

1234 Main St City FL 12345 INSPECTED BY Jason Rohter Southern Oaks Property Inspectors HI10681 INSPECTION DATE 7/2/2021 0 02:00 PM

GENERAL INFO

Property Address 1234 Main St City FL 12345

Customer(s) Jane Doe Date of Inspection 7/2/2021

Time of Inspection

02:00 PM

Report ID 20210702

Real Estate Agent

Q INSPECTION DETAILS

Age Of Home: Over 10 Years

Water Test: No

Rain in last 3 days: Yes **Client Is Present:** Yes

Weather: Cloudy, Light Rain Radon Test: No

Temperature: Over 65

COMMENT KEY & DEFINITIONS

Comment Key or Definitions

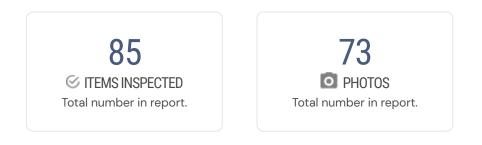
The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs 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.

<u>Repair or Replace (RR)</u> = 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.



🏦 1. ROOF

DESCRIPTION

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

🛠 STYLES & MATERIALS: ROOF

Roof Covering type:	Viewed roof covering from:	Sky Light(s):
3-Tab fiberglass	Ground	None
	Binoculars	
	Drone	
Chimney (exterior):	Roof Structure:	Roof-Type:
N/A	Stick-built	Gambrel
	2 X 6 Rafters	
	Plywood	
	Sheathing	
Method used to observe attic:	Attic info:	
From entry	Attic access	
Walked		

ITEMS: ROOF

1.0 ROOF COVERING

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

On the front left corner of the house there is a roof that cantilevers over the carport that is starting to sag. This sag was not built this way and it might need some support. Right now it's currently really strong but we

recommend keeping an eye on it or contacting a general contractor to see if this portion of the roof can be braced or needs to be repaired. To repair you need to removed all the soffits to get a look at the trusses in this area. We recommend a licensed General Contractor to evaluate further to make sure this area is sturdy.



1.1 GUTTERS AND DOWNSPOUTS

⊘ NOT PRESENT

1.2 FLASHING

INSPECTED - WORKING AT TIME OF INSPECTION

1.3 VENTS, SKYLIGHTS, CHIMNEY, AND OTHER ROOF PENETRATIONS

✓ INSPECTED - WORKING AT TIME OF INSPECTION

1.4 ROOF STRUCTURE AND ATTIC

✓ INSPECTED - WORKING AT TIME OF INSPECTION

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.

1 2. EXTERIOR

DESCRIPTION

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering. The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

STYLES & MATERIALS: EXTERIOR

Siding Stude	Siding Material	Exterior Entry Deere
Siding Style:	Siding Material:	Exterior Entry Doors
Shiplap	Wood	Steel
Block and mortar	Vinyl	Hollow core
	Masonry	Single pane
Appurtenance:	Driveway:	
Covered porch	Concrete	
Patio		

ITEMS: EXTERIOR

2.0 WALL COVERING, FLASHING AND TRIM

✓ INSPECTED - WORKING AT TIME OF INSPECTION

Some of the vinyl finish trims are not installed correctly and look loose. This work in the building industry would be considered "Below Industry Standards".





2.1 ALL EXTERIOR DOORS



2.2 ALL EXTERIOR ELECTRICAL (LIGHTS, OUTLETS, ETC...)

✓ INSPECTED - WORKING AT TIME OF INSPECTION

2.3 ADJACENT WALKWAYS AND DRIVEWAYS

✓ INSPECTED - WORKING AT TIME OF INSPECTION

2.4 STAIRS, STEPS, STOOPS, STAIRWAYS AND RAMPS

✓ NOT PRESENT

2.5 PORCHES, PATIOS, DECKS, BALCONIES AND CARPORTS

✓ INSPECTED - WORKING AT TIME OF INSPECTION

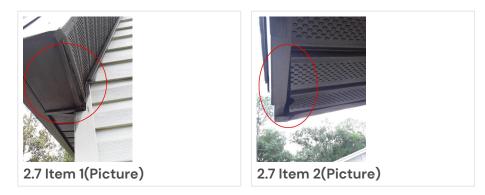
2.6 RAILINGS, GUARDS AND HANDRAILS

✓ NOT PRESENT

2.7 EAVES SOFFITS AND FASCIA

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

We're finding a couple areas in the soffits that the connections between the flashings and the eaves aren't really that good and nails popping. We recommend a licensed contractor estimate repairs around all your soffits to create a good seal so nothing can get up in your soffits.



