Certified Inspection, Inc.

INSPECTION REPORT

8598 Holly Hill Dr
Tampa, FL

Prepared For
John Q. Smith

Report Table of Contents

INSPECTION REPORT

GENERAL INFORMATION:

FILE #:	Sample Report.
Address:	8598 Holly Hill Dr.
City, State:	Tampa, FL.
Date:	March 5, 2013.
Time:	2:00 PM.
Customer Name:	John Q. Smith.
Inspector:	Tom Bannister ASHI # 006204 State of Florida License HI 616

EXTERIOR CONDITIONS:

Weather:	Sunny.
Temperature:	75 to 80 degrees F.

CHARACTERISTICS:

Reported Age:	Reported Year Built: 1999 Check with county records to verify year built.
Building Type:	Single Family.
Stories:	One Story.

UTILITY SERVICES:

Sewage:

OTHER INFORMATION:

Status	Home is Occupied: Inspection of the interior is limited in areas due to personal storage and possessions. The inspector is not required by standards to move personal items when performing an inspection. Latent and concealed conditions are beyond the scope of this inspection. We highly recommend you do a walk through inspection after personal items have been removed to evaluate the condition of the home prior to transfer of title.
Overview:	OWNERS COMMENT: This report is an evaluation of the home at the time of inspection. Obviously the owner may be aware of conditions that may not be discovered during a standard inspection but may be relevant to your evaluation of the home. The customer is encouraged to review an Owner's disclosure statement with the current owner to obtain information about past and/or present problems, any areas of concern the owner may have knowledge of, and pertinent service information prior to transfer of title.

DEFINITION of TERMS

SERVICEABLE: Ready for use, fulfilling it's function adequately, no visible evidence of significant defect, capable of being maintained.

FAIR: Fulfilling it's function at the time of inspection although defects may exist and/or older (advanced in years). Monitor and maintain as needed.

POOR: Not functioning at the time of inspection, unsafe, and/or evidence of significant wear or defect (failure is imminent). Normally in need of immediate repair or replacement.

NOT CHECKED: Component was not inspected and/or evaluated. It may be beneficial to have a knowledgeable expert evaluate prior to transfer of title.

CORRECTIVE: Not functioning as intended and/or a safety concern, recommend a qualified professional/licensed tradesman evaluate and repair/replace as they deem necessary.

FURTHER EVALUATION: Evaluation is beyond the scope of what is provided by a home inspector and/or more

information is needed. Examination and analysis of a component or condition by a qualified professional, tradesman, or a service technician is recommended. In some situations more information from the owner and/or a knowledgeable source may be all that is needed

MAINTENANCE: Component/system is in need of routine maintenance. Work can normally be done by a homeowner or a handy man. In some cases work may require a licensed tradesman.

INDETERMINATE: Improvements would be at homeowners discretion. Component may have meet standards for when the home was built but the standards have since been changed.

GENERAL INFORMATION

The inspector will visually inspect the readily accessible systems and components of the home and provide opinions of those systems and components based upon conviction, education, training, and experience. Inspections are conducted in accordance with nationally recognized standards of practice, a copy is available upon request. It is physically impossible to see and report on everything wrong with a house. Even the most thorough inspection can not be absolutely conclusive, the company makes no guarantees or warranties with respect to latent deficiencies or future conditions. It is not our intention to report on cosmetic conditions.

It was not determined if the structure meets past or present codes and/or engineering design. It is recommended to review municipal records for permits and owner's receipts when there has been additions, improvements, and/or replacement of major components.

If the customer is unable to attend the inspection, consider contacting the inspector for a verbal summary. Any questions concerning the inspection and this report should be resolved prior to transfer of title. Customer acceptance of the report is considered acceptance of the terms and conditions of the Inspection Order Agreement.

Any and all repairs/work should be performed by licensed contractors as required by the State of Florida. Contractors should evaluate the complete component/system and repair/replace as they deem necessary. If the inspector is asked to supply any cost to repair estimates, the estimates should be substantiated with actual quotes from the appropriate licensed contractors prior to transfer of title.

As stated in the inspection order agreement, evaluation of environmental issues are beyond the scope of this inspection. Any home with active and/or historical moisture intrusion, visible biological growth/stains, cooling systems, pets, and/or older homes have the potential for environmental issues which may affect the health of some people. Identification of Corrosive Drywall Syndrome (commonly called Chinese drywall) requires destructive investigation and is beyond the scope of this inspection . People with weakened immune systems, allergies, and/or are sensitive to indoor air quality issues should contact an environmental company to evaluate the home for Indoor Air Quality.

It is common practice to provide a copy of this report to the Real Estate agent involved with this transaction. The summary is comprised of some of the more significant issues noted by the inspector during the inspection. The customer should be aware that many times the Real Estate Agent may use the summary to determine the issues that need to be addressed by the seller prior to closing. WE HIGHLY RECOMMEND that the customer evaluate the entire report, compile a list of the issues they consider significant, and review it with their Real Estate Agent. Issues that are addressed by the seller prior to closing need to be determined by the terms of the contract.

Home insurance underwriting requirements are constantly changing. This report is not intended, nor is it capable of, determining the insurability of a home. Please contact a licensed insurance agent for more information about home insurance issues.

Please refer to our web site at www.CertifiedInspectionInc.com for more information about the ASHI standards of practice, ASHI code of ethics, home maintenance information, and links to web sites that may pertain to your real estate decision. The link to the Consumer Product Safety Council web site is recommended for current information concerning appliances subject to product recalls.

EXTERIOR

This inspection is not intended to address any geological conditions or site stability issues. For information concerning these conditions a geologist or soils engineer should be consulted. Any reference to grade is limited to the exposed areas around the exterior of the foundation. We recommend you ask the seller if he/she is aware of any prior foundation or structural repairs. The exterior elements and siding were inspected by walking around the exterior of the home.
Buying a home represents a huge investment and merits your commitment to maintenance. Roofs will eventually require repair or replacement, siding, doors, and windows will need caulked and/or painted, and trees and shrubs will need trimmed. We recommend an annual budget of 1% to 3% of the homes value be established for repairs and maintenance. We recommend that all door locks be re keyed after you take possession of the property.

GRADING:

Description: The grade for the land around the home is flat, little or no slope. The grade of the land around the foundation of the home should promote positive drainage away from the house. There are standards that recommend a minimum slope of 6 inches within the first 10 feet of the foundation wall. Allowing drainage to flow toward the house and/or pond next to it can effect the foundation. Whenever erosion and/or ponding is noted, soil should be provided to allow for a positive slope away from the home. In some cases the addition of gutters and splash blocks may be needed. Monitor areas around the foundation for erosion and ponding during heavy rains and take remedial action if needed. There is a slope (drop off) in the grade at the rear of the property.

Evaluation: The grading was evaluated by walking through accessible areas of the yard around the home. FAIR, Due to condition.

Grading Issues: MAINTENANCE improvements could be done by a homeowner, call a landscaper if needed. There is erosion and at various places around the house, most notable around the air compressor and at the rear of the house. Provide fill dirt, sand, and/or rock as needed. Evaluate areas during rainy periods to determine remedial actions needed to prevent more erosion. Erosion is due to roof run off, common occurrence.

LANDSCAPING:

Comments: MAINTENANCE Plants/shrubs are close/touching the home. Recommend plants be trimmed away from the sidewalls of the home.
Inspection of the sidewalls of the home is limited in areas due to the foliage. Shrubs near windows may actually cause leakage through the windows, trim plants as needed to prevent window leakage.
Trees and branches are overhanging the roof. Branches may grow and either come in contact with the roof and/or fall onto the roof. Monitor tree branches that are hanging over the roof and maintain as needed to prevent any damage to the roof.

