1st Inspection Svcs
Home Inspection Report

1234 Sample Road, Sample City, FL 12345

Inspection Prepared For: Mr. Michael Sample Ms. Heather Sample

Date of Inspection: 10/1/2024 Time: 9:00 a.m.

Year Built: Circa 2005

Weather: Fair

Inspector: David Williamson

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Florida Certified Home Inspector License #HI12302

International Association of Certified Home Inspectors#19081626

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THIS REPORT IS A GENERAL INSPECTION AND ITS PURPOSE IS TO IDENTIFY MAJOR DEFICIENCIES IN THE CONDITION OF SYSTEMS, COMPONENTS, AND ITEMS. THE INSPECTION IS NOT INTENDED TO BE AN ENGINEERING EVALUATION OR TECHNICALLY EXHAUSTIVE, NOR IS IT CONSIDERED TO BE A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS, AND SYSTEMS INSPECTED. IT IS ALWAYS RECOMMENDED THAT A LICENSED SYSTEM EXPERT (ROOFER. ELECTRICIAN, PLUMBER, ETC.) EVALUATE AND PERFORM REPAIRS OF ANY DEFICIENCIES NOTED IN THE REPORT. THE INSPECTION IS LIMITED ONLY TO VISIBLE AND ACCESSIBLE AREAS. LATENT AND CONCEALED DEFECTS OR DEFICIENCIES ARE EXCLUDED FROM THE INSPECTION, AND EQUIPMENT AND SYSTEMS WILL NOT BE DISMANTLED. THE INSPECTION AND REPORT IS NOT A CONFORMANCE OR COMPLIANCE INSPECTION FOR GOVERNMENTAL CODES OR REGULATIONS OF ANY KIND. THE INSPECTION AND REPORT DO NOT ADDRESS THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, CHINESE DRYWALL, UREA FORMALDEHYDE, MOLD, SOIL CONTAMINATION, UNDERGROUND OIL TANKS, TOXIC OR FLAMMABLE CHEMICALS, AND ALL OTHER POTENTIALLY HARMFUL SUBSTANCES OR CONDITIONS. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED. PICTURES PROVIDED MAY ONLY BE REPRESENTATIVE OF THE DEFECT(S). THE INSPECTION AND REPORT ARE PREPARED FOR THE SOLE, CONFIDENTIAL, AND EXCLUSIVE USE AND POSSESSION OF THE CLIENT ONLY. NEITHER THE REPORT, THE CONTENTS OF THIS REPORT, NOR ANY REPRESENTATION MADE HEREIN ARE ASSIGNABLE OR TRANSFERABLE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF 1ST HOME INSPECTION SVCS, LLC. DBA 1ST INSPECTION SVCS, SHOULD A THIRD PARTY BRING LEGAL ACTION AGAINST THE INSPECTOR, THE CLIENT IS RESPONSIBLE FOR ALL OUR COSTS AND FEES.

INTRODUCTION:

The orientation for specific locations identified in the report is given by from the perspective of facing the building from the street. Throughout this report where the age of roofs or other items are stated the age shown is approximate.

When an item or system is said to be in "*good*" condition, this means it is in above average condition in relation to other items of a similar age, type, or style of construction.

When an item or system is said to be in "*satisfactory*" condition, this means that it is in average condition. The item or system should give generally satisfactory service within the limits of its age excluding any defects or potential problems noted during the inspection or in the report.

When an item or system is said to be in "*fair*" condition, this means it is in average to below average condition in relation to other items or systems of a similar age, type, or style of construction, excluding any defects or problems noted during the inspection or in the report.

When an item or system is said to be in "*poor*" condition, this means it is below average in relation to other items of a similar age, type, or style of construction and may need repairs or other attention immediately or in the near future as recommended in the report.

Where defects are listed it is only the opinon of the inspector as to what is relevant and to what extent they present an issue. We recommend a complete review of all areas of the inspection and not to rely solely on the summary pages.

Observations listed in "MAGENTA" indicate relavent information to the inspection.

Observations listed in "PURPLE" indicate minor defects needing attenction.

Observations listed in "GREEN" indicate maintenance information and/or recommendations.

Observations listed in "BLUE" indicate defects needing attention.

Observations listed in "RED" indicate safety concerns and items needing immediate attention.
All text highlighted in "LIGHT BLUE" will show the definition if you place your cursor over it.

General Conditions

1. General Conditions of Home

Observations:

• The dwelling is a two story frame structure on a concrete slab foundation with a gable type roof design.

• At the time of the inspection, we found the structure to be in satisfactory overall condition in relation to other buildings of a similar age and style of construction.

• Property was occupied and/or staged at the time of inspection. There were areas that were hidden or not accessible for a full inspection. When the cabinets are emptied, furniture or clothing is moved or pictures/mirrors are taken down, certain signs or damages may be evident that were not or could not be seen at the time of inspection.

• We did not find any visual evidence of major structural deficiencies or defects.

• We did find some items needing attention that will be noted later in the report.

• EXPECTED LIFE EXPECTANCIES: Although a home inspection cannot determine how long any particular system will last we have provided information regarding the Estimated Life Expectancies of Home Systems click here for information. Even though items may have remaining economic life, caution is advised as the property insurers may have different life expectancies, often times lower than actual predicted life.

Roof

Note: Opinions stated herein concerning the roof are in regard to the general condition of the roofing surface as evidenced by our visual review at the time of the inspection. These do not constitute a guarantee or warranty as to whether the roof leaks or may be subject to leaking.
Roof pitches are not calculated.

1. How Inspected

• The roof was inspected from the ground around the perimeter of the dwelling with a pole camera. The pitch was too steep to walk on the surface.

• The roof surfaces were inspected visually. Accessible attic areas, eaves, and interior ceilings were checked for signs of leakage.

2. Roof Material General Conditions

• At the time of this inspection we found all roofing to be in satisfactory overall condition.

• The roof over the main structure is fiberglass/asphalt composition shingles. This type of roof is typically constructed by installing fiberglass backed asphalt shingles over a felt base sheet.Click here for more information on your shingle roof.

• The roof is approximately 1 years old. This type of roof normally has a life expectancy of 15-20 years in Florida. For more information on Life Expectancy click here.

Composition shingles

3. Roof Material

Observations:

3.1. The vents and flashing(s) had no indications of not being in serviceable condition and properly sealed at the time of this review, however, the periodic resealing of the flashing(s) may be expected as part of routine maintenance, with any exceptions noted.

3.2. Periodic resealing of the flashing around the chimney may be needed for the area to remain watertight.

3.3. We did not find any indications of current leakage.

3.4. Edge metal was in satisfactory condition and intact with any exceptions noted.

Roof (continued)

Flashing

4. Gutter General Conditions

• The gutter system appeared to be in satisfactory condition at the time of the inspection with any exceptions noted.
• The gutter and downspout material is aluminum.
• We recommend a larger 6" gutter system be considered.
• Periodic maintenance/repair should be anticipated for the system to perform properly (i.e. cleaning, resealing joints, etc.).

5. Gutter

Observations:

5.1. The gutter system needs some maintenance/repair.

Gutter needs maintenance/repair

Gutter dips

Foundation & Grading

1. Foundation General Information

Type:

• The foundation is of concrete and appears to be of stem wall type construction.

• Due to the concrete slab construction, interior supports and reinforcement members (enclosed within walls, slabs, under grade, etc.) were inaccessible for physical or visual review.

• Typical slab construction consists of a poured concrete slab over a concrete block foundation wall, supported by a reinforced poured concrete footing. Some slabs are poured as an integral part of the footing (i.e. monolithic or bell type).

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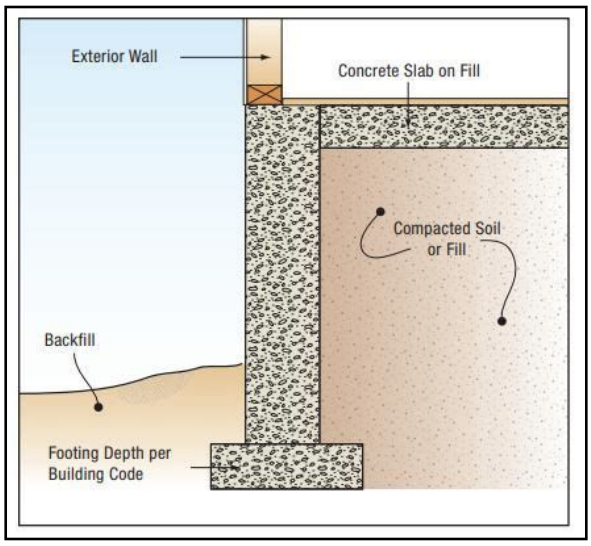


Stem wall example

2. Foundation

Observations:

2.1. The visually accessible portions of the support systems appeared to be sound and in serviceable condition.

3. Grading General Conditions

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

• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

• The exterior drainage is generally away from the foundation.

• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

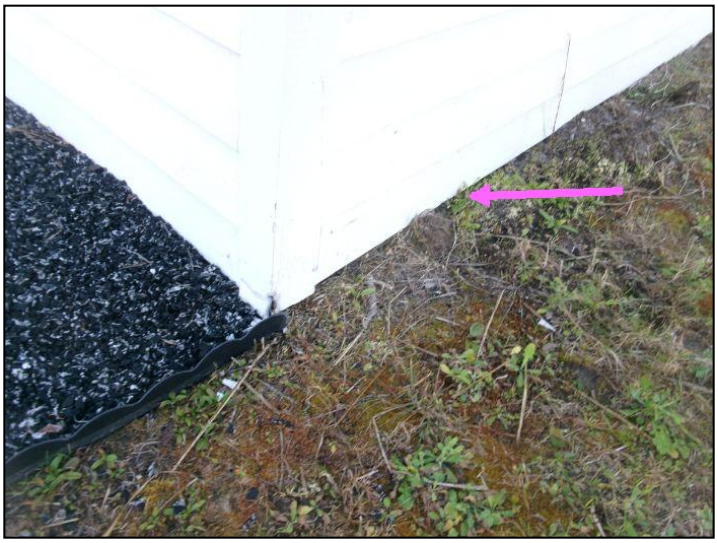
Foundation & Grading (continued)

4. Grading

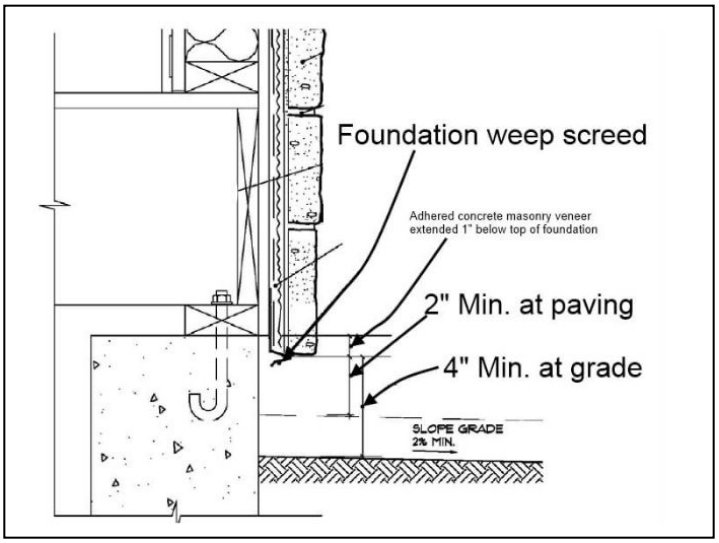
Observations:

4.1. Siding to Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 4" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.

4.2. Minor erosion noted around the perimeter of the dwelling. Recommend installing a larger gutter system as to avoid erosion and to help direct water away from the concrete slab foundation.



Siding to soil contact



Siding soil contact example

Exterior

As part of normal maintenance caulk and seal all of the gaps in the exterior of the building (around doors, windows, plumbing and electrical entry openings, etc.) to help prevent air, moisture, and pest infiltration. If present, settlement cracks should be patched or sealed. The best way to help seal small openings and minor settlement cracks is to fill the crack with a high quality flexible and paintable type caulking.

1. Exterior Walls General Condition

- The exterior walls were in satisfactory condition with any exceptions noted.
- The exterior walls appear to be frame construction and are covered with cementitious type siding.

2. Exterior Walls

Observations:

2.1. Siding damage was noted on the right elevation.

2.2. Some minor cracking was noted in a few areas around the perimeter of the dwelling. No visual evidence of structural problems was found, however, the cracks should be filled.

2.3. We noted some sealed joints on the cementitious siding, generally this is not recommended by the manufacturers. **Click here for additional information**

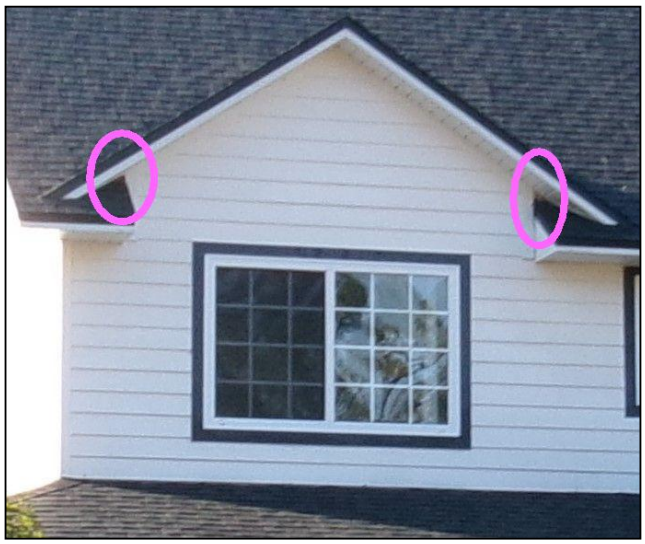
2.4. There are a few openings on the exterior walls. We recommend these be sealed as to prevent pest and moisture intrusion.

Siding damaged at several locations

Cracks need sealing

Exterior (continued)

All exterior openings need sealing



All exterior openings need sealing

All exterior openings need sealing

3. Exterior Ceilings General Condition

• The exterior ceilings were in satisfactory condition with any exceptions noted.

4. Exterior Floors General Conditions

• The exterior floors were in satisfactory condition with any exceptions noted.

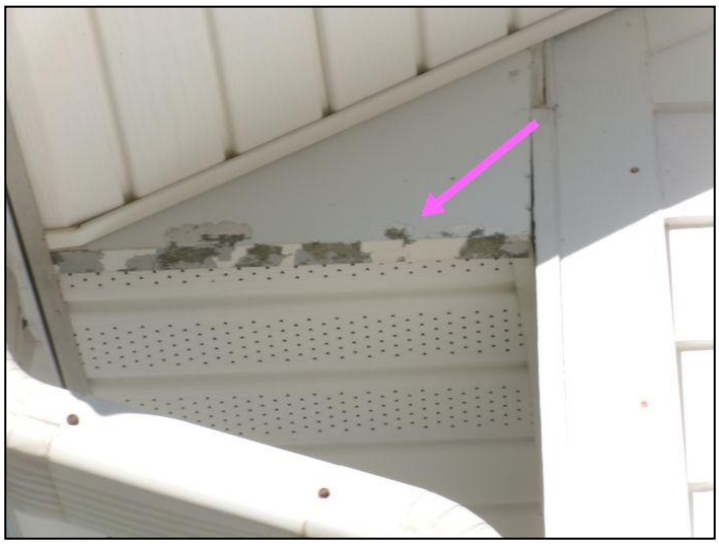
5. Soffit & Fascia General Conditions

• Soffit and fascia are in satisfactory condition.
• The exterior soffit is covered with vinyl, and the fascia is aluminum.
• The soffit is ventilated. Ventilation screening and/or soffit openings should be repaired as necessary as part of general maintenance to prevent pest entry and to allow for proper ventilation.

6. Soffit & Fascia

Observations:
6.1. We noted paint damage to the fascia in a few areas.

Exterior (continued)



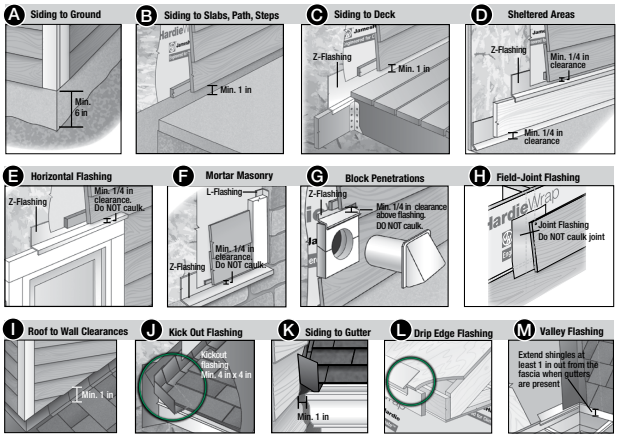
Paint peeling

JamesHardie™

QUICK START **INSTALLATION GUIDE**

JamesHardiePros.com

IMPORTANT: This document is not intended to take the place of James Hardie published installation instructions. Failure to install and finish this product in accordance with applicable building codes and James Hardie published instructions may lead to personal injury, affect system performance, violate local building codes, and void the product only warranty. For the latest set of complete installation instructions applicable to your jobsite location, visit JamesHardiePros.com or call 1-866-942-7343 (866-9-HARDIE)



IMPORTANT FASTENING INFORMATION: James Hardie® siding, trim and soffit products must be installed in a manner that meets local building code and wind load requirements. It is the reponsibility of the installer, builder, architect or other building professional and the home or property owner to ensure the fasteners and fastening schedules used result in an installation that is code compliant.

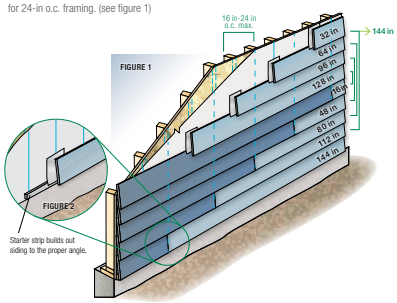
Consult ESR 1844 and ESR 2290 or other applicable, local code compliance documentation for guidance on fastener selection and placement to achieve design wind loads for the specific James Hardie siding product, framing type, building height, wind exposure category and other factors relevant to your project.

For special circumstances outside the scope of these documents, please refer to the Technical Document library at www.jameshardie.com or contact James Hardie's Technical Services at 1-888-J-HARDIE (1-888-542-7343).

JamesHardie™ JamesHardiePros.com

Joint Placement for HardiePlank® Lap Siding

For walls longer than 12 ft., butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16-in, o.c. framing or one bay for 24-in o.c. framing. (see figure 1)



ColorPlus Technology Accessories

TOUCH-UP KITS

Edge Coater - edge coating is required for any field cuts to seal the edges and make joints less visible.

Touch-up Pens - conceal nailheads and very small nicks and scratches less than a dime size. Replace the area with a new piece of plank or panel if area is larger than a dime.

COLOR MATCHED CAULK

Use caulk that comply with ASTM C920 Grade NS, Class 25 or higher or a latex joint sealant complying with ASTM C834. Apply caulk in accordance with the manufacturer's written instructions.

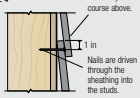
LAMINATE

Leave protective laminate sheet in place during cutting, installation and touch-up, then remove laminate and discard.

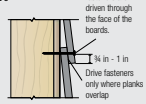
Visit **JamesHardiePros.com** for the latest installation instructions and useful job-site tips in our industry-leading Best Practice Guide.

