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HIGH MARK RESIDENTIAL HOME INSPECTION

1234 Main Street
Lake City, FL 32024

Buyer Name
01/16/2023 9:00AM

Inspector
Mark Rogers
Mark Rogers
InterNACHI Certified Home Inspector
(305) 213-7607
info@highmarkinspections.com

Agent
Agent Name
555-555-5555
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THANK YOU! Thank you for choosing **Four Corners Home Inspections** to perform this General Home Inspection. We always endeavor to do our best to ensure that both the home and your investment in it are safe!

INSPECTION LIMITATIONS

The Inspection is Visual

The purpose of this report is to reflect as accurately as possible the ***visible*** condition of the home at the time of the inspection. Although the inspector may use basic instruments, the inspection performed to provide data for this report was primarily visual and non-invasive. This inspection is not a guarantee or warranty of any kind. Its purpose is to identify safety hazards and defects in the system/major accessible components.

Not Pass/fail

The property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection. Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

SCOPE of the INSPECTION

The inspection was performed in compliance with the Standards of Practice of the International Association of Certified Home Inspectors. The following conditions lie beyond the scope of the General Home inspection:

• Identification of building regulation violations;

• Conditions not readily observable;

• Failure to follow manufacturer's installation recommendations, or

• Any condition requiring research.

NOT TECHNICALLY EXHAUSTIVE

Please keep in mind that home inspectors are generalists, not specialists. Homes contain a huge variety of systems and components of different types, of varying quality and age, installed by those with varying skill levels in different climate zones.

To have the same level of expertise, a library of knowledge, or to perform inspections to the same technical degree as would contractors specializing in each of those

systems is not possible for a home inspector.

Because home inspectors do not perform research, the General Home Inspection does not include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits or compliance with structure setback regulations.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection. To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors at www.nachi.org/sop.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

READ the REPORT!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

REPAIRS, EVALUATIONS, and CORRECTIONS

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves. Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

DO A FINAL WALKTHROUGH! Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WE'RE HERE to HELP! If you have questions about either the contents of this report or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

NOTICE TO THIRD PARTIES This report is the joint property of the Four Corners Home Inspections and the Client for whom it was prepared. Unauthorized transfer of this report to any third parties or subsequent buyers is not permitted and may place

those in violation, or those who improperly depend on the information contained herein in jeopardy. This report and supporting inspection were performed according to a written agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely on the contents of this report but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.

SUMMARY

29
MODERATE CONCERN/REPAIR

3
SERIOUS CONCERN/ACTION NEEDED

3.2.1 Roof - Roof Drainage System: Gutters: leaking at areas- QC

3.2.2 Roof - Roof Drainage System: Gutters discharging near foundation

4.1.1 Exterior - Grounds: Retaining Wall Concreate Block was cracked in multiple locations. Visual inspect annually for signs of further deterioration.

4.4.1 Exterior - Door/Window Exteriors: Window Sealant.

4.5.1 Exterior - Exterior Trim: Door trim: decay, advenced- QC

4.7.1 Exterior - Driveway: Cracks: common cracks < 1/4"

5.1.1 Electrical - Electric Meter: Meter Seal to wall

5.2.1 Electrical - Main Service Disconnect Panel: Dead front cover: filler plates missing- QC

7.2.1 Interior - Foyer: Foyer closer door latch needa adjustment.

7.3.1 Interior - Kitchen: Electrical recepticals: GFCI multiple failures- QC

7.4.1 Interior - Dining Room: Hardwood floor stain

7.4.2 Interior - Dining Room: Sliding glass door

7.6.1 Interior - Living Room : Ceiling fan(s): inoperable- QC

7.7.1 Interior - Office / Study: Electrical receptacle: damaged-QC

7.7.2 Interior - Office / Study: Hardwood floor

7.10.1 Interior - Bedroom 2: Windows will not stay open on their own.

7.11.1 Interior - Bathroom 1: Bathtub: sealant, caulk line failed- QC

7.11.2 Interior - Bathroom 1: Shower: showerhead leaking- QC

7.11.3 Interior - Bathroom 1: Bathtub: slow to drain

7.12.1 Interior - Bathroom 2: Toilet: loose - QC

7.12.2 Interior - Bathroom 2: Shower: grout missing- QC

7.12.3 Interior - Bathroom 2: Shower Door Missing

7.13.1 Interior - Bedroom Owner Suite: Door, int.: latch bolt misaligned- QC

7.13.2 Interior - Bedroom Owner Suite: Door, int.: closet doors installation, poor operation- QC

7.13.3 Interior - Bedroom Owner Suite: South Closet Door, int.: hardware damage/deterioration, minor

7.14.1 Interior - Bathroom Owners Suite: Sinks: stopper, 1 inoperable- QC

- 7.14.2 Interior - Bathroom Owners Suite: Shower: grout missing- QC
- 7.14.3 Interior - Bathroom Owners Suite: Shower door: does not properly close.
- 7.14.4 Interior - Bathroom Owners Suite: Walls: drywall/ paint finish
- 7.14.5 Interior - Bathroom Owners Suite: Bathtub w/jets: pump, no access
- 7.17.1 Interior - Florida Room: Insulated window failure
- 10.5.1 Garage - Conventional Doors: Whtherstrip on door needs repair.

1: INSPECTION DETAILS

		IN	NI	NP	O
1.1	Information	X			
1.2	Attendees	X			
1.3	Your Job As a Homeowner	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Information: Infrared Thermography

No your inspection does include infrared thermography

Attendees: Attendees

Client

Your Job As a Homeowner: Read Your Book

I have provided you a home maintenance book. It includes information on how your home works, how to maintain it, and how to save energy. Please write my contact information within the book's inside cover, so that you can always contact me.

We're neighbors! So, feel free to reach out whenever you have a house question or issue.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

We'll Buy Your Home Back

If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy Back Guarant...

Share

Watch on YouTube

We'll Buy Your Home Guarantee

Share

Watch on YouTube

For more information, please visit www.nachi.org/buy.

2: HOMESITE

		IN	NI	NP	O
2.1	Year Built	X			
2.2	Occupancy	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Age of the Structure
24

Structure Faces
East

Type of Structure
Single Family

Year Built: Year Built
1999

Occupancy: State of Occupancy
Owner occupied

Approximate Temperature at the Inspection
40s F

Weather at the Inspection
Sunny

Weather-related Property Condition
Dry

Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Limitations

Inspection/Site Details

DETACHED STRUCTURES NOT INSPECTED

The property included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition. Consider having these structures inspected by a qualified inspector for safety reasons.

3: ROOF

		IN	NI	NP	O
3.1	General	X			
3.2	Roof Drainage System	X			X
3.3	Underlayment		X		
3.4	Flashing	X			
3.5	Vents	X			
3.6	Chimney	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Walked the roof

The Inspector inspected the roof and its components by walking on the roof.

General: Roof covering

Asphalt/Fiberglass Shingles

General: Roof inspection method

walked the roof

The inspector viewed the roof using this method.

General: Roof life expectancy

Architectural shingle 30 yrs

General: Roof pitch, ___

The roof pitch (angle of slope) was approximately 12/6.

General: Roof Type

Hipped

Flashing : Flashing Material

Galvanized steel

General: What's inspected?

Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.

General: Estimated roof age

2

The inspector will make use of reports from city or county agencies assigned to inspecting work performed by contractors who provide services to homeowners. Reports such as building permits or tax roles are often reviewed prior to a home inspection to determine the age, types of materials used. If the inspector is unable to determine the information needed to accurately report on a system he will note (information not available) on his report.

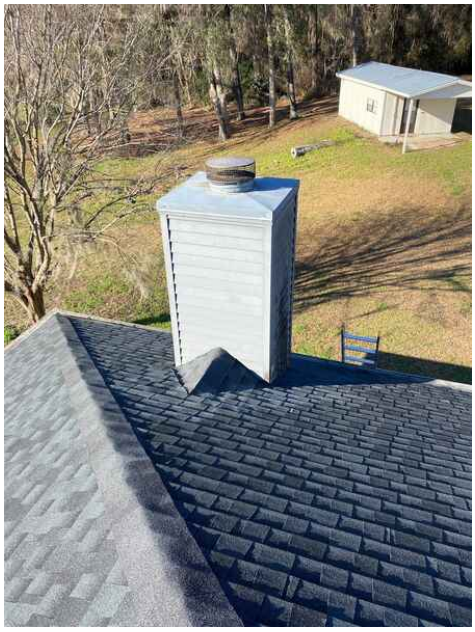
General: Roof Pictures

+ Add a caption







Roof Drainage System: **What is inspected?**

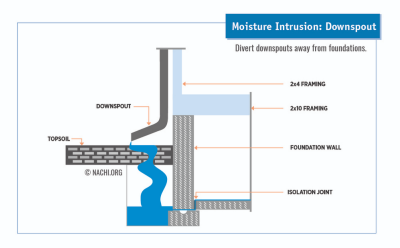
Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

Roof Drainage System: Gutters & downspouts

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

A few inches of rain falling on the roof of a house can produce several thousand gallons of water runoff. This runoff must be channeled away from the home's foundation. Otherwise, the excess water can quickly saturate the soil surrounding the building and wick through the foundation to the interior. (See Figure 1 below.) Once inside, this moisture can lead to a variety of problems, including mold and wood rot. Excess moisture can also cause indoor air quality problems.



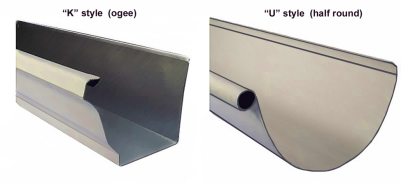
- Figure 1: If not drained away from the house, the volume of water coming off a roof in a large rainstorm can quickly saturate the soil and wick through the foundation into the interior of the building.

Gutter System Basics

Gutter systems consist of two parts: 1) gutter channels that run horizontally along the roof edge to collect runoff; and 2) the downspouts that carry the collected water to grade level. Roofing gutters should slope down toward the downspout at the rate of 1/16-inch per foot, or 1/4-inch per 5 to 10 feet. An angle less than this won't allow water to move effectively, and much more of an angle will cause the water to move at too great a speed, potentially resulting in overflow over end caps and corners.

In terms of standards, home inspectors are not required to measure the amount of gutter slope. To do it accurately would be time-consuming, would require a transit or water level, and would exceed InterNACHI's Standards of Practice. A more practical approach is to make sure that all gutters slope toward the downspout. In judging adequate slope, look for signs of standing water in portions of the gutter away from the downspout, and eyeball the margin against the fascia.

Gutter channels are typically available in 4, 5, and 6-inch sizes. They are referred to by their shape: there are K-style gutters (also known as "ogee" because the shape resembles this molding type); and U-style gutters (or half-round), as shown in Figure 2 below. The style differences are principally aesthetic; there is no substantial difference in performance. Larger sizes conduct more water at a faster rate, provided that there are enough downspouts to drain the gutter channels without overflowing.



- Figure 2: Standard gutter styles found in building supply centers include the K and U styles. The difference is purely aesthetic. (Image courtesy of the U.S. Dept. of Energy's Building America Solution Center.)

Downspout Basics

Most downspouts are made of the same material as the gutter system, so they tend to suffer from similar problems, but with a few twists -- especially in the area of mechanical damage from proximity to high-traffic areas.

Downspouts should be inspected for:

the connection between the downspout and the gutter;
proper attachment of the downspout to the structure;
leakage in joints (sometimes they will have been installed upside-down);
impact damage from doors of vehicles parked nearby; and
downspouts that terminate onto another roof surface.

Climate

The following are some climate-specific considerations for different types of gutter systems:

Hot-Dry and Mixed-Dry Climates: Gutters are not required in all dry climates. However, a wide roof overhang will keep occasional runoff away from the home. As with any structure, the grade at the foundaiton should slope away from the building. Metal, rather than vinyl, gutters and downspouts are safer in areas susceptible to wildfires.
Hot-Humid and Mixed-Humid Climates: In areas with heavy rainfall, the gutter and rain leader capacity should be increased. Kickout and diverter flashing will prevent high water volume from spilling over the gutters and running down the exterior walls of the home.
Marine Climate: In areas that experience high winds and heavy rains, the gutter and rain leader capacities should be increased, especially for large roofs.
Cold and Very Cold Climates: Depending on the building codes for the jurisdiction, it may be wise to avoid the use of gutters in areas that receive high snow loads. If gutters are installed, ice buildup inside the gutters during freezing and below-freezing temperatures can lead to ice damming, which can cause moisture intrusion through the roof's sheathing and any unsealed openings. There are products available at building supply stores that will help prevent ice dams from forming.

Tips for Homeowners

Inspectors can relay the following tips to their clients to help them properly and safely maintain their home's gutter system:

Observe common-sense safety precautions (and enlist a spotter, if available) when using a ladder to reach the gutter system. Always maintain three-point contact, and don't over-reach; move the ladder instead.
If mounting the roof, wear footwear with gripping treads to prevent slipping.
Wear gloves to protect hands and arms from sharp debris, as well as from animals and insects that may be hiding in the gutters.
A gutter scoop is a convenient tool for removing leaves and other debris.
Cleaning gutters can take a substanial amount of water. Place a garden hose in the gutters and downspouts to flush them out, making sure that the water is directed away from the home via the downspouts. This will help reduce the chances of saturating the soil around the foundation.
Covered gutter systems may be effective in preventing excessive debris buildup, but these are not maintenance-free.
Homeowners can install a rainwater harvesting system (if allowed in their jurisdiction) that includes a drainage mechanism to handle overflow.

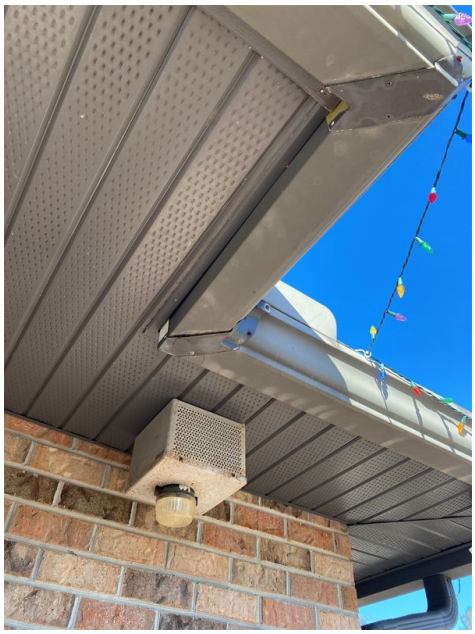
If the home is surrounded by deciduous trees, they may shed their leaves onto the roof and into the gutters. So, home inspectors should impress upon their clients that regular gutter system maintenance is necessary to prevent moisture intrusion problems.

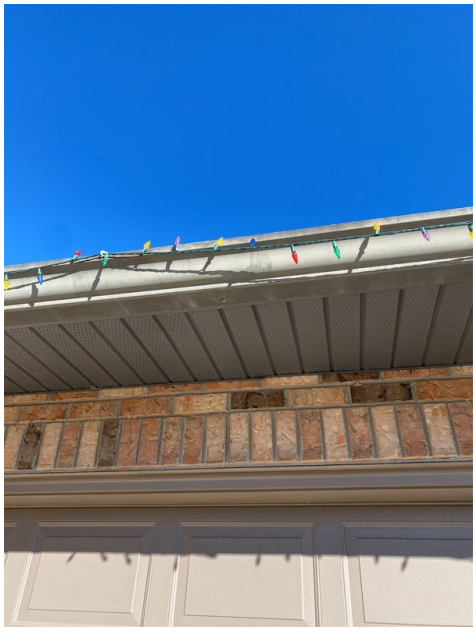
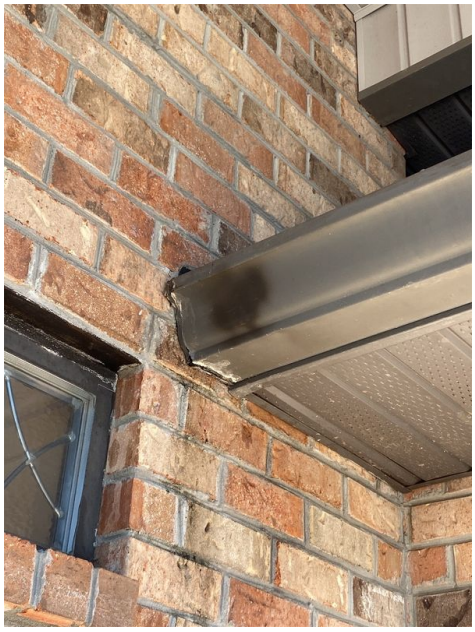
The home inspector should also explain to his clients the importance of a properly functioning gutter system, and the potential problems that an undersized or damaged system can create.

