

Englewood Home Inspections

Confidential - Property Inspection Report - Confidential



Any Location, USA, FL 12345
Inspection prepared for: Mr. Sample
Date of Inspection: 1/1/2010 Time: 9:00
Age of Home: 30 Years Size: 2500 Square feet

Inspector: Rob Kaleda
FL License HI8309
PO Box 790, Placida, FL 33946
Phone: 941-473-1574
Email: ehi2000@live.com



**TERMS AND CONDITIONS
THIS CONTRACT LIMITS LIABILITY**

It is agreed by all that this inspection is to be performed according to the following terms and conditions:

1. Englewood Home Inspections will provide Mr. Sample ('Client') a limited-time visual inspection of the following readily accessible and visible pertinent, major elements existing in the structure on the date of inspection: central air conditioning, central heating, interior electric, interior plumbing, foundation, basement, roofing, siding, walls, floors, ceilings, and built-in kitchen appliances. Englewood Home Inspections shall have no obligation to repair or replace any items found to be defective, whether or not discussed in the Englewood Home Inspections written report. Conditions that may exist relating to any legal and/or public records are outside the scope of this inspection. Englewood Home Inspections cannot determine during the inspection that the roof leaks or is watertight; the rating is on material condition only. Further, this inspection does not cover code compliance, soil or groundwater contamination, geological, design, adequacy evaluation, or any low voltage wiring. This inspection will include the above elements unless otherwise restricted by the client. At times, conditions may exist and may not have any visible signs to indicate its existence. Such items must be disclosed by the seller of the property. Englewood Home Inspections recommends that Client seek the advice of his legal counsel and/or real estate agent to identify items subject to disclosure in additions to those set forth in Englewood Home Inspections written inspection report. Englewood Home Inspections inspections are performed with consideration given to the age of the structure, items marked good must in all cases be considered good for the age of the item. Also, items in less than good condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and the report is the opinion of the inspector and must be considered as such. This report is not a mold or hazardous materials inspection.
2. Payment of the fee entitles client to one original of the written inspection report including photographs. Payment, in check, cash, or credit card, is due prior to the start of the visual inspection. The liability of Englewood Home Inspections is limited to the terms and conditions as set forth in this contract between Englewood Home Inspections and the Client. Client expressly releases Englewood Home Inspections from any and all claims arising out of the contract.
3. Client represents and assures Englewood Home Inspections that Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless Englewood Home Inspections from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client or Agent to ensure the utilities are on at the time of inspection. Englewood Home Inspections recommends checking for permits on all additional construction performed on the property after the original construction.
4. This Order Form, with its terms, conditions and disclosures, constitutes the entire agreement between Englewood Home Inspections and Client. Both parties agree that there is no representation, statement or agreement not set forth herein or incorporated by reference. No waiver, alteration or modification of this contract shall be valid unless it is in writing and signed by an authorized representative of both parties. This contract shall be construed and governed by the laws of the State of Florida. For all areas marked outside of good condition, Englewood Home Inspections recommends proper attention by the appropriate licensed contractor.
5. Englewood Home Inspections has no liability for occupied/unoccupied homes and structures, and the inspection is only good until the inspector leaves the property.
6. I have read the Terms and Conditions of this inspection and accept them, and also accept the Waiver Conditions.
7. I have full authority to execute this contract. I fully understand the fact that only the original buyer on this contract shall be entitled to the information contained in the inspection report/contract.

8. Client shall be liable for Englewood Home Inspections attorney's fees in the event of litigation. Any negative comments/actions reflected on/towards Englewood Home Inspections shall be grounds for a slander-suit for defamation of character in Superior Court. The defamation of character suit shall be filed against the instigator of said comments/actions.

9. I have read and understand the terms and conditions of this contract as set forth on the front of this form. I fully understand that if there is no signature on the line below, this inspection report shall be null and void.