Blind nailing measurements
FIGURE 3

Blind nailing
FIGURE 4



Face nailing
FIGURE 5

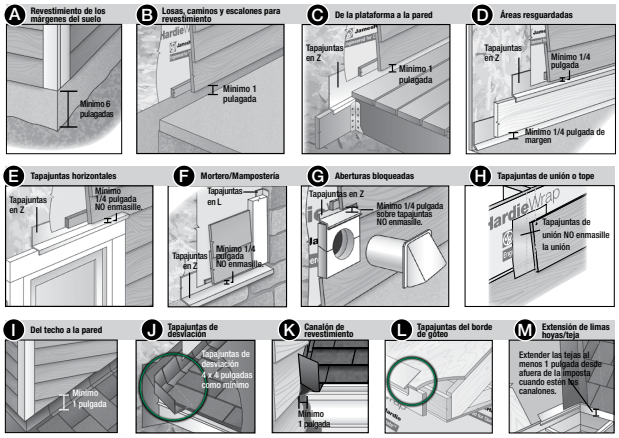


JamesHardie

INICIO RÁPIDO **GUÍA DE INSTALACIÓN**

JamesHardiePros.com

IMPORTANTE: Este documento no tiene como propósito sustituir las instrucciones de instalación publicadas por James Hardie. El no realizar instalación y finalización del producto de acuerdo con las normas de construcción pertinentes y las instrucciones publicadas por James Hardie puede resultar en lesiones personales, afectar el rendimiento del sistema, violar las normas de construcción locales y anular la garantía única del producto. Para obtener el último conjunto de instrucciones de instalación completas pertinentes a la ubicación de su sitio de trabajo, visite JamesHardiePros.com o comuníquese al 1-866-942-7343 (866-9 -hardie).



INFORMACIÓN DE FIJACIÓN IMPORTANTE: Los productos de revestimiento, paneles de soffito y molduras James Hardie® deben instalarse siguiendo las normas de construcción locales y los requisitos de carga de viento. Es responsabilidad del instalador, constructor, arquitecto o cualquier otro profesional de la construcción y el dueño de la casa o propiedad asegurarse de que los sujetadores y los programas de fijación utilizados en la instalación cumplan con las normas.

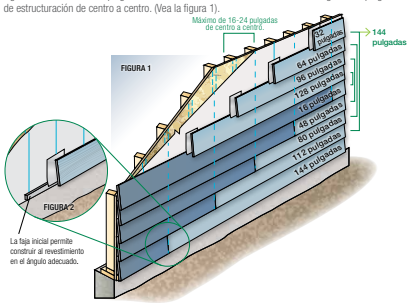
Consulte ESR 1844 y 2290 de ESR o cualquier otra documentación de cumplimiento pertinente de las normas locales como guía de selección y colocación de sujetadores para conseguir diseños para las cargas de viento para los productos específicos de revestimiento James Hardie, los tipos de estructuración, la altura de la construcción, la categoría de exposición de viento y otros factores relevantes a su proyecto.

JamesHardie

JamesHardiePros.com

Colocación de juntas de revestimiento HardiePlank®

Para paredes con más de 12 pies de largo, las tapajuntas de unión o tope deben ser escalonadas para evitar patrones perceptibles, los cuales son determinados en la colocación de la primera capa. La juntas de unión o tope entre las capas consecutivas deben estar separadas por al menos dos vigas estructurales de 16 pulgadas de estructuración de centro a centro o una viga de 24 pulgadas de estructuración de centro a centro. (Vea la figura 1).



Accesorios de tecnología ColorPlus

KITS DE RETOQUE

Recubridor de bordes - es necesario recubrir los cortes hecho en el sitio de la obra para sellar los bordes y que las juntas sean menos visibles.

Lápices de retoque - para ocultar cabezas de clavos y muy pequeñas mellas y arañazos de tamaño menor al de una moneda de diez centavos. Reemplace el área con un pedazo de tabla o panel si el área es mayor a la de una moneda de diez centavos.

MASILLA QUE COMBINA CON LOS COLORES

Utilice masilla que cumpla con ASTM C920 grado NS, clase 25 o superior, o un sellador de juntas de látex que cumpla con ASTM C834. Aplicar masilla de acuerdo con las instrucciones escritas del fabricante.

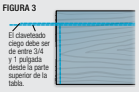
LAMINADO

Deje la hoja de laminado protectora en el lugar durante el corte, instalación y retoque; luego quítela y deséchela.

Visita **JamesHardiePros.com** para las últimas instrucciones y consejos útiles del sitio de trabajo en nuestra influyente Guía de Mejores Prácticas.

Medidas de claveteado ciego

FIGURA 3

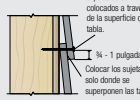


Claveteado ciego

FIGURA 4

Claveteado frontal

FIGURA 5



Interior

NOTE: Reference to a current pest control report should be made as to the actual presence, extent and recommended correction of any wood-destroying pest and/or organism activity within the structure.Window coverings and blinds are not inspected for function at the time of inspection except in the process of testing windows for function. We recommend that you test the blinds as desired. Draw string and slatted type coverings can be a strangulation hazard for children. We recommend considering the newer types of blinds that are less dangerous to children. For more information regarding the safety hazards of blinds, see the Consumer Product Safety Commission website. 1. Move all cribs, beds, furniture and toys away from windows and window cords, preferably to another wall. 2. Keep all window cords out of the reach of children. Make sure tasseled pull cords are short, and that continuous-loop cords are permanently anchored to the floor or wall. 3. To prevent inner-cord hazards, lock cords into position when lowering horizontal coverings or shades. 4. Repair window coverings, corded shades and draperies manufactured before 2001 with retrofit cord-repair devices or replace them with today's safer products. 5. Consider installing cordless window coverings in children's bedrooms and play areas.

1. Interior General Conditions

- At the time of the inspection the interior was found to be in satisfactory overall condition.
- The interior of the structure appeared to have been cared for throughout.
- We noted a pest treatment sticker from 12-17-2018 We recommend inquiring about a termite bond.

Termite treatment sticker

2. Windows & Doors General Condition

- A representative number of windows and interior doors were checked.
- Window units are single hung double glazed vinyl casement types.

Interior (continued)

3. Windows & Doors

Observations:

3.1. Window units tested were in satisfactory condition with any exceptions noted. Most windows need periodic adjustment or minor repair over time to work properly.

3.2. The main entry door appeared to be in satisfactory condition.

3.3. The unit is equipped with caller visibility.

3.4. Interior doors were in satisfactory condition with any exceptions noted.

3.5. The door from the interior to the garage was in satisfactory condition, and was equipped with a self closing device to prevent accidental carbon monoxide poisoning.

3.6. Garage door pressure safety return (auto reverse) was inoperative. Recommend this be repaired as to avoid a safety hazard.

3.7. Several windows need interior sealing.

Windows need sealing

4. Interior Walls General Condition

• The interior walls were in satisfactory condition with any exceptions noted.

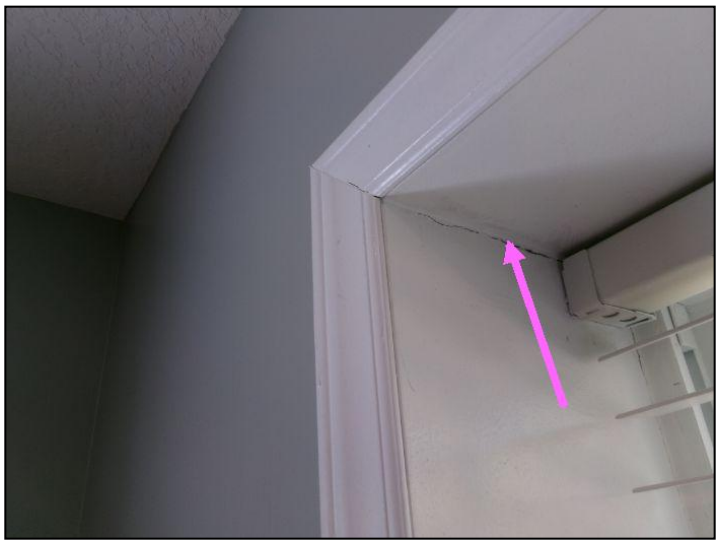
5. Interior Walls

Observations:

5.1. There was trim in need of sealing in a few areas around the dwelling.

5.2. Tile in guest bathroom is in need of grout/sealing. We are unable to determine the condition of underlying material.

Interior (continued)



Cracks need sealing

Shower/tub tile needs grout/sealing

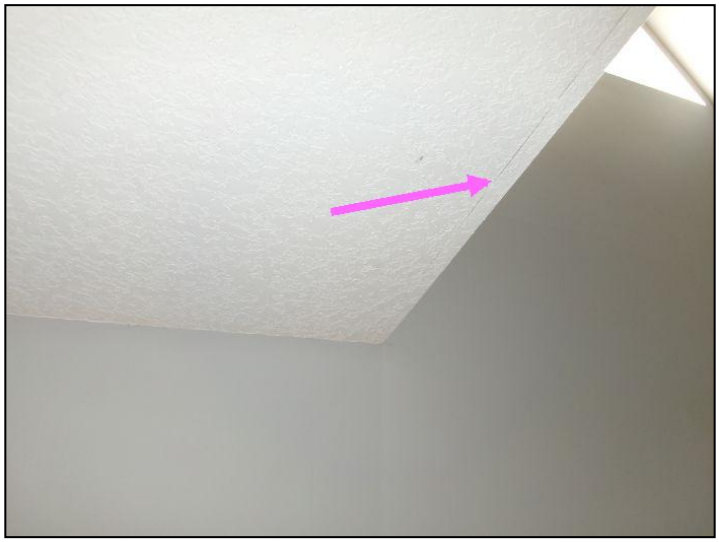
6. Interior Ceilings General Conditions

• The interior ceilings were in satisfactory condition with any exceptions noted.

7. Interior Ceilings

Observations:

7.1. At the time of the inspection, we found minor (i.e. hairline or less than 1/8" etc.) cracking on plaster ceilings. These can be repaired the next time any painting is done in these areas.