2.8 WINDOWS (A REPRESENTATIVE NUMBER)

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

The front of the home has had new windows installed. Back to the "Below industry standards" comment from the roofing section. This is not how the finish should be. The backer board is showing the print from the material. This, along with the screw-holes not sealed and covered the material is "Raw" not finished. There should be at the very least enough paint to cover the labels. We also were able to push on the windows and they are moving. We looked for permits and came up empty.

We have no problems with most of the work in the home being done without Permits "if" the work that we are seeing being done was done correctly.



2.9 VEGETATION, SURFACE DRAINAGE, RETAINING WALLS, GRADING OF THE PROPERTY, WHERE THEY MAY ADVERSELY AFFECT THE STRUCTURE DUE TO MOISTURE INTRUSION

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

We have throughly inspected the perimeter of the home and found areas that need some trimming or cutting back away from the home. This will be a monthly maintenance issue for your home. Letting trees, shrubs, bushes, and vines climb or tough the siding of the home can lead to thousands of dollars in repairs. While it my look great this can lead to paint failing, crack in siding water intrusion, and pest infestation. This isn't something to be alarmed about just keep in mind that landscaping work will need to be done in the near future.



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. GARAGE / CARPORT

🛠 STYLES & MATERIALS: GARAGE / CARPORT

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
N/A	N/A	N/A

ITEMS: GARAGE / CARPORT

3.0 GARAGE CEILING

✓ INSPECTED - WORKING AT TIME OF INSPECTION

3.1 GARAGE WALLS / WINDOWS (INCLUDING FIREWALL SEPARATION)

☞ INSPECTED - WORKING AT TIME OF INSPECTION

3.2 GARAGE FLOOR

☞ INSPECTED - WORKING AT TIME OF INSPECTION

3.3 OCCUPANT DOOR FROM GARAGE TO INSIDE OF HOME

✓ INSPECTED - WORKING AT TIME OF INSPECTION

1. BASEMENT, FOUNDATION, CRAWLSPACE AND STRUCTURE

DESCRIPTION

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

🛠 STYLES & MATERIALS: BASEMENT, FOUNDATION, CRAWLSPACE AND STRUCTURE

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: Slab
Wall Structure:	Ceiling Structure:	
Wood	2X4	
Masonry		

ITEMS: BASEMENT, FOUNDATION, CRAWLSPACE AND STRUCTURE

- 4.0 FOUNDATION, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)
 - ✓ INSPECTED WORKING AT TIME OF INSPECTION

4.1 WALLS (STRUCTURAL)

✓ INSPECTED - WORKING AT TIME OF INSPECTION

4.2 COLUMNS OR PIERS

✓ NOT PRESENT

4.3 FLOORS (STRUCTURAL)

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

I was going to save this for the "Inside Flooring" section but to rule out any structural damage you would need to remove carpet and Plywood subfloor to get to the root cause of the 2" - 4" dip in the floor upstairs.

Here was have a bathroom and family room that connect to two back rooms. Right before you get to the back rooms the floor has a large dip. The dip continues under the wall that is connected to the bathroom.

We can only speculate that the bathroom has had a leak and has caused damage to the floor joists on the top floor. This amount of dip in the floor needs to be looked at by a General Contractor (in my opinion) to ensure that this area is safe for adding weight and living.

It could be that this area is strong and secure but, I feel obligated to make you aware this is not Normal and strongly suggest you have a second opinion prior to closing.



4.4 CEILINGS (STRUCTURAL)

☑ INSPECTED - WORKING AT TIME OF INSPECTION

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.