DRIVEWAY:

Description: POURED CONCRETE: Shrinkage cracks are common.

Evaluation: FAIR - due to age and condition.

Comments: Cracking noted is commonly found in driveways, cracks would be due to normal shrinkage. Cracks could be sealed to improve the cosmetic appearance of the driveway. Uneven cement surfaces would indicate there has been settling, does not appear significant at this time. Monitor and maintain to meet your needs.

SIDEWALKS:

Description: POURED CONCRETE: Shrinkage cracks are common. PAVERS: May need to be leveled periodically - monitor and maintain as needed.

Evaluation: SERVICEABLE - Conditions noted to be expected with age and type.

PORCH:

Description: Typical slab on grade - masonry construction. Covered with pavers.

Evaluation: SERVICEABLE - Conditions noted to be expected with age and type of construction .

Slab issues: The front porch slab is low lying (close to grade). There is a possibility there could be water ponding onto the slab and onto the porch during heavy rains, monitor and maintain to meet your needs.

EXTERIOR DOORS:

Evaluation: Exterior doors were opened and shut to evaluate operation and the structural condition of the house. FAIR, Due to age and condition. Some issue where noted and are listed below.

Sliding door issues: CORRECTIVE Issues noted at the sliding glass doors at the family room. The bearings are worn, if door operation can not be improved with normal adjustment, cleaning, and lubrication, the door may need new bearings.

EXTERIOR WINDOWS:

Description: Predominate type are Single Hung Metal windows.

Evaluation: Exterior windows were observed by walking around the exterior of the home. For evaluation of window operation, see the interior section of this report. Windows are vulnerable to leakage in wind driven rains. Monitor the exterior for any gaps and caulk to seal to reduce the potential for leakage. SERVICEABLE No significant issues noted, window functioning as intended in relation to age and use.

CLADDING/SIDING:

Description: CEMENTIOUS COATING: A cementious coating (commonly called stucco) is applied over masonry walls. Stucco is an extremely durable covering, but is not waterproof. It is imperative that a high quality paint be applied on a regular basis to reduce water intrusion. There are building standards that recommend a cementious coating be applied in two layers and be at least 1/2 inch thick. The installation of exterior coatings rarely conform to common building standards. A thinner application of stucco will result in additional cracking, another good reason to seal with a quality paint. Masonry wall cracks are commonly found in the mortar joints, around doors and windows, and at other stress points. Monitor for cracking and seal as needed to prevent water intrusion.

Location of Siding: Predominate type of siding in use for the exterior of this home.

Location of Stucco: Stucco installed on wood framed walls above the entrance and at the gable.

Evaluation: The exterior siding was evaluated by walking around the exterior of the home. SERVICEABLE No significant issues noted, conditions noted to be expected in relation to age and type. Exterior siding will need ongoing maintenance as needed.

Masonry issues: Cracks noted in the exterior walls at various places around the house. Cracking noted may indicate there has been some settling. Recommend that all gaps/cracks be caulked and painted. Monitor for any further cracking. If significant cracking is noted (more that 1/4 inch wide and/or out of plane) then further evaluation by a company/engineer that can evaluate for unstable soils would be recommended.

Maintenance Issues: MAINTENANCE Rust noted at the corners and edges around front windows, would indicate moisture is penetrating the stucco. It is highly recommended that the metal edging be sanded and painted to prevent further deterioration. If left unattended, the edging may need to be replaced with a plastic type of edging.

LANAI:

Description: Patio/Lanai has a Poured Concrete slab - shrinkage cracks are to be expected.

Ceiling issues: It appears there have been repairs done, may indicate there has been leakage at one time . Areas appear dry at the time of inspection, but the area should be monitored and repairs made as needed. Contact the current owner for any historical information. Current cosmetic condition of the ceiling may or may not meet your needs.

Comments: MAINTENANCE Worn screens noted at the lanai screening, to be expected with age and use, monitor and maintain as needed.

ROOF & ATTIC

Roofs come in a wide variety of designs and materials. Most roofs are designed to shed water. For this reason, a roof with a steep pitch will be more reliable (less likely to leak, longer life expectancy) than a flat roof. Regardless of the roof slope, all roofs will eventually leak. Most often, leaks will occur at valleys and/or flashings. All roofs need ongoing maintenance and repair. As a roof ages, the potential for a leak increases as does the difficulty/cost of repairs, you should budget accordingly. Roof replacement is recommended when the cost of repairs exceed the value of the roof. The estimated age given in this report may vary from the actual chronological age as a result of premature or delayed aging.

Roof coverings are inspected by visual inspection, no shingles or roof tiles will be removed. The condition of sub-surfaces was not determined. It may not be possible to determine if there is an active roof leak during an inspection. Many times a leak will only be evident during periods of heavy rains, which may not occur during the time of an inspection. You should contact the current owner for all historical information about the roof.

Once a home is built, the visual inspection of significant structural elements in the attic can be extremely limited. Visual inspection of tie down straps, if present, can be blocked by insulation and other building materials. Without the original plans, it can not be determined if the house is constructed according to plan. Vapor barriers, if present, are often concealed. The presence and condition of vapor barriers was not evaluated during this inspection. Vapor barriers are not recommended in warmer climates since they can contribute to interior moisture issues.

ROOF COVERING:

Type: CEMENT/TILE ROOF: Life expectancy of a cement/tile roof is 15 - 25 years depending on the quality of the original installation and ongoing maintenance. The subsurface is designed to shed the water, while the tiles do shed water and protect the subsurface from deterioration due to the sun. Visual inspection of a tile roof is limited since much of the sub surface and components are concealed. Cracked and loose tiles are fairly common occurrences, therefore the tiles roofs will need periodic maintenance. It is considered normal maintenance to replace damaged tiles, caulk cracked tiles, and secure loose tiles. As the roof ages it is sometimes beneficial to clean and paint the roof.

Estimated Age: Roof is the same age as the home.

Age Issues: ROOF AGING: As a roof ages, it becomes more prone to leakage. Unfortunately, the roof also becomes harder and therefore more costly to repair. With repair, you may be able to extend the serviceable life of the roof. If the roof is more than 1/2 the original life expectancy, it is advisable to budget for the roofs repair/replacement.

Roof Style: Typical Slope

Inspection Method: The roof was inspected by placing a ladder at the eaves. Due to the potential of damaging tiles, the inspector will not walk on a tile roof.

Evaluation: - As tile roofs age, they will normally exhibit cracked and loose tile, gaps at mortar joints, and rust at flashing. Tile roofs will benefit with periodic maintenance as needed. Loose tiles should be secured, cracked tiles should be sealed, and the roof cleaned as needed. Rusted flashings should be sanded and painted. Monitor and maintain as needed.

Observations: There is a section of the roof that is directed toward a side wall of the home above the front porch. Obviously if the roof is directing water toward a wall, there is a potential of leakage into the wall. The area should be monitored on a periodic basis and maintained as needed, i.e. flashing sealed, debris not allowed to gather, cracks in the wall sealed, etc.

Active Leak: CORRECTIVE call a roofing contractor to evaluate and take remedial action as needed. Evidence of leakage noted at the garage ceiling directly below the wall flashing at the east side of the front porch. A moisture detector was used and an elevated moisture reading was observed. see above photo.