Inspection and Site Details

1. Inspection Time

Start:

- 3:00 PM

2. Attending Inspection

- Client present
- Seller present

3. Residence Type/Style

- Detached
- Single Family Home

4. Garage

- Attached 2-Car Garage

5. Age of Home or Year Built

- Built in:
- 1985

6. Square Footage

- Approximately:
- 2113 Square feet
- Conditioned space

- 2990 Square feet
- Total space

7. Bedroom # Designation - Location -- for the purposes of this report

#1 Master Bedroom
#2 Guest Bedroom
#3 Guest Bedroom

8. Bathroom # Designation - Location - Type -- for the purposes of this report

#1 Master Bathroom
#2 Guest Bathroom

9. Occupancy

- Occupied - Furnished

10. Weather Conditions

- Dry
- Clear, sunny sky
- Weather leading up to inspection relatively dry
- Temperature at the time of inspection approximately:
- 60 degrees

11. Exterior



Exterior

1. Driveway

Materials:

- Gravel

Observations:

- General overall condition appear satisfactory at the time of inspection.

2. Walkways

Materials:

- Concrete

Observations:

- General overall condition appear satisfactory at the time of inspection.

3. Stoop, Steps

Materials:

- Concrete
- Location:
- Front
- Rear
- Garage

Observations:

- General overall condition appear satisfactory at the time of inspection.

4. Porch / Lanai

Description:

- Front Porch:
- Concrete
- Tile
- Rear porch / lanai:
- Concrete
- Screen enclosed

Observations:

- General overall condition appear satisfactory at the time of inspection, except as noted.
- Fasteners of the screen frame to the concrete were deteriorated and should be resecured / replaced as needed.
- Torn/damaged screens.
- Location:
- Lanai



Torn/damaged screens.



Fasteners of the screen frame to the concrete were deteriorated and should be resecured / replaced as needed.



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5. Exterior Doors

Description:

- Main Entry Door

Observations:

- Appeared in functional and in satisfactory condition at the time of inspection.

6. Exterior Wall Covering

Description:

- Stucco -- Portland cement exterior plaster
- Wood Siding

Observations:

- General condition and appearance appeared satisfactory.

7. Eaves, Soffits, Fascia and Trim

Description:

- Metal

Observations:

- Appeared in functional and satisfactory condition at the time of inspection.

8. Exterior Caulking

Comments:

• The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

Observations:

- Caulking is recommended around windows and doors as needed.

9. Deck, Balcony

Materials:

- Boat Dock
- Composite lumber
- Wrapped wood pilings

Observations:

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



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



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

10. Grading and Surface Drainage

Description:

- Ground generally graded away from house

Observations:

- The exterior drainage appeared to generally away from foundation.

11. Vegetation Affecting Structure

Description:

- No Deficiencies Observed

12. Irrigation System

Materials:

- Location of the control panel:
- Garage
- Manufacturer of controller:
- Hunter
- Supplied by a private well with an irrigation pump.
- Manufacturer of pump:
- Flotec
- 1 Horsepower

Observations:

- There were six zones that appeared to function properly when operated.

13. Retaining Walls

Materials:

- Seawall
- Concrete

Observations:

- General overall condition appear satisfactory at the time of inspection.



General overall condition appear satisfactory at the time of inspection.

14. Boat Lift

Materials:

- Manufacturer:
- Hi Tide

Observations:

- Operated properly in both directions with no load.

Pool

1. Pool Circulation Pump

Materials:

- Manufacturer:
- Pentair
- 1 Horsepower

Observations:

- Appeared functional and in satisfactory condition.

2. Pool Pump Timer

Materials:

- Installed

Observations:

- Appeared functional and in satisfactory condition.
- Terminal cover missing. Recommend installing cover to prevent accidental contact with energized terminals.



Terminal cover missing. Recommend installing cover to prevent accidental contact with energized terminals.

3. Pool Filter Condition

Materials:

- Manufacturer:
- Hayward

Observations:

- Appeared functional and in satisfactory condition.
- Filter pressure gauge did not appear to operate.



Filter pressure gauge did not appear to operate.



Filter pressure gauge did not appear to operate.

4. Pool Heater Condition

Materials:

- Roof solar piping

Observations:

- Solar piping on roof was leaking.



Solar piping on roof was leaking.

5. Pool Light

Materials:

- Pool Light Installed

Observations:

- Pool light operated at the time of the inspection.



Pool light operated at the time of the inspection.

6. Condition of Pool Finish

Observations:

- Cosmetic pool finish appeared to be in good condition.



Cosmetic pool finish appeared to be in good condition.



Cosmetic pool finish appeared to be in good condition.

7. Condition of Pool Deck

Materials:

- Concrete

Observations:

- General overall condition appear satisfactory at the time of inspection.