Cracks need sealing

8. Interior Floors General Conditions

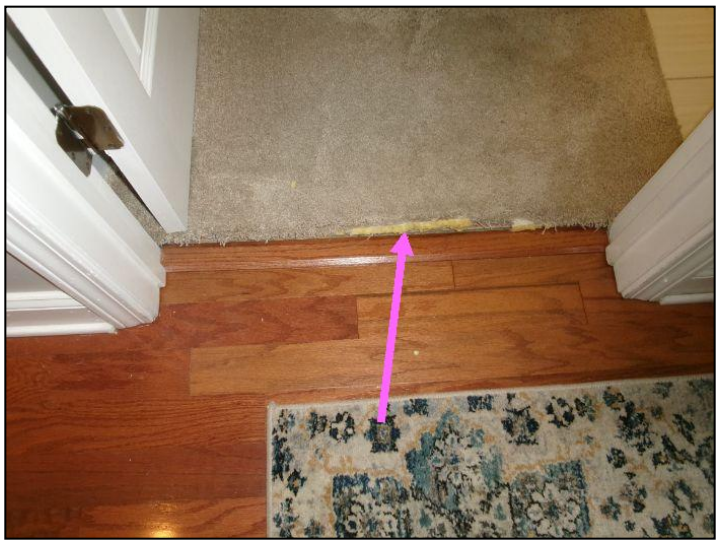
• The interior floors were in satisfactory condition with any exceptions noted.

9. Interior Floors

Observations:

9.1. Larger threshold recommended in the doorway to avoid a trip hazard.

Interior (continued)



Threshold needed

10. Counters & Cabinets General Conditions

• The kitchen and bath counters and cabinets were in satisfactory condition with any exceptions noted.

11. Appliances General Conditions

11.1. Appliance items are only turned on to check for general functionality. All references to appliances, motors, and mechanical equipment and their operations apply only to the time of inspection. No warranties as to the length of operation should be implied by this report. For information on Life Expectancy Click Here.

11.2. The appliances were operational at the time of the inspection with any exceptions noted.

11.3. We did not note a water line to the refrigerator.

Range

Interior (continued)

12. Fireplace General Conditions

Location:

- The fireplace is located in the living room.
- All fireplaces were in satisfactory condition.
- The fireplace is equipped with a damper.
- The fireplace damper was operational.
- The chimney cap was secure.
- We recommend having the unit cleaned prior to use.

Fireplace

Damper

Chimney

Interior (continued)

13. Smoke Alarms General Conditions

13.1. We recommend checking and maintaining smoke alarms in all appropriate areas for fire safety. Hardwired units with battery back up are recommended. If the dwelling has an attached garage, gas appliances and or fireplace we recommend Carbon Monoxide detectors be installed for added safety. Recommend all smoke alarms that are 5 years old or older be replaced.

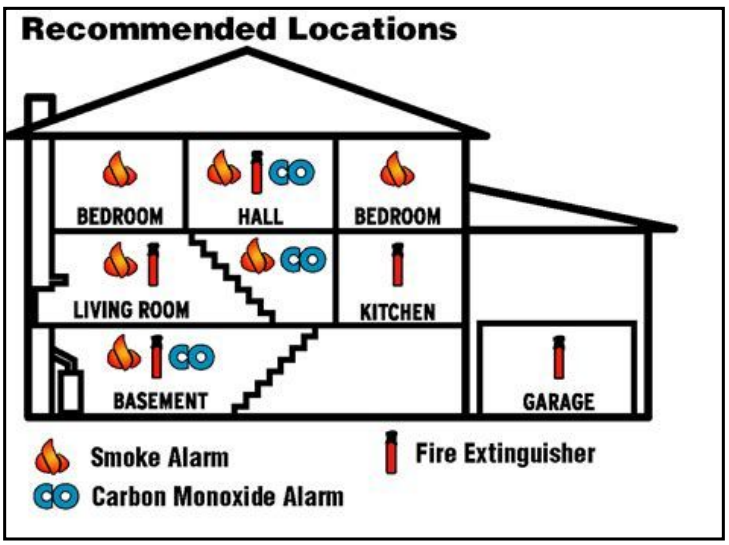
13.2. •Carbon Monoxide Detectors Placement
CO detectors can monitor exposure levels, but do not place them:
Directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up; within 15 feet of heating and cooking appliances, or in or near very humid areas, such as bathrooms; within 5 feet of kitchen stoves and ovens, or near areas locations where household chemicals and bleach are stored (store such chemicals away from bathrooms and kitchens, whenever possible);in garages, kitchens, furnace rooms, or in any extremely dusty, dirty, humid, or greasy areas; in direct sunlight, or in areas subjected to temperature extremes. These include unconditioned crawlspaces, unfinished attics, un-insulated or poorly insulated ceilings, and porches; in turbulent air near ceiling fans, heat vents, air conditioners, fresh-air returns, or open windows. Blowing air may prevent carbon monoxide from reaching the CO sensors.

Do place CO detectors:
Within 10 feet of each bedroom door and near all sleeping areas, where it can wake sleepers. The Consumer Product Safety Commission (CPSC) and Underwriters Laboratories (UL) recommend that every home have at least one carbon monoxide detector for each floor of the home, and within hearing range of each sleeping area;on every floor of your home, including the basement (source: International Association of Fire Chiefs/IAFC); near or over any attached garage. Carbon monoxide detectors are affected by excessive humidity and by close proximity to gas stoves (source: City of New York); near, but not directly above, combustion appliances, such as furnaces, water heaters, and fireplaces, and in the garage (source: UL); and on the ceiling in the same room as permanently installed fuel-burning appliances, and centrally located on every habitable level, and in every HVAC zone of the building (source: National Fire Protection Association 720). This rule applies to commercial buildings.

13.3. The smoke alarms were not operational at the time of this inspection.

13.4. We noted no carbon monoxide detector installed at the time of this inspection.

Smoke alarms inoperative



Fire safety device location information

Plumbing

1. Plumbing General Conditions

1.1. At the time of this inspection we found the plumbing to be in satisfactory condition with any exceptions noted. Click here to learn how to save water.

1.2. The water pressure was tested and found to be satisfactory. The dwelling is connected to a private water and private sewer system.

1.3. Recommend the septic system be pumped out and inspected. As with all septic systems they should be pumped out and inspected every three to five years as to provide continual proper operation. Click here for more information.

1.4. We recommend proper septic system operation, understanding, and maintenance. For more information please click Here for more maintenance information, and for an owners guide please click Here for even more information.

1.5. At the time of the inspection we did not find any current leakage in the accessible piping, however, some plumbing repairs (dripping faucets, commodes, etc.) should be anticipated from time to time. Click here for more information.

1.6. The main water cutoff for the dwelling was located at the rear elevation on the well.

1.7. Recommend protection for the exposed plumbing from accidental damage from lawn mowing etc.

1.8. The inspection does not include any evaluation of the quality of the water. Click here for more information.

Well system

Water pressure

2. Exterior Plumbing General Conditions

• At the time of this inspection we found the exterior plumbing to be in satisfactory condition with any exceptions noted.

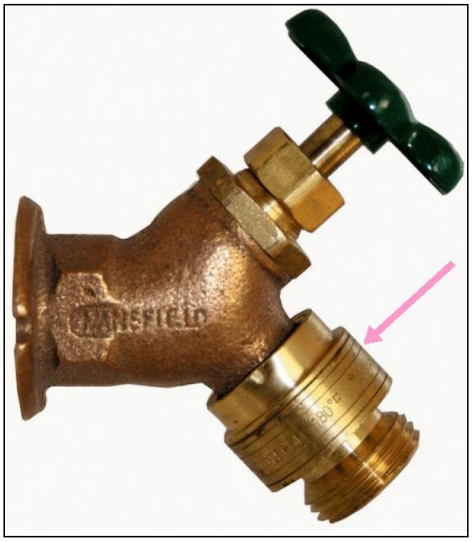
3. Exterior Plumbing

Observations:

3.1. The hose bib(s) did not have backflow prevention. We recommend all outside bibs have backflow prevention as to prevent contamination of the potable water within the dwelling.

Plumbing (continued)

Hose bib(s) need back flow prevention



Back flow prevention example

4. Interior Plumbing General Conditions

4.1. At the time of this inspection we found the interior plumbing to be in satisfactory condition with any exceptions noted.

4.2. The structure appeared to be equipped with CPVC water supply piping, with PVC drain and vent pipe, from what could be seen at the time of inspection. Other plumbing materials may be present but were not detected at the time of inspection.

5. Interior Plumbing

Observations:

5.1. The master bathroom sink drain pipe was leaking.

5.2. The master bathroom sink stopper assembly was inoperative/missing.

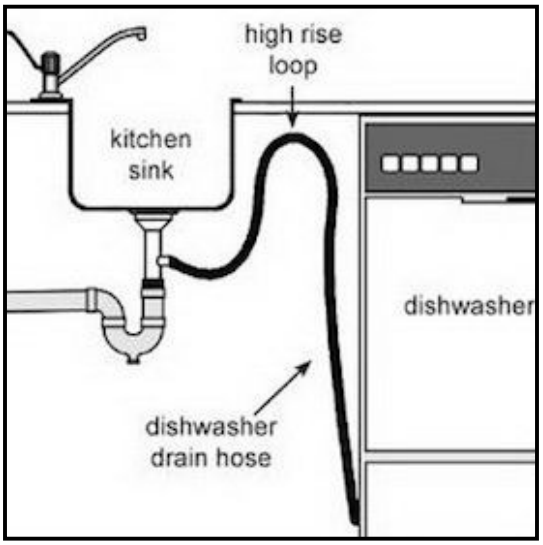
5.3. The dishwasher was missing a hi loop drain.

Drain leaks

Sink stopper inoperative/missing

Plumbing (continued)

No Hi loop drain



Hi loop drain example

6. Water Heater General Conditions

• The water heater is located in the garage and was in satisfactory condition at the time of inspection.