Tile Roof Issues: CORRECTIVE call a roofing contractor to evaluate and make remedial repairs as needed. Cracked and loose tiles noted in multiple places, most notable at the ridge caps. Mortar is loose at the ridge caps resulting in the loose tiles. More than 6 dozen cracked and loose tiles noted, repairs recommended to prevent damage to the sub surfaces due to ultraviolet sun rays.

General issues: MAINTENANCE . Rust noted at the vent hoods , monitor and maintain as needed. At some point in time, you may need to seal the area with a roof cement.

VENTILATION:

Description: Attic venting is provided by soffit vents.

Evaluation: Evaluation of the venting for the home is done from the ground by walking around the exterior of the house. SERVICEABLE Structure appears to have adequate ventilation.

GUTTERS & DOWNSPOUTS:

Description: Home has partial coverage of gutters. Gutters are made out of Metal . Consideration should be given to adding gutters at the front porch to improve drainage away from the home. Currently roof drainage is dumping water next to the foundation and may allow for moisture to build in areas. Monitor for damp walls and/or ponding next to the foundation and correct as needed by adding gutters and/or improving the grading.

Evaluation: Gutters are inspected visually from the ground by walking around the house and from the roof, where possible. FAIR, Due to age and condition.

Gutter issues: MAINTENANCE Debris in gutter will restrict drainage and will cause deterioration of the gutter. The debris may also allow for drainage into the fascia. Keep gutters free of debris and draining correctly. Route downspouts away from the building. You should consider supplying splash blocks.

CHIMNEY:

Description: The chimney has a metal flue with a wood framed enclosure. Many of the internal components of the fireplace and chimney are concealed and therefore their condition will not be readily apparent during a visual inspection. Due to the safety issues associated with a fireplace and chimney, periodic evaluation and maintenance by a Chimney Sweep and/or fireplace contractor is highly recommended. The inspector is not required to start a fire in the fireplace for system evaluation. Chimneys are vulnerable to leakage which can occur at the flue, the top cap, the siding, flashing around the chimney, and the roofing around the chimney. Monitor and maintain as needed.

Evaluation: Chimneys are inspected visually from the roof if the inspector is able to walk on the roof and/or from the ground. FAIR, Due to age and condition.

Chimney issues: MAINTENANCE The top cover plate is rusted, if left unattended further damage is possible. Recommend cover plate be sanded and painted.

SOFFITS & FASCIA:

Description: Soffits and fascia are made of aluminum construction.

Evaluation: The soffits were inspected visually from the ground by walking through the yard around the exterior of the house. FAIR.

ATTIC:

Inspection Method: Attic access located in the garage. The inspector did enter the attic, inspection of extreme areas is limited. The design of the roof/attic structure limits safe passage through the attic. The addition of bracing and/or decking may allow for safe passage to remote areas. Passage through the attic and visibility of components is restricted due to the HVAC ducts and insulation.

Type: Attic is unfinished (not intended as livable space).

Framing & Decking Roof and attic are framed with a combination of primarily trusses with rafters in some areas. Plywood is used for decking.

Tie Downs: Random evaluation revealed the type and installation of visible structural components through out the attic are common to homes of this age and type of construction. Building standards are constantly being evaluated and changed to improve performance. Obviously the newer the home, the more consistent it will be with current standards. Tie down clips are used to secure the framing to the side walls in some places. Tie down straps are used to secure the framing to the side wall in most places. Some installation issues were noted. Fewer nails used to secure the straps than currently recommended. There are standards that recommend a minimum of 2 nails on the front side and a minimum of 1 nail on the opposite side. Loose straps noted. The issues noted can compromise the structural integrity but may only be an issue during a catastrophic event. For any further evaluation and possible remedies consult with a general contractor and/or an engineer.

Insulation: Insulation is located in the attic flooring and vaulted ceiling side walls. Combination of Fiberglass batts and Fiberglass Blown-in, 7 to 10 inches of insulation noted in most areas. Some insulation is installed unevenly, consideration should be given to distributing the insulation evenly. Consideration should be given to getting an energy audit by the local power company for any energy programs that may be available and to learn about ways to improve energy efficiency.

Insulation issues: MAINTENANCE . The insulation has pulled loose in areas, will allow for excess heat into living areas. Recommend the insulation be secured as intended. Common maintenance issue, contact a contractor to repair if beyond your abilities.

Observations: Evidence of rodent activity, call a pest control company for FURTHER EVALUATION and possible remedies. Contact the current owner for any historical information.

GARAGE

Current building standards require the use of fire resistant materials between the garage and the rest of the house. Any holes in the walls and ceilings should be sealed to provide a fire stop between the garage and the rest of the house. Automatic door openers should be installed, maintained, and used according to the manufacturer's specifications. If there is an automatic door opener, the inspector will open and shut the door using the wall switch, remote controls are not evaluated. Contact the current owner for the location of the remote controls and evaluate prior to transfer of ownership. The openers safety reverse, if present, is tested by applying resistance to the door when it is closing. If the opener has no safety reverse, or the safety reverse can-not be adjusted to be made operational, we highly recommend a new opener be installed with current safety features.

GARAGE:

Description: The garage is attached to main house. Garage is designed for 3 cars.

Observations: Inspection of the garage is limited due to the following issues. There is storage through out the garage. The inspector is not required to move personal items and storage during an inspection. Obviously there could be issues concealed by the storage. FURTHER EVALUATION of the garage is recommended when the storage has been removed.

FLOOR:

Evaluation: SERVICEABLE - Conditions noted to be expected with age and type. Common shrinkage cracks noted - you should consider sealing as normal maintenance.

WALL & CEILING:

Description: Garage has cement block walls, There are some sections of drywall between the house and the garage. Ceiling is made of drywall.

Ceilings: CORRECTIVE Ceiling issues were noted. Staining and deterioration noted at the garage ceiling nearest the front porch, Area was check with a moisture meter and an elevated moisture content was noted. Stains likely due to leakage from the roof were it is directed toward the front porch. Make cosmetic improvements after the roof is repaired. see roof section of this report.

GARAGE DOOR:

Location: Main garage door.

Description: The garage door is a double car door made out of metal. The door has an automatic door opener. The inspector will test the opener by using the button on the wall to open and close the door, check with the owner for the location and operation of portable control units. Review manufacture specifications for safety feature, operation, and maintenance requirements.

Evaluation: FAIR - The door was opened and closed and found to be functioning as intended.

Door issues: MAINTENANCE Damaged noted to the bottom panel of the garage door, door is worn and weakened due to age and use. Additional bracing could be added to strengthen the bottom panel of door. Due to the condition of the panel, panel/door replacement should be considered. Obviously damaged panels could weaken the door, may only be an issue in a catastrophic event.

GARAGE DOOR:

Location: Second garage door, Located next to the main door.

Description: The garage door is single car door made out of metal. The door has an automatic door opener. The inspector will test the opener by using the button on the wall to open and close the door, check with the owner for the location and operation of portable control units. Review manufacture specifications for

	safety feature, operation, and maintenance requirements.
Evaluation:	FAIR - due to age and condition. The door was opened and closed and found to be functioning as intended.
Door issues:	MAINTENANCE Door would benefit from normal maintenance (i.e oil all moving parts, check and tighten fasteners if needed).