General overall condition appear satisfactory at the time of inspection.



General overall condition appear satisfactory at the time of inspection.

Main Roof

1. Style

- Hip

2. Method of Roof Inspection

- Walked on Roof Surface

3. Roof Covering

Description:

- Tile

Age:

- According to permit records the roof was installed in
- 1985

Observations:

- Many cracked and broken tiles on the roof. Recommend evaluation by a licensed roofing contractor.



Many cracked and broken tiles on the roof. Recommend evaluation by a licensed roofing contractor.



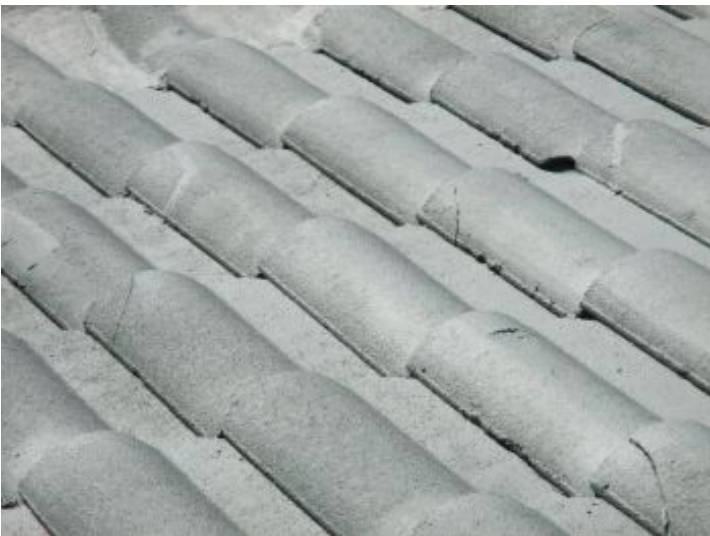
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Many cracked and broken tiles on the roof. Recommend evaluation by a licensed roofing contractor.





4. Second Roof Style

Materials:

- Flat

5. Second Roof Method of Inspection

Materials:

- Walked on Roof Surface

6. Second Roof Covering

Materials:

- Single Ply Asphalt Roll Roofing - Coated

Observations:

- Roof appeared serviceable with no deficiencies noted at time of inspection. No prediction of future performance can be offered.
- Previous repair observed. Recommend monitoring and seal or repair as needed.



Previous repair observed. Recommend monitoring and seal or repair as needed.

7. Flashings

Materials:

- Metal

Observations:

- Visible areas appeared functional at the time of inspection.

8. Roof Penetrations

Description:

- Plumbing vent stacks
- Exhaust vent(s)

Observations:

- Appeared functional at the time of inspection.

9. Roof Drainage System

Description:

- None installed.

10. Skylight(s)

Description:

- None installed.

11. Limitations of Roofing Inspection

- Roofs and skylights may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Structure

1. Foundation Type

Slab on Grade

2. Foundation Walls

Description:

- Poured Concrete
- Masonry Block

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Floor

Description:

- Concrete slab

Observations:

- 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.

4. Wall Structure

Description:

- Masonry

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

5. Ceiling and Roof Structure

Description:

- Roof framing system:
- Wood Roof Truss System
- Plywood Sheathing

Observations:

- Visible areas appear satisfactory at the time of inspection.

Attic and Insulation

1. Attic Access

Description:

- Pull Down Ladder located in:
 - Lanai
- Scuttle Hole located in:
 - Garage

Observations:

- The pull down ladder appeared to be in satisfactory condition.
- Scuttle cover in garage was missing.



Scuttle cover in garage was missing.

2. Method of Attic Inspection

- Viewed and walked in the Attic

3. Insulation in Attic

Description:

- Fiberglass
- Fiberglass, loose fill

Depth/R-Value:

- Approximately:
 - 6-10 inches

Observations:

- General overall condition appear satisfactory at the time of inspection.



General overall condition appear satisfactory at the time of inspection.



General overall condition appear satisfactory at the time of inspection.



General overall condition appear satisfactory at the time of inspection.

4. Attic Ventilation

Description:

- Soffit Ventilation
- Roof Vent(s)

Observations:

- Soffit and Roof Vent(s) Appeared Functional.

5. Vent Piping Through Attic

Materials:

- PVC plumbing vents

Observations:

- No deficiencies noted in plumbing vent piping.