• The 2004 Rheem 40-gallon electric water heater appeared to be operating properly at the time of the inspection.

• The average life expectancy of a water heater is approximately 15-25 years. Water heaters generally need not be replaced unless they leak. For more information on Life Expectancy click here.

• According to present day requirements, water heaters should have a pressure relief valve and drain line which flows by gravity to the exterior, or downward to within 6 inches of the structure floor. The size of the drain line should match the outlet size of the relief valve, and an auxiliary pan with a 1" drain line, which drains to the exterior is required underneath when the unit is installed at or above the level of the living area.

• This unit was properly equipped.

• While an auxiliary pan and exterior drain are not required in a shed/garage, we recommend one, so that if the unit should leak there would not be any damage to items stored in the shed/garage.

• The water heater is located in the guest bedroom closet and was in satisfactory condition at the time of inspection.

• The 2022 AO Smith 40-gallon electric water heater appeared to be operating properly at the time of the inspection.

• According to present day requirements, water heaters should have a pressure relief valve and drain line which flows by gravity to the exterior, or downward to within 6 inches of the structure floor. The size of the drain line should match the outlet size of the relief valve, and an auxiliary pan with a 1" drain line, which drains to the exterior is required underneath when the unit is installed at or above the level of the living area.

• This unit was properly equipped.

Plumbing (continued)

Rheem 2004 40 gallon electric water heater

Hot water temperature

Auxiliary pan example

AO Smith 2022 40 gallon electric water heater

Hot water temperature

Electrical

1. Service Main General Conditions

1.1. We inspected the circuitry in the Square D 200 amp 240-volt service main panel located on the exterior right wall.

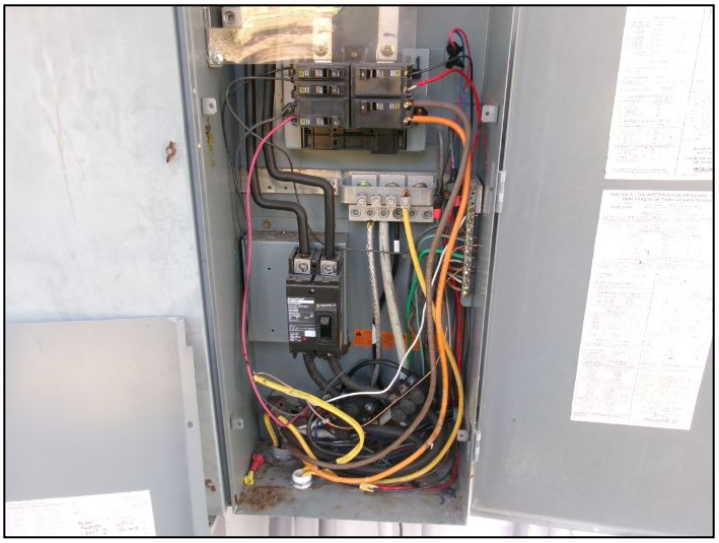
1.2. The service main entry conductor material is copper and the branch wiring is aluminum.

1.3. There is an underground service lateral noted.

1.4. The service main has an earth ground. The termination of the main ground wire for the electrical service was not accessible.

1.5. In our opinion, the existing service main capacity is sufficient for the current electrical demand of the structure.

Square D 200 amp service main



Square D 200 amp service main open for inspection

Cable feed

2. Service Main

Observations:

2.1. Panel lock / latch was damaged. Recommend repair or replacement.

Electrical (continued)

Latch / lock damaged

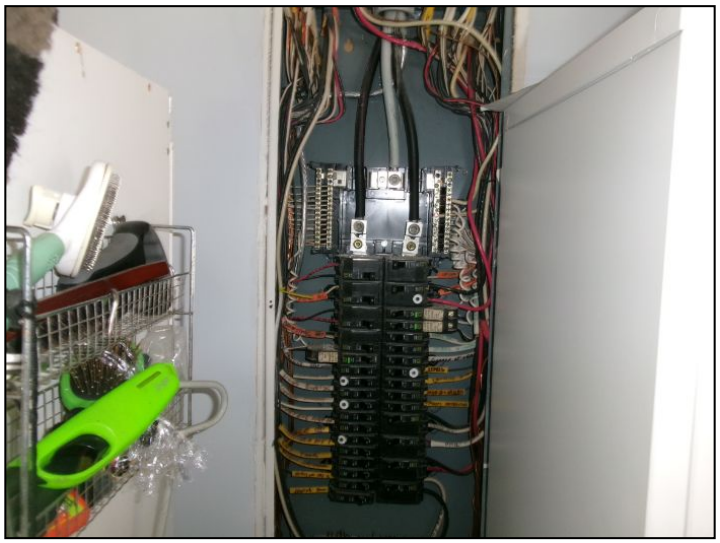
3. Service Sub General Conditions

3.1. We inspected the circuitry in the Square D 200 amp 240-volt service sub panel located in the garage.

3.2. The sub service main entry conductor material is copper and the branch wiring is copper.

3.3. In our opinion, the existing sub service capacity is sufficient for the current electrical demand of the structure.

Square D 200 amp service sub



Square D 200 amp service sub open for inspection

Electrical (continued)

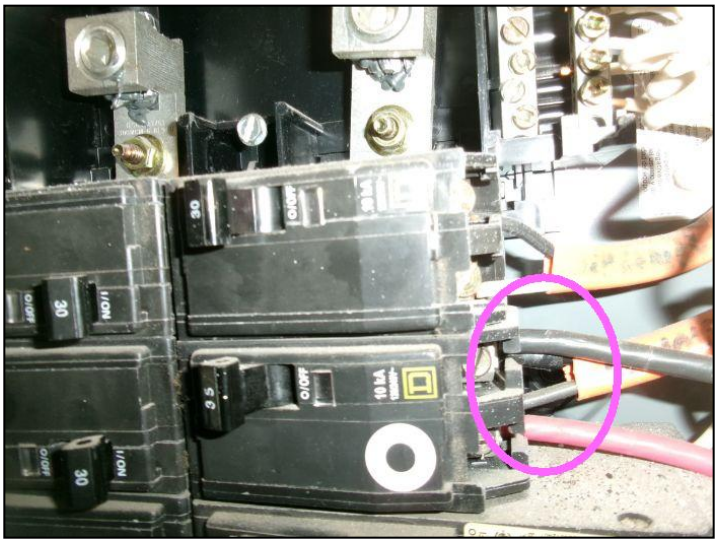
4. Service Sub

Observations:

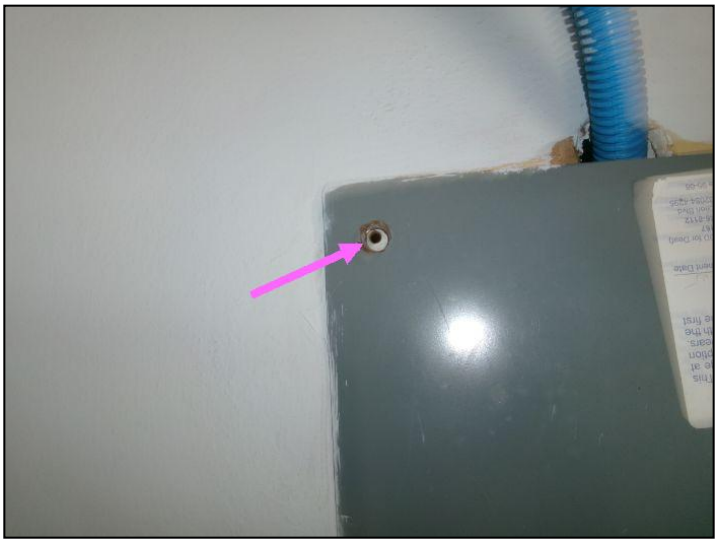
4.1. Double tapping and multi lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white]wires are both current carrying conductors, the chance is then greater for potential hot spots. If the double tap or lug becomes loose, it begins to arc, as it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.

4.2. Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation and repair by a licensed electrical contractor.

4.3. Panel cover screw(s) missing.



Double tapped breaker(s)



Panel missing screws

Flat tipped panel screw example

Electrical (continued)

5. Wiring Type & Breakers General Conditions

• Circuit breakers are mechanical devices subject to wear and corrosion. Ideally, breakers should be "tripped" and reset annually by occupants so that those found to be faulty may be replaced. This helps keep the springs limber and the contacts free of oxides.

• All of the circuit breakers appeared serviceable.

6. Interior Electrical Conditions

• At the time of this inspection we found the interior electrical to be in satisfactory condition with any exceptions noted.

• A representative number of lights and switches were checked and all appeared to be operational with any exceptions noted. Many outlets were inaccessible because of furniture and other personal items. The polarity and grounding in a sampling of outlets were tested and found to be O.K. All GFCI outlets / breakers tripped at the proper level of fault current with any exceptions noted. GFCI outlets / breakers should be tested monthly. Estimate of average life expectancy for GFCI receptacles is 15 to 30 years, with an average of 20 years, although some fail as early as 5 years. Exterior receptacles tend to have a shorter life due to weather exposure, especially if the “in-use” clear plastic cover is missing. GFCI circuit breakers usually last longer, with an average of 35 years. **Click here for additional information**

• During any future upgrading of the electrical system or for added safety, we recommend installing GFCI and AFCI outlets in all appropriate areas, typically within six feet of sinks, dishwashers, near clothes washing machines even if no sink is in the area and in outdoor areas including garages and patio areas, to further reduce shock and/or short hazards. Exterior outlets should be weather-protected types. Appliances with three prong plugs need to use a grounded outlet for proper safety.