ELECTRICAL

The inspector will randomly inspect a representative sampling of installed devices, fixtures, switches, and receptacles. The adaptability of any 220 volt appliance for use with any particular receptacle was not determined. Inspection of remote control devices, smoke alarms, carbon monoxide detectors, alarm systems and components, and low voltage wiring is beyond the scope of this inspection. Smoke alarms should be checked on a monthly basis. Since there is a possibility of a smoke alarm being connected to a central alarm system, they are not tested during a standard inspection, contact the current owner for more information.
Ground Fault Circuit Interrupters (GFCI receptacles) are safety devices that are currently recommended for all exterior receptacles, bathrooms, garages, laundry, and at all kitchen counters receptacles. Depending on when your home was built will determine the location of GFCI receptacles. GFCI receptacles are tested by using the test button on the GFCI receptacle. It was not determined which outlets are connected to a GFCI device. Check with the manufacturer specifications for operation and maintenance.
Requirements for electrical systems are constantly being updated for more convenience and safety. Obviously an older home will not meet the standards of a newly constructed home. The inspector will evaluate the system in relation to other homes with systems of the same age and type of construction.
The listed destination of the branch circuits are not verified during a standard visual home inspection. Whenever work is done on a branch circuit, care should be taken to verify there is no power to the circuit when the breaker is tripped.
Since much of the electrical system is not visible and considering the obvious safety issues, always enlist the services of a licensed electrician for electrical work.
The installation of tamper resistant receptacles (outlets) through out the home is recommended.

SERVICE CONDUCTORS:

Description: Service Lateral Conductors - Underground (conductors are under ground - not visible - remember to check the location of the lines if you do any digging in the yard). The electrical service to the home is a common 110/220 Volt service. System is grounded. (There is a Grounding Electrode Rod driven into ground)

Evaluation: SERVICEABLE - No significant defect noted.

System Observations: There is a surge suppressor installed for this system. The suppressor is intended to reduce damage to the electrical equipment due to electrical surges. Evaluation of the surge suppressor is beyond the scope of this inspection. A surge suppressor does provide some protection but not always be able to limit damage to your system. Contact the power company for more information about service equipment protection.

MAIN PANEL:

Location: Exterior side wall of the home near the garage.

Cabinet Amperage Rating: 200 AMPS.

Main Disconnect: 200 AMP Breaker.

Type of Breakers: The main breaker for this service is a circuit breaker, with circuit breakers in use for the branch circuits.

Evaluation: The interior components of the Main Service Panel (load center) were inspected by removing the dead front cover. No interior components in the panel were removed. SERVICEABLE The size of the breakers in relation to the attached cable (conductors) appears to meet standards.

PRIMARY SUB PANEL:

Primary Sub Panel: Primary sub panel is located at the garage wall.

Primary Sub Panel Amperage: Primary sub panel is rated for 200 AMPS.

Main Breaker: No main breaker in the primary sub panel, common for this type of installation. Main breaker would be at the main panel.

Type of Breakers: Circuit breakers.

AFCI Breakers: INDETERMINATE There are no AFCI's (ARC fault circuit interrupters/breakers) for 15 & 20 amp circuits in the home. AFCI's are a newer type of breaker that can be beneficial for fire-prevention. AFCI's are intended to trip if the are any loose connections and/or faults within the circuit. Circuit upgrades should be considered. AFCI are not required in laundries, kitchens, bathrooms, garages, and unfinished basements.

Over fusing: CORRECTIVE contact an electrician to evaluate and make remedial repairs as needed. Over fusing noted at a 30 amp breaker Over fusing occurs when the wire (conductor) for a breaker and/or a fuse is too small in relation to the size of the breaker/fuse used to protect the wire. The breaker/fuse will allow more power through the wire than the wires is capable of safely conducting. This could result in the wires over heating.

SUB PANELS:

Location: Sub panels were noted at the following locations: (at the HVAC equipment)

CONDUCTORS:

Main Service Cable: Copper wire.

Multi-strand Cable: Copper.

Branch Circuits: The single strand conductors (cable) for the home, as observed at the main panel (cabinet), is copper, Nonmetallic cable, often called by the brand name ROMEX.

Evaluation: The branch circuits are observed by viewing the conductors inside the main panel (cabinet) and by observing the visible cables throughout the house. It should be noted, much of the homes branch circuits are concealed. SERVICEABLE Conditions noted are typical for this age and type of construction, no significant defect noted, monitor and maintain as needed.

RECEPTACLES / DEVICES:

System Evaluation: SERVICEABLE A representative sampling of switches and receptacles were tested/operated throughout the home. Some issues were noted as listed below.

GFCI Operation: Ground Fault Circuit Interrupter (GFCI) receptacles/breakers (at the bathroom receptacles) , (at the kitchen counter receptacles), and (at the exterior receptacles) are tested by using the test button. For safety reasons, monitor GFCI receptacles/breakers and maintain as per manufacturers specifications which usually recommend periodic testing of the test switch .

GFCI Issues: CORRECTIVE The GFCI receptacle located at the bar sink did not trip when tested by using the test button. The power to the outlet should have shut off when tested, safety concern. Contact an electrician to evaluate and repair/replace.
FURTHER EVALUATION I could not locate a garage GFCI receptacle, may be hidden by storage. Recommend the presence and proper operation of a GFCI receptacle be verified. The GFCI outlet may be hidden by storage, recommend the GFCI outlet be located and evaluated when the storage has been removed.

Loose Outlet: CORRECTIVE Loose receptacle located in the dining room. A loose receptacle can result in loose contacts at the wire connectors and is a safety concern. Contact an electrician to evaluate and repair.

Grounding Issues: CORRECTIVE Contact an electrician for system review to evaluate and repair ungrounded receptacles located in the kitchen island. Ungrounded and/or poorly grounded receptacles are a safety concern, repair/replace.

PLUMBING

Plumbing systems are three distinct systems: a water supply system, a drain system, and a vent system. The inspector will operate plumbing fixtures to verify water volume to fixtures and drainage from the fixtures. Main shut off valves, fixture shut off valves, water heater pressure temperature relief valves, and laundry valves, are not operated during a standard inspection. Due to the safety concerns, we recommend that water heater pressure temperature relief valves be checked on a periodic basis, best done by a plumber. All underground piping related to water supply, waste, septic systems, and sprinklers are not visible and beyond the scope of this inspection. The types of water supply lines and waste lines identified in this report are based upon what is visible, there could be other types of plumbing supply and waste lines in use that are concealed and therefore not identified. Leakage or corrosion in concealed and underground piping cannot be detected by a visual inspection. Water quality and/or hazardous materials (lead) testing is available from local testing labs. Hoses are not removed from hose bibbs during a standard inspection.
Evaluation of wells and septic systems is beyond the scope of this inspection. If the home is on a well, further system evaluation by a well contractor is highly recommended. If filters are present, you should obtain evaluation of their operation and maintenance requirements from a qualified filter company. Check with the current owner and/or the local municipality to determine type of sewage disposal in use for the home. If there is septic system in place, further evaluation by a septic tank company is highly recommended. Contact the current owner to determine if there are any abandoned septic tanks. Abandoned tanks should either be filled in or removed.
As plumbing systems age updating of the supply lines, drain lines, and fixtures will be needed on a periodic basis.

WATER SERVICE:

Reported to be: Public - Meter is located in the front yard, there is a water shut off at the meter. The convenience water shut off valve is located at the exterior front of the home.

MAIN LINE:

Description: The main water line to the home was buried, concealed from visible inspection. Main service line to the home, where visible, is copper. PVC piping has been used to install the water softener, common application.

Evaluation: Main water lines are evaluated by observing the meter (if possible), visible sections of pipe, and by operating fixtures through out the home. FAIR, Due to age and condition.

