, Repair or Replace

We ran the system in manual mode. None of the zones operated when tested. A licensed irrigation company should further inspect the entire system and repair as necessary.

12. Swimming Pools, Equipment and Safety

General Summary

12.1 OPERATIONAL CONDITION OF POOL

Inspected

We recommend that a licensed pool technician be contacted to perform "pool school" for the new resident. Pool equipment varies in function and a pool technician will be able to make sure the equipment is operating as intended while explaining that functionality to the homeowner.

12.6 PUMPS FOR CIRCULATION OF WATER

Inspected, Repair or Replace

(Picture 1) We recommend that a licensed pool technician be contacted to perform "pool school" for the new resident. Pool equipment varies in function and a pool technician will be able to make sure the equipment is operating as intended while explaining that functionality to the homeowner.

(Picture 2) (Picture 3) NOTE: The pump equipment was not running at the time of the inspection. All of the breakers were on. We turned the breakers and main switch at the timer on and off a couple times - no response.

(Picture 4) The limit switches are not in place at the timer.

(Picture 5) The catch basket in the pump equipment needs to be cleared of debris.

(Picture 6) The pool pump is bonded properly.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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