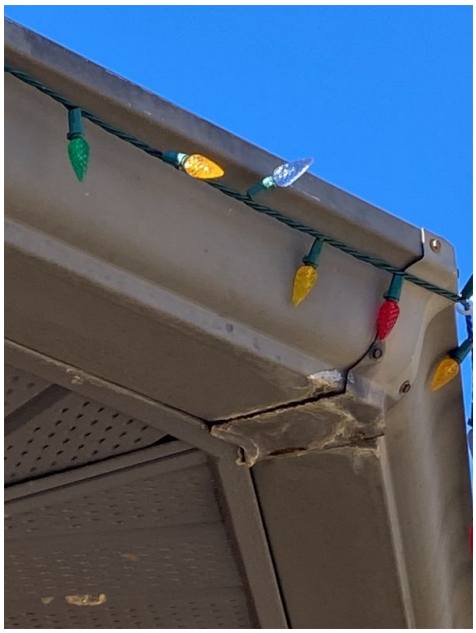
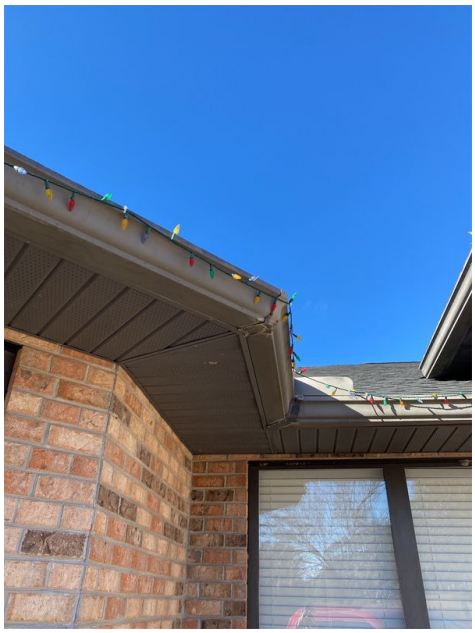
Roof Drainage System: Drainage system materials

aluminum





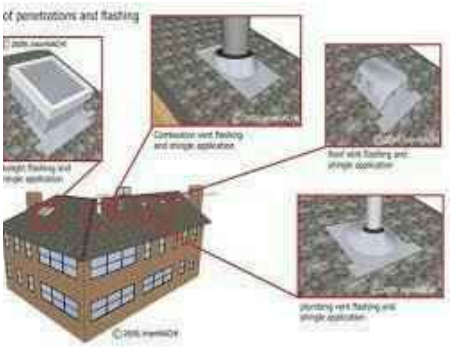
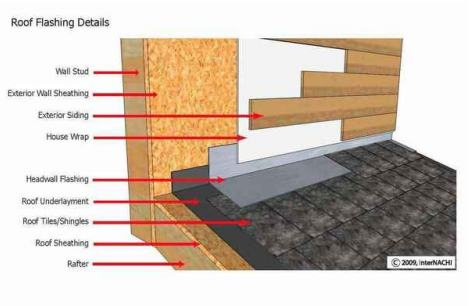

Roof Drainage System: Gutters: granules, uniform loss

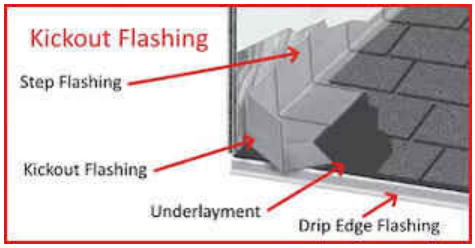
The gutters exhibited a general accumulation of granules. This appeared to be the result of uniform granule loss as shingles age. Uniform granule loss is not considered by manufacturers or insurance companies to reduce the ability of the roof to shed water or shorten its long-term service life, and so does not qualify as Functional Damage, and is not considered a manufacturing defect.

Flashing : General description

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

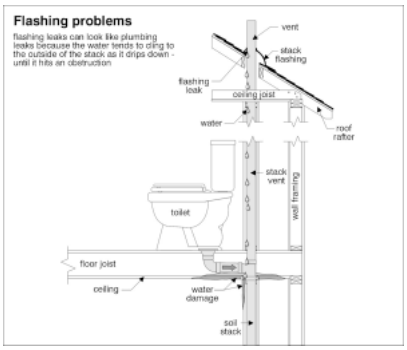
- Roof penetrations such as vents;
- Electrical masts;
- Chimneys;
- Mechanical equipment;
- Patio cover attachment points;
- Around skylights;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).



Vents: Roof Vents

Vents are well sealed



The most common types of roof penetrations are the various types of vents. Every home has them. The term “vent” is short for “ventilator.” Vents allow the movement of gas of some sort. It might be the evacuation of moist air from a bathroom or laundry room, or it could be the byproducts of combustion from a furnace or water heater.These vents perform different functions and can affect roofs differently.

Chimney: Crown Material

Galvanized steel sheet metal

Chimney: **Crown: OK**

The Inspector observed no deficiencies in the condition of the chimney crown.

Limitations

Underlayment

DISCLAIMER: COMPLETELY HIDDEN

The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

Observations

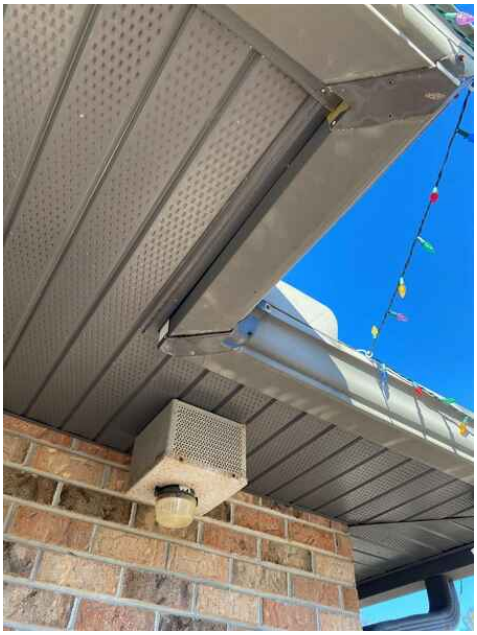
3.2.1 Roof Drainage System

GUTTERS: LEAKING AT AREAS- QC

The gutters were leaking at various areas and needed maintenance such as the application of an appropriate sealant. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



Small puncture



Croded gutter end cap

3.2.2 Roof Drainage System

GUTTERS DISCHARGING NEAR FOUNDATION

NORTH WEST CORNER

The gutter down spouts are discharging water near the foundation and causing soil erosion. I recommend gutter extenders our splash pads to help carry water further from the home.

Recommendation

Contact a qualified gutter contractor

4: EXTERIOR

		IN	NI	NP	O
4.1	Grounds	X			X
4.2	Wall Exteriors	X			
4.3	Door/Window Exteriors	X			
4.4	Door/Window Exteriors	X			X
4.5	Exterior Trim	X			X
4.6	Patio	X			
4.7	Driveway	X			X
4.8	Walkways	X			
4.9	Pests	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Grounds: **Boundary Wall Material**
No boundry wall

Grounds: **Fence Material**
No Fence installed

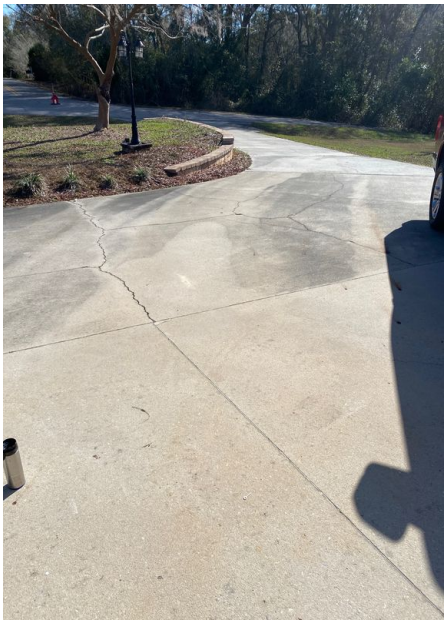
Door/Window Exteriors: **Exterior Doors On Home/ photo's**
Single Door Two Side Lites, Garage door no glazing

Door/Window Exteriors: **High Wind / Debris Protection**
No

Door/Window Exteriors: **High Wind / Debris Protection**
No

Exterior Trim: **Trim Material**
Wood

Driveway: **Driveway Surface**
Concrete



Walkways: **None installed**
The home had no walkways.

Grounds: **Grading and sloping of the property**

Grading is sufficient

Proper foundation performance demands that soil moisture be controlled and moisture equilibrium be maintained under and around not only slab-on-ground and pier-and-beam foundations, but also more sophisticated structurally supported (piered) slabs.

Today's more common slab-on-ground foundations have footings that rarely exceed 30 inches in depth.

Current building codes contain much information regarding the need for (and, to a certain extent, the prescriptive measures for) providing proper lot drainage and grading on residential and commercial building sites.

The grading and drainage improvements of the soil on a building site should not allow water to pond in any location or for any length of time.

Grounds: **Landscape irrigation: control panel, home exterior**

The landscape irrigation (sprinkler) system was operated with a control panel located on the east side of the home exterior. Not functional at the time of inspection.

Grounds: Retaining Wall Material

Concrete block (CMU)



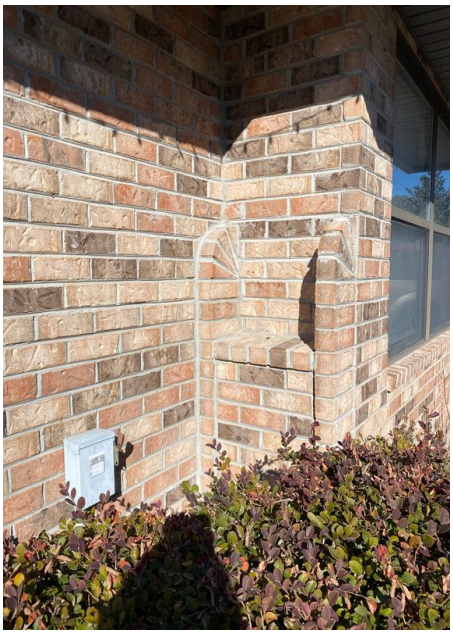

Grounds: Vegetation, Drainage, Walls & Grading Were Inspected/ Photographed

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

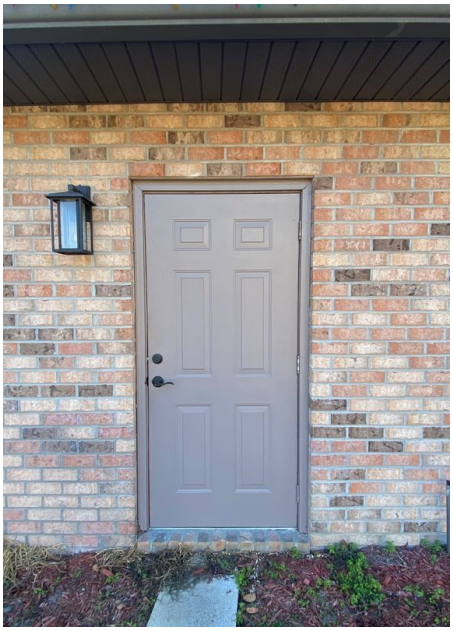
Wall Exteriors: Exterior Wall Finish Style(s)

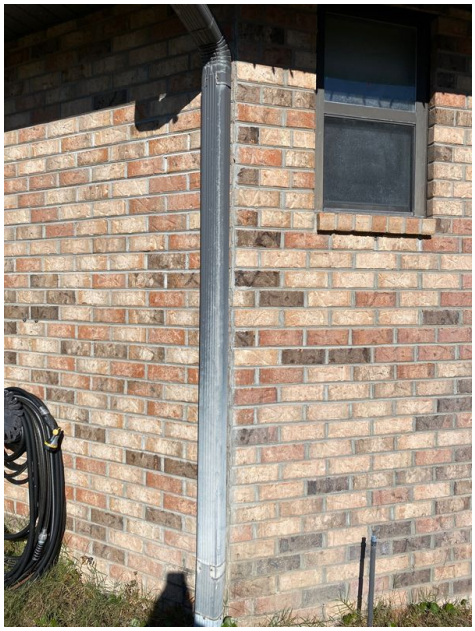
Brick

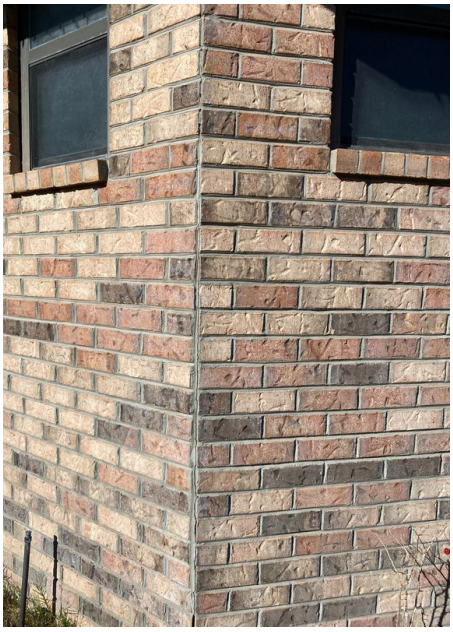
Masonary, on the side of the house should be evaluated for repointing



Side garage door on North side of house has fine settling crack above door, no concerns at this time.



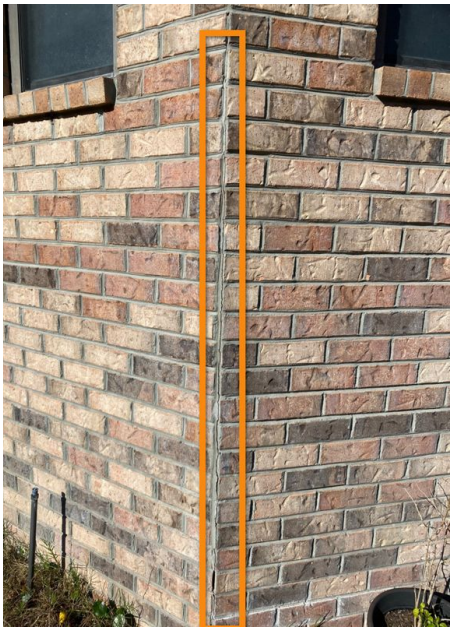





Wall Exteriors: Mostly OK

The Inspector observed a few deficiencies in the condition of the exterior walls. Notable exceptions will be listed in this report.

Recommend repointing wall joints on the front South East corner of the house.