SOFTENERS & FILTERS:

Filters: A water softener has been installed. Inspection of water filters and softeners is beyond the scope of this inspection. Contact the owner of the home to verify that the water filter is staying with the home, whether the unit is owned or rented, and if there is any maintenance agreement for the unit. Contact either the current owner and/or a water softener company for any further evaluation and maintenance requirements.

Filter issues: CORRECTIVE Contact a water softener company to evaluate and make remedial repairs as needed. Condition of the water softener would indicate it has been abandoned/neglected. Due to the conditions noted, it appears the system is in need of servicing or replacement.

SUPPLY LINES:

Description: Copper piping is the primary type of visible plumbing in use throughout the home.

System Observations: RE- PLUMBED: It appears some of the plumbing has been updated. Normally plumbing systems will be repaired/replaced on an as needed basis, rarely does the entire system get replaced. When sections have been replaced, you should anticipate there could be older sections still in use that will need attention, budget accordingly.
Newer plumbing lines have been installed in the attic. Commonly done in Florida, monitor and maintain as needed.

Evaluation: The inspector operated fixtures throughout the home to evaluate the flow of water to and from fixtures. FAIR, Due to age and condition.

Pipe issues Rust noted at pipes and joints - to be expected with age. Monitor and maintain as needed.

WASTE LINES:

Description: (PVC) polyvinyl chloride plastic drain lines in use. Most common type of drain lines currently used.

Evaluation: Water was run through the fixtures during the inspection to evaluate system drainage. SERVICEABLE In the inspector's opinion, drainage appears be functioning as intended.

WATER HEATER:

Location: Garage.

Manufacturer: Rheem.

Type: Electric water heater.

Refer to the manufacturers manual for operation and maintenance recommendations. On a periodic basis, the tank should be flushed by attaching a hose to the faucet located at the base of the tank and running water through the hose while simultaneously operating multiple hot water fixtures throughout the home for a few minutes. If a sulfur odor is detected, try setting the temperature above 140 degrees for over 8 hours and then return to a temperature of 120 degrees. There is a circuit breaker for the water heater located in the electric panel. Always trip the water heater breaker if you remove the water heater service panels. The water heater has a Pressure Temperature Relief valve. Operation of the valve is beyond the scope of a visual inspection. Manufacturers recommend homeowners check the valve annually. Checking the valve may result in the valve leaking requiring replacement of the valve. Water drawn from the water heater should be done using the faucet at the base of the tank versus using the pressure temperature relief valve.
There is a water shut off valve on the supply line to the water heater.

Size: 50 Gallons.

Age: Unit is dated 1999. Older water heater, budget accordingly.

Evaluation: The water heater was checked by visual inspection of the exterior of the water heater and by operating fixtures through out the home. FAIR, Due to age and condition.

Observations: FURTHER EVALUATION When operating water faucets throughout the home, dirty water was noted, most probably due to the condition of the interior of the water heater. Condition may improve by flushing the system. If flushing the system does not improve the quality of water, contact a plumber, water heater replacement maybe needed.

KITCHEN / APPLIANCES

Kitchens have many components that are used on a daily basis. For this reason, you should anticipate a greater need for plumbing repairs, general maintenance, and the eventual refurbishing.
Major built-in appliances will be inspected by running the appliance through a cycle or by simple off/on testing. Oven thermostat/time controls and cleaning cycles, portable appliances, and ice machines are not evaluated during a standard inspection. Microwave ovens are tested by using a microwave tester or by heating a small amount of water for 15 seconds. The cleaning adequacy of the dishwasher was not determined and can vary for any number of reasons..

The inspector will attempt to estimate the age of the appliances, contact the owner for exact age and any relevant documentation. Major kitchen appliances normally last 10 to 15 years depending on quality and maintenance. Dishwashers have an average life expectancy of 8 to 12 years. Garbage disposals have an average life of 5 to 10 years.
Laundry appliances are not normally operated during an inspection since they often do not stay with the home. If the inspector is requested to inspect the laundry appliances, the inspector will operate the washer through one cycle. The dryer will be operated to see if the drum turns and the heating source is generating heat. The adequacy of all cycles or performance of the machines is not determined. Since the washer and dryer are not moved during the inspection, the condition of the wall and floor around the machines may not be determined.
Dryer vents are prone to collecting lint and will need cleaned periodically. If the dryer completes a cycle and the clothes are still damp, and you are sure the heating elements are working, the dryer vent needs cleaned. Contact either a vent/duct cleaning company or a fireplace cleaning company.

KITCHEN SINK:

Evaluation: The kitchen sink was evaluated by operating the hot and cold water and visual inspection of the accessible areas under the sink. FAIR Due to age and condition.

Sink Issues: Conditions under the kitchen sink would indicate there has been leakage at some time, more a cosmetic issues, maintain to meet your needs.

GARBAGE DISPOSAL:

Evaluation: The garbage disposal was evaluated by turning on the disposal while running water through it. FAIR Due to age and condition.

Observations: The interior impeller blades are rusted, worn due to age and use.

DISHWASHER:

Evaluation: CORRECTIVE call a plumber to repair/replace as needed. Dishwasher is not operational.

RANGE/COOK TOP AND OVEN:

Description: Home has a range.

Evaluation: Ranges, ovens, and stove tops are evaluated by operating the burners and the oven elements. The calibration of the temperature control settings are not verified during a standard inspection. FAIR Due to age and condition.

Issues: INDETERMINATE Range is not secured in place as currently recommended. A brace (anti-tip device) can be added to prevent the range from tipping over, addition of a brace is recommended.

VENTILATION:

Description: Exhaust hood is ducted to the exterior.

Evaluation: The vent was operated by turning on the fan and vent hood light. FAIR Due to age and condition.

Vent Hood Issues: MAINTENANCE Exhaust fan is noisy, worn due to age and use, clean/adjust to improve operation.

REFRIGERATOR:

Evaluation: The refrigerator was evaluated by visual inspection, opening the doors, and by checking the internal temperature of the refrigerator. FAIR, Due to age and condition.

Refrigerator issues: MAINTENANCE Dirt noted in the coils, keep clean to improve operation and efficiency.

INTERIOR COMPONENTS:

Counters & Cabinets: Counters & Cabinets appear SERVICEABLE. Conditions noted to be expected in relation to age of the components.

Receptacles/Devices: There are GFCI outlets in the kitchen. The GFCI outlets were tested and found to be functioning as intended.

LAUNDRY:

Laundry Sink: The laundry sink was checked by turning on the faucets and observing water flow and drainage. Flow to and drainage from the laundry sink appears to be functioning as intended.

WASHER AND DRYER:

Clothes Washer: The clothes washer was operated empty through one cycle. FAIR, Due to age and condition. Washer is an older model.

Clothes Dryer: Dryer was evaluated by turning on the dryer while it was empty. FAIR, Due to age and condition. Clothes dryer is an electric appliance, refer to manufacturer's specifications for operation and maintenance. Appliance is an older model, in the last 1/3 of it's life expectancy.
Dryer has an exhaust duct to the exterior. Review dryer manufacturers specifications to verify duct installation. A dryer exhaust duct will need to be cleaned periodically. If clothes are hot and damp after the dryer completes a cycle the lint screen and/or the dryer exhaust duct is dirty and needs cleaned, contact a duct cleaner if needed.