Interior

1. Walls and Ceilings

Materials:

- Drywall

Observations:

- General condition of walls and ceilings appeared satisfactory.
- Some cosmetic, common small cracks and typical flaws in drywall finish noted.



Some cosmetic, common small cracks and typical flaws in drywall finish noted.

2. Floor Surfaces

Materials:

- Tile
- Carpet

Observations:

- Consistent with normal wear and tear for age.
- No deficiencies observed, except as noted.
- Cracked / damaged tile(s)
- Location:
- Master bathroom



Cracked / damaged tile(s)

3. Windows

Description:

- Aluminum
- Crank / awning
- Sliding

Observations:

- Operated windows appeared functional at the time of inspection.

4. Interior Doors

Description:

- Wood
- Pocket
- Sliding Glass

Observations:

- Appeared functional at the time of inspection.

5. Closets

Observations:

- Appeared functional at time of inspection.

6. Ceiling Fans

Observations:

- Operated normally when tested at the time of inspection.

7. Garage Door(s)

Description:

- One double metal sectional roll up door

Observations:

- Operated normally when tested at the time of inspection.

8. Garage Door Opener(s)

Description:

- One automatic opener installed
- Omega Matic
- 1/3 Horsepower

Observations:

- Operated normally when tested at the time of inspection.

9. Garage Door Safety Features

Safety Reverse: Not present

Safety Sensor: Not present

Observations:

- Recommend installing a mechanism that automatically reverses the door if it comes in contact with an object. This may not have been required when this home was built.



Recommend installing a mechanism that automatically reverses the door if it comes in contact with an object. This may not have been required when this home was built.

10. Garage Door to Interior

Material:

- Present

Observations:

- Appeared satisfactory and functional at the time of inspection.

11. Garage Door to Exterior

Materials:

- Present

Observations:

- Appeared functional and in satisfactory condition.

12. Garage Wall and Ceiling

Observations:

- Appeared satisfactory at the time of inspection.
- Some cosmetic, common small cracks and typical flaws in drywall finish / floor finish noted.

Heating and Air Conditioning

1. Thermostat(s)

Description:

- Digital

Observations:

- Thermostat(s) appeared to operate properly.
- Thermostats are not checked for calibration or timed functions.

2. Heating System

Description:

- Heat Pump - Air source
- Location: Laundry room
- Manufacturer:
- Bryant

Age and Capacity:

- Manufactured in:
- 2014
- 10 KW Heater
- Average life of the HVAC system is 10-15 years

Observations:

- The heating differential was 30 degrees which is within the normal range.
- Heat Pump - Auxiliary/Back-up heat tested normally.

3. Energy Source

For Heating: Electric

For Cooling: Electric

4. Cooling System

Description:

- Heat pump - Air source
- Manufacturer:
- Bryant
- Location:
- Right side of home

Age and Capacity:

- Manufactured in:
- 2014
- Approximately 4 Tons - 48,000 BTU
- Average life of the HVAC system is 10-15 years

Observations:

- The cooling differential was 18 degrees which is within the normal 14-20 degree range.

5. Condensate Drain

Observations:

- No deficiencies noted in the condensate collection and removal system.

6. Heating & Cooling Distribution

Description:

- Flex ducting in attic - ceiling registers

Observations:

- Visible areas appeared functional and in satisfactory condition at the time of inspection.



Visible areas appeared functional and in satisfactory condition at the time of inspection.



Visible areas appeared functional and in satisfactory condition at the time of inspection.



Visible areas appeared functional and in satisfactory condition at the time of inspection.

7. Filter(s)

Description:

- Washable air filter
- Location:
- Air handler(s)

Observations:

- Appeared functional and in satisfactory condition at the time of inspection.



Appeared functional and in satisfactory condition at the time of inspection.

8. Limitations of Heating and Air Conditioning Inspection

- Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.

Electrical

1. Service Drop

Description:

- Underground service lateral

Observations:

- No deficiencies noted.

2. Service Entrance Wires

Description:

- Copper

Observations:

- No deficiencies noted.

