

Above Par Home Inspections LLC
Property Inspection Report



123 Inspection Lane, Inspection City, FL 32123
Inspection prepared for: Jane Inspection & John Inspection
Date of Inspection: 10/19/2017
Age of Home: Apx. 18 yrs. Size: Apx. 1800 sq. ft.
Weather: Sunny
Some home information from Zillow.

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General Information

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES. Properties being inspected do not "Pass" or "Fail" This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings.

It is important that you carefully read ALL of this information. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. The inspector is NOT required to turn on decommissioned equipment, systems, and utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions.

The inspection does NOT imply insurability or warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported may be considered life safety upgrades to the property.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow up services to verify that proper repairs have been made. Property conditions change with time and use. For example, mechanical devices can fail at any time,

plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc.

These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Each year, Floridian's sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include: malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas; malfunctioning arc fault protection (AFCI) devices; ordinary glass in locations where modern construction techniques call for safety glass; malfunctioning or lack of fire safety features such as smoke alarms, fire rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms; malfunctioning carbon monoxide alarms; excessive spacing between balusters on stairways and porches; improperly installed appliances; improperly installed or defective safety devices; and lack of electrical bonding and grounding.

Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined. These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the Standards of Practice do not require inspectors to perform a code compliance inspection, the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice. Neither the Standards of Practice, the decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

This report identifies specific non code, non cosmetic concerns that the inspector feels may need further investigation or repair. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk through inspection immediately before closing to check the condition of the property, using this report as a guide.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent

oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees

Inspection Details

1. Attendance

Client present • Client present • Buyer Agent present • Fully Participated • No other parties present at inspection.

2. Home Type

Single Family Home with 3 bedrooms and a 2 car attached garage.

3. Occupancy

Occupied - Furnished

4. Front Of Home Faces.

For the purpose of this report the building/home is considered to be facing West.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Misc.

Observations:

- Grass in back yard missing in many area's will need to be re-seeded or all replaced with new sod

2. Stucco

Observations:

- The exterior stucco appears to numerous small cracks on the surface. Stucco is a paintable surface, and based on the condition we suggest doing so as paint can fill in the cracks and seal them up..



Repair needed



Repair needed

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.
- IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur. Recommend sealing the cracks to prolong the life of the concrete.



Common cracks.

2. Grading

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Observations:

- No major system safety or functional concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trees are within 6 feet of foundation. Monitor for potential root damage.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.

4. Gate Condition

Materials: Wood

Observations:

- Damaged gate observed.
- Gate is sagging.
- Gate sticks.
- Recommend review of all gates for repair or replacement as necessary.

5. Main Gas Valve Condition

Materials: Main gas shut off located at outside meter. • South side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Main gas shutoff

6. Water Pressure

Observations:

- 60

7. Fence Condition

Materials: Wood

Observations:

- Fence leaning in areas.
- In the inspectors opinion the fences/gates are near the end of their useful life.
- Recommend review for repair or replacement as necessary.

8. Sprinklers

Observations:

- Several heads appear to need adjustment to broaden their coverage area.
- A few of the sprinkler heads are spraying structure. We recommend adjusting the heads so they do not spray the house.
- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper . Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.
- The sprinkler system operates with a control panel located in the garage.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:

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

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Appearance.

Appeared functional, at time of inspection.

2. Misc.



3. Smoke Detectors

Observations:

- Operated when tested.
- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- IMPROVE: Recommend installing one in each bedroom to bring up to modern safety standards
- IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.



Master Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Appearance.

Appeared functional, at time of inspection.

2. Misc.



Repair needed

3. Walls Condition

Observations:

- Needs repair.

Bathroom

1. Appearance.

Appeared functional, at time of inspection.