BATHROOMS

Bathrooms are high use areas and therefore will require ongoing maintenance. Maintenance and repair of grout mortar joints in bathing areas is imperative to prevent water damage. Any gaps in the grout mortar joints create a potential for leakage to sub-surfaces. Shower curtains and/or fixed shower doors should be used to contain water in bathing areas. It is not possible to evaluate the condition of concealed sub-surfaces during a visual inspection. Full evaluation of sub surfaces can be made during refurbishing. Bathrooms will normally need some refurbishing every 15 years depending on the quality of materials in use, maintenance, and your needs, you should budget accordingly.
The base of a shower pan is not visible and therefore is beyond the scope of this inspection. Depending on the age and location of the home there may or may not be a shower pan in place.
Inspection of the bathroom fixtures is done by operating fixtures simultaneously to evaluate the water volume to fixtures and the drainage from fixtures.

BATHROOM:

Location: Master Bathroom.

Ventilation: The bathroom has both an exhaust fan and a window.

Evaluation: Bathroom plumbing and fixtures were evaluated by simultaneously operating all fixtures and visual inspection of the accessible areas of the bathroom. FAIR, Due to age and condition. Some issues were noted as listed below.

General Issues: Older fixtures in place, worn due to age and use. Condition of the fixtures and plumbing to be expected in relation to age. Budget to maintain as needed and to meet your needs.

Tile/Enclosure: MAINTENANCE Mortar joints are showing some minor wear, monitor and maintain as needed. Tile mortar joints are dirty, limits the ability to inspect the condition of the walls and tile joints. Clean tiles and mortar joint and check for cracks, maintain as needed.

Toilet Issues: CORRECTIVE The refill tank ballcock (fill) valve is worn, leaking at the seals, replacement recommended, low cost part.

Bath Tub: Bathroom has a bath tub. There is a shower head. The inspector will operate both the tub faucet and the shower.

Tub Issues: CORRECTIVE call a plumber for repair as needed. Tub faucet is leaking at stem when operated, may allow for drainage back into the wall. Packing glands will need repaired and/or the faucet replaced.

Shower: Bathroom has a shower. It can not be determined if there is a shower pan in place or the condition of a shower pan during a visual inspection. The base of a shower stall is vulnerable to damage due to moisture issues. It is imperative that the shower enclosure surface be maintained and kept water tight. Gaps in the mortar between tiles should be repaired as soon as possible when the occur.
Shower was tested and functioning as intended at time of inspection, monitor and maintain as needed.

BATHROOM:

Location: Rear Hall Bathroom.

Ventilation: The bathroom has both an exhaust fan and a window.

Evaluation: Bathroom plumbing and fixtures were evaluated by simultaneously operating all fixtures and visual inspection of the accessible areas of the bathroom. FAIR, Due to age and condition.

Tile/Enclosure: CORRECTIVE Loose tiles noted, moisture could be getting into the wall. Recommend loose tile be secured as intended. Bathing enclosure would benefit with some refurbishing.

Toilet Issues: CORRECTIVE call a plumber to evaluate and repair/replace as needed. The toilet has a weak flush, most probably due to worn out parts in the refill tank and/or the need for adjustment of the components in the refill tank. Possibly there could be an issue with the supply line and/or the drain lines.

INTERIOR

Interior evaluations are based upon the visual condition of ceilings, walls, floors, windows, and doors, most structural components are concealed from visual inspection. The inspector will not move personal items. You are encouraged to do a walk through inspection, after the premises are vacated and prior to close, to verify the interior condition. . Evaluation of the types of coverings, aesthetic conditions, and cosmetic concerns are not within the scope of this inspection. A random number of doors and windows will be operated to evaluate the structural condition of the home. FIREPLACE inspections are limited to components that are accessible at the time of inspection. Much of the interior flue and fireplace components are concealed and are excluded from this report. Due to the safety concerns associated with chimneys and fireplaces, annual evaluation and maintenance by a fireplace contractor and/or a chimney sweep is highly recommended. The inspector will not start a fire in the fireplace nor operate any gas appliances that have been shut off.
The inspector is not required to operate/test smoke alarms/detectors, carbon monoxide alarms, intercom, security systems, sprinkler systems, and central vacuum systems. Smoke alarms/detectors are often connected to the security system, testing the alarm could accidentally alert the local fire department. Photoelectric Smoke Alarms are preferred versus Ionization Smoke Alarms. Contact the current owner for more information about the types of systems in place and follow the manufacturer's recommendation for maintenance and operation. There are standards that recommend smoke alarms be installed inside bedrooms, be ARC fault protected, interconnected, and installed in the immediate vicinity outside all sleeping rooms and replaced every 10 years. Check with local municipalities for any updated recommendations. If there is a security system in place, further evaluation of the system by a security system contractor is recommended when you take possession of the property. We also recommend all locks be changed.

CEILINGS:

Description: Drywall type construction on wood framing. Drywall is the most common material used for ceilings and wall surfaces. The appearance of drywall surfaces can vary in relation to the quality of the original installation, upkeep, maintenance, and the amount of settlement a home experiences. Most blemishes noted can be corrected with minor repair, texture, and paint.

Evaluation: Ceilings were observed by walking through the home. Some issue where noted and are listed below.

Ceiling issues: Cosmetic issues were most notable in the family room. Splitting noted at tape joints is not uncommon and can be due to stress/settling, many times the splitting is the result of original construction workmanship. Cosmetic improvement should be considered.

Patches: Patches noted in the ceiling at the living room. Patches noted would indicate there has been ceiling repairs made, contact the current owner for historical information. Cosmetic improvement of patched ceilings should be considered. A new coat of texture covering maybe needed in order to better conceal the patched area. Possible homeowner maintenance, contact a painter and/or drywall contractor if needed.
Areas checked were found to be dry at time of inspection, monitor and take remedial action if and when needed. Any moisture intrusion can be a source of biological growth, contact an environmental company for any further evaluation.

INTERIOR WALLS:

Description: Drywall type construction used for walls throughout the home as identified in the ceiling section.

Evaluation: Walls were observed by walking through the home, personal items and storage are not moved during a standard inspection. SERVICEABLE Conditions noted to be expected in relation to age and type.

Wall issues: Cosmetic issues noted at walls throughout the home can be attributed to age and normal use. Walls would benefit with cosmetic improvement. Maintain to meet your needs.
INDETERMINATE Wall paper has been installed in the home. Wall paper can be a source for biological growth between the wall paper and the wall and may only be detected if and when the wall paper is removed. The potential for growth is greater in bathrooms and exterior walls. Inspection of environmental issues is beyond the scope of this inspection, contact an environmental company for any further evaluation.

FLOORS:

Description: Home has cement flooring. Cracking of cement is common due to normal shrinkage. - Flooring is covered with carpet and/or tile throughout the home which will limit the ability to visually inspect the primary flooring throughout the home.

Floor issues: Cracking noted in floor tiles in the kitchen could be due to settlement, but is most likely due common shrinkage/cracking of the cement sub flooring. Cosmetic improvement should be considered. Contact the current owner to determine if there are any extra matching tiles. Call for further evaluation if significant

cracking is noted.

WINDOWS:

Evaluation: A random number of windows were operated primarily to determine the structural condition of the home. Windows blocked by furniture, storage, window coverings or secured by security locks may not be operated. FAIR, Due to age and condition.

Won't Stay Opened: CORRECTIVE Windows located in the master bedroom. would not stay open. Contact a contractor to evaluate and make remedial repairs as needed.

DOORS:

Evaluation: Interior doors were opened and shut to evaluate operation and the structural condition of the house. SERVICEABLE No significant issues noted, doors functioning as intended in relation to age and use.