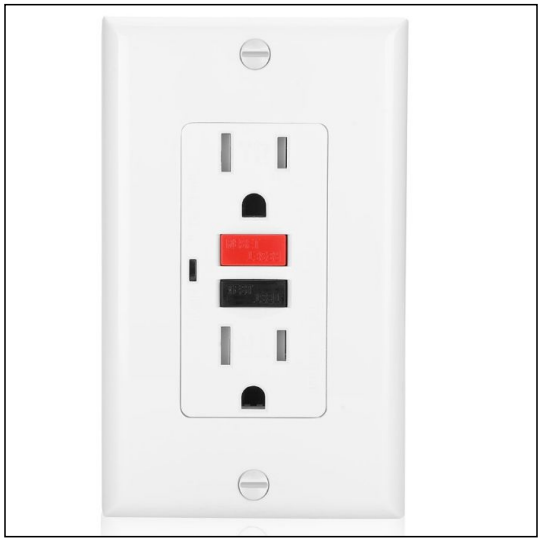
7. Interior Electrical

Observations:

7.1. Outlets near the clothes washer areas were not GFCI protected. We recommend these be replaced with GFCI outlets as to avoid a shock/short hazard.

7.2. There were several ceiling lights that were inoperative..Bulbs?

Clothes washer outlet not GFCI protected



GFCI outlet example

Electrical (continued)

A few ceiling lights inoperative..Bulbs?

8. Exterior Electrical Conditions

8.1. At the time of this inspection we found the exterior electrical to be in satisfactory condition with any exceptions noted.

9. Exterior Electrical

Observations:

9.1. All corner flood lighting is photo cell operated. These were not inspected.

9.2. The garage, exterior outlets were not all GFCI protected. We recommend these be replaced with GFCI outlets as to avoid a shock hazard.

9.3. We noted a receptacle loose from the wall with broken cover and no outlet installed.

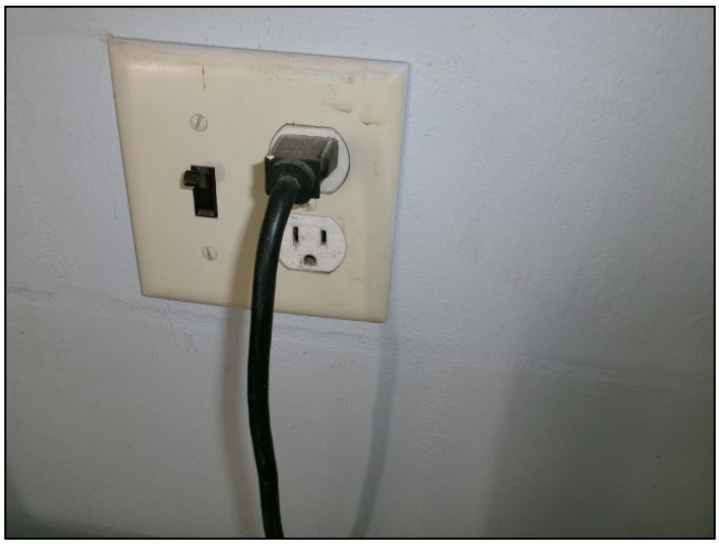
9.4. There was an outlet that was inoperative on the rear elevation at the well

9.5. Outlet(s) on the exterior need a flat type weatherproof cover installed, when under a four foot overhang.

All corner flood lighting is photo cell operated

Exterior outlets not GFCI protected

Electrical (continued)



Garage outlets not GFCI protected

Receptacle loose

Receptacle damaged

Outlet inoperative

Outlets need weatherproof covers installed

Weatherproof cover example

Electrical (continued)

DWELLING UNIT
120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS

DATE OF NEC EDITION	SWIMMING POOLS	SPAS & HOT TUBS	EXTERIOR	BATHROOMS	TUBS & SHOWERS	GARAGE & ACCESSORY	HYDRO TUBS	MASSAGE	BOATHOUSES	KITCHENS	UNFINISHED BASEMENTS	CRAWLSPACES	ALL SINKS (formerly) WET BARS	LAUNDRY	UTILITY
1971	X_{1a}		X_{3a}												
1975	X_{1a}		X	X											
1978	X_{1a}		X_{3b}	X		X_{5a}									
1981	X_{1a}	X_{2a}	X_{3b}	X		X_{5a}									
1984	X_{1b}	X_{2a}	X_{3b}	X		X_{5a}									
1987	X_{1b}	$X_{2a,b}$	X_{3b}	X		X_{5a}	X_{6a}		X	X_{8a}	X_{9a}				
1990	X_{1b}	$X_{2a,b}$	X_{3b}	X		X_{5a}	X_{6a}		X	X_{8a}	X_{9b}	X_{10}			
1993[a]	X_{1b}	$X_{2a,b}$	X_{3b}	X		X_{5a}	X_{6b}		X	X_{8a}	X_{9b}	X_{10}	X_{11a}		
1996[a]	X_{1c}	$X_{2a,b}$	X_{3c}	X		$X_{5a,b}$	$X_{6b,c}$		X	X_{8b}	$X_{9b,c}$	X_{10}	X_{11a}		
1999[a]	X_{1c}	$X_{2a,b}$	X_{3c}	X		$X_{5b,c}$	$X_{6b,c}$		X	X_{8b}	$X_{9b,c}$	X_{10}	X_{11a}		
2002[a]	X_{1c}	$X_{2a,b}$	X_{3c}	X		$X_{5b,c}$	$X_{6b,c}$		X	X_{8b}	$X_{9b,c}$	X_{10}	X_{11a}		
2005[a]	X_{1c}	$X_{2a,b}$	X_{3c}	X		$X_{5b,c}$	$X_{6b,c}$		X	X_{8b}	$X_{9c,d}$	X_{10}	X_{11a}	X_{12a}	
2008[a,b]	X_{1d}	$X_{2a,c}$	X_{3c}	X		X	$X_{6b,d}$		X	X_{8c}	X_{9e}	X_{10}	X_{11a}	X_{12a}	
2011[a,b]	X_{1d}	$X_{2a,c}$	X_{3c}	X		X	$X_{6b,d}$		X	X_{8c}	X_{9e}	X_{10}	X_{11a}	X_{12a}	
2014[a,b,c]	X_{1d}	$X_{2a,c}$	X_{3c}	X_4		X	$X_{6b,d}$		X	$X_{8c,d}$	X_{9e}	X_{10}	X_{11b}	X_{12b}	

Compiled by Jerry Peck, Construction Litigation Consultants, LLC.
Special thanks to:
The late Tarry Baker, Chief Electrical Code Compliance Officer, Broward County Board of Rules and Appeals, Florida for help with the early years

1a. All receptacle outlets within 15 feet of the water, in any direction (also see EXTERIOR), NO receptacle outlets within 10 feet of inside of pool walls.
1b. All receptacle outlets within 20 feet of the water, in any direction (also see EXTERIOR), NO receptacle outlets within 10 feet of inside of pool walls.
1c. All receptacle outlets within 20 feet of the water, in any direction (also see EXTERIOR), NO receptacle outlets within 10 feet of inside of pool walls, except receptacle outlets for pump which must be at least 5 feet from of inside of pool walls.
1d. All receptacle outlets within 20 feet of the water, in any direction (also see EXTERIOR), NO receptacle outlets within 6 feet of inside of pool walls, receptacle outlets for pumps at least 10 feet, except not less than 6 feet if meet special requirements (single, twist-lock, GFCI protected, grounded receptacle)
2a. Outdoor spa or hot tub – see Swimming Pools.
2b. Indoor spa or hot tub, receptacle outlets within 10 feet, receptacle outlets must be at least 5 feet from inside wall of spa.
2c. Indoor spa or hot tub, receptacle outlets within 10 feet, NO receptacle outlets within 6 feet of inside of spa or hot tub walls.
3a. Effective January 1, 1973.
3b. Changed to 'with direct grade access to dwelling and receptacle outlets' in 1978. Direct grade access was defined in 1987 as 6 feet 6 inches or less above grade.
3c. Changed back to ALL dwelling unit exterior receptacle outlets in 1996; except an outlet for snow melting equipment IF on a dedicated circuit and NOT readily accessible.
4. Receptacle outlets within 6 feet of outside edge of bathtubs and shower stalls – EVEN IF NOT IN A BATHROOM.
5a. All, except receptacle outlets not readily accessible (6 feet 8 inches or higher) and receptacle outlets for dedicated appliances which are not easily movable (freezer/refrigerator/etc.).
5b. Unfinished accessory buildings are treated like garage.
5c. Accessory buildings that have a floor located at or below grade and not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use.
6a. *CIRCUITS* serving hydromassage tub. All CIRCUITS (not receptacle outlets) supplying a hydromassage tub are required to be GFCI protected.
6b. Hydromassage tub and associate electric components shall be GFCI protected – by GFCI protected circuit or by GFCI receptacle outlet.
6c. Receptacle outlets serving hydromassage tub. All 125-volt receptacle outlets within 5 feet horizontally from inside walls of hydromassage tub.
6d. Receptacle outlets serving hydromassage tub. All 125-volt 30 amp and less outlets within 6 feet horizontally from inside walls of hydromassage tub.
7. (No notes for column 7 – Boathouses)
8a. Receptacle outlets within 6 feet of kitchen sink to serve as counter top outlets, outlets not to be installed face up in work surfaces and counter tops.
8b. All receptacle outlets which serve as counter top receptacle outlets, except outlets for refrigerator or freezer.
8c. All receptacle outlets which serve as counter top receptacle outlets.
8d. All receptacle outlets provided for DISHWASHERS – receptacles are no longer permitted installed behind the dishwasher as the GFCI receptacle would not be readily accessible.
9a. At least one receptacle outlet and which must be identified as being GFCI protected.
9b. Changed to all receptacle outlets in unfinished basements and crawl spaces, except: laundry, sump pump, refrigerator or freezer.
9c. Except where not readily accessible.
9d. Changed to all receptacle outlets in unfinished basements, except: laundry appliances, refrigerator or freezer, or permanently installed burglar or fire alarm.
9e. Changed to all receptacle outlets in unfinished basements, except permanently installed fire alarm or burglar alarm system.
10. At or below grade level.
11a. Receptacle outlets within 6 feet of wet bar sink to serve as counter top receptacle outlets, outlets not to be installed face up in work surfaces and counter tops.
11b. Receptacle outlets within 6 feet of *ANY* sink - bathroom sinks are covered under bathrooms, kitchen sinks under kitchens; ADDITIONALLY, ALL SINKS are covered by this.
12a. Receptacle outlets within 6 feet of sink.
12b. All receptacle outlets in laundry area.
a. Beginning in 1993 ALL receptacle outlets which are replaced and which are in locations which require GFCI protection in the code applicable at the time of replacement require the replacement receptacle outlets to be GFCI protected.
b. Beginning in 2008 ALL receptacle outlets installed in damp and/or wet locations are required to be listed as weather-resistant, INCLUDING GFCI receptacle outlets, these are typically identified by the abbreviations 'WR' on the face of the receptacle outlet with the 'WR" visible after installation.
c. NOTE: With the 2014 NEC, Kitchen and Laundry Areas REQUIRE BOTH GFCI AND AFCI protection

Air Conditioning & Heating

Air Conditioning and Heating
NOTE: All references to motors and mechanical equipment and their operations apply only to the time of the inspection. No warranties as to the length of the operation should be implied by this report. Some testing is not done within the scope of this inspection including freon levels, freon leakage, head pressures, supply and return coverage, blower door tests on ductwork, etc. Panels are not removed. We recommend that the heating and cooling unit be serviced by a licensed HVAC contractor before or right after move-in.