🕈 5. ELECTRICAL

DESCRIPTION

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

🛠 STYLES & MATERIALS: ELECTRICAL

Electrical Service Conductors: Overhead service Aluminum 220 volts	Panel capacity: 200 AMP (Service Disconnect Panel)	Panel Type: Circuit breakers
Electric Panel Manufacturer: SQUARE D	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex NM wiring Cloth Wrapped Cable

ITEMS: ELECTRICAL

5.0 SERVICE ENTRANCE CONDUCTORS, SERVICE DROP

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

The "Service Entrance Lines" are missing "Drip Loop"

A drip loop, is a loop or dip in the service entrance lines right before they enter the service mast conduit on the roof. ... The drip loop prevents water from entering the service mast and ultimately, protects your electrical panel from becoming wet on the inside. The drip loop is **required** to keep water from traveling along the length of the service-entrance conductors and entering the service-entrance conduit at the weatherhead.

With the water able to travel down the wire, we are finding damage to the wire casing on the side of the home. Now this has taken place over years but, it does pose potential damage and problems in the future. We recommend contacting a Licensed Electrician for further evaluation and repair cost.



5.1 ELECTRIC METER AND BASE, MAIN DISCONNECT, MAIN AND DISTRIBUTION PANELS, GROUNDING

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

(1) At the bottom of the service panel there is a feeder or power cable running outside the box not in a conduit all the way through up into your second story we recommend **consulting with a licensed electrician** regarding the safety and installation of wire.

Most cased wires today can run outside without conduit. However, the wire must be properly secured and this is not.



(2) DANGER - Is the lightest way to say whoever dropped this screw into the electrical panel had one lucky day. I talk a lot to Homeowner about screwing into panels and can't stress enough about the use of pointed screws going into Electrical Panels.

Here, we not only found a pointed screw we have it missing the Power Entrance Cable by mm. Even at this stage we don't recommend removing this screw until the Power has been turned off completely. Backing this screw out my just finish the job of cutting the casing to the wire and the power could jump onto the screw causing damage and or injury.

Please contact Licensed Electrician for removal of this screw.



5.1 Item 2(Picture)

5.2 CIRCUIT BREAKERS, FUSES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

✓ INSPECTED - WORKING AT TIME OF INSPECTION

5.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES AND VISIBLE WIRING (OBSERVED FROM A **REPRESENTATIVE NUMBER)**

✓ INSPECTED - WORKING AT TIME OF INSPECTION

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

- ✓ INSPECTED WORKING AT TIME OF INSPECTION
- 5.5 ALL GROUND FAULT CIRCUIT INTERRUPTER (GFCI) RECEPTACLES BREAKERS

✓ INSPECTED - WORKING AT TIME OF INSPECTION

5.6 ALL ARC-FAULT CIRUIT INTERRUPTER (AFCI) RECEPTACLES - BREAKERS

✓ INSPECTED - WORKING AT TIME OF INSPECTION, NOT PRESENT

No AFCI breaker or outlets present:

An arc-fault circuit interrupter (AFCI) also known as an arc-fault detection device (AFDD) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. ... Each year in the United States, over 40,000 fires are attributed to home electrical wiring.

During any future upgrading of the electrical system or for added safety, we recommend installing GFCI and AFCI outlets in all appropriate areas to further reduce shock and/or short hazards. At that point the code would require them. Same as when replacing a receptacle.



5.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

✓ INSPECTED - WORKING AT TIME OF INSPECTION

Your Service Disconnect and Distribution Panel is located on the right side of the house facing forward

5.8 SMOKE DETECTORS

✓ INSPECTED - WORKING AT TIME OF INSPECTION

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.

6. HEATING AND COOLING

DESCRIPTION

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or coolant leakage.