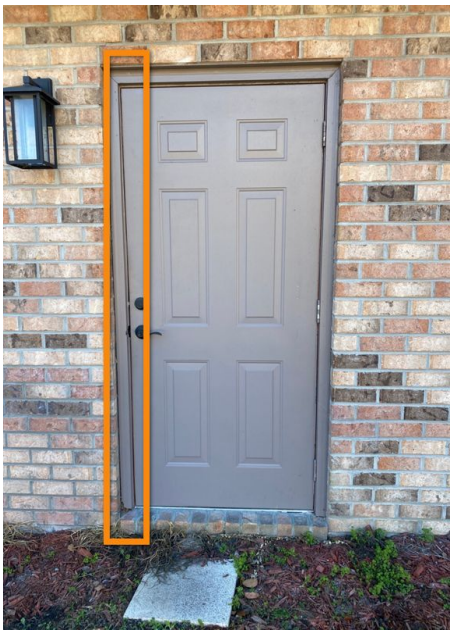



East side of house Masonary should be evaluated for repointing

Door/Window Exteriors: **Exterior Doors On Home/ photo's**

Single Door w/ Glazing, Pool or Patio Door, Single Door w/ Glazing / Two Sidelites, Garage door no glazing

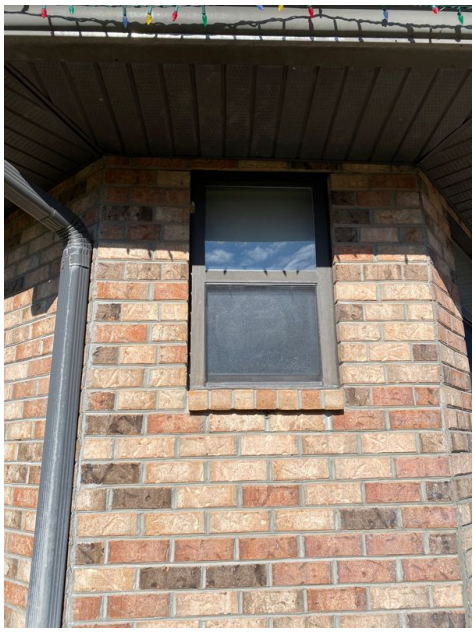
Trim needs to be recaulked and it’s wood rot at the bottom



Door/Window Exteriors: Exterior Window Photos

Picture taken of each exterior door.





Exterior Trim: Caulking

Recommend that all windows and other areas of the exterior such as door thresholds, entry doors, etc where water can enter the home to be caulked and/or sealed. Caulking is a water resistant barrier secondary to the moisture vapor material (tyvek paper) used when homes are built.

Recommend to monitor caulking around windows, doors, and siding and have repairs/add caulking as necessary and as a part of annual home maintenance.

Use of an exterior grade silicone caulking is recommended.


Exterior Trim: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Limitations

Wall Exteriors

TYPE OF STUCCO: DISCLAIMERS

Exterior wall coverings of the home included stucco. Many types of stucco materials and methods have been used over the years, some more successfully than others. Determining the type of stucco and confirming proper installation and adequate condition requires a specialist inspection. Failure of the stucco can allow moisture intrusion of the walls that can cause damage to home materials or promote microbial growth such as mold that can cause health problems in some people. Any comments on the condition of stucco included in this report should not be mistaken for the result of a comprehensive stucco inspection. Other defects of the stucco condition or installation not mentioned in this report may exist. The Inspector disclaims responsibility for inspection of the stucco and recommends that before the expiration of your Inspection Objection Deadline you have the stucco inspected by a qualified specialist. A list of Certified Stucco Inspectors and Specialists from the Exterior Design Institute, can be found at: http://www.exterior-design-inst.com

Observations

4.1.1 Grounds

RETAINING WALL CONCREATE BLOCK WAS CRACKED IN MULTIPLE LOCATIONS. VISUAL INSPECT ANNUALLY FOR SIGNS OF FURTHER DETERIORATION.

Recommendation

Contact a qualified professional.



4.4.1 Door/Window Exteriors

WINDOW SEALANT.

Repointing of wall window heder needed. South West window.

Recommendation

Contact a qualified professional.

South West window

4.5.1 Exterior Trim

DOOR TRIM: DECAY, ADVENCED- QC

Door trim had advanced decay visible in areas. The inspector recommends replacement by a qualified contractor.

Recommendation

Contact a qualified professional.



4.7.1 Driveway

CRACKS: COMMON CRACKS < 1/4"

Common cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4 inch should be filled with an appropriate material to avoid continued damage to the driveway.

Some Reasons Why Driveways Crack

Poorly compacted soil: When your home was built, the movement of soil around the building site results in poor compaction. Even when the replaced soil is compacted well, it's never as stable as the original soil. Over time, this can cause voids to form and slabs to settle.

Dry soil: Another cause of soil failure is drought. During dry conditions or even just during periods of warm weather and low precipitation, the soil under your concrete will dry out and shrink, creating voids. The concrete above eventually cracks and sinks into these empty spaces; especially if any weight is placed on it.

Flooding: When the rains return, the water has an even easier pathway under the slab due to cracks and crevices left over from the dry period. And this wet, soft soil is just too weak to support the concrete above it. In the worst case, the soil erodes and washes away completely, leaving behind large voids that cannot support the weight of the concrete above.



5: ELECTRICAL

		IN	NI	NP	O
5.1	Electric Meter	X			X
5.2	Main Service Disconnect Panel	X			X
5.3	Service Drop	X			
5.4	Service Entrance Cables	X			
5.5	Sub-Panel	X			
5.6	Service Grounding & Bonding	X			
5.7	Branch Circuits	X			
5.8	Thermal Imaging	X			

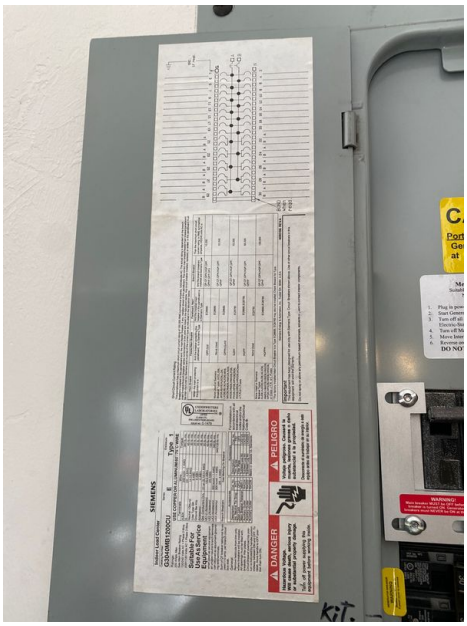
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Main Service Disconnect Panel:
Amperage rating: mfgr's label,
____

The manufacturer's label listed the service panel rating as 200 amps.

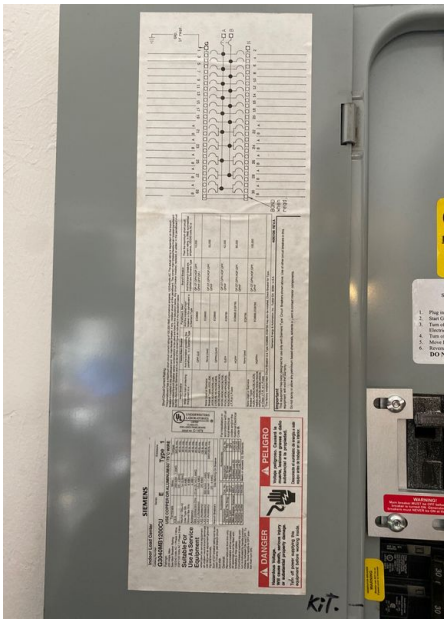
Main Service Disconnect Panel:
Main Disconnect Ampacity
200 amps



Main Service Disconnect Panel:
Main Disconnect Type
Breaker

Main Service Disconnect Panel: Manufacturer: label photo

The manufacturer's label for the service panel is shown in the photo.



Main Service Disconnect Panel: Overcurrent Protection Type

Circuit breakers

Main Service Disconnect Panel: Service Panel Ampacity

200 amps

Main Service Disconnect Panel: Service Panel Brand

Siemens

Service Drop: Service Type

Underground

Service Drop: Type of Attachment

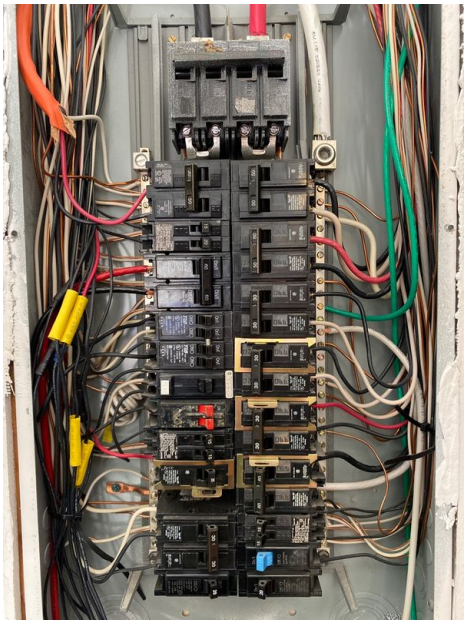
Side of structure

Service Entrance Cables: Viewed Service Entrance Conductors at:

In the service panel

Branch Circuits: Overcurrent Protection Type

Circuit breakers



Electric Meter: Electric Meter Location

Front, Right side

Main Service Disconnect Panel: Main disconnect type: breaker

The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

Main Service Disconnect Panel: Service Panel General Condition - What's inspected?

Inspection of the electrical service panel typically includes examination of the following: - Panel interior and exterior condition - Panel amperage rating - Main disconnect amperage rating and condition - Main conductor amperage ratings - Branch conductor types, amperage rating and condition - Wiring visible materials, types, condition and connections - Circuit breaker types, amperage ratings and condition - Label information present - Service and equipment grounding - Bonding of service equipment

Observations

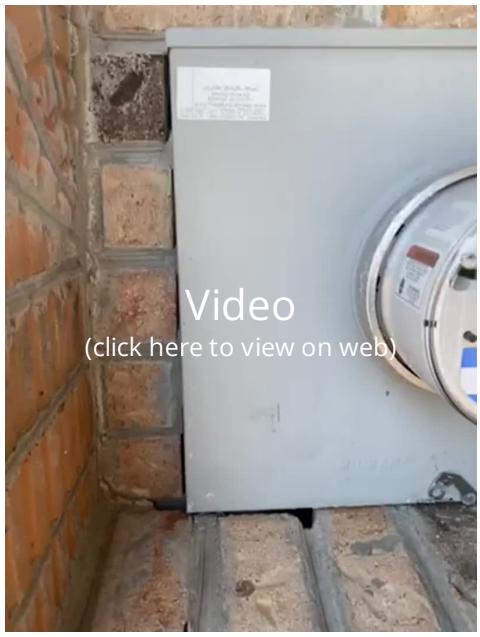
5.1.1 Electric Meter

METER SEAL TO WALL

Meter-to-wall connnecton should be calked or repointed by a mason to prevent moister penetration behind the brick wall around the meter.

Recommendation

Contact a qualified professional.



5.2.1 Main Service Disconnect Panel

Serious Concern/Action Needed

DEAD FRONT COVER: FILLER PLATES MISSING- QC

Filler plates missing in the Dead front cover of the electrical service panel may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

6: HVAC

		IN	NI	NP	O
6.1	Normal Operating Controls (Thermostat) 1	X			
6.2	Heat Pump / Cooling 1	X			
6.3	Furnace & Air Handler 1	X			
6.4	Thermal Imaging	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Normal Operating Controls (Thermostat) 1: Picture of Thermostat(s)
Missed Photo

Normal Operating Controls (Thermostat) 1: Thermostat Location
Hallway

Heat Pump / Cooling 1: AC Brand
Amana

Heat Pump / Cooling 1: AC compressor data plate: date of manufacture

The AC compressor date of manufacture was 2011.

Heat Pump / Cooling 1: AC compressor data plate: serial number
Back side of condenser

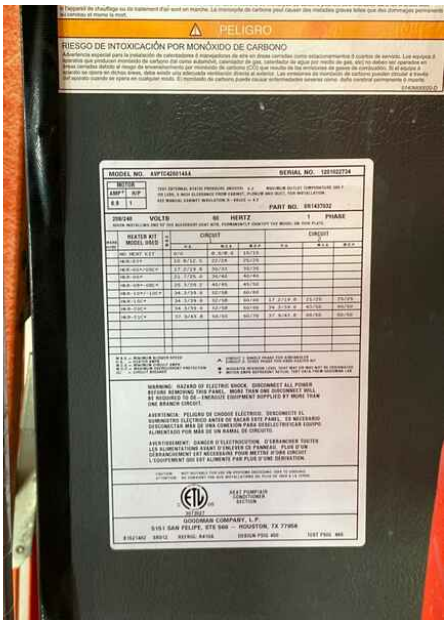
The AC compressor serial number was 1105547116.

Heat Pump / Cooling 1: AC refrigerant
R410A Puron

Furnace & Air Handler 1: Air Filter Location
Return air registers

Furnace & Air Handler 1: Data plate: photo

The photo shows the furnace data pate or manufacturer's label



Furnace & Air Handler 1: Date of manufacture

Garage

The date of furnace manufacture appeared to be January 2012.

Furnace & Air Handler 1: Duct Type

Insulated

Furnace & Air Handler 1: Energy Source

Electric

Furnace & Air Handler 1: Furnace Brand

Goodman

Furnace & Air Handler 1: Furnace Location

Garage

Furnace & Air Handler 1: Type of Air Filter

Pleated

Heat Pump / Cooling 1: AC: 2 split systems

North Side of house

The home had two air-conditioning systems. The air conditioning systems were split systems in which the cabinets housing the compressors, cooling fans and condensing coils were located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinets were located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside the air ducts at the furnaces.

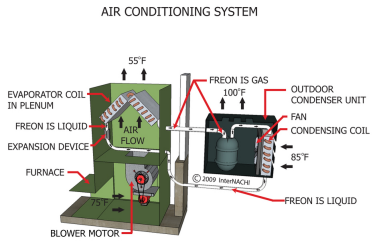
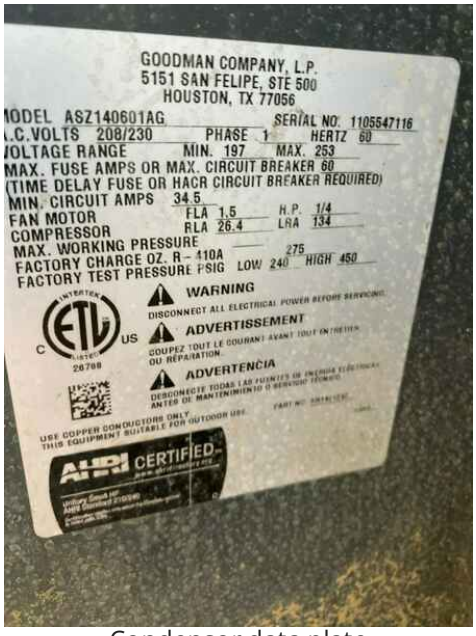
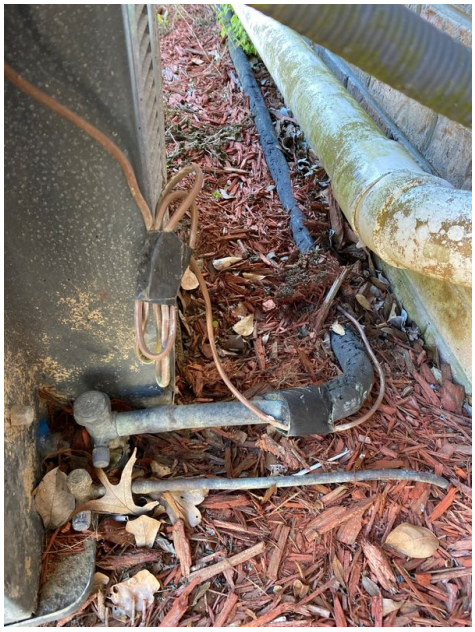


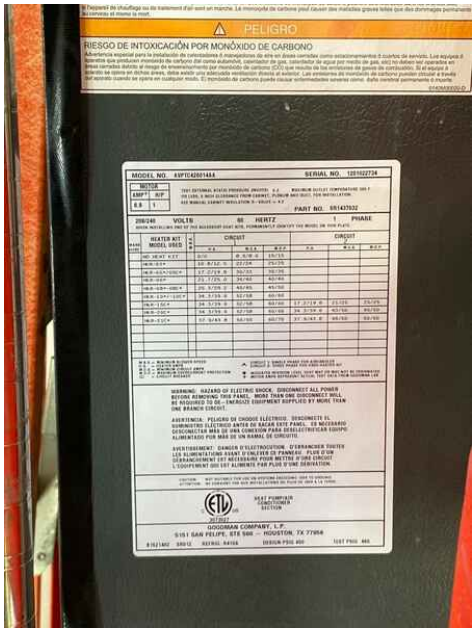
Figure 2. A traditional split-system air source central heat pump has an outdoor unit with a condenser and compressor, and an indoor air-handler unit with an evaporator coil, metering device, and blower fan.