3. Electrical Service Rating

Description:

- Amperage Rating:

- 200 amps

4. Main Service Panel(s)

Description:

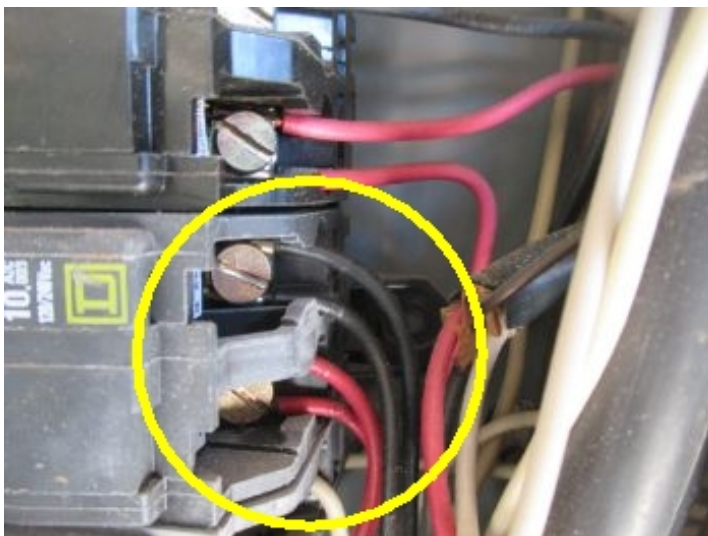
- Manufacturer:
- Square D
- Location:
- Garage

Observations:

- The wiring within the panel appeared satisfactory and functional, except as noted.
- Door bell transformer located in the main electric panel, recommend relocating.
- "Double Tapping" observed on one or more circuit breakers--two wires on single breaker. Recommend evaluation and repair as necessary.
- Sub panel circuit double tapped on 20 amp circuit breaker.



Door bell transformer located in the main electric panel, recommend relocating.



Sub panel circuit double tapped on 20 amp circuit breaker.

5. Main Disconnect

Location:

- 200 Amp Breaker
- In Main Panel

6. Service Grounding

Description:

- Copper

Observations:

- No deficiencies noted.

7. Overcurrent Protection

Type: Breakers

Observations:

- Appeared functional and in satisfactory condition at the time of inspection.

8. Sub Panel(s)

Description:

- Location:
- Rear yard
- 20 Amps

Observations:

- No grounding electrode present.
- Ground and neutrals should be isolated in sub panel. Recommend correcting by a qualified / licensed person.
- Panel is badly corroded, recommend replacing.
- 220 VAC receptacle adjacent to sub panel not connected in panel.



220 VAC receptacle adjacent to sub panel not connected in panel.

9. Distribution Wiring

Description:

- Copper
- Wiring type: non-metallic sheathed cable "Romex"

Observations:

- Visible wiring appeared functional at the time of inspection, except as noted.
- Improper wire splices, recommend installing junction box and proper connections.
- Location:
- Attic



Improper wire splices, recommend installing junction box and proper connections.

10. Lighting, Fixtures, Switches, Outlets

Description: Grounded

Observations:

- A representative number of receptacles, switches and lights were tested and operated properly, except as noted.
- Switch did not operate properly / worn.
- Location:
- Garage



Low voltage transformer for kitchen under cabinet lights located in attic. It should be covered / secured.



Switch did not operate properly / worn.

11. GFCI - Ground Fault Circuit Interrupter

Description:

- **GFCI** is a special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Locations & Resets:

- None Found

Observations:

- Installation may not have been required at the time of construction.
- Recommend installing ground fault receptacle protection in the garage, kitchen, bathroom, and exterior.

12. Smoke/Heat Detector(s)

Description:

- Present at:
- Hall(s)
- Kitchen

Observations:

- **MAINTENANCE:** Periodic testing and changing batteries semi-annually to ensure proper Smoke Alarm operation is required.
- **IMPROVE:** Recommend installing smoke alarms in each bedroom to bring up to modern safety standards.

Plumbing

1. Water Supply Source

Source:

- Public municipal water supply

2. Main Water Piping

Materials:

- Copper
- Size:
- 3/4"

3. Main Water Shut Off

Location:

- Location:
- Right side of home

Observations:

- Water was on and the valve was not operated. The valve was visually inspected and appeared to be in satisfactory condition.



Main water shut off located on the right side of the home.

4. Supply Branch Piping

Description:

- Readily visible water supply pipes are:
- Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Corrosion observed on supply piping / valves. Monitor for future deterioration.