2. Misc.



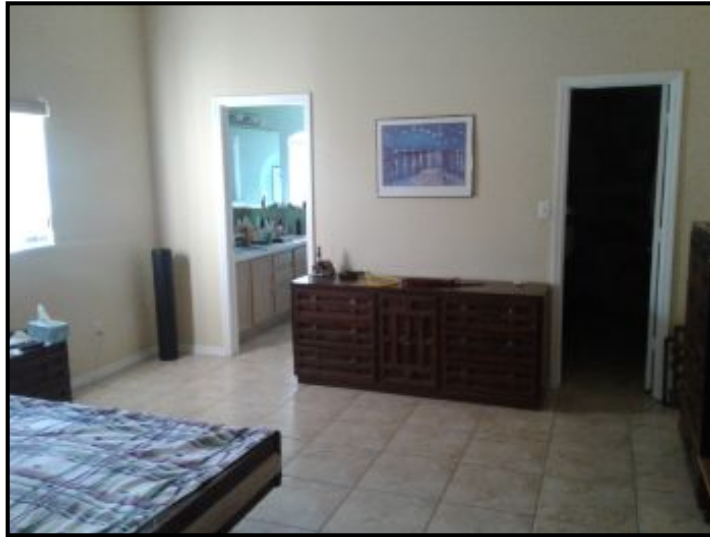
Master Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Appearance

Appeared functional, at time of inspection.

2. Misc.



Bedroom #1

1. Appearance

Observations:

- Appeared functional, at time of inspection.

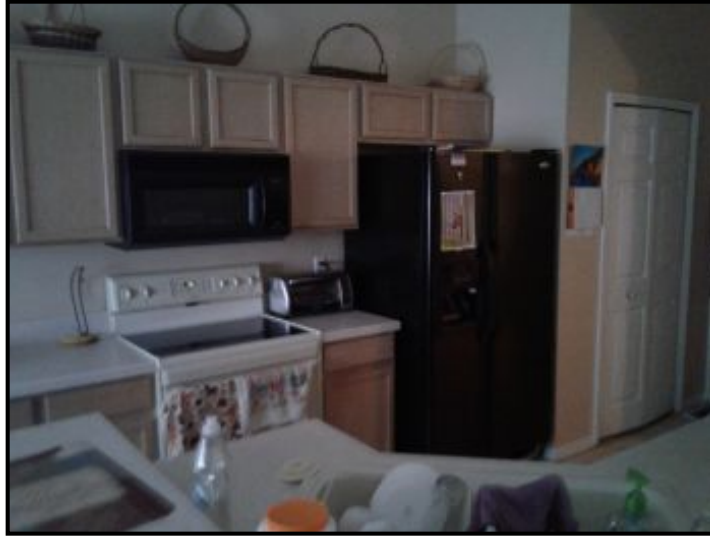
2. Misc.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Misc.



2. Dishwasher



3. Microwave



4. Refrigerator.



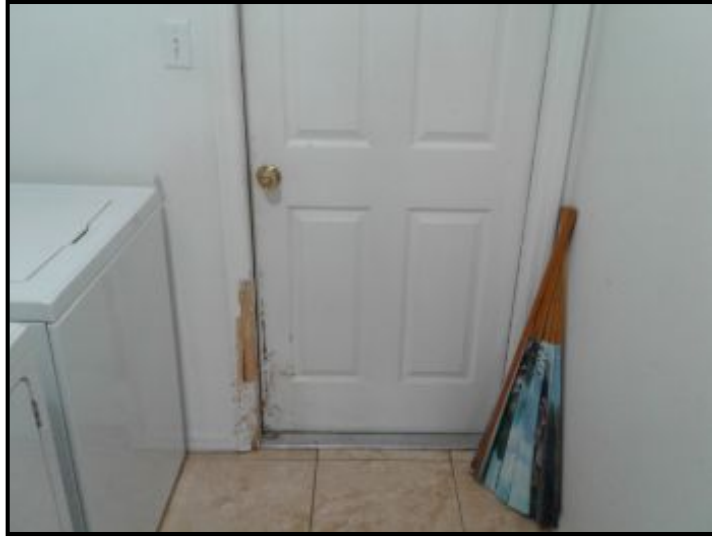
5. Stove/Oven



One element out.

Laundry

1. Wall Condition



Repair needed

Garage

1. Garage Door Condition

Materials: One 16' steel door.

Observations:

- No deficiencies observed.
- Door bottom weatherstripping is missing or damaged. Recommend repair or replacement.



2. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

3. Garage Opener Status

Observations:

- The garage door opener is functional, safety features are built in.
- Chain drive opener noted.



4. Garage Door's Reverse Status

Observations:

- Eye beam system present and operating.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Main Location: • North side of the house.

Location: Sub Panel Location: • Located in the garage.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Breaker



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Location: The furnace is located in the garage.

Materials: Gas fired forced hot air.