Condensor



Condensor data plate





Electric disconect Maintenance Port

Heat Pump / Cooling 1: AC: compressor data plate, photo

Information from the air-conditioner compressor unit data plate is shown in the photo.

Heat Pump / Cooling 1: AC compressor unit: disconnect at main service panel

North Wall right behind A/C condensor

The air-conditioner disconnect was located in the main electrical service panel.

Heat Pump / Cooling 1: AC cooling capacity

5 Ton

Air Conditioner Capacity and Sizing

Air conditioners are sized by their capacity in terms of tons. One ton equals 12,000 BTU per hour (or BTUH) of cooling capacity. The capacity is often indicated in the model number. Contractors will look at the name plate on the outdoor condensing unit and locate the model number (not the serial number) find the two digits in the model number that match the numbers below it to indicate tons or BTUH. For example, a model SSX160241 is a 2-ton (24,000 BTUH)-capacity air conditioner.

18 = 1.5 tons or 18,000 BTUH
24 = 2 tons or 24,000 BTUH
30 = 2.5 tons or 30,000 BTUH
36 = 3 tons or 36,000 BTUH
42 = 3.5 tons or 42,000 BTUH
48 = 4 tons or 48,000 BTUH
60 = 5 tons or 60,000 BTUH
Proper sizing of air conditioners has become more important in recent decades as homes are built to be more airtight and better insulated. HVAC contractors and home inspectors can no longer rely on guidelines based solely on an estimate of square footage. Whereas an older two-story 3,000-square-foot home might have required two 3-ton units, a newer 3,000-square-foot high-performance home might be adequately served by one 3-ton unit with zone dampers.

An overly large system will blast on quickly, bringing the air temperature below the thermostat set point, and shutting off before it has had time to remove moisture from the air, which can cause moisture problems in the home, especially in humid climates.

Heat Pump / Cooling 1: AC evap. coils: condensate disposal OK

Next to A/C condensor

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

Heat Pump / Cooling 1: AC: old but functional

The air-conditioning system appeared to be old but functioning as designed at the time of the inspection.

Heat Pump / Cooling 1: AC: split system description

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.

Heat Pump / Cooling 1: AC: what's inspected?

Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

Heat Pump / Cooling 1: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Heat Pump / Cooling 1: Life Expectancy for HVAC products

Click the link to **InterNACHI's Estimated Life Expectancy Chart for Florida Homes**

Furnace & Air Handler 1: Air filter: location, wall-mounted return air

The furnace air filters were located behind wall-mounted return air registers in the home interior.

Limitations

COOLING REFERENCE

AC: TEMPERATURE TO COOL TO TEST: BELOW 67° F.

The air-conditioning system was not tested because the outside temperature was below 67 degrees F. and to test it would risk damaging the coils. The Inspector recommends having the system inspected by a specialist before the expiration of your Inspection Objection Deadline.

HEATING REFERENCE

HEAT PUMP-HEAT CYCLE DISCLAIMER

Not Tested

The heating portion of the heat pump system was not tested. Operation when outside air temperatures are above 75 degrees can damage the unit. The inspector, except under special circumstances, will not operate the heat pump when the outside air temperature is above 75 degrees. The system installation and other components are reviewed if possible. It is recommended that you call for reinspection by this company when the temperature is expected to be below 75 degrees. A reinspection fee may be charged. You may simply wish to have the unit demonstrated (if the temperature has been below 75 degrees for a few hours) during your final walk-through prior to taking possession of the property.

7: INTERIOR

		IN	NI	NP	O
7.1	General Interior	X			
7.2	Foyer	X			X
7.3	Kitchen	X			X
7.4	Dining Room	X			X
7.5	Homeschool room	X			
7.6	Living Room	X			X
7.7	Office / Study	X			X
7.8	Laundry Room	X			
7.9	Bedroom 1	X			
7.10	Bedroom 2	X			X
7.11	Bathroom 1	X			X
7.12	Bathroom 2	X			X
7.13	Bedroom Owner Suite	X			X
7.14	Bathroom Owners Suite	X			X
7.15	Door/Window/Skylight	X			
7.16	Pantry	X			
7.17	Florida Room	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

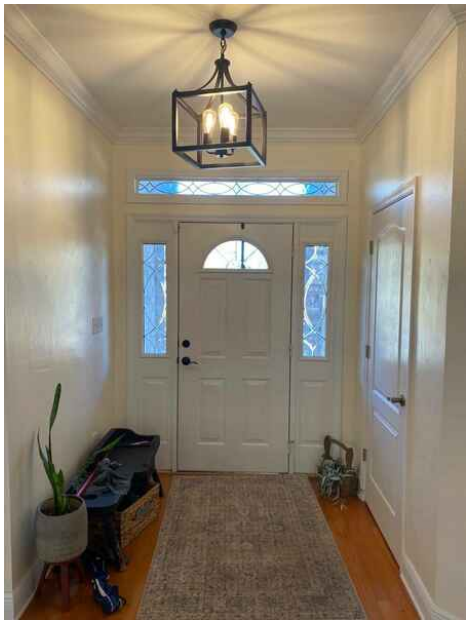
General Interior: Number of Bathrooms

3 Bathrooms

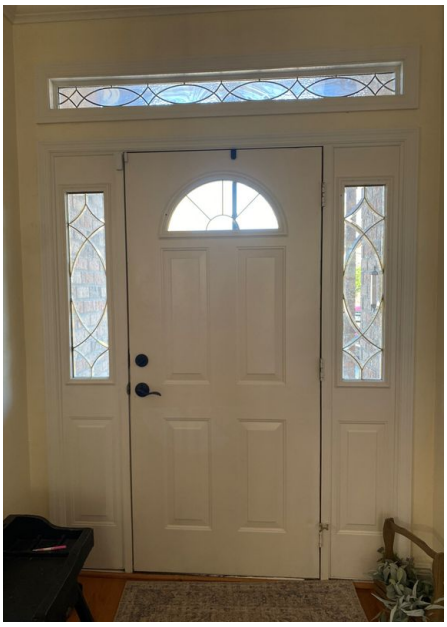
General Interior: Number of Bedrooms

3 Bedrooms

Foyer: Photo



Foyer: Entrance Door
Glazing



Kitchen: Built-in Oven(s)
N/A

Kitchen: Dishwasher Brand
Kitchenaid

Kitchen: Eat in Kitchen
Bar at counter

Kitchen: Ice Maker
LG

Kitchen: Instant Hot Water faucet and heater
Not Present

Kitchen: Kitchen Cabinets and Drawers
Cabinets in Good Repair

Kitchen: Microwave Oven Brand
LG

Kitchen: Range Hood Exhaust Type
Re-circulating

Kitchen: Range/Oven/Cooktop Type
Electric range

Kitchen: Refrigerator Brand
LG

Kitchen: Sink/ Faucet & Under Cabinet Plumbing
Sink Condition Good

Dining Room: Walls, Ceiling, Lighting
Dining Room
Walls, Ceiling, Lighting, Window(s)

Living Room : Fireplace Type
Wood-burning, Pre-cast

Living Room : Floor Materials
Natural hardwood

Laundry Room: Walls, floor,ceiling & doors

Bedroom 1: Bedroom Floor Materials

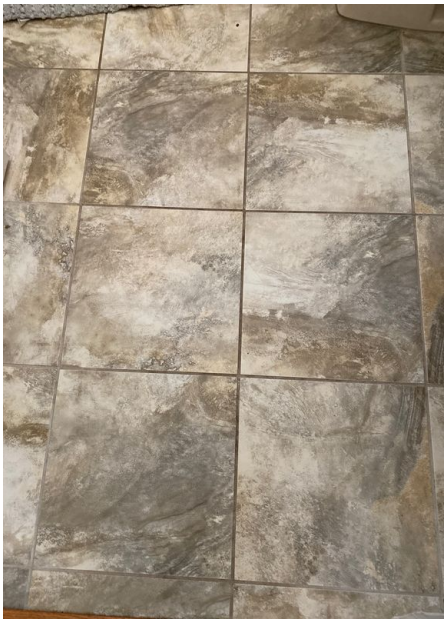
Carpet

Bathroom 1: Bathroom Configuration

1 sink in cabinet/toilet/tub

Bathroom 1: Bathroom Floor Materials

Ceramic tile



Bathroom 1: Room Ventilation

Exhaust fan

Bathroom 1: Toilet type(s)

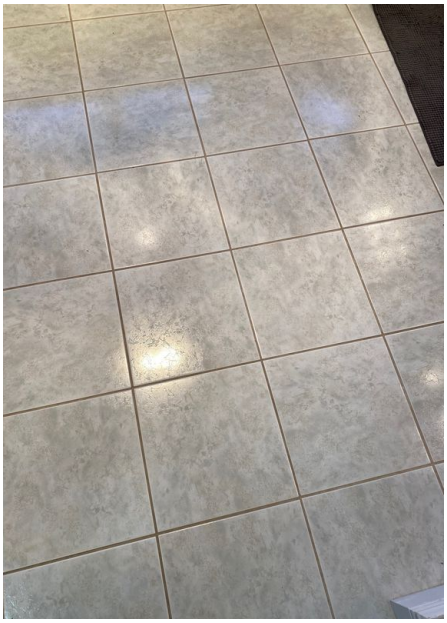
Conventional

Bathroom 2: Bathroom Floor Materials
Ceramic tile

Bathroom 2: Room Ventilation
Exhaust fan, Pool door/ no pool

Bedroom Owner Suite: Fireplace Type
N/A

Bathroom Owners Suite: Bathroom Floor Materials
Ceramic tile



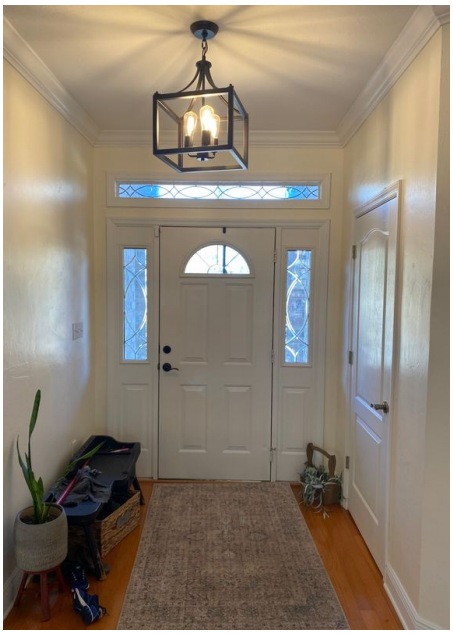
Bathroom Owners Suite: Room Ventilation
None

Bathroom Owners Suite: Closet Door

Door/Window/Skylight : Interior Door Types
6 Panel

Foyer: **Floor Materials**

Natural hardwood



Kitchen: Counter Tops (Type)

Formicca

For some time, granite has been the countertop material of choice when there were no cost issues to consider. Granite defines elegance in a kitchen. Even modest kitchens seem like luxury spaces when flavored by the beauty of granite countertops.

Historically, granite has been an expensive material, but its cost has come down somewhat as supplies have increased and engineered stone has become more common.

Soapstone is another natural stone, usually dark gray in color with a smooth, silky feel. It has seen a recent resurgence as an alternative to granite. Soapstone is often seen in historic homes but is also used in modern homes as both a countertop and sink material. Over time, soapstone takes on an antique-like patina that can be very attractive in certain kitchen styles.

Contrary to expectations, the architectural soapstone used for countertops is actually quite hard and resistant to stain. However, it will scratch over time, although this can add to the antique patina of the stone.

Another natural stone commonly used in kitchen countertops is marble. Because no two sheets of marble are exactly the same, each marble countertop will be entirely unique.

Because of its extremely high price tag, marble is not often seen on the entire expanse of countertops of most kitchens. More often, its luxurious look is limited to use on an island or section of countertop reserved as a baking center.

Although highly prized, marble may not be the best choice for kitchens due to its penchant for staining and scratching. Newer sealers can reduce the upkeep on marble, but this is a considerably more temperamental stone than granite or soapstone.

The countertop material known as "quartz" is actually an engineered stone product that contains as much as 93 percent quartz particles and other minerals, shaped into slabs and bound with resins. These are not solid quartz slabs produced by quarrying.

Sold by companies such as DuPont Zodiaq, LG Viatera, Cambria, and Silestone, quartz was created as a more adaptable and better-performing alternative to granite and marble. It is available in a larger range of colors than granite and has a nonporous surface that resists both scratching and staining. Some types are convincing copies of natural marble, with similar veining. Unlike natural stone, engineered quartz requires no annual sealing.

Similar technology is now being used in so-called glass countertops, which consist of particles of recycled glass blended with resins and shaped into countertop slabs. Consumers keen on being on the cutting edge may want to consider glass as well as quartz countertops.

Solid-surface material, sold under brands including Avonite, Corian, and Swanstone, is a man-made material consisting of a blend of acrylic particles and resins that are pressed into sheets and other shapes. Solid-surface countertops and sinks have now been around for nearly 50 years, but at the time of introduction, they were regarded as space-age alternatives to natural stone, which they sought to mimic.

Once regarded as premium, luxury countertops, solid-surface material is now considered somewhat mid-tier, but it is still an excellent choice for mid-range kitchens. It can also be a good material in high-end kitchens with a lot of countertop space that would be prohibitively expensive to cover with granite or quartz.

Ceramic tile is durable and easy to clean, and it is considerably less expensive than natural stone, quartz, or solid-surface countertops, especially for DIYers willing to do their own work.

Recent innovations in porcelain tiles offer many more design options than ever before, including tiles that look like wood, marble, or even leather or cork. Ceramic and porcelain tiles offer more design options than nearly any other countertop material.

Laminate counters bear trademarks such as Formica, Nevamar, and Wilsonart. The laminates are plastic-coated synthetics with a smooth surface that's easy to clean. Countertops are made by bonding the laminate sheets to a particleboard (MDF) core. Laminate countertops can be purchased as pre-formed segments (called "post-form countertops"), or custom-fabricated to specifications, either on-site or in a fabrication shop.

Although for many years regarded as more ordinary than premium countertop materials, laminates have seen a recent surge in popularity, thanks in part to the thousands of colors, patterns, and styles now available. Laminates are especially popular in retro designs, particularly midcentury modern kitchens.

Wood countertops offer a beautiful warm look and are available in a wide range of colors and finishes. Hardwoods such as maple and oak are the species most often used as countertop woods.

For a really contemporary and industrial look for your kitchen, stainless steel is a good choice. Stainless steel countertops are heat resistant and durable. Because they're constructed to your specifications, you can have a seamless countertop.