🛠 STYLES & MATERIALS: HEATING AND COOLING

Heat Type: Heat Pump Forced Air (also provides cool air)

Heat System Brand: RUUD

Filter Type: Disposable

Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)

Central Air Manufacture Date (Year): 2011 Energy Source: Electric

Heat System Manufacture Date: 2011

Filter Size: N/A

Cooling Equipment Energy Source: Electricity Number of Heat Systems (excluding wood): One

Ductwork: Insulated

Number of AC Only Units: One

Central Air Manufacturer (Air Handler): RUDD

ITEMS: HEATING AND COOLING

6.0 HEATING SYSTEM (EXTERIOR COMPRESSOR UNIT)

☞ INSPECTED - WORKING AT TIME OF INSPECTION

6.1 NORMAL OPERATING CONTROLS (THERMOSTAT)

✓ INSPECTED - WORKING AT TIME OF INSPECTION

6.2 AUTOMATIC SAFETY CONTROLS (FLOAT SWITCH, AUTO SWITCH, ETC..)

✓ INSPECTED - WORKING AT TIME OF INSPECTION, NOT PRESENT

(1) Missing float switch.

An HVAC wet switch/float switch, also known as a condensate overflow switch, serves to prevent this pan from overflowing if the AC drain stops working properly. The switch is activated when the level of the water in the pan comes above a certain point, causing the switch mechanism to trip/float to rise.





(2) There is condensation buildup at the air handler that is dripping onto your plenum and already starting to create water damage we recommend consulting with a license to HVAC company to come up with solution for this area of condensation to be removed



6.2 Item 3(Picture)

6.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

- ✓ INSPECTED WORKING AT TIME OF INSPECTION
- 6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

✓ INSPECTED - WORKING AT TIME OF INSPECTION

6.5 CHIMNEYS, FLUES AND VENTS (FOR GAS WATER HEATERS OR HEAT SYSTEMS)

- ✓ NOT PRESENT
- 6.6 COOLING SYSTEM (INSIDE AIR HANDLER UNIT)
 - ✓ INSPECTED WORKING AT TIME OF INSPECTION
- 6.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

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.

7. FIREPLACE

DESCRIPTION

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

🛠 STYLES & MATERIALS: FIREPLACE

Types of Fireplaces:	Operable Fireplaces:	Number of Woodstoves:
Conventional	None	None

ITEMS: FIREPLACE

7.0 GAS/LP FIRELOGS AND FIREPLACES

☑ INSPECTED - WORKING AT TIME OF INSPECTION

Fireplace is very pretty but not in working condition. The chimney has been closed off. This fireplace is not a working fireplace at time of inspection. Do NOT USE FOR FIRES



7.1 CHIMNEYS FLUES AND VENTS (FOR FIREPLACES)

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

Closed off and blocked. DO NOT USE FIREPLACE



The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. 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 a certified chimney sweep inspect the liner for safe operation.

8. PLUMBING

DESCRIPTION

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

🛠 STYLES & MATERIALS: PLUMBING

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): PVC
Plumbing Water Distribution (inside home): PVC CPVC PEX	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC
Water Heater Power Source: Electric	Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Manufacturer: RHEEM
Water Heater Manufacture Date (year): 2020	Water Heater Location: Utility Room	

ITEMS: PLUMBING

8.0 MAIN WATER SUPPLY SHUT-OFF VALVE (DESCRIBE LOCATION)

✓ INSPECTED - WORKING AT TIME OF INSPECTION

8.1 MAIN FUEL SUPPLY SHUT-OFF VALVE (DESCRIBE LOCATION)

✓ NOT PRESENT

8.2 WATER HEATING EQUIPMENT, CONTROLS, CHIMNEYS, FLUES AND VENTS

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

TPR Valve is setup incorrect:

Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels. While this valve my be in good working condition today if you don't know where it releases water if system is failing will do you no good. This design is to allow the homeowner to see there is a problem by having the water discharge on the floor near the unit. TPR discharge pipe is to end 6" from the ground next to the unit.

It is designed to be a pipe that can and is designed for HOT WATER - PVC not rated for Hot Water - Replacement needed



8.3 INTERIOR WATER SUPPLY, FIXTURES, FAUCETS AND SYSTEMS

✓ INSPECTED - WORKING AT TIME OF INSPECTION

8.4 EXTERIOR WATER SUPPLY, AND FIXTURES

✓ INSPECTED - WORKING AT TIME OF INSPECTION

We inspected all exterior hose bibs and found one or all of them have missing Anti-Syphon valves.