1. Air Conditioning & Heating General Conditions

1.1. The upstairs is equipped with a 2019 Trane 3-ton electric, forced air heat pump system.

1.2. The thermostat was located in the hallway.

1.3. The air handler was located in the attic and was in satisfactory condition and was equipped with a condensate drain overflow warning or shutoff device, the device if installed was not tested.

1.4. The air handler is equipped with an auxiliary drain pan under the unit. The pan was visually inspected and was dry at the time of the inspection.

1.5. The downstairs is equipped with a 2019 Goodman 3-1/2-ton electric, forced air heat pump system.

1.6. The thermostat was located in the hallway.

1.7. The air handler was located in the garage and was in satisfactory condition and was equipped with a condensate drain overflow warning or shutoff device, the device if installed was not tested.

1.8. An installed heating and cooling source was noted in all rooms, with any exceptions noted.

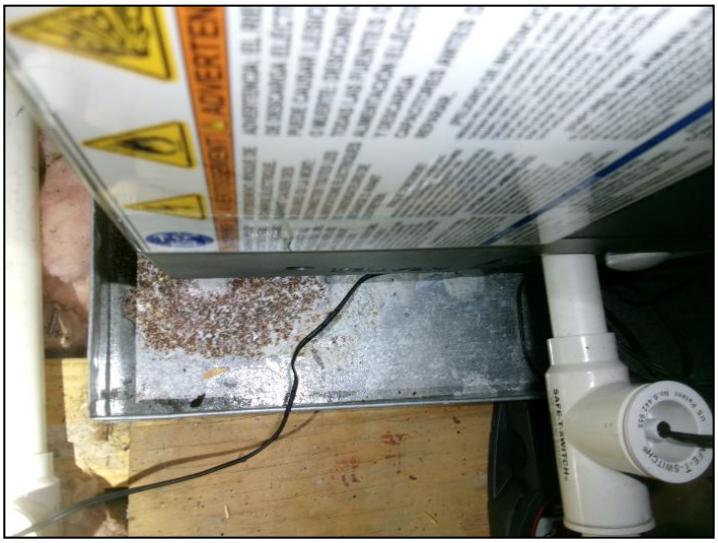
1.9. Outside units should be serviced at least once a year. Outside units have a normal life expectancy of 10-15 years. We recommend having the unit serviced to ensure maximum efficiency. For more information click here.

1.10. We recommend changing your air conditioning filters every 30 days. For more information Click Here

Trane 2019 3 ton electric heat pump (upstairs)

Air handler

Air Conditioning & Heating (continued)



Pan

Thermostat

Goodman 2019 03.5 ton electric heat pump (downstairs)

Air handler

Thermostat

Air Conditioning & Heating (continued)

2. Air Conditioning & Heating

Observations:

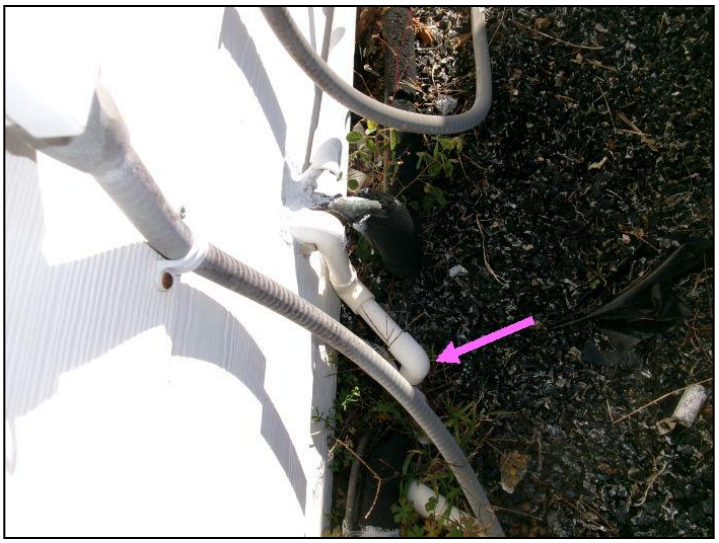
2.1. The upstairs air conditioning appeared to be operating properly at the time of the inspection. In the Heat mode the supply air temperature was 111.9 degrees return air temperature was 74.3 degrees. In the Cooling mode the supply air temperature was 50.2 degrees return air temperature was 71.4 degrees. There should normally be between 15 and 20 degrees variance from supply to return air temperature.

2.2. The downstairs air conditioning appeared to be operating properly at the time of the inspection. In the Heat mode the supply air temperature was 111.0 degrees return air temperature was 68.4 degrees. In the Cooling mode the supply air temperature was 55.6 degrees return air temperature was 70.3 degrees. There should normally be between 15 and 20 degrees variance from supply to return air temperature.

2.3. Condensation drain lines should be checked and cleaned periodically to ensure proper functioning (i.e. when serviced).

2.4. We recommend moving the condensate drains further from the foundation, so as to avoid erosion.

Drain should be moved away from foundation



Drain should be moved away from foundation

3. Ductwork General Conditions

• The exposed and accessible ductwork was visually inspected only and found to be in satisfactory condition with exceptions noted.

• We recommend periodically inspecting the ductwork to check the vapor barrier and prevent leakage of warm or cool air from the system.

• For fire prevention reasons, it is always recommended for new homeowners to clean out the dryer ducts to ensure no lint build up or blockage exists. Click here for more information.

Air Conditioning & Heating (continued)

Ductwork

4. Ductwork

Observations:

4.1. The exhaust vent in the master bathroom shower area was inoperative.

4.2. The guest bathroom vent was not blowing full temperature. Recommend evaluation by a licensed HVAC contractor.

Bathroom exhaust fan inoperative

Less than full operation

5. Insulation General Conditions

• At the time of this inspection we found the insulation to be in satisfactory condition with any exceptions noted.

• The attic area over the main structure was insulated to an average depth of 10-14 inches and less in some areas. Click here for energy saving tips.

Air Conditioning & Heating (continued)

Insulation average depth

6. Insulation

Observations:

6.1. Thermal imaging of the ceiling showed excessive heat entry at several locations. The usual cause of this is missing and/or inadequate insulation.

Displaced / missing insulation

Attic

1. Attic Area General Conditions

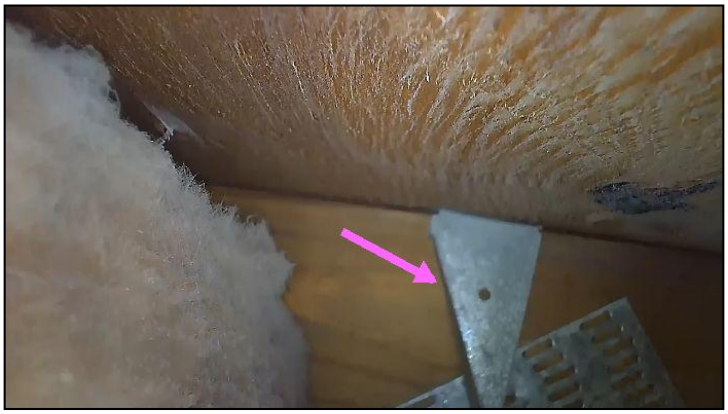
• The attic access opening is located in the hallway. The roof and ceiling structure was visually inspected by physically crawling through the accessible attic area. A portion of the attic was not accessible due to framing, insulation, HVAC equipment, etc. Insulation was not moved.

• The attic access opening is located in the master bedroom closet. The roof and ceiling structure was visually inspected from the attic opening. Most of the attic was not accessible due to framing, insulation, HVAC equipment, etc. Insulation was not moved.

• The visually accessible roof and ceiling structure was found to have a customary and workmanlike appearance for a home of this age. The truss system appeared to be adequate to carry the current roof load. We found no evidence of truss failure. Trusses are engineered units and should not be cut, notched, or modified in any way without an engineer's approval.

• Hurricane straps and/or clip fasteners were noted on a sampling of trusses where visually accessible.