FIREPLACE:

Description: The fireplace is, a metal enclosure, with fire bricks lining the heat chamber. Monitor for cracking of the bricks and seal with a masonry compound available at fireplace stores, as needed.

Evaluation: Fireplace was visually evaluated from the opening and by opening and closing the damper. Obviously many of the chimney components are not accessible and are beyond the scope of a standard visual inspection. We highly recommend there be a Carbon Monoxide detector installed in the home with a fireplace as a safety precaution. Evaluation and maintenance by a chimney sweep and/or chimney contractor should be considered on a periodic basis. FAIR, Due to age and condition.

Fireplace issues: MAINTENANCE The flue is dirty, to be expected with age and use. Limited amount of creosote noted at time of inspection. Chimney and fireplace are functional at the time of inspection. Fireplaces should be swept/cleaned on a periodic basis. Monitor and maintain as needed.

SMOKE ALARMS:

Observations: Smoke alarms were noted in the home, monitor and maintain as per manufacturer's specifications. MAINTENANCE Most manufacturer's recommend replacement of alarms 10 years in age or greater.

STRUCTURE

The inspector will evaluate the structural condition of the home by visual inspection of the exposed structural members, by walking through and around the home, and by operating doors and windows. Many of the homes structural components are hidden from view by finished walls, floors, building materials, land, and/or personal items and cannot be visually inspected. It should be noted that only components that are intended to support a load are considered structural components. A piece of trim wood is part of the structure, but since it does not support a load, it would not be considered a structural component. As a home ages it is more vulnerable to structural defect. Structural deficiencies can be the result of numerous issues; i.e seismic activity, water intrusion, pest activity, quality of original workmanship, building material defects, and improper alterations to the home.
Cracks are commonly found in foundations, most do not represent a significant structural problem. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
We recommend the home be evaluated/inspected by a licensed pest control company prior to transfer of title.

STRUCTURE:

Type of Construction: MASONRY CONSTRUCTION: Most masonry structures will exhibit a certain amount of cracking. Cracks will occur for many reasons such as shrinkage, thermal expansion and contraction, moisture, settling, etc. You can anticipate some settlement cracking as a home ages. It is beyond the scope of a standard visual inspection to determine the exact cause of cracks. Whenever cracking is noted, cracks should be caulked and the walls painted. Monitor and maintain as needed.

Pest Treatment: PEST TREATMENT: There are indications the house has been treated for pest activity. Treatment may have been preventative maintenance or could have been due to pest activity. Contact the current owner and the company that did the treatment company for historical information regarding pest activity and treatments. Whenever wood damage is noted, and/or the home has been treated, FURTHER EVALUATION by licensed pest control company is recommended. (Pest control sticker noted on the main electric panel)

Wood to Soil issues: Wood to soil contact was noted at wood that has been used for landscaping (replacement with non wood products should be considered). It is recommended to maintain at least 6 inches of space between the soil and wood. Any siding, framing, or decking in contact with, or in close proximity to the ground is vulnerable to wood damage. Problematic areas should be checked on a regular basis and remedial action taken if needed.

FOUNDATION TYPE:

Type: The foundation for the home is a Cement Slab on Grade type of foundation.

SLAB:

Evaluation: SERVICEABLE Observation of the visual components of the primary slab and the structure did not reveal any significant defects. Conditions noted are typical of type and age of construction. Much of the slab foundation is concealed which limits visual inspection. It may not be possible to determine the type of foundation used for the slab during a standard visual inspection. No indication or need for further evaluation noted at this time.

Observations: There is excess cement at the base of the exterior walls. The condition is due to cement overflowing the forms that were used to construct the slab/foundation during original construction and is more a cosmetic workmanship issue versus any significant structural defect.

HEATING - AIR CONDITIONING

Heating, Venting, and Air Conditioning systems (HVAC) come in a wide assortment, all with their own strengths and weaknesses. It is important to follow manufacturer's specifications in relation to the operation and maintenance of the homes HVAC system. If the heating system uses fossil fuels as a heat source, visual inspection of the heat exchanger is limited and therefore further evaluation by a HVAC contractor is highly recommended. Carbon monoxide detectors are highly recommended and are required whenever fossil fuels are in use. The inspector will evaluate HVAC systems by simply operating the system using normal thermostat controls. The inspector is not required, for safety reasons, to light any pilot lights for system operation. Whenever a system is shut off, contact the current owner to determine why the system is shut off and to return the system to full operation.
Air conditioners and heat pumps are evaluated by monitoring the variance of the return and the supply air and visual condition. Air conditioners have a life expectancy of 12 to 15 years, and heat pumps have a life expectancy of 10 to 14 years. Pressure testing of coolant lines is beyond the scope of this inspection. Due to system design and ambient temperature, it may not be possible to operate the system in both the heating and the cooling mode during the inspection. Evaluation of electronic filters, heat recovery units, SEER ratings, and solar systems is beyond the scope of this inspection. Due to current SEER standards, if one component of an air conditioner or heat pump HVAC system fails, replacement of the entire system is recommended.
The interior of HVAC ducts and air handlers are not visible during a standard visual inspection and therefore their interior condition is not evaluated. Contact an environmental company, a HVAC contractor, or a duct cleaning company for a more technically exhaustive evaluation of the interior of the ducts and air handlers, environmental issues associated with HVAC systems, and indoor air quality.
Consideration should be given to getting an energy audit by the local power company.

HEATING & COOLING SYSTEM:

**Type of System(s):* The home is heated and cooled by an electric heat pump. Due to ambient temperature the system was operated in the cooling mode.

HVAC SYSTEM:

Compressor Manufacturer: Both the compressor and the air handler are manufactured by International Comfort.

Capacity: The air compressors estimated capacity is 5 tons .

Age: The air compressor is dated 2006. SEER (energy efficiency) rating was not determined.

Compressor issues: The Air Compressor cooling fins are dirty, will restrict air flow and lessen efficiency of the system, recommend fins be cleaned when the system is serviced.

Air Handler Manufacturer: The Air Handler is manufactured by International Comfort.

Age: The air handler is dated 2007.

Air Handler issues: The air handler is located in the garage. Air handlers located in a garage will tend to have more moisture issues due to the cooling that occurs in an air handler and being located in a hot garage. Seals for the air handler and the ducts need to be well maintained to prevent moist exterior air and car fumes from entering the home. Monitor and maintain as needed. Dirt on the air handler coils will lessen the efficiency of the system, recommend the coils be cleaned on a periodic basis to maintain system operation.

Evaluation: The major components were operated by using system controls and by visual inspection; system components were not disassembled.

System Operation: CORRECTIVE contact a HVAC contractor to evaluate the system and make remedial repairs as needed. There is a 10 degree split between the return and supply air - system is not operating (cooling) within industry standards. Some industry standards allow for a split of 14 degrees to 22 degrees, (17 to 20 degrees would be preferred). Whenever a system is found that is not operating within industry standards, exhibits signs of wear and/or neglect, or is not operating at the time of inspection, a more technical evaluation by a licensed HVAC contractor is recommended.

DUCT WORK:

Description: Predominate type of ducts in place, Flexible round ducts, commonly used in new construction. Watch for loose connections and seal as needed. Consideration should be given to having an energy audit to evaluate the HVAC system efficiency.