If you have countertops in unusual shapes, or if you want a truly unique kitchen, concrete may be a good choice for

your countertops. Due to their heavy weight, concrete countertops are usually cast in forms right in your kitchen. These are not the same kind of concrete slabs used in sidewalks, but highly polished slabs that may even be textured or acid-stained to produce colors.

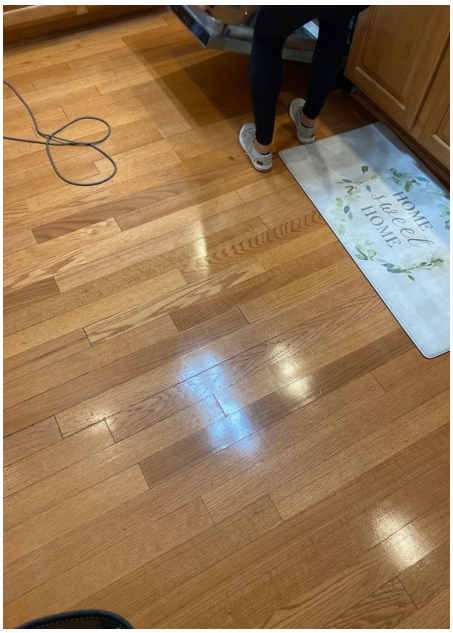
Although concrete can be subject to cracking, new treatments can reduce this tendency. The porousness of concrete can be reduced with additives.





Kitchen: **Kitchen Floor Materials**

Natural hardwood




Kitchen: Range/Cooktop Brand

Kitchenaid

The stove top was missing one control nob at the time of inspection.

Kitchen: Sink: faucet filter installed

Right side of sink

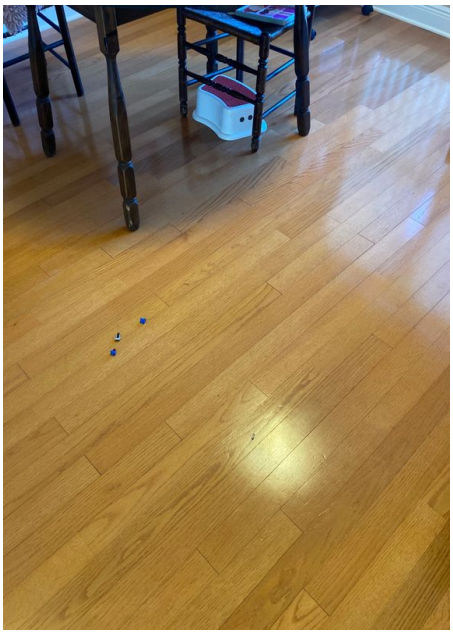
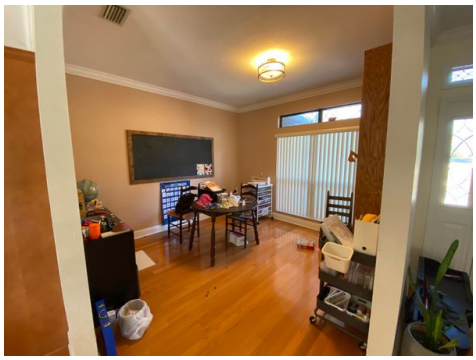
A water filter was installed on the kitchen sink faucet. You should contact the manufacturer to learn about any maintenance requirements connected with its use.

Dining Room: Dining Room Floor Materials

Natural hardwood

Homeschool room: **Floor Materials**

Natural hardwood


Homeschool room: **Office / Study**

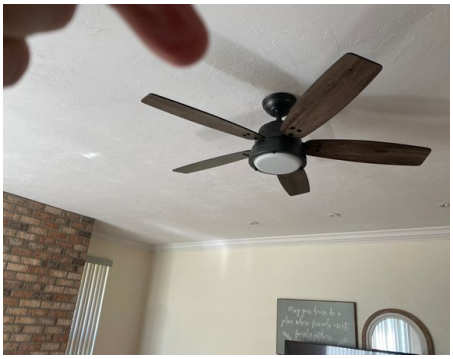
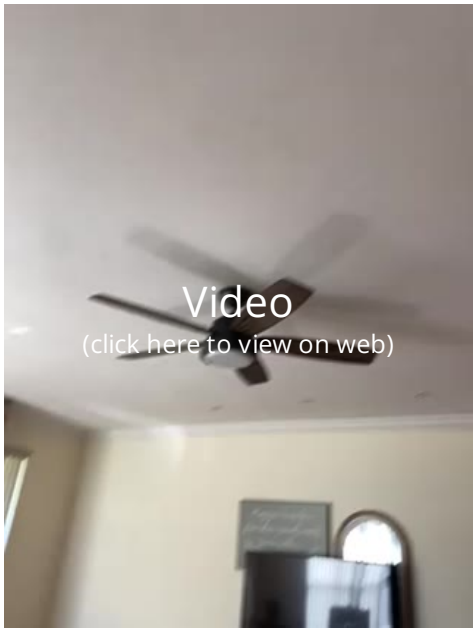
Walls & Ceiling

Checking the box for each item indicates the items were inspected for safety and functionality.

Living Room : **Living Room / Family Room / Loft Area Items Checked**

Flooring, Walls & Ceiling, Fireplace

Checking the box for each item indicates the items were inspected for safety and functionality.

Office / Study: Floor Materials

Natural hardwood


Office / Study: Office / Study

Flooring

Checking the box for each item indicates the items were inspected for safety and functionality.

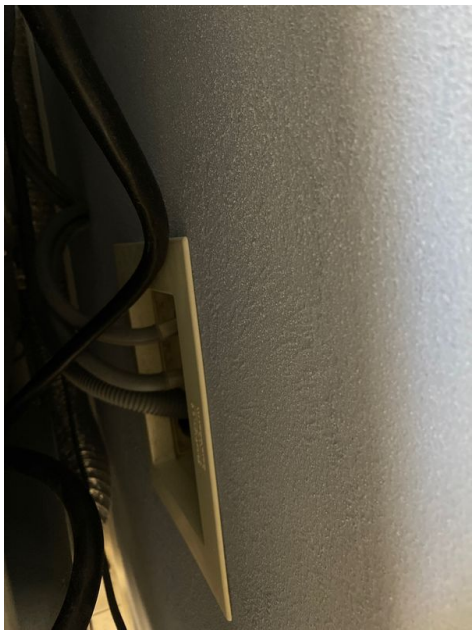

Office floor

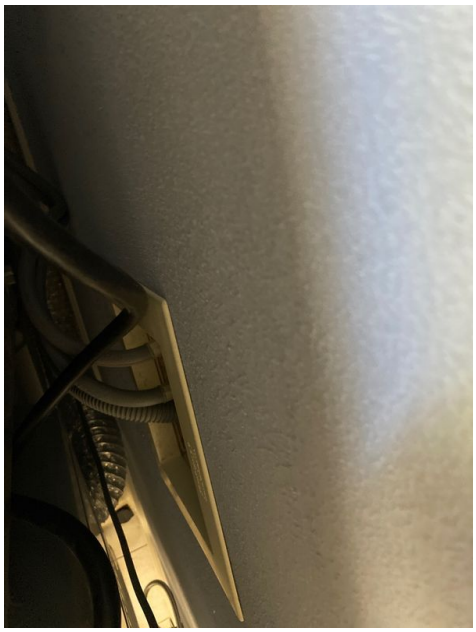
Laundry Room: **Appliances included**

Washer, Dryer, Photo of each

Laundry room included a wash sink.











Laundry Room: **Cabinets Installed in Laundry Room**

Yes

The inspector looked for and inspected installed cabinets in the laundry room. Unless otherwise noted the cabinets were in a functional status with no major damage.

Laundry Room: **Laundry Chute Installed**

No

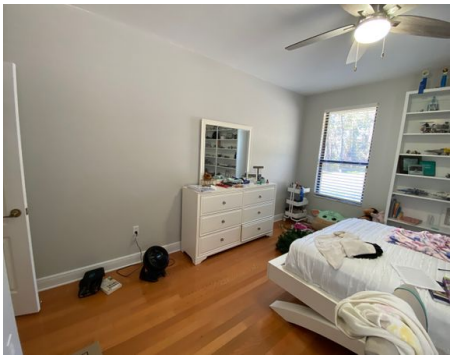
A laundry chute was installed in this home to move dirty clothes from another floor to the laundry room without having to be carried there.

Bedroom 1: Windows, Walls, Ceiling & Doors

North East


Bedroom 2: Bedroom Floor Materials

Natural hardwood

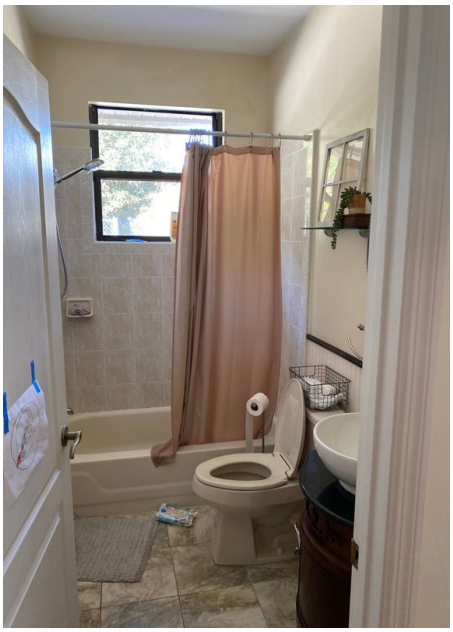



Bedroom 2: Windows, Walls, Ceiling & Doors

Windows will not stay open on their own


Bathroom 1: Bathroom Conditions

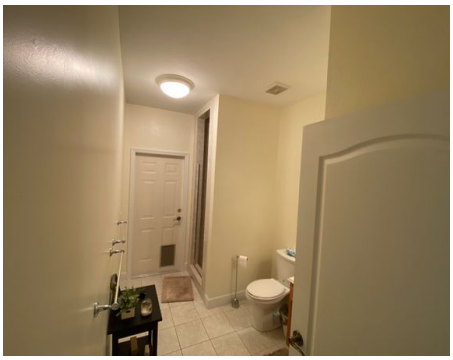
Sinks Tested?, Cabinets Inspected?, Plumbing Photo's?, Toilet Tested? Shower/Tub Inspected?, Lights Working?





Bathroom 2: **Bathroom Configuration**

1 sink in cabinet/toilet/shower

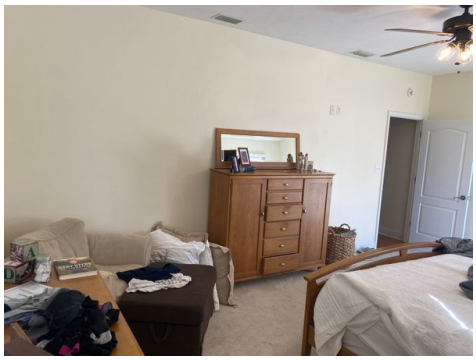


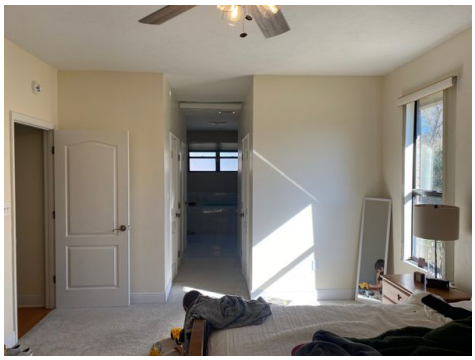
Bathroom 2: Toilet type(s)

Dual-flush

Bedroom Owner Suite: Bedroom Floor Materials

Carpet





Bedroom Owner Suite: Walk in Closet

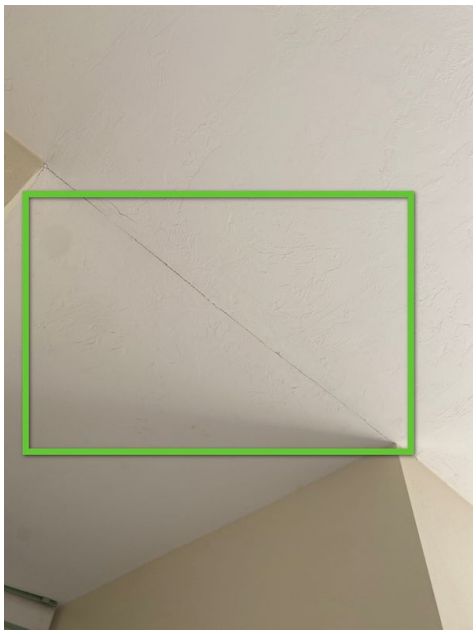
walls, floor, Walk in closet 2 south side

North, walk-in closet

South, walk-in closet

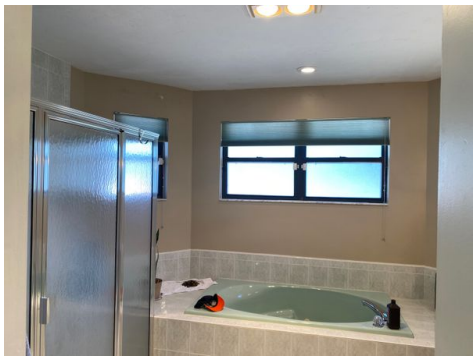
Bedroom Owner Suite: **Walls, Windows, Ceiling & Doors Photos**

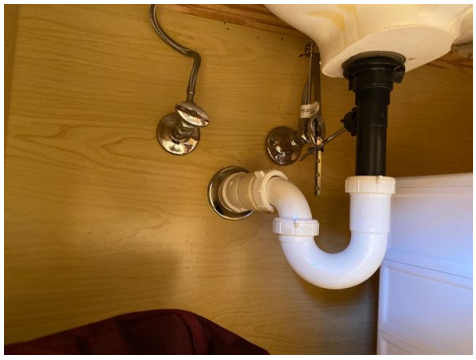
Yes

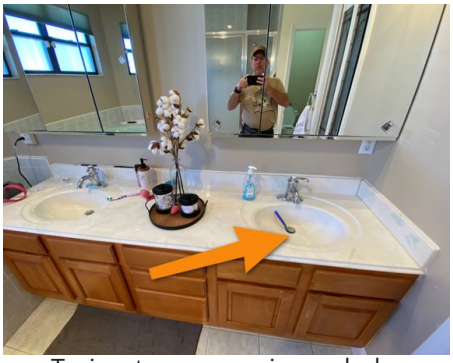


Bathroom Owners Suite: **Bathroom Configuration**

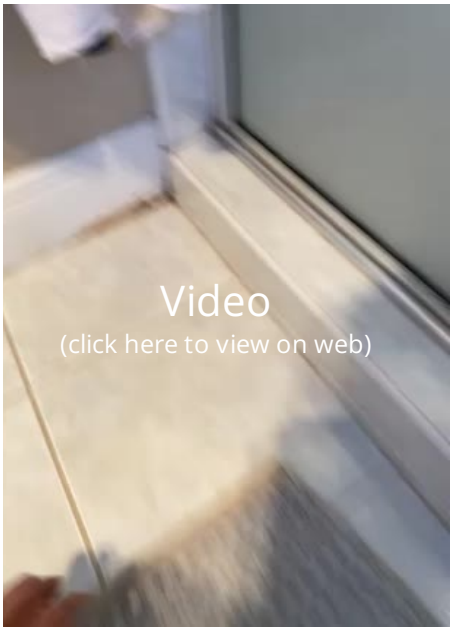
2 sinks in cabinet/toilet/tub-with-shower

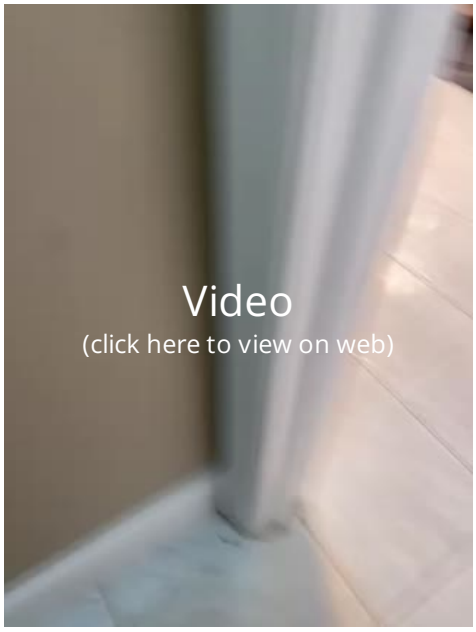



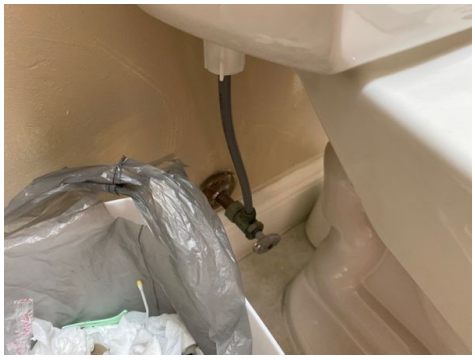





Train, stop or repair needed





Observations

7.2.1 Foyer

FOYER CLOSER DOOR LATCH NEEDA ADJUSTMENT.