The hose bib anti-siphon valve prevents outside water from siphoning through an outside faucet and contaminating the drinking water used in your home. This valve is easy to install and fits all standard outdoor hose faucets. Its durable construction provides years of reliable use.



8.5 DRAINAGE, WASTE AND VENT SYSTEM

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

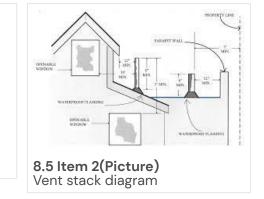
(1) Plumbing vent stack too close to opening of home.

Each vent shall terminate not less than 10 feet (3048 mm) from, or not less than 3 feet (914 mm) above, an openable window, door, opening, air intake, or vent shaft, or not less than 3 feet (914 mm) in every direction from a lot line, alley and street excepted.

We recommend contacting a Licensed Plumbing for estimate of repairs/removal of vent stack prior to closing.



8.5 Item 1(Picture)



(2) According to Florida Law we are not finding too many issues with draining washing machine water to the exterior of your home. However, your washing machine does use a lot of water and this drain may not be adequate to move the water far enough away from home causing water to back itself into home of under foundation causing damage in the future.



8.6 INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS

⊘ NOT PRESENT

8.7 EXTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS

✓ NOT PRESENT

8.8 SUMP PUMPS WITH ACCESSIBLE FLOAT

NOT PRESENT

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.

9. INSULATION AND VENTILATION

DESCRIPTION

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: INSULATION AND VENTILATION

Attic Insulation:	Ventilation:	Exhaust Fans:
Blown	Gable vents	Fan only
Batt	Soffit Vents	
	Thermostatically controlled fan	
Dryer Power Source:	Dryer Vent:	Floor System Insulation:
None	None	NONE

ITEMS: INSULATION AND VENTILATION

9.0 INSULATION IN ATTIC

☑ INSPECTED - WORKING AT TIME OF INSPECTION

9.1 INSULATION UNDER FLOOR SYSTEM

✓ INSPECTED - WORKING AT TIME OF INSPECTION

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

✓ NOT PRESENT

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

✓ INSPECTED - WORKING AT TIME OF INSPECTION

9.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

✓ INSPECTED - WORKING AT TIME OF INSPECTION

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (IN ATTIC)

✓ NOT INSPECTED - OBSTURCTED / NO ACCESS

We were not able to get the fan in the attic to turn on at time of inspection. If these are in good working condition they are a super asset to the attic venting system. These fans are temperature controlled and

when heat builds up in the attic these will turn on and remove that heat! Great energy saver for the home.



9.5 Item 1(Picture)

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.

10. INTERIOR

DESCRIPTION

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.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steamjenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise nonpermanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

🛠 STYLES & MATERIALS: INTERIOR

Ceiling Materials: Drywall	Wall Material: Drywall	Floor Covering(s): Carpet Tile Vinyl Planks
Interior Doors: Hollow core Raised panel	Window Types: Both Thermal/Insulated Single-hung Single pane Sliders	Window Manufacturer: UNKNOWN
Cabinetry: Wood	Countertop: Corian Granite	

ITEMS: INTERIOR

10.0 CEILINGS

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

Downstairs just outside the kitchen area there is a crack in the seams of the drywall on the ceilings this isn't direct correlation with the major dip upstairs in the floor we don't have any advice on how to repair this until you open that up and find out what the problem is inside that might be causing this dip or this crack in the drywall



10.1 WALLS

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

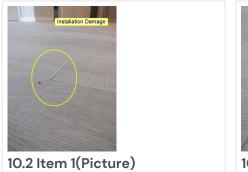
Some patch work has been done (staircase) the the work would be considered "Below industry standards"

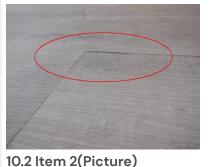


10.2 FLOORS

✓ INSPECTED - WORKING AT TIME OF INSPECTION

(1) Both floors upstairs and downstairs are less than flat. There are "flatness" requirements for most floor coverings when installing. These installation standards were not met on the downstair flooring and the new flooring is showing signs of damage (installation errors).



