



Inspection Report

Joel Sample

Property Address:

Your Home

Anywhere FL 33781



First Choice Home Inspections

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Date: 3/22/2012	Time: 09:00 AM	Report ID:
Property: Your Home Anywhere FI 33781	Customer: Joel Sample	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Home Faces:

West

Temperature:

85 degrees

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

3-Tab fiberglass
Bitumen

Viewed roof covering from:

Walked roof

Items

1.0 ROOF COVERINGS

Comments: Repair or Replace

The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop.

The roof covering is missing several shingles at the right side (facing front). Roof flashing is separated at the front gable tie in and appears to leak. Flat roof is not sealed along edge properly and wood deck is damaged at the rear section where flat roof ties into main. A qualified contractor should inspect and repair as needed.



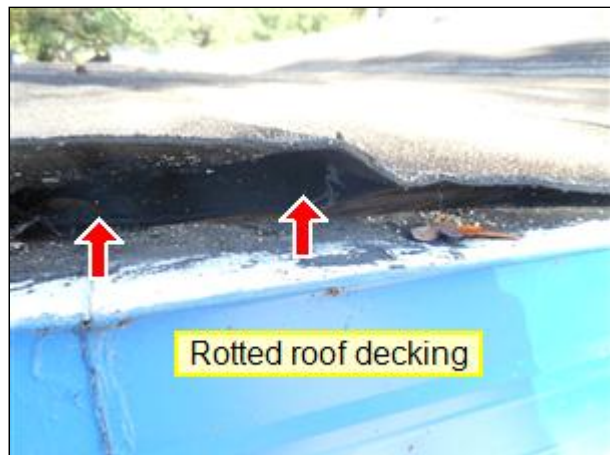
1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4

1.1 FLASHINGS

Comments: Repair or Replace

The flashing is separated and loose and needs repair at front gable.



1.1 Picture 1

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS

Comments: Repair or Replace

(1) The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

(2) The partial gutter system appears functional. There are no gutters installed over the rear entry or front entry. A properly installed gutter system can help with erosion, water intrusion and diverting water away from the foundation.

Especially at the sliding glass door from addition.

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

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

T-111

Siding Material:

Wood

Exterior Entry Doors:

Steel

Sliding Glass Doors

Appurtenance:

Deck with steps
Sidewalk

Driveway:

Concrete

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

Monitor wall area behind a/c unit and keep debris clear of wall. There appears to be moisture intrusion into home from this area.

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Repair or Replace

The deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the underside of deck if accessible.



2.3 Picture 1

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

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

3. Interiors

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

Styles & Materials

Ceiling Materials:

Painted Drywall

Wall Material:

Painted Drywall

Floor Covering(s):

Carpet

Tile

Vinyl

Interior Doors:

Hollow core

Window Types:

Double-hung

Single-hung

Cabinetry:

Laminate

Countertop:

Laminate

Marble

Items

3.0 CEILINGS

Comments: Inspected

3.1 WALLS

Comments: Inspected

Loose drywall tape joints and poor quality workmanship noted in the master bedroom addition and utility room areas.

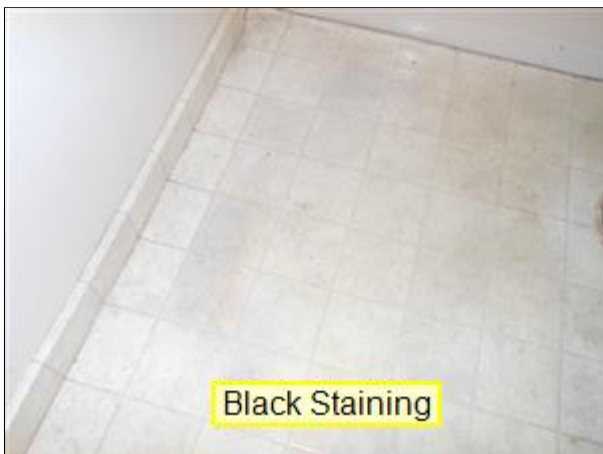


3.1 Picture 1

3.2 FLOORS

Comments: Repair or Replace

The vinyl / linoleum and under carpet shows staining indicating moisture or intrusion did or still may occur at the guest bathroom and bonus type room off the laundry. There is also the possibility of mold. A qualified contractor should inspect and repair as needed.



3.2 Picture 1



3.2 Picture 2

3.3 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

3.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

Several doors are noted to be missing or not installed.