FOYER CLOSET

Recommendation

Contact a qualified professional.

7.3.1 Kitchen

Serious Concern/Action Needed

ELECTRICAL RECEPTICALS: GFCI MULTIPLE FAILURES- QC

Multiple ground fault circuit interrupter (GFCI) electrical receptacles in the kitchen did not respond to testing, did not re-set, were slow to re-set or made a buzzing sound when re-set. This indicates that the condition of GFCI electrical receptacles in the kitchen is deteriorating. This is a safety issue. The Inspector recommends replacement of all interior and exterior GFCI receptacles to ensure that they work correctly when required. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

7.4.1 Dining Room

HARDWOOD FLOOR STAIN

Hardwood floor and dining room has a stand next to the sliding glass door on the left-hand side.

Recommendation

Contact a qualified professional.


Left side of sliding glass door

7.4.2 Dining Room

SLIDING GLASS DOOR

Sliding glass door is hard to close suggest adjustment.

Recommendation

Contact a qualified professional.

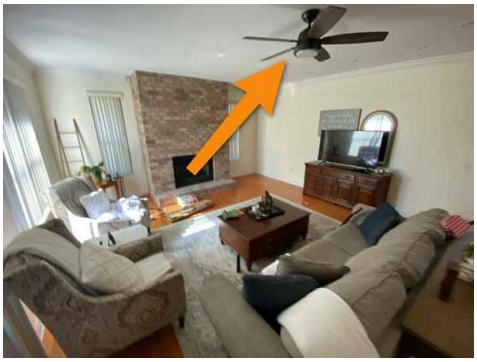
7.6.1 Living Room

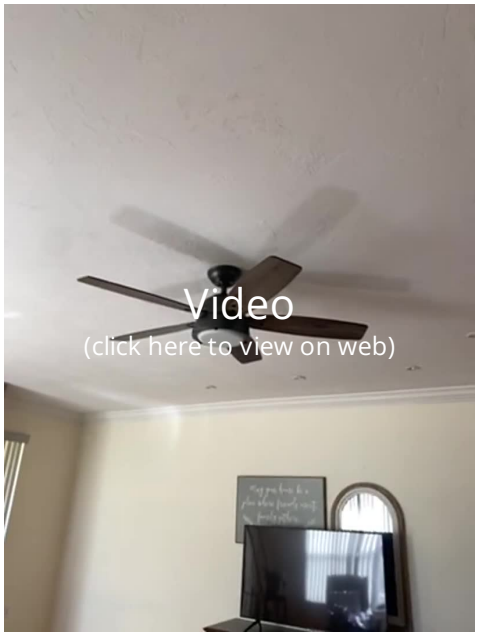
CEILING FAN(S): INOPERABLE- QC

The ceiling fan in the living room was inoperable. The Inspector recommends an evaluation and any necessary work be performed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.





7.7.1 Office / Study

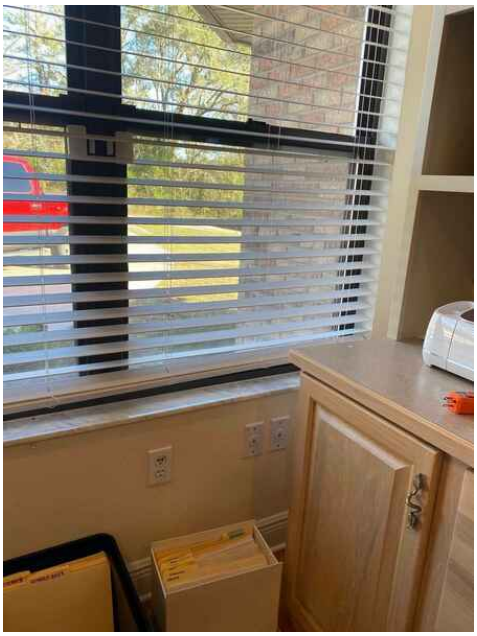
Serious Concern/Action Needed

ELECTRICAL RECEPTACLE: DAMAGED-QC

This office had a damaged electrical receptacle that should be replaced by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



East office

7.7.2 Office / Study

HARDWOOD FLOOR

The flooring is damaged in the area in front of the desk, where a chair would most likely sit

Recommend evaluation and repair by a qualified flooring specialist.

Recommendation

Contact a qualified professional.

7.10.1 Bedroom 2

WINDOWS WILL NOT STAY OPEN ON THEIR OWN.

Consult a window professional

Recommendation

Contact a qualified professional.

7.11.1 Bathroom 1

BATHTUB: SEALANT, CAULK LINE FAILED- QC

Sealant where the tub meets the wall was old and had sections of missing sealant that may allow damage from moisture intrusion of the wall assembly. The Inspector recommends maintenance by a qualified contractor.

Recommendation

Contact a qualified handyman.

7.11.2 Bathroom 1

SHOWER: SHOWERHEAD LEAKING- QC

The shower head connection leaked when the shower was operated. The inspector recommends service by a qualified plumbing contactor.

Recommendation

Contact a qualified handyman.

7.11.3 Bathroom 1

BATHTUB: SLOW TO DRAIN

The tub was slow to drain. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. The Inspector recommends investigation and any necessary work be performed by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

7.12.1 Bathroom 2

TOILET: LOOSE - QC

In this bathroom, the toilet was loose at the floor indicating that fasteners designed to secure the toilet to the floor have loosened and need to be retightened. The Inspector recommends re-attached by a qualified contractor.

Recommendation

Contact a qualified professional.

7.12.2 Bathroom 2

SHOWER: GROUT MISSING- QC

The shower tiles had areas of missing grout that may allow moisture to penetrate the walls. The inspector recommends service by a qualified plumbing contactor.

Recommendation

Contact a qualified tile contractor

7.12.3 Bathroom 2

SHOWER DOOR MISSING

At the time of inspection, the shower door was missing.

Recommendation

Contact a qualified professional.

7.13.1 Bedroom Owner Suite

DOOR, INT.: LATCH BOLT MISALIGNED- QC

At an interior door in this bedroom, the doorknob latch bolt did not align with the hole in the strike plate and did not hold the door closed. The Inspector recommends adjustment by a qualified contractor.

Recommendation

Contact a qualified professional.

7.13.2 Bedroom Owner Suite

DOOR, INT.: CLOSET DOORS INSTALLATION, POOR OPERATION- QC

Closet doors in this bedroom were poorly installed and did not operate well. The Inspector recommends service by a qualified contractor.

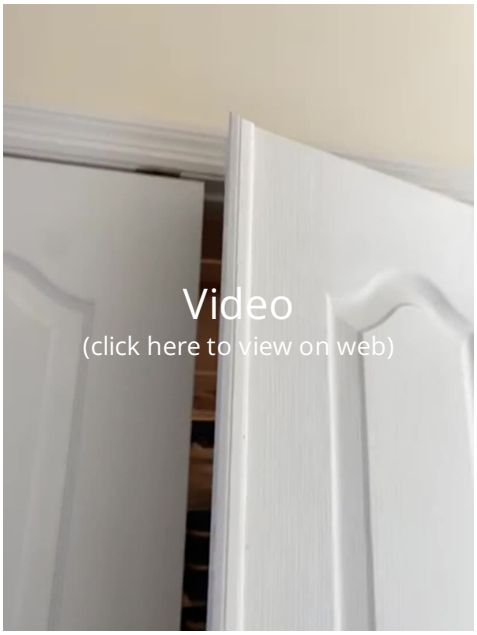
Recommendation

Contact a qualified professional.

7.13.3 Bedroom Owner Suite

SOUTH CLOSET DOOR, INT.: HARDWARE DAMAGE/DETERIORATION, MINOR

An interior door hardware in this bedroom exhibited minor damage or deterioration.



7.14.1 Bathroom Owners Suite

SINKS: STOPPER, 1 INOPERABLE- QC

One sink in this bathroom had an inoperable stopper. The Inspector recommends service by a qualified contractor.

Recommendation

Contact a qualified professional.

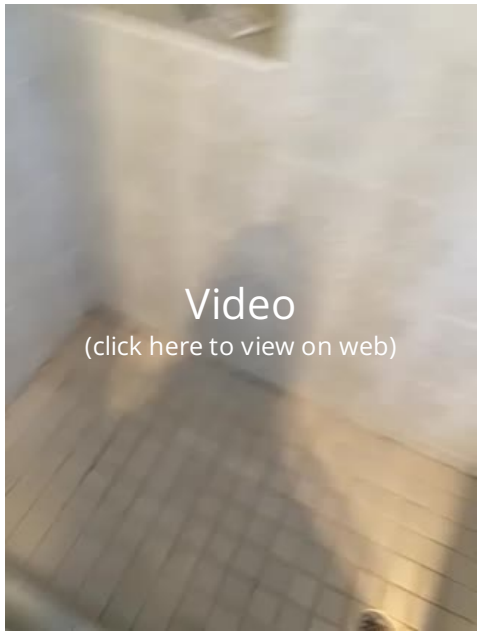
7.14.2 Bathroom Owners Suite

SHOWER: GROUT MISSING- QC

The shower tiles had areas of missing grout that may allow moisture to penetrate the walls. The inspector recommends service by a qualified plumbing contactor.

Recommendation

Contact a qualified tile contractor



7.14.3 Bathroom Owners Suite

SHOWER DOOR: DOES NOT PROPERLY CLOSE.

MASTER BATH

The shower door is binding at the bottom and does not properly close. I recommend further evaluation by a licensed general contractor to correct.

Recommendation

Contact a qualified general contractor.

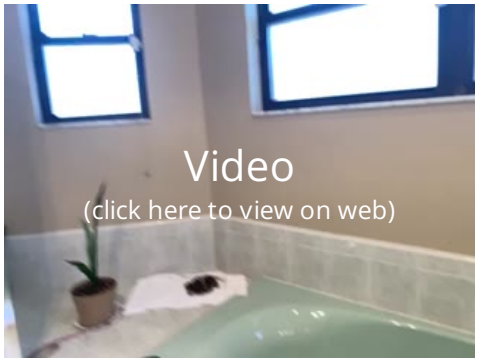
7.14.4 Bathroom Owners Suite

WALLS: DRYWALL/ PAINT FINISH

The inspector noted some area of the wall finish that need attention either in painting or drywall finish.

Recommendation

Contact a qualified general contractor.



7.14.5 Bathroom Owners Suite

BATHTUB W/JETS: PUMP, NO ACCESS

No hatch was provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.

Recommendation

Contact a qualified handyman.

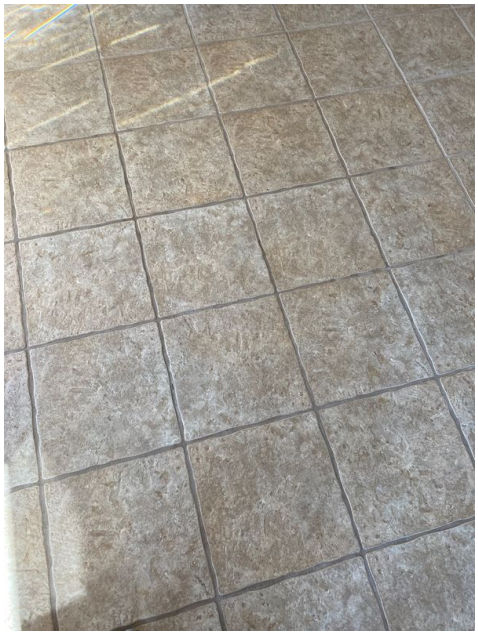
7.17.1 Florida Room

INSULATED WINDOW FAILURE

Insulated window failure

Recommendation

Contact a qualified professional.



8: PLUMBING

		IN	NI	NP	O
8.1	Water Supply	X			
8.2	Drain, Waste and Vent (DWV)	X			
8.3	Water Heater	X			
8.4	Water Heater 2	X			
8.5	Cleanouts	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Supply: Distribution Pipe Material
Polyvinyl chloride (PVC)

Water Supply: Sewage Grinder Pump: Type and Model#
N/A

The Sewage Grinder pump model # is_____.

Water Supply: Water Service Pipe Material
¾-inch, CPVC/AL/CPVC

Water Supply: Water Source
Private

Water Supply: Water supply pipes: approved plastic
The home water distribution pipes included an approved plastic type.

Drain, Waste and Vent (DWV) : Drain, Waste, & Vent Pipe Materials
Polyvinyl Chloride (PVC)

Drain, Waste and Vent (DWV) : Sewer System
Private

Water Heater: Water Heater Type
Electric

Water Heater: Photo of water heater

The photo shows the data plate of the water heater.

Water Heater: Data plate: photo

The photo shows the data plate of this water heater.

Water Heater: Date of manufacture

The date of manufacture for this water heater appeared to be 1999.

Water Heater: Water heater location

garage

Water Heater: Gas Water Heater Efficiency

N/A

Water Heater: Water Heater Brand

American

Water Heater: Water Heater Tank Capacity

40 gallons

Water Heater 2: Water Heater Type
Electric

Water Heater 2: Photo of water heater
The photo shows the data plate of the water heater.

Water Heater 2: Data plate: photo
The photo shows the data plate of this water heater.

Water Heater 2: Date of manufacture
The date of manufacture for this water heater appeared to be 1999.

Water Heater 2: Water heater location
bathroom

Water Heater 2: Gas Water Heater Efficiency
N/A

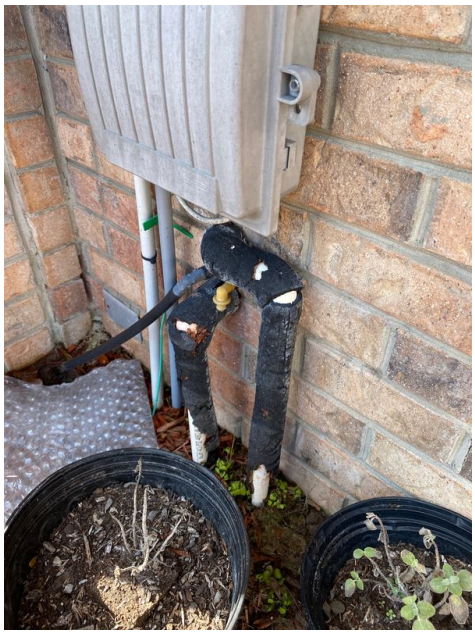
Water Heater 2: Water Heater Brand
American

Water Heater 2: Water Heater Tank Capacity
40 gallons

Water Supply: Distribution Pipe Bonding

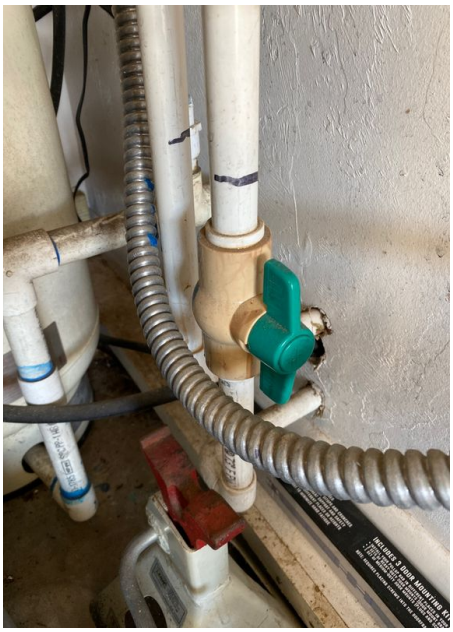
Unknown





Water Supply: Main water shut-off: location

The main water supply shut-off was located in the garage, behind the water softener.