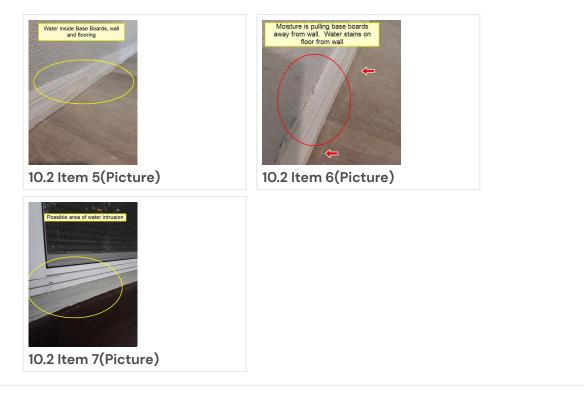


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∅ INSPEC
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1234 Main St



(2) Towards the front of the house inside the kitchen just off the island we are seeing signs of previous moisture in the wall that's on the floor and in the walls and baseboards to look into this further you have to take the baseboards off and see if there's evidence of moisture in the walls we recommend if looking further for a general contractor to assess what's causing this damage From the outside to the kitchen area we are seeing a newly installed window where under the window there still raw materials with holes in the wall this could be creating some sort of moisture intrusion we recommend a general contractor evaluate this window installation repair and replace as desired



10.3 STAIRS, STEPS, LANDINGS, STAIRWAYS AND RAMPS AND RAILINGS, GUARDS AND HANDRAILS Stairs of inspection

10.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

☑ INSPECTED - WORKING AT TIME OF INSPECTION

10.5 DOORS (REPRESENTATIVE NUMBER)

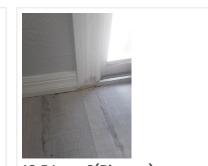
✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

There is a sliding glass door downstairs towards the back of the house that in the trim work and walls are signs of moisture. If i were to guess, this is rain damage from not having gutters and water backing up into this area. We can't tell you the extent of this damage but this is remodeled home, new baseboards and caulking and we already have stain on walls, caulking, and interior wood trim.

The only way to find out how much damage is present would be to remove baseboards and drywall. Add gutters and drainage around patio slab to prevent water from collecting here and causing damage.



10.5 Item 1(Picture)



10.5 Item 2(Picture)

10.6 WINDOWS (REPRESENTATIVE NUMBER)

✓ INSPECTED - WORKING AT TIME OF INSPECTION

Upstairs on both ends of the home we have Windows that have no locking features this is a safety issue and should be addressed prior to closing on the house Missing Screens



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.

🛠 STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

Dishwasher Brand: NONE

Range/Oven: GENERAL ELECTRIC

Refrigerator: GENERAL ELECTRIC Disposer Brand: GENERAL ELECTRIC

Built in Microwave: NONE

Washer: NONE Exhaust/Range hood: NUTONE

Trash Compactors: NONE

Dryer: NONE

ITEMS: BUILT-IN KITCHEN APPLIANCES

11.0 DISHWASHER

✓ NOT PRESENT

11.1 RANGES/OVENS/COOKTOPS

☑ INSPECTED - WORKING AT TIME OF INSPECTION

11.2 RANGE HOOD

✓ INSPECTED - WORKING AT TIME OF INSPECTION

11.3 TRASH COMPACTOR

✓ NOT PRESENT

11.4 FOOD WASTE DISPOSER

✓ INSPECTED - WORKING AT TIME OF INSPECTION, REPAIR OR REPLACE - SEE COMMENTS

This switch on the counter top is strange. We pushed button to start and we could not get to shutoff on command. This is a safety issue and needs to be corrected. It too the disposal 1 minute to shut off by itself.