Observations:

- Date of manufacture: June 1988
- Manufacturer: Trane.
- Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



2. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the exterior south.

Observations:

- Date of manufacture: June 1989
- Manufacture: Trane.
- Freon Type HCFC-22
- Appeared functional at the time of inspection.



3. Gas Valves

Observations:

- Gas shut off valves were present.

4. Filters

Location: Located inside heater cabinet.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

5. Thermostats

Observations:

- Functional at the time of inspection.



Water Heater

1. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the garage.

Observations:

- Manufacture Date: March 1988
- Manufacture: A.O. Smith.
- No major system safety or function concerns noted at time of inspection.



Blocked

2. Number Of Gallons

Observations:

- 40 gallons

3. Gas Valve

Observations:

- Appears functional.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Appeared functional, at time of inspection.
- Garage ceiling.
- Appeared functional, at time of inspection.
- ****Location of access****
- Garage ceiling.
- Due to the cathedral construction design of this house, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.

2. Insulation Condition

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 8-10 inches in depth

Observations:

- Insulation appears adequate.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

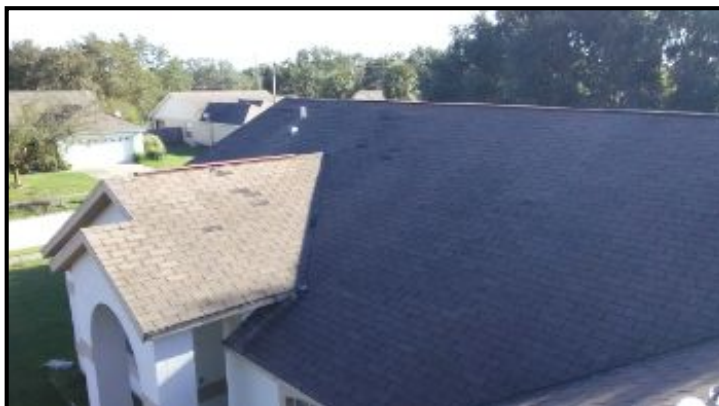
1. Roof Condition

Materials: Roof was visually inspected from accessible points on the interior and mounted and walked. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Asphalt shingles noted.

Observations:

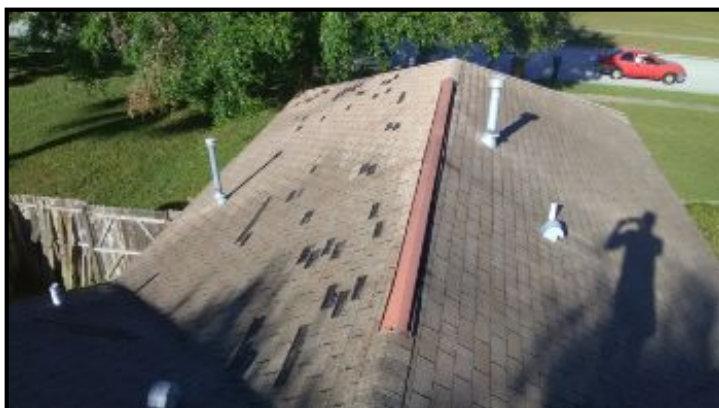
- Some shingles &/or tabs missing. New roof needed.



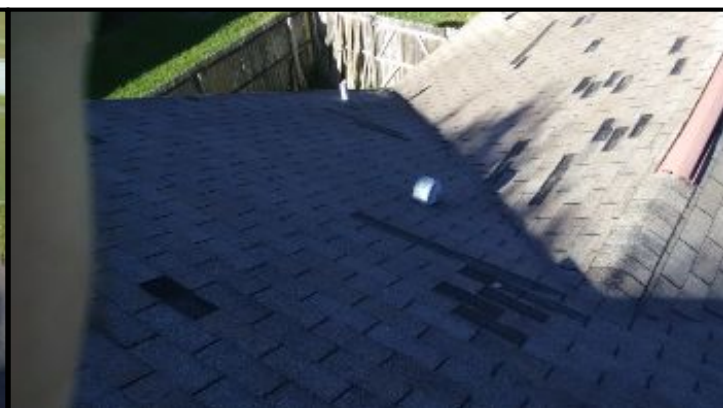
IRMA & 18 yr. old roof.



IRMA & 18 yr. old roof.



IRMA & 18 yr. old roof.



IRMA & 18 yr. old roof.