5. Exterior Hose Bibs/Spigots

Description:

- Standard hose faucet(s) installed.

Observations:

- Appeared functional and in satisfactory condition at the time of inspection, except as noted.
- Hose faucet did not operate at the time of the inspection.
- Location:
- Right side of home



Hose faucet did not operate at the time of the inspection.

6. Faucets

Observations:

- No deficiencies observed.

7. Sinks

Observations:

- No deficiencies observed.

8. Traps and Drains

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.

9. Waste System

Description:

- Private sewage disposal - Septic system. Recommend evaluation of the septic system by a licensed septic contractor.

10. Drainage, Wastewater & Vent Piping

Description:

- Visible waste piping in house:
- PVC (Polyvinyl Chloride)

Observations:

- Visible piping appeared serviceable at time of inspection.

11. Water Heater(s)

Description:

- Manufacturer:
- Rheem
- Location:
- Laundry room

Capacity:

- 40 Gallons

12. Water Heater(s) Condition

Age:

- Manufactured In:
- 2011
- Water heaters have a typical life expectancy of 8-12 years.

Observations:

- Tank appears to be in satisfactory condition.
- Shut off valve present.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.

13. Private Sewage Disposal (Septic) System

Location of Drain Field:

- Private sewage disposal - Septic system. Recommend evaluation of the septic system by a licensed septic contractor.

Comments:

- Recommend evaluation of the septic system by a licensed septic contractor.

Bathrooms

1. Tub(s)

Description:

- Master Bathroom:
- Soaking tub
- Guest Bathroom:
- Bathtub / Shower Combination

Observations:

- Appeared satisfactory and functional at the time of inspection, except as noted.
- Tub faucet did not operate properly. Water is turned off at shutoffs located in the vanity access panel.
- Location:
- Master bathroom



Tub faucet did not operate properly. Water is turned off at shutoffs located in the vanity access panel.



Tub faucet did not operate properly. Water is turned off at shutoffs located in the vanity access panel.

2. Shower(s)

Description:

- Master Bathroom shower:
- Surround is ceramic tile
- Guest Bathroom shower:
- Bathtub / Shower Combination
- Surround is ceramic tile

Observations:

- Appeared functional and in satisfactory condition.
- Caulk and / grout tiles as needed.



Caulk and / grout tiles as needed.

3. Toilet(s)

Observations:

- Operated when tested. Appeared functional at time of inspection, except as noted.
- Toilet leaked between tank and toilet. This is likely due to a deteriorated gasket ring between the toilet and tank.
- Location:
- Guest Bathroom



Toilet leaked between tank and toilet. This is likely due to a deteriorated gasket ring between the toilet and tank.

4. Exhaust Fan(s)

Observations:

- Appeared functional at the time of inspection.

5. Caulking and Bathrooms

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

6. *Cabinets and Vanities*

Materials:

- Wood

Observations:

- Appeared functional and in satisfactory condition at the time of inspection.

7. *Countertops*

Materials:

- Solid Surface

Observations:

- Appeared functional and in satisfactory condition at the time of inspection.

Kitchen and Laundry

1. Dishwasher

Description:

- Manufacturer:
- Frigadaire

Observations:

- Operated through one cycle and appeared to be operate properly at time of inspection.

2. Garbage Disposal

Description:

- Manufacturer:
- InSinkErator

Observations:

- Appeared functional and in satisfactory condition.

3. Ranges, Ovens, Cooktops

Description:

- Manufacturer:
- General Electric

Observations:

- All heating elements operated when tested.

4. Hood/Exhaust Fan

Description:

- Installed
- Part of microwave

Observations:

- Functioned and operated normally when tested.

5. Microwave

Description:

- Manufacturer:
- General Electric

Observations:

- Operated when tested.

6. Refrigerator

Description:

- Manufacturer:
- Whirlpool

Observations:

- Ice maker did not operate / leaked.
- Older unit



Ice maker did not operate / leaked.

7. Cabinets and Vanities

Materials:

- Wood

Observations:

- Appeared functional and in satisfactory condition at the time of inspection.

8. Countertops

Materials: Corian

Observations:

- Appeared functional and in satisfactory condition at the time of inspection.

9. Other Components

Description:

- Laundry sink
- Location:
- Laundry Room

Observations:

- Appeared functional at the time of the inspection.