1234 Main St

⊗ NOT PRESENT

11.6 REFRIGERATOR

✓ INSPECTED - WORKING AT TIME OF INSPECTION

11.7 WASHER

✓ NOT PRESENT

11.8 DRYER

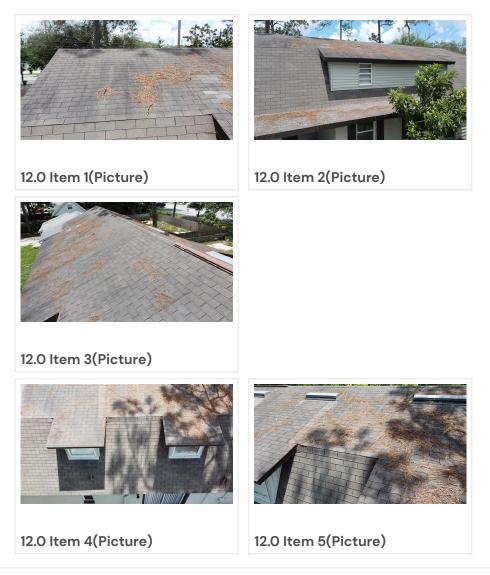
℅ NOT PRESENT

ITEMS: PHOTO SECTION

12.0 ROOF

☑ INSPECTED - WORKING AT TIME OF INSPECTION

PHOTOS



12.1 EXTERIOR COMPRESSOR AC SYSTEM(S)

☑ INSPECTED - WORKING AT TIME OF INSPECTION

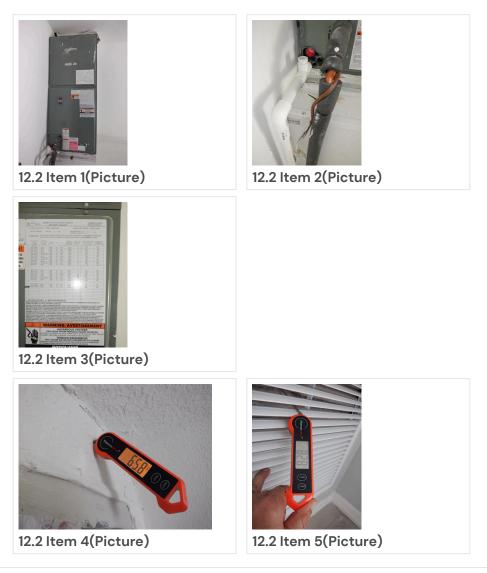
PHOTOS



12.2 AIR HANDLER(S)

☺ INSPECTED - WORKING AT TIME OF INSPECTION

PHOTOS:



12.3 WATER HEATER SYSTEM

℅ INSPECTED - WORKING AT TIME OF INSPECTION

PHOTOS

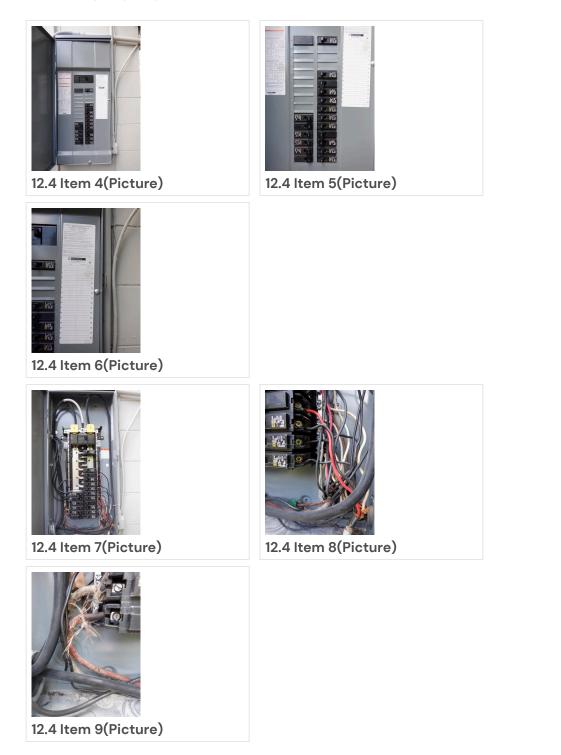


12.4 SERVICE DISCONNECT PANEL / METER

℅ INSPECTED - WORKING AT TIME OF INSPECTION

PHOTOS





12.5 APPLIANCES STAYING WITH HOME

☑ INSPECTED - WORKING AT TIME OF INSPECTION

PHOTOS





12.5 Item 2(Picture)



12.6 ATTIC / CRAWL SPACE

☑ INSPECTED - WORKING AT TIME OF INSPECTION

PHOTOS