3.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

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

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Masonry block

Method used to observe Crawlspace:

Crawled

Debris

Floor Structure:

Wood joists

Wall Structure:

Masonry

Columns or Piers:

Concrete piers

Ceiling Structure:

2X4

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Flat

Method used to observe attic:

From entry

Attic info:

Attic access

Scuttle hole

Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

The foundation appears functional with no abnormal settling at today's inspection.

4.1 WALLS (Structural)

Comments: Inspected

4.2 COLUMNS OR PIERS

Comments: Repair or Replace

(1) The concrete piers are deteriorated and does not sit on a proper concrete footing in the crawlspace. Portions of the original homes foundation walls have been removed for additions. A qualified licensed general contractor should inspect further and repair or advise as needed.



4.2 Picture 1



4.2 Picture 2



4.2 Picture 3



4.2 Picture 4

(2) It appears that there was once a support post that has been removed on the NW corner of the exterior of home for roof overhang. Reason for removal is unknown.



4.2 Picture 5

4.3 FLOORS (Structural)
Comments: Inspected

The floors are visually functional and in serviceable condition. Inspection is limited due to floor coverings.



4.3 Picture 1

4.4 CEILINGS (structural)

Comments: Inspected

The ceiling structure appears functional. Inspection is limited due to the limited access to attic, duct work, and attic insulation.

4.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The roof trusses and plywood roof decking is consistent with standard building practices at the time of construction. The roof structure appears functional. There is some moisture intrusion noted in the SW corner of carport. Stains tested dry with a moisture meter.



4.5 Picture 1

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

5. Plumbing System

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

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Washer Drain Size: 2" Diameter	Plumbing Waste: PVC	Water Heater Power Source: Electric
Water Heater Capacity: 40 Gallon (1-2 people)	Manufacturer: RHEEM	Water Heater Location: Washer Dryer Room

Items

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

The toilet is loose at floor at the guest bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. The tub stopper is not functional.



5.0 Picture 1



5.0 Picture 2

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

The water distribution appears functional. No loss of pressure when 3 or more fixtures were operated simultaneously. Normal maintenance is required.

I recommend supporting some of the hanging water supply lines under the better.

The laundry faucets are capped off with threaded caps. This is probably due to faucets are leaking. Repair as needed.

There is a copper pipe stubbed up in corner of living room next to kitchen that appears to be a plumbing pipe. It is plugged with a piece of wood and strap. It was not determined if pipe is connected to water but I recommended that it be properly capped.



5.1 Picture 1



5.1 Picture 2



5.1 Picture 3

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

The water heater is old, rusted and at the end of its life expectancy. No leaks at present. A replacement will eventually be needed.

The existing piping for T&P valve on water heater is wrong diameter or size and the valve is leaking. Piping must be 3/4 inch diameter for today's standards. A qualified licensed plumber should repair or correct as needed.



5.2 Picture 1



5.2 Picture 2

5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main shut off is the black handle located outside on the left side wall facing front. This is for your information.



5.3 Picture 1

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

6. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

150 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The electric panel appears to be functional and in serviceable condition.



6.1 Picture 1

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

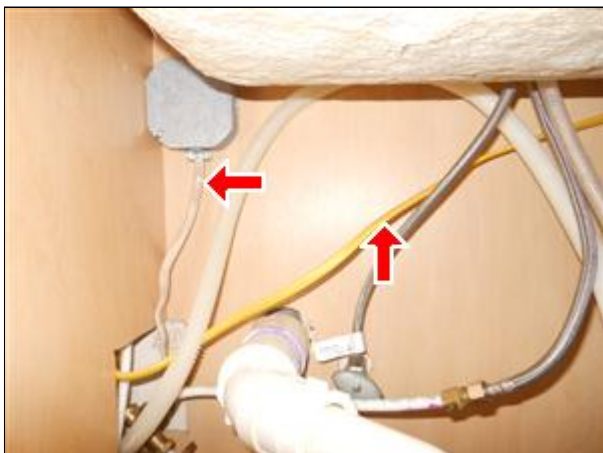
Comments: Repair or Replace

(1) Breaker # 14 in the main panel is a 30 amp breaker that is connected to a wire that is only rated for 20 amps. This is a hazard that could possibly overload wire without tripping breaker. Have an electrician evaluate and repair as needed.



6.2 Picture 1

(2) Extension cords are used for lighting wiring in the carport storage and laundry closet. I recommended permanent wiring be installed. Cords are for temporary use only. It is also recommended that wiring under kitchen cabinets be installed in conduit.



6.2 Picture 2



6.2 Picture 3

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

Comments: Repair or Replace

(1) The wall switch (for light fixture) is loose in the wall at the Master Bedroom closet. . I recommend repair as needed.