Water Heater: Water heater, what's inspected?

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - the quality of the water heater; - the chemical composition of the water; - the long-term water temperature settings; and - the quality and frequency of past and future maintenance Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Water Heater: Life Expectancy

The life expectancy or a water heater in Florida is

Water Heater (conventional)	6 to 12 years

Water Heater: TPR valve: present

The water heater was equipped with a temperature/pressure relief (TPR) valve that was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Home Inspection. The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

Water Heater: Electric Water Heater

This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

Water Heater 2: Life Expectancy

The life expectancy or a water heater in Florida is

Water Heater (conventional)	6 to 12 years

Water Heater 2: Drip pan: w/overflow OK

This water heater rested in a drip pan that had a properly-routed overflow pipe.

Water Heater 2: TPR valve: present

The water heater was equipped with a temperature/pressure relief (TPR) valve that was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Home Inspection. The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

Water Heater 2: Electric Water Heater

This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

Cleanouts: Cleanout definition

A Plumbing system "cleanout" is an access opening in a home drainage/waste/sewer pipe system installed for the purpose of removing a clog, blockage, or other obstruction from the pipes. Cleanouts typically have a removable plug that provides easy access without requiring significant disassembly of the plumbing pipe system. Building standards specify locations for clean outs, although these specified locations have varied over the years, with older homes typically having fewer cleanouts. South side of home.

South side of home

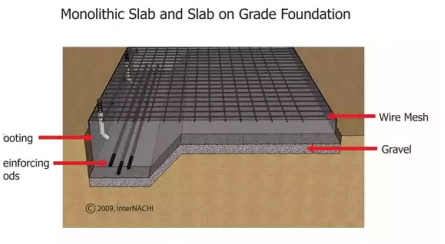
9: STRUCTURE

		IN	NI	NP	O
9.1	Foundation	X			
9.2	Floor Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Foundation: Foundation Type
Slab-on-grade



Foundation: Foundation Wall Material
Concrete

10: GARAGE

		IN	NI	NP	O
10.1	Garage Residence Entrance Door	X			
10.2	Overhead Doors	X			
10.3	Automatic Opener	X			
10.4	Floors, Walls, & Ceiling	X			
10.5	Conventional Doors	X			X
10.6	Garage Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage Description
2-car

Garage Residence Entrance Door: Garage Door Fire Rated?
No

Automatic Opener: Garage Door Opener Brand
Chamberlain

Automatic Opener: Number of Automatic Openers
2

Automatic Opener: Manual Disconnect Operational?
Yes

Automatic Opener: Photo Sensors Operational
Yes

Automatic Opener: Automatic reverse tested and worked properly?
Yes

Floors, Walls, & Ceiling: Floors Walls and Ceilings within Compliance
Yes

Conventional Doors: Side Entrance Door

Weatherstripping needs repair

Garage Electrical: Garage Electrical outlets GFCI protected?

No

Garage Residence Entrance Door: Self Closing Residence Entrance from Garage

No

Although no longer required, (as of 2017 FBC) a self-closing garage residence entrance is **highly recommended** by your inspector. The safety of the residents from carbon monoxide produced through vehicle exhaust or gas-burning appliances is enhanced by a self-closing door. The self-closing door can become problematic for older residents who need additional time to clear the doorway.

Overhead Doors: Overhead doors: what's inspected?

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: - door condition; - mounting brackets; - automatic opener; - automatic reverse; - photo sensor; - switch placement; - track & rollers; and - manual disconnect.

Overhead Doors: Overhead doors: OK

Garage ceiling

The Inspector observed no deficiencies in the condition of the garage overhead doors.

Overhead Doors: Door tracks: OK

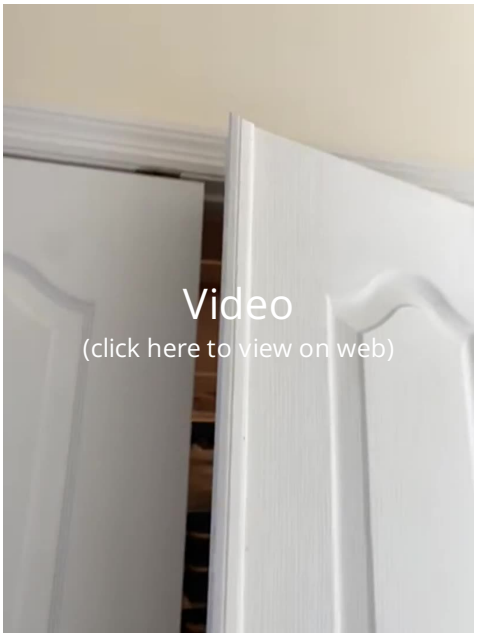
The overhead garage door tracks appeared to be correctly installed and stable.

Limitations

Garage Description

DISCLAIMER: COMPONENTS TO INSPECT ARE BLOCKED

We are not able to inspect area's of the garage due to the owners belongings blocking things such as the water heater, air conditioning, walls and floors



Observations

10.5.1 Conventional Doors

WHTHERSTRIP ON DOOR NEEDS REPAIR.

At the time of inspections a small piece of weather strip was missing from the bottom of the door. recommend replacement.

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Recommendation

Contact a qualified professional.

11: ATTIC

		IN	NI	NP	O
11.1	Attic Access	X			
11.2	Roof Structure	X			
11.3	Attic/Roof Structure Ventilation	X			
11.4	Thermal Insulation	X			
11.5	Attic Electrical, Plumbing and HVAC	X			
11.6	Attic Pests	X			
11.7	Thermal Images	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attic Access: Access Hatch
Location
Garage, Master bedroom closet

Attic Access: Attic access: ceiling hatch (loc)

The attic was accessed through a hatch in the garage & master bedroom closet ceilings.

Limitations

Attic Access

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

12: STATE OF FLORIDA STANDARDS OF PRACTICE

		IN	NI	NP	O

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Standards of Practice

STATE OF FLORIDA HOME INSPECTION STANDARDS OF PRACTICE:

61-30.801 Standards of Practice, General;
(1) Home inspections performed to these Standards of Practice are intended to provide the client with information regarding the overall condition of installed systems and components of the home-based on observation of the visible and apparent condition of the structure and components at the time of the home inspection and to report on those systems and components inspected that, in the professional opinion of the inspector, are significantly deficient or at the end of their service lives. A home inspection does not include the prediction of future conditions.
(2) These standards shall not be construed as limiting the scope of the inspection process in those areas where the inspector is qualified and/or has special knowledge.
(3) The inspector shall inspect readily accessible, installed systems and components of homes listed in these Standards of Practice by using normal operating controls and opening readily operable access panels. Where multiple instances of the same component exist, a representative number shall be inspected.
(4) The inspector shall inspect and report as required by Section 468.8323, F.S. when required by these standards, systems, or components by their type and/or significant characteristics.
(5) If not self-evident to the client at the time of inspection, the inspector shall give a reason why, in his or her opinion, the system or component was reported as significantly deficient or
near the end of its service life.
(6) The inspector shall make recommendations for correction and/or monitoring, or further evaluation of the deficiencies that the inspector observed.
(7) These Standards of Practice do not limit inspectors from:
(a) Including other inspection services, in addition to those required by these Standards of Practice;
(b) Specifying repairs, provided the inspector is appropriately qualified;
(c) Excluding systems and components from the inspection if agreed upon in writing by the inspector and client.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.802 Standards of Practice, Structure;
(1) Structural system and components include the following:
(a) Foundation;
(b) Floor structure;
(c) Wall structure;
(d) Ceiling structure;
(e) Roof structure;
(f) Posts;
(g) Beams;
(h) Columns;
(j) Joists;
(k) Rafters;
(l) Trusses;
(m) Other framing; and
(n) Ventilation of foundation areas.
(2) The inspector shall inspect all of the visible structural systems and components by probing structural
components where deterioration is visible or suspected or where clear indications of possible deterioration exist. Probing is not required when, in the opinion of the inspector, probing would only further damage any area already identified as defective or where no deterioration is visible or presumed to exist.
(3) The inspector is not required to enter or traverse any under-floor crawl space or attic, if in the opinion of the inspector:
(a) An unsafe or unsanitary condition exists;
(b) Enter areas in which inadequate clearance exists to allow the inspector safe entry or traversing;
(c) The potential exists to cause damage to insulation, ductwork, other components, or stored items.
(4) The inspector is not required to provide any engineering or architectural services or offer an opinion as to the adequacy of any structural system or component.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.803 Standards of Practice, Electrical Systems.
(1) Electrical systems and components include the following:
(a) Service entrance conductors, drip loop, cables, and raceways;
(b) Main service equipment and main disconnects;
(c) Service grounding;
(d) Interior components of main service panels and sub-panels;
(e) Conductors;
(f) Overcurrent protection devices;
(g) Readily accessible installed lighting fixtures, switches, and receptacles;
(h) Ground fault circuit interrupters;
(i) Amperage and voltage rating of electrical service;
(j) Main disconnect(s);
(k) Methods or types of wiring;
(l) Smoke detectors;

(m) Carbon monoxide detectors;
(n) Arc fault circuit interrupters.
(2) The inspector shall inspect all of the visible and readily accessible electrical systems and components.
(3) The inspector is not required to inspect:
(a) Remote control devices;
(b) Security alarm systems and components;
(c) Low voltage wiring, systems and components, ancillary wiring and systems and components not a part of the primary electrical power distribution system;
(d) Generators, photovoltaic solar collectors or battery or electrical storage devices, and associated equipment.
(4) The inspector is not required to:
(a) Measure amperage, voltage, or impedance;
(b) Perform a load calculation;
(c) Insert any tool, probe, or device into any electrical component;
(d) Determine the accuracy of circuit labeling.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.804 Standards of Practice, HVAC Systems.
(1) HVAC systems and components include heating and air conditioning systems and components and HVAC distribution systems and components.
(2) Heating and air conditioning systems and components.
(a) The heating and air conditioning (HVAC) systems and components include the following:
1. Installed heating equipment;
2. Fuel storage and fuel distribution systems;
3. vent systems, flues, and chimneys;
4. Ductwork and air distribution components;
5. Mechanical ventilation systems;
6. Heating system energy source(s);
7. Heating system capacity in BTUs or kilowatts.
(b) The inspector shall inspect all readily accessible heating and air conditioning systems and components.
(c) The inspector is not required to inspect:
1. Interiors of flues or chimneys which are not readily accessible;
2. Heat exchangers;
3. Humidifiers or dehumidifiers;
4. Electronic air filters, sanitizers, or UV lights;
5. Solar space heating systems;
6. Internal components such as coils and pans.
(3) HVAC distribution systems and components.
(a) The heating and air conditioning (HVAC) distribution systems and components include the following:
1. Energy source;
2. Cooling method by its distinguishing characteristics;
3. The presence of condensate overflow warning/shutoff devices.
(b) The inspector shall inspect readily accessible HVAC distribution systems.
(c) With regards to HVAC distribution systems, the inspector is not required to inspect:
1. Electronic air filters, sanitizers, or UV lights;
2. Humidistats;
3. Automatic HVAC zoned systems, dampers, controls, that are not readily accessible;
4. Removable window air conditioning systems.
(3) The inspector is not required to:
(a) Determine heat supply adequacy or distribution balance;
(b) Operate heat pump systems when ambient temperatures pose the potential for damage to the air conditioning system;
(c) Determine cooling supply adequacy, distribution balance, or indoor air quality;
(d) Operate the air conditioning system when ambient temperatures pose the potential for damage to the air conditioning system.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.805 Standards of Practice, Roof Covering.
(1) Roof covering systems and components include the following:
(a) Roofing materials;
(b) Flashings;
(c) Skylights, chimneys, and roof penetrations;
(d) Roof drainage systems;
(e) Ventilation of attics; and
(f) Insulation of attics.
(2) The inspector shall inspect all of the visible and readily accessible roof covering systems and components.
(3) The inspector is not required to inspect:
(a) Components or systems that are not readily accessible;
(b) Antenna or other installed accessories;
(c) Interiors of flues or chimneys which are not readily accessible.
(4) The inspector is not required to walk on the roof surface when, in the opinion of the inspector, the following

conditions exist:
(a) Roof slope is excessive to safely walk on;
(b) There is no safe access to the roof;
(c) Climatic conditions render the roof unsafe to walk on;
(d) Condition of the roofing material or roof decking renders the roof unsafe to walk on;
(e) Walking on the roof may cause damage to the roof covering materials; and
(f) Walking will place any liability or danger to the homeowner or other representatives involved in the home inspection process.
(5) The inspector is not required to disturb insulation.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.806 Standards of Practice, Plumbing System.
(1) Plumbing systems and components include the following:
(a) Interior water supply piping and distribution systems including all fixtures, faucets, and components;
(b) Drain, waste, and vent systems, including all plumbing fixtures;
(c) Plumbing related vent systems, flues, and chimneys;
(d) Drainage sumps, sump pumps, and related piping;
(e) Materials used for water supply, drain, waste, and vent piping;
(f) Water heating equipment including the energy source;
(g) Main water and main fuel shut-off valves.
(2) The inspector shall inspect all of the visible and readily accessible plumbing systems and components.
(3) The inspector is not required to inspect:
(a) Wells or water storage related equipment;
(b) Water conditioning systems;
(c) Solar water heating systems;
(d) Fire sprinkler systems;
(e) Private waste disposal systems;
(f) Irrigation system(s).
(4) The inspector is not required to:
(a) Test shower pans, tub, and shower surround for leakage;
(b) Operate safety valves or shut-off valves;
(c) Determine whether water supply and waste disposal systems are public or private;
(d) Determine the quantity or quality of the water supply, or if the function flow at the time of the inspection or thereafter will meet the client's needs.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.807 Standards of Practice, Interior Components.
(1) The interior components that shall be inspected include the following:
(a) Interior walls, ceilings, and floors;
(b) Steps, stairways, and railings;
(c) Countertops and a representative number of installed cabinets;
(d) Garage doors;
(e) Interior and exterior doors and windows and their operating locks and latches or other opening mechanisms;
(f) Insulation and vapor retarders in unfinished spaces;
(g) Fireplaces and solid fuel-burning appliances;
(h) Vent systems, flues, and chimneys;
(i) Household appliances.
(2) The inspector shall inspect all of the visible and readily accessible interior components. When inspecting doors and windows, the inspector may inspect a representative number of doors and windows. The inspector shall inspect household appliances for normal operation – using normal operating controls to activate a primary function. Inspectors will not operate systems or appliances with owners' belongings, or if there is a risk to the property being inspected. Inspectors will first review the system to be operated and use professional judgment as to whether it is safe to operate using normal operating controls and report accordingly.
(3) The inspector is not required to inspect:
(a) Paint, wallpaper, window treatments, and other specialty finish treatments;
(b) Carpeting;
(c) Window treatments;
(d) Central vacuum systems;
(e) Recreational facilities;
(f) Fire screens and doors, if not permanently attached;
(g) Seals and gaskets on fireplaces;
(h) Automatic fuel feed devices;
(i) Mantles and fireplace surrounds;
(j) Combustion make-up air devices;
(k) Heat distribution assists whether gravity controlled or fan-assisted in fireplaces.
(4) The inspector is not required to:
(a) Open or operate any windows or doors and access covers that are permanently or temporarily secured by mechanical means, are painted shut, or are blocked by stored items or furniture;
(b) Ignite or extinguish fires;