Observations: INDETERMINATE The duct system is installed in a manor that uses wall cavities for the air returns. There are building standards that recommend the use of approved sealed ducts versus wall cavities in order to provide a closed air conditioning system. Using wall cavities for ducts will allow for air to bypass filters and pull air from unconditioned areas resulting in lower system efficiency. Consideration should be given to upgrading to a fully enclosed duct system.

Evaluation: The duct system was inspected by observing the visible ducts in the attic and by walking through the home, taking temperature readings at a random sampling of vents throughout the home. FAIR, - Due to age and condition.

Air Flow issues: Conditions noted are typical for the type of ducts in place. Duct systems are prone to leakage, periodic evaluation and maintenance is recommended. Comfort throughout the home may improve with system balancing - vents close to the air handler can be adjusted to force air to more remote areas of the home. Monitor and adjust system to meet your needs.

Installation issues: INDETERMINATE HVAC installation standards are constantly being evaluated and changed to improve performance. The following information is intended to identify duct installation issues that don't conform to current building standards. Improvements/modifications are at homeowner discretion but should be considered to improve duct performance. It maybe beneficial to have an energy audit by the local utility provider. Contact a HVAC contractor for any further evaluation. Duct connections at distribution boxes are not sealed with a mastic, will be more prone to leakage. Use a mastic to seal all connections to reduce system leakage. Common standards allow for a 1/2 inch drop per foot of duct, more slope/drop in a duct may reduce the air flow through the duct. There are ducts that slope more than recommended. Efficiency of the system could be improved by adjusting the slope of the ducts. The ducts are not supported and/or are laying on top of the insulation. Ducts in direct contract with insulation are more vulnerable to condensation issues. Ducts should be supported according to the manufacturer's instructions.

Inspection Summary

8598 Holly Hill Dr Tampa, FL

The following inspection summary is submitted to identify some of the more significant issues observed during the inspection that should be addressed prior to the transfer of title. When determining issues that are the seller's responsibility, the report should be reviewed in its entirety and evaluated in accordance to the terms of your contract by your Real Estate Agent and/or Attorney. Issues requiring licensed contractors should involve evaluation of the entire system.

EXTERIOR

EXTERIOR DOORS:

Sliding door issues:

CORRECTIVE Issues noted at the sliding glass doors at the family room. The bearings are worn, if door operation can not be improved with normal adjustment, cleaning, and lubrication, the door may need new bearings.

ROOF & ATTIC

ROOF COVERING:

Active Leak:

CORRECTIVE call a roofing contractor to evaluate and take remedial action as needed. Evidence of leakage noted at the garage ceiling directly below the wall flashing at the east side of the front porch. A moisture detector was used and an elevated moisture reading was observed. see above photo.

Tile Roof Issues:

CORRECTIVE call a roofing contractor to evaluate and make remedial repairs as needed. Cracked and loose tiles noted in multiple places, most notable at the ridge caps. Mortar is loose at the ridge caps resulting in the loose tiles. More than 6 dozen cracked and loose tiles noted, repairs recommended to prevent damage to the sub surfaces due to ultraviolet sun rays.

ATTIC:

Observations:

Evidence of rodent activity, call a pest control company for FURTHER EVALUATION and possible remedies. Contact the current owner for any historical information.

GARAGE

WALL & CEILING:

Ceilings:

CORRECTIVE Ceiling issues were noted. Staining and deterioration noted at the garage ceiling nearest the front porch, Area was check with a moisture meter and an elevated moisture content was noted. Stains likely due to leakage from the roof were it is directed toward the front porch. Make cosmetic improvements after the roof is repaired. see roof section of this report.

GARAGE DOOR:

Door issues:

MAINTENANCE Damaged noted to the bottom panel of the garage door, door is worn and weakened due to age and use. Additional bracing could be added to strengthen the bottom panel of door. Due to the condition of the panel, panel/door replacement should be considered. Obviously damaged panels could weaken the door, may only be an issue in a catastrophic event.

ELECTRICAL

PRIMARY SUB PANEL:

Over fusing:

CORRECTIVE contact an electrician to evaluate and make remedial repairs as needed. Over fusing noted at a 30 amp breaker Over fusing occurs when the wire (conductor) for a breaker and/or a fuse is too small in relation to the size of the breaker/fuse used to protect the wire. The breaker/fuse will allow more power through the wire than the wires is capable of safely conducting. This could result in the wires over heating.

RECEPTACLES / DEVICES:

GFCI Issues:

CORRECTIVE The GFCI receptacle located at the bar sink did not trip when tested by using the test button. The power to the outlet should have shut off when tested, safety concern. Contact an electrician to evaluate and repair/replace.

FURTHER EVALUATION I could not locate a garage GFCI receptacle, may be hidden by storage. Recommend the presence and proper operation of a GFCI receptacle be verified. The GFCI outlet may be hidden by storage, recommend the GFCI outlet be located and evaluated when the storage has been removed.

Loose Outlet:

CORRECTIVE Loose receptacle located in the dining room. A loose receptacle can result in loose contacts at the wire connectors and is a safety concern. Contact an electrician to evaluate and repair.

Grounding Issues:

CORRECTIVE Contact an electrician for system review to evaluate and repair ungrounded receptacles located in the kitchen island. Ungrounded and/or poorly grounded receptacles are a safety concern, repair/replace.

PLUMBING

SOFTENERS & FILTERS:

Filter issues:

CORRECTIVE Contact a water softener company to evaluate and make remedial repairs as needed. Condition of the water softener would indicate it has been abandoned/neglected. Due to the conditions noted, it appears the system is in need of servicing or replacement.

WATER HEATER:

Observations:

FURTHER EVALUATION When operating water faucets throughout the home, dirty water was noted, most probably due to the condition of the interior of the water heater. Condition may improve by flushing the system. If flushing the system does not improve the quality of water, contact a plumber, water heater replacement maybe needed.

KITCHEN / APPLIANCES

DISHWASHER:

Evaluation:

CORRECTIVE call a plumber to repair/replace as needed. Dishwasher is not operational.

BATHROOMS

BATHROOM:

Master Bathroom.

Toilet Issues:

CORRECTIVE The refill tank ballcock (fill) valve is worn, leaking at the seals, replacement recommended, low cost part.

Tub Issues:

CORRECTIVE call a plumber for repair as needed. Tub faucet is leaking at stem when operated, may allow for drainage back into the wall. Packing glands will need repaired and/or the faucet replaced.

BATHROOM:

Rear Hall Bathroom.

Tile/Enclosure:

CORRECTIVE Loose tiles noted, moisture could be getting into the wall. Recommend loose tile be secured as intended. Bathing enclosure would benefit with some refurbishing.

Toilet Issues:

CORRECTIVE call a plumber to evaluate and repair/replace as needed. The toilet has a weak flush, most probably due to worn out parts in the refill tank and/or the need for adjustment of the components in the refill tank. Possibly there could be an issue with the supply line and/or the drain lines.

INTERIOR

WINDOWS:

Won't Stay Opened:

CORRECTIVE Windows located in the master bedroom. would not stay open. Contact a contractor to evaluate and make remedial repairs as needed.

HEATING - AIR CONDITIONING

HVAC SYSTEM:

System Operation:

CORRECTIVE contact a HVAC contractor to evaluate the system and make remedial repairs as needed. There is a 10 degree split between the return and supply air - system is not operating (cooling) within industry standards. Some industry standards allow for a split of 14 degrees to 22 degrees, (17 to 20 degrees would be preferred). Whenever a system is found that is not operating within industry standards, exhibits signs of wear and/or neglect, or is not operating at the time of inspection, a more technical evaluation by a licensed HVAC contractor is recommended.