6.3 Picture 1

(2) It was not determined what the wall switch on rear exterior control. Ask the owner for information.



6.3 Picture 2

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

Comments: Inspected

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

The GFCI outlets located in the bathrooms and kitchens responded to test buttons.

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

6.7 SMOKE DETECTORS

Comments: Repair or Replace

The smoke detector has been disconnected intentionally at the common hallway to bedrooms and there is no smoke detector in the master bedroom area. The smoke detector in living room area responded to test button. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.



6.7 Picture 1

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

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air Electric heat	Energy Source: Electric	Number of Heat Systems (excluding wood): Two
Heat System Brand: Frederick Wall Unit RHEEM	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 18x18	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: RHEEM	Number of AC Only Units: Two	

Items

7.0 HEATING EQUIPMENT

Comments: Inspected

The central system was briefly operated in the heat mode and found to produce warm air at today's inspection. The wall mounted room a/c was not tested in the heat mode due to ambient temperature.

7.1 NORMAL OPERATING CONTROLS

Comments: Inspected

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

The ducting is visually functional and appears to be in serviceable condition. Inspection is limited due to type of installation.

7.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

There is no heat in the laundry area.

7.4 COOLING AND AIR HANDLER EQUIPMENT

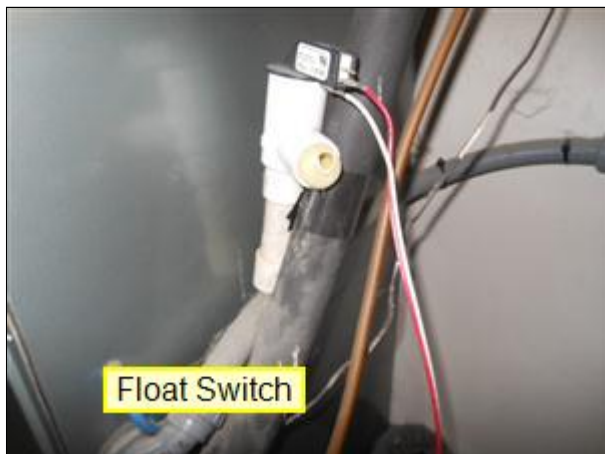
Comments: Repair or Replace

(1) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 54 degrees, and the return air temperature was 71 degrees. This indicates the range in temperature drop is normal.

The wall mounted roof a/c appears functional. Units temperature at register is 45 degrees.

(2) The float switch is not properly connected to prevent condensation overflow and the condensation pipe is not properly insulated to prevent moisture from dripping in the home and under the home. I also do not know where

condensation pipe terminates on the exterior, it appears to go into ground by the a/c unit. Have a contractor evaluate and repair as needed.



7.4 Picture 1



7.4 Picture 2



7.4 Picture 3

7.5 NORMAL OPERATING CONTROLS

Comments: Inspected

7.6 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

No cooling in the laundry room.

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

8. Insulation and Ventilation

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

Styles & Materials

Attic Insulation:

Blown
Fiberglass

Ventilation:

Gable vents
Turbines

Exhaust Fans:

Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Vinyl

Floor System Insulation:

NONE

Items

8.0 INSULATION IN ATTIC

Comments: Inspected

8.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected, Repair or Replace

I recommend increasing the ventilation when roof covering is replaced. Install screening on vent hole on foundation wall in carport area to prevent pest from entering crawl space.



8.3 Picture 1

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

The dryer vent piping terminates in the crawlspace and vent appears to be clogged with lint, I recommend it be cleaned and vented to an exterior location.

The Exhaust fan at the master bath vents to soffit area. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration. I recommend that when roof is replaced the fan be ducted out the roof.



8.4 Picture 1



8.4 Picture 2

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

9. Built-In Kitchen Appliances

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

Styles & Materials

Dishwasher Brand:

KENMORE

Exhaust/Range hood:

MATAG

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

MAYTAG

Refrigerator:

WHIRLPOOL

Items

9.0 DISHWASHER

Comments: Inspected

The dishwasher is visually functional and in serviceable condition. Unit is approximately 5-7 years old.

9.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

The oven and cook top are visually functional and is in serviceable condition. Unit is approximately 5- 7 years old.

9.2 RANGE HOOD

Comments: Inspected

The cook top exhaust fan appears functional and in serviceable condition. The exhaust fan is a exterior ducted type fan.