(c) Light gas fireplaces or heaters, or other unlit pilot light devices;
(d) Determine draft characteristics for fireplaces and chimneys;
(e) Move fireplace inserts or stoves or firebox contents;
(f) Disturb insulation;
(g) Activate any system or appliance that is shut down, disconnected, or otherwise rendered inoperable;
(h) Operate or evaluate any system, component, or appliance that does not respond to normal user controls;
(i) Operate any gas appliance that requires the manual lighting of a pilot light or burner device;
(j) Operate any system, appliance, or feature that requires the use of special codes, keys, combinations, or devices or where user manual reference is required;
(k) Operate any system, component, or appliance where in the opinion of the inspector, damage may occur;
(l) Determine thermostat(s) calibration, adequacy of heating elements, operate or evaluate self-cleaning cycles, door seals, indicator lights, timers, clocks or timed features, defrost cycles or frost-free features, or other specialist features as it applies to the appliance device;
(m) Determine leakage from microwaves ovens;
(n) Determine the presence or operation of backdraft damper devices in exhaust devices;
(o) Move any appliance;
(p) Confirm operation of every control or feature of a system or appliance.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.810 Standards of Practice, Exterior Components.
(1) Exterior systems and components include the following:
(a) Exterior wall cladding/siding, flashing, and trim;
(b) All exterior doors;
(c) Attached decks, balconies, stoops, steps, porches, and their associated railings;
(d) Eaves, soffits, and fascias where accessible from the ground level;
(e) Walkways, patios, and driveways leading to the dwelling entrances;
(f) Garages and carports.
(2) The inspector shall inspect all of the visible and readily accessible exterior systems and components.
(3) The inspector is not required to inspect:
(a) Window and door screening, shutters, awnings, and similar seasonal or protective accessories and devices;
(b) Fences;
(c) Recreational facilities;
(d) Outbuildings, with the exception of garages and carports;
(e) Swimming pools, seawalls, break-walls, boat lifts, and/or docks.
(4) The inspector is not required to move furniture, appliances, lawn and garden equipment, tools, stored items, wall decorations, floor covering, clothing, or any items that block the view and access to components or structures.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.811 Standards of Practice, Site Conditions that Affect the Structure.
(1) Site conditions that affect the structure include the following:
(a) Vegetation;
(b) Grading;
(c) Surface drainage; and
(d) Retaining walls on the property when any of these are likely to adversely affect the structure.
(2) The inspector shall inspect all of the visible and readily accessible site conditions that affect the structure.
(3) The inspector is not required to inspect:
(a) Geological, geotechnical, or hydrological site conditions;
(b) Erosion control and earth stabilization measures.

13: INTERNACHI'S ESTIMATED LIFE EXPECTANCY CHART FOR FLORIDA HOMES

		IN	NI	NP	O

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

InterNACHI's Estimated Life Expectancy Chart for Florida Homes

Click the link to **InterNACHI's Estimated Life Expectancy Chart for Florida Homes**

STANDARDS OF PRACTICE

State of Florida Standards of Practice
STATE OF FLORIDA HOME INSPECTION STANDARDS OF PRACTICE:

61-30.801 Standards of Practice, General;
(1) Home inspections performed to these Standards of Practice are intended to provide the client with information regarding the overall condition of installed systems and components of the home-based on observation of the visible and apparent condition of the structure and components at the time of the home inspection and to report on those systems and components inspected that, in the professional opinion of the inspector, are significantly deficient or at the end of their service lives. A home inspection does not include the prediction of future conditions.
(2) These standards shall not be construed as limiting the scope of the inspection process in those areas where the inspector is qualified and/or has special knowledge.
(3) The inspector shall inspect readily accessible, installed systems and components of homes listed in these Standards of Practice by using normal operating controls and opening readily operable access panels. Where multiple instances of the same component exist, a representative number shall be inspected.
(4) The inspector shall inspect and report as required by Section 468.8323, F.S. when required by these standards, systems, or components by their type and/or significant characteristics.
(5) If not self-evident to the client at the time of inspection, the inspector shall give a reason why, in his or her opinion, the system or component was reported as significantly deficient or
near the end of its service life.
(6) The inspector shall make recommendations for correction and/or monitoring, or further evaluation of the deficiencies that the inspector observed.
(7) These Standards of Practice do not limit inspectors from:
(a) Including other inspection services, in addition to those required by these Standards of Practice;
(b) Specifying repairs, provided the inspector is appropriately qualified;
(c) Excluding systems and components from the inspection if agreed upon in writing by the inspector and client.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.802 Standards of Practice, Structure;
(1) Structural system and components include the following:
(a) Foundation;
(b) Floor structure;
(c) Wall structure;
(d) Ceiling structure;
(e) Roof structure;
(f) Posts;
(g) Beams;
(h) Columns;
(j) Joists;
(k) Rafters;
(l) Trusses;
(m) Other framing; and
(n) Ventilation of foundation areas.
(2) The inspector shall inspect all of the visible structural systems and components by probing structural components where deterioration is visible or suspected or where clear indications of possible deterioration exist. Probing is not required when, in the opinion of the inspector, probing would only further damage any area already identified as defective or where no deterioration is visible or presumed to exist.
(3) The inspector is not required to enter or traverse any under-floor crawl space or attic, if in the opinion of the inspector:
(a) An unsafe or unsanitary condition exists;
(b) Enter areas in which inadequate clearance exists to allow the inspector safe entry or traversing;
(c) The potential exists to cause damage to insulation, ductwork, other components, or stored items.
(4) The inspector is not required to provide any engineering or architectural services or offer an opinion as to the adequacy of any structural system or component.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.803 Standards of Practice, Electrical Systems.
(1) Electrical systems and components include the following:
(a) Service entrance conductors, drip loop, cables, and raceways;
(b) Main service equipment and main disconnects;
(c) Service grounding;
(d) Interior components of main service panels and sub-panels;
(e) Conductors;

(f) Overcurrent protection devices;
(g) Readily accessible installed lighting fixtures, switches, and receptacles;
(h) Ground fault circuit interrupters;
(i) Amperage and voltage rating of electrical service;
(j) Main disconnect(s);
(k) Methods or types of wiring;
(l) Smoke detectors;
(m) Carbon monoxide detectors;
(n) Arc fault circuit interrupters.
(2) The inspector shall inspect all of the visible and readily accessible electrical systems and components.
(3) The inspector is not required to inspect:
(a) Remote control devices;
(b) Security alarm systems and components;
(c) Low voltage wiring, systems and components, ancillary wiring and systems and components not a part of the primary electrical power distribution system;
(d) Generators, photovoltaic solar collectors or battery or electrical storage devices, and associated equipment.
(4) The inspector is not required to:
(a) Measure amperage, voltage, or impedance;
(b) Perform a load calculation;
(c) Insert any tool, probe, or device into any electrical component;
(d) Determine the accuracy of circuit labeling.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.804 Standards of Practice, HVAC Systems.
(1) HVAC systems and components include heating and air conditioning systems and components and HVAC distribution systems and components.
(2) Heating and air conditioning systems and components.
(a) The heating and air conditioning (HVAC) systems and components include the following:
1. Installed heating equipment;
2. Fuel storage and fuel distribution systems;
3. Vent systems, flues, and chimneys;
4. Ductwork and air distribution components;
5. Mechanical ventilation systems;
6. Heating system energy source(s);
7. Heating system capacity in BTUs or kilowatts.
(b) The inspector shall inspect all readily accessible heating and air conditioning systems and components.
(c) The inspector is not required to inspect:
1. Interiors of flues or chimneys which are not readily accessible;
2. Heat exchangers;
3. Humidifiers or dehumidifiers;
4. Electronic air filters, sanitizers, or UV lights;
5. Solar space heating systems;
6. Internal components such as coils and pans.
(3) HVAC distribution systems and components.
(a) The heating and air conditioning (HVAC) distribution systems and components include the following:
1. Energy source;
2. Cooling method by its distinguishing characteristics;
3. The presence of condensate overflow warning/shutoff devices.
(b) The inspector shall inspect readily accessible HVAC distribution systems.
(c) With regards to HVAC distribution systems, the inspector is not required to inspect:
1. Electronic air filters, sanitizers, or UV lights;
2. Humidistats;
3. Automatic HVAC zoned systems, dampers, controls, that are not readily accessible;
4. Removable window air conditioning systems.
(3) The inspector is not required to:
(a) Determine heat supply adequacy or distribution balance;
(b) Operate heat pump systems when ambient temperatures pose the potential for damage to the air conditioning system;
(c) Determine cooling supply adequacy, distribution balance, or indoor air quality;
(d) Operate the air conditioning system when ambient temperatures pose the potential for damage to the air conditioning system.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.805 Standards of Practice, Roof Covering.
(1) Roof covering systems and components include the following:
(a) Roofing materials;
(b) Flashings;
(c) Skylights, chimneys, and roof penetrations;
(d) Roof drainage systems;
(e) Ventilation of attics; and

(f) Insulation of attics.
(2) The inspector shall inspect all of the visible and readily accessible roof covering systems and components.
(3) The inspector is not required to inspect:
(a) Components or systems that are not readily accessible;
(b) Antenna or other installed accessories;
(c) Interiors of flues or chimneys which are not readily accessible.
(4) The inspector is not required to walk on the roof surface when, in the opinion of the inspector, the following conditions exist:
(a) Roof slope is excessive to safely walk on;
(b) There is no safe access to the roof;
(c) Climatic conditions render the roof unsafe to walk on;
(d) Condition of the roofing material or roof decking renders the roof unsafe to walk on;
(e) Walking on the roof may cause damage to the roof covering materials; and
(f) Walking will place any liability or danger to the homeowner or other representatives involved in the home inspection process.
(5) The inspector is not required to disturb insulation.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.806 Standards of Practice, Plumbing System.
(1) Plumbing systems and components include the following:
(a) Interior water supply piping and distribution systems including all fixtures, faucets, and components;
(b) Drain, waste, and vent systems, including all plumbing fixtures;
(c) Plumbing related vent systems, flues, and chimneys;
(d) Drainage sumps, sump pumps, and related piping;
(e) Materials used for water supply, drain, waste, and vent piping;
(f) Water heating equipment including the energy source;
(g) Main water and main fuel shut-off valves.
(2) The inspector shall inspect all of the visible and readily accessible plumbing systems and components.
(3) The inspector is not required to inspect:
(a) Wells or water storage related equipment;
(b) Water conditioning systems;
(c) Solar water heating systems;
(d) Fire sprinkler systems;
(e) Private waste disposal systems;
(f) Irrigation system(s).
(4) The inspector is not required to:
(a) Test shower pans, tub, and shower surround for leakage;
(b) Operate safety valves or shut-off valves;
(c) Determine whether water supply and waste disposal systems are public or private;
(d) Determine the quantity or quality of the water supply, or if the function flow at the time of the inspection or thereafter will meet the client's needs.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.807 Standards of Practice, Interior Components.
(1) The interior components that shall be inspected include the following:
(a) Interior walls, ceilings, and floors;
(b) Steps, stairways, and railings;
(c) Countertops and a representative number of installed cabinets;
(d) Garage doors;
(e) Interior and exterior doors and windows and their operating locks and latches or other opening mechanisms;
(f) Insulation and vapor retarders in unfinished spaces;
(g) Fireplaces and solid fuel-burning appliances;
(h) Vent systems, flues, and chimneys;
(i) Household appliances.
(2) The inspector shall inspect all of the visible and readily accessible interior components. When inspecting doors and windows, the inspector may inspect a representative number of doors and windows. The inspector shall inspect household appliances for normal operation – using normal operating controls to activate a primary function. Inspectors will not operate systems or appliances with owners' belongings, or if there is a risk to the property being inspected. Inspectors will first review the system to be operated and use professional judgment as to whether it is safe to operate using normal operating controls and report accordingly.
(3) The inspector is not required to inspect:
(a) Paint, wallpaper, window treatments, and other specialty finish treatments;
(b) Carpeting;
(c) Window treatments;
(d) Central vacuum systems;
(e) Recreational facilities;
(f) Fire screens and doors, if not permanently attached;
(g) Seals and gaskets on fireplaces;
(h) Automatic fuel feed devices;

(i) Mantles and fireplace surrounds;
(j) Combustion make-up air devices;
(k) Heat distribution assists whether gravity controlled or fan-assisted in fireplaces.
(4) The inspector is not required to:
(a) Open or operate any windows or doors and access covers that are permanently or temporarily secured by mechanical means, are painted shut, or are blocked by stored items or furniture;
(b) Ignite or extinguish fires;
(c) Light gas fireplaces or heaters, or other unlit pilot light devices;
(d) Determine draft characteristics for fireplaces and chimneys;
(e) Move fireplace inserts or stoves or firebox contents;
(f) Disturb insulation;
(g) Activate any system or appliance that is shut down, disconnected, or otherwise rendered inoperable;
(h) Operate or evaluate any system, component, or appliance that does not respond to normal user controls;
(i) Operate any gas appliance that requires the manual lighting of a pilot light or burner device;
(j) Operate any system, appliance, or feature that requires the use of special codes, keys, combinations, or devices or where user manual reference is required;
(k) Operate any system, component, or appliance where in the opinion of the inspector, damage may occur;
(l) Determine thermostat(s) calibration, adequacy of heating elements, operate or evaluate self-cleaning cycles, door seals, indicator lights, timers, clocks or timed features, defrost cycles or frost-free features, or other specialist features as it applies to the appliance device;
(m) Determine leakage from microwaves ovens;
(n) Determine the presence or operation of backdraft damper devices in exhaust devices;
(o) Move any appliance;
(p) Confirm operation of every control or feature of a system or appliance.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.810 Standards of Practice, Exterior Components.
(1) Exterior systems and components include the following:
(a) Exterior wall cladding/siding, flashing, and trim;
(b) All exterior doors;
(c) Attached decks, balconies, stoops, steps, porches, and their associated railings;
(d) Eaves, soffits, and fascias where accessible from the ground level;
(e) Walkways, patios, and driveways leading to the dwelling entrances;
(f) Garages and carports.
(2) The inspector shall inspect all of the visible and readily accessible exterior systems and components.
(3) The inspector is not required to inspect:
(a) Window and door screening, shutters, awnings, and similar seasonal or protective accessories and devices;
(b) Fences;
(c) Recreational facilities;
(d) Outbuildings, with the exception of garages and carports;
(e) Swimming pools, seawalls, break-walls, boat lifts, and/or docks.
(4) The inspector is not required to move furniture, appliances, lawn and garden equipment, tools, stored items, wall decorations, floor covering, clothing, or any items that block the view and access to components or structures.

Rulemaking Authority 468.8325 FS. Law Implemented 468.8323, 468.832(1)(j) FS. History–New 10-22-13.

61-30.811 Standards of Practice, Site Conditions that Affect the Structure.
(1) Site conditions that affect the structure include the following:
(a) Vegetation;
(b) Grading;
(c) Surface drainage; and
(d) Retaining walls on the property when any of these are likely to adversely affect the structure.
(2) The inspector shall inspect all of the visible and readily accessible site conditions that affect the structure.
(3) The inspector is not required to inspect:
(a) Geological, geotechnical, or hydrological site conditions;
(b) Erosion control and earth stabilization measures.