10. Washing Machine

Description:

- Location:
- Laundry Room
- Manufacturer:
- General Electric

Observations:

- Operated through one cycle and appeared to be operate properly at time of inspection.

11. Dryer

Description:

- Location:
- Laundry Room
- Manufacturer:
- General Electric

Observations:

- Operated through one cycle and appeared to be operate properly at time of inspection.

12. Dryer Vent

Observations:

- Appeared functional at the time of inspection.

END OF REPORT

Glossary

<i>Term</i>	<i>Definition</i>
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs are recommend to be completed by a licensed / qualified person. We recommend obtaining a copy of all receipts, warranties and permits for the work done.

<i>Exterior</i>		
Page 5 Item: 4	Porch / Lanai	<ul style="list-style-type: none"> • Fasteners of the screen frame to the concrete were deteriorated and should be resecured / replaced as needed. • Torn/damaged screens. • Location: • Lanai
<i>Pool</i>		
Page 10 Item: 2	Pool Pump Timer	<ul style="list-style-type: none"> • Terminal cover missing. Recommend installing cover to prevent accidental contact with energized terminals.
Page 10 Item: 3	Pool Filter Condition	<ul style="list-style-type: none"> • Filter pressure gauge did not appear to operate.
Page 11 Item: 4	Pool Heater Condition	<ul style="list-style-type: none"> • Solar piping on roof was leaking.
<i>Main Roof</i>		
Page 14 Item: 3	Roof Covering	<ul style="list-style-type: none"> • Many cracked and broken tiles on the roof. Recommend evaluation by a licensed roofing contractor.
<i>Attic and Insulation</i>		
Page 20 Item: 1	Attic Access	<ul style="list-style-type: none"> • Scuttle cover in garage was missing.
<i>Interior</i>		
Page 22 Item: 2	Floor Surfaces	<ul style="list-style-type: none"> • Cracked / damaged tile(s) • Location: • Master bathroom
Page 23 Item: 9	Garage Door Safety Features	<ul style="list-style-type: none"> • Recommend installing a mechanism that automatically reverses the door if it comes in contact with an object. This may not have been required when this home was built.
<i>Electrical</i>		
Page 28 Item: 4	Main Service Panel(s)	<ul style="list-style-type: none"> • Door bell transformer located in the main electric panel, recommend relocating. • "Double Tapping" observed on one or more circuit breakers--two wires on single breaker. Recommend evaluation and repair as necessary. • Sub panel circuit double tapped on 20 amp circuit breaker.
Page 29 Item: 8	Sub Panel(s)	<ul style="list-style-type: none"> • No grounding electrode present. • Ground and neutrals should be isolated in sub panel. Recommend correcting by a qualified / licensed person. • Panel is badly corroded, recommend replacing. • 220 VAC receptacle adjacent to sub panel not connected in panel.

Page 30 Item: 9	Distribution Wiring	<ul style="list-style-type: none"> • Improper wire splices, recommend installing junction box and proper connections. • Location: • Attic
Page 30 Item: 10	Lighting, Fixtures, Switches, Outlets	<ul style="list-style-type: none"> • Switch did not operate properly / worn. • Location: • Garage
<i>Plumbing</i>		
Page 32 Item: 4	Supply Branch Piping	<ul style="list-style-type: none"> • Corrosion observed on supply piping / valves. Monitor for future deterioration.
Page 33 Item: 5	Exterior Hose Bibs/Spigots	<ul style="list-style-type: none"> • Hose faucet did not operate at the time of the inspection. • Location: • Right side of home
Page 34 Item: 13	Private Sewage Disposal (Septic) System	<ul style="list-style-type: none"> • Recommend evaluation of the septic system by a licensed septic contractor.
<i>Bathrooms</i>		
Page 35 Item: 1	Tub(s)	<ul style="list-style-type: none"> • Tub faucet did not operate properly. Water is turned off at shutoffs located in the vanity access panel. • Location: • Master bathroom
Page 36 Item: 3	Toilet(s)	<ul style="list-style-type: none"> • Toilet leaked between tank and toilet. This is likely due to a deteriorated gasket ring between the toilet and tank. • Location: • Guest Bathroom
<i>Kitchen and Laundry</i>		
Page 38 Item: 6	Refrigerator	<ul style="list-style-type: none"> • Ice maker did not operate / leaked. • Older unit