9.3 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

The microwave is visually functional. Unit is approximately 5-7 years old.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To First Choice Home Inspections

General Summary



First Choice Home Inspections

7031 Dalkeith Avenue
St. Petersburg, Fl. 33709
727-544-9266

Customer
Joel Sample

Address
Your Home
Anywhere Fl 33781

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

1. Roofing

1.0 ROOF COVERINGS

Repair or Replace

The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop.

The roof covering is missing several shingles at the right side (facing front). Roof flashing is separated at the front gable tie in and appears to leak. Flat roof is not sealed along edge properly and wood deck is damaged at the rear section where flat roof ties into main. A qualified contractor should inspect and repair as needed.

1.1 FLASHINGS

Repair or Replace

The flashing is separated and loose and needs repair at front gable.

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

(1) The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

(2) The partial gutter system appears functional. There are no gutters installed over the rear entry or front entry. A properly installed gutter system can help with erosion, water intrusion and diverting water away from the foundation. Especially at the sliding glass door from addition.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

Monitor wall area behind a/c unit and keep debris clear of wall. There appears to be moisture intrusion into home from this area.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

The deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the underside of deck if accessible.

3. Interiors

3.2 FLOORS

Repair or Replace

The vinyl / linoleum and under carpet shows staining indicating moisture or intrusion did or still may occur at the guest bathroom and bonus type room off the laundry. There is also the possibility of mold. A qualified contractor should inspect and repair as needed.

4. Structural Components

4.2 COLUMNS OR PIERS

Repair or Replace

(1) The concrete piers are deteriorated and does not sit on a proper concrete footing in the crawlspace. Portions of the original homes foundation walls have been removed for additions. A qualified licensed general contractor should inspect further and repair or advise as needed.

(2) It appears that there was once a support post that has been removed on the NW corner of the exterior of home for roof overhang. Reason for removal is unknown.

5. Plumbing System

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

The toilet is loose at floor at the guest bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. The tub stopper is not functional.

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

The water distribution appears functional. No loss of pressure when 3 or more fixtures were operated simultaneously. Normal maintenance is required.

I recommend supporting some of the hanging water supply lines under the better.

The laundry faucets are capped off with threaded caps. This is probably due to faucets are leaking. Repair as needed.

There is a copper pipe stubbed up in corner of living room next to kitchen that appears to be a plumbing pipe. It is plugged with a piece of wood and strap. It was not determined if pipe is connected to water but I recommended that it be properly capped.

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

5. Plumbing System

The water heater is old, rusted and at the end of its life expectancy. No leaks at present. A replacement will eventually be needed.

The existing piping for T&P valve on water heater is wrong diameter or size and the valve is leaking. Piping must be 3/4 inch diameter for today's standards. A qualified licensed plumber should repair or correct as needed.

6. Electrical System

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

Repair or Replace

(1) Breaker # 14 in the main panel is a 30 amp breaker that is connected to a wire that is only rated for 20 amps. This is a hazard that could possibly overload wire without tripping breaker. Have an electrician evaluate and repair as needed.

(2) Extension cords are used for lighting wiring in the carport storage and laundry closet. I recommended permanent wiring be installed. Cords are for temporary use only. It is also recommended that wiring under kitchen cabinets be installed in conduit.

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

Repair or Replace

(1) The wall switch (for light fixture) is loose in the wall at the Master Bedroom closet. . I recommend repair as needed.

(2) It was not determined what the wall switch on rear exterior control. Ask the owner for information.

6.7 SMOKE DETECTORS

Repair or Replace

The smoke detector has been disconnected intentionally at the common hallway to bedrooms and there is no smoke detector in the master bedroom area. The smoke detector in living room area responded to test button. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.

7. Heating / Central Air Conditioning

7.4 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

(1) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 54 degrees, and the return air temperature was 71 degrees. This indicates the range in temperature drop is normal.

The wall mounted roof a/c appears functional. Units temperature at register is 45 degrees.

(2) The float switch is not properly connected to prevent condensation overflow and the condensation pipe is not properly insulated to prevent moisture from dripping in the home and under the home. I also do not know where condensation pipe terminates on the exterior, it appears to go into ground by the a/c unit. Have a contractor evaluate and repair as needed.

8. Insulation and Ventilation

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

8. Insulation and Ventilation

Inspected, Repair or Replace

I recommend increasing the ventilation when roof covering is replaced. Install screening on vent hole on foundation wall in carport area to prevent pest from entering crawl space.

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

The dryer vent piping terminates in the crawlspace and vent appears to be clogged with lint, I recommend it be cleaned and vented to an exterior location.

The Exhaust fan at the master bath vents to soffit area. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration. I recommend that when roof is replaced the fan be ducted out the roof.

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

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