Attic area



Hurricane straps and/or clip

Hurricane straps and/or clip

Hurricane straps and/or clip

Attic (continued)

Hurricane straps and/or clip

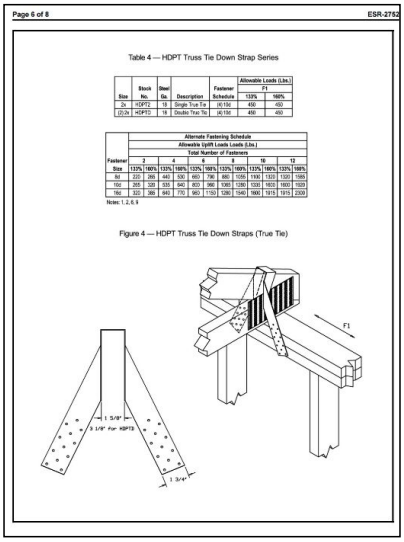


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Table 4 — HDPT Truss Tie Down Strap Series

Size	Block No.	Steel Ga.	Description	Fastener Schedule	Allowable Loads (Lbs.) F1 133%	F1 160%
2x	HDPT2	18	Single True Tie	(4) 10d	450	450
(2)2x	HDPT2	18	Double True Tie	(4) 10d	450	450

Fastener Size	Alternate Fastening Schedule — Allowable Uplift Loads (Lbs.) — Total Number of Fasteners: 2		4		6		8		10		12	
	133%	160%	133%	160%	133%	160%	133%	160%	133%	160%	133%	160%
8d	220	265	440	530	660	795	880	1055	1100	1320	1320	1585
10d	265	320	530	640	803	960	1060	1280	1330	1605	1600	1920
16d	320	385	640	770	960	1150	1280	1540	1600	1915	1915	2300

Notes: 1, 2, 6, 9

Figure 4 — HDPT Truss Tie Down Straps (True Tie)

Hurricane straps and/or clip (Sanibel straps)

Grounds

1. Driveway & Walkway General Conditions

Material:

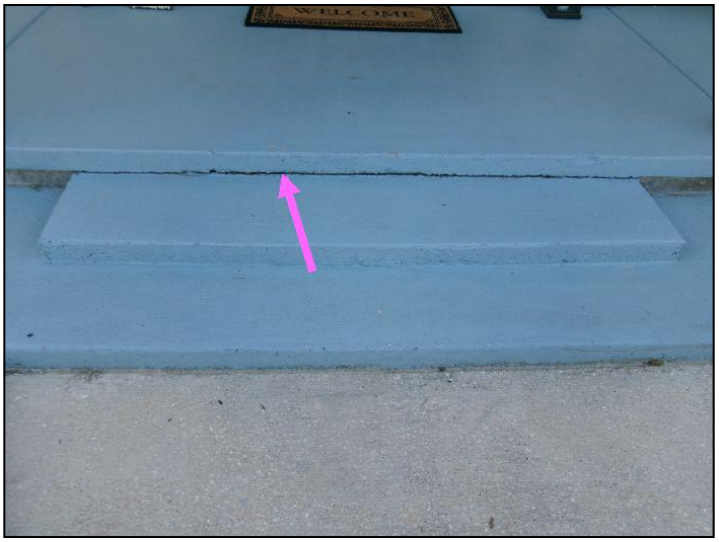
- Concrete driveway noted.
- Concrete walkways noted.

2. Driveway & Walkway

Observations:

2.1. Typical cracking was observed at the concrete surfaces. Recommend sealing the cracks to prolong the life of the concrete.

Cracks need sealing



Cracks need sealing

3. Landscaping General Conditions

- No major system safety or functional concerns noted at time of inspection. Click here for information on defensible areas.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects. Click here for more information.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs. Click here for more information.

4. Landscaping

Observations:

4.1. Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.

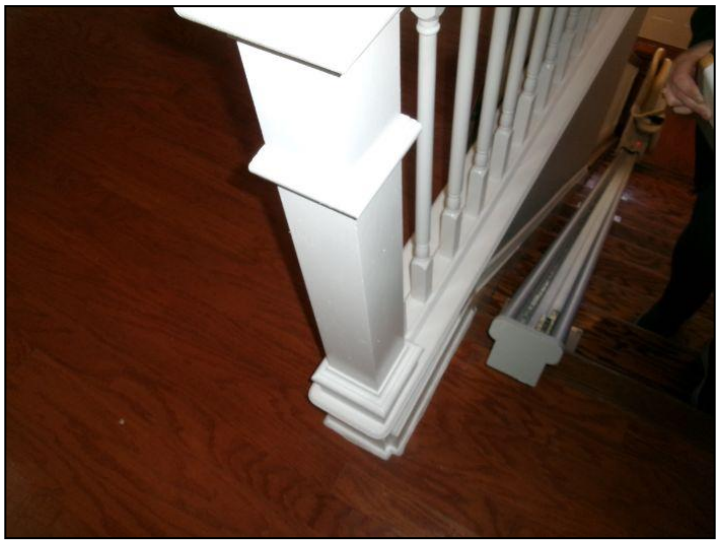
Grounds (continued)

Trees need trimming

5. Hand Rails & Steps

Observations:

5.1. Handrail and baluster assembly is loose. Recommend additional fasteners be installed as to further stabilize the assembly.



Ballaster loose

Out Buildings

1. Out Buildings General Conditions

• At the time of the inspection, we found the structure to be in satisfactory overall condition in relation to other buildings of a similar age and style of construction.
• The building is a single story metal frame structure on concrete slab with a gable type roof design.
• We did not find any visual evidence of major structural deficiencies or defects.

Outbuilding

2. Roof General Conditions

Observations:

• The roof was inspected from a ladder around the perimeter of the dwelling. Walking on the surface could cause damage.
• The roof surfaces were inspected visually. Accessible attic areas, eaves, and interior ceilings were checked for signs of leakage.

Metal roof

Out Buildings (continued)

3. Roof

Observations:

3.1. The main structure has a metal standing ridge type roof.

3.2. The roof appears to be approximately 5 years old. This type of roof normally has a life expectancy of 35-40 years in Florida.

4. Electrical General Condition

Observations:

4.1. We inspected the circuitry in the unlisted 40 amp 240-volt service sub panel located in the building.

4.2. The service main entry conductor material is copper .

4.3. The service main panel is equipped with copper branch wiring.

5. Electrical

Observations:

5.1. Panel was a hand made panel and not UL rated, recommend evaluation by a licensed electrical contractor.

5.2. Outlets in the building were not GFCI protected. We recommend these be replaced with GFCI outlets as to avoid a shock/short hazard.

5.3. Wiring entering the panel did not have proper protection. We recommend a grommet/bushing be installed as to prevent a shock/fire hazard.

5.4. Multi lugged neutrals inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by a licensed electrical contractor.

Panel not UL listed

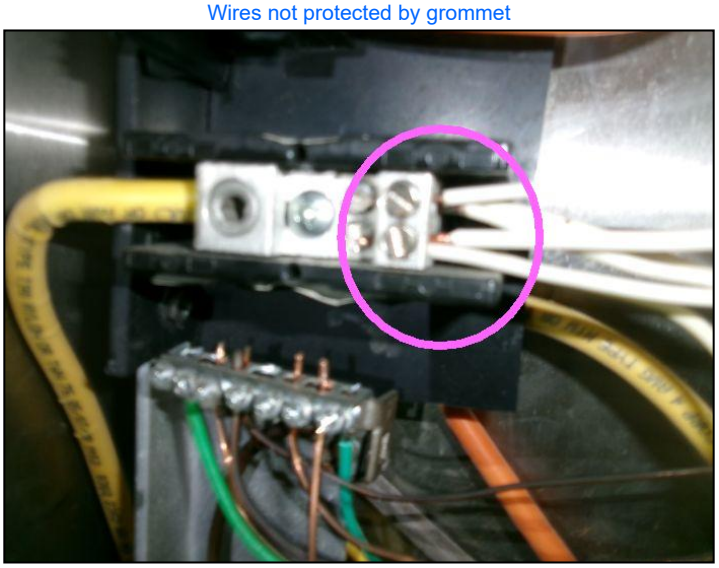
Outlets not GFCI protected

Out Buildings (continued)

Outlets not GFCI protected

Wires not protected by grommet

Grommet example



Multi lugged neutrals.

6. Foundation General Conditions

Observations:

• The foundation is of concrete monolithic type construction.

7. Foundation

Observations:

7.1. The visually accessible portions of the support systems appeared to be sound and in serviceable condition.

Pool & Spa

1. Pool General Conditions

Observations:

• A visual inspection was performed on the pool, deck and equipment. At the time of the inspection, the variable speed pool pump, cartridge filter, timers, and pool lights were operational.

• We did not find evidence of major displacement or shifting to the deck based on our visual inspection. We did not note any cracking to the interior of the pool surface.

• Typical concrete/marcite style pools are constructed using concrete (usually approximately 6" shotcrete) over a reinforced steel "cage", then installing approximately 1/2" of a trinity white cement/marble dust finish for cosmetic appearance.

• We recommend contacting a licensed pool contractor to repair as necessary and/or for general servicing, water quality testing, maintenance, etc.

• The solar pool heater was not operational at the time of the inspection.

Pool

Pool pump

Pool plumbing

Solar panel not tested

Pool & Spa (continued)

2. Pool

Observations:

2.1. The marcite surface appeared to be in satisfactory condition at the time of the inspection. Discoloration, pitting, and/or etching is common to older marcite (pool interior) surfaces. Remarciting is recommended when pitting or discoloration becomes prevalent enough to be a maintenance problem or at the discretion of the homeowner due to cosmetic appearance. Painting is not recommended because it can blister and clog the filtration system.

2.2. At the time of the inspection a bonding wire was attached to the pool pump, and also to the pool cage.

2.3. The life expectancy of the average marcite surface can be ten years or more if the chemistry is maintained at proper levels.

2.4. Some minor cracks were noted in the pool deck. Minor cracking to this type of surface is common due to high surface temperatures, shrinkage, etc, during the placing and curing process.

2.5. We noted minor corrosion on the pool cage screws, recommend painting or replacement to prevent staining and to maintain structural integrity.

Cracks need sealing

Corrosion on screws

Summation

1. Summation

The structure appears to have been built using generally accepted construction practices, techniques and materials in relation to buildings of a similar age and style of construction.

As is the case in older structures, some items do not comply with present day code requirements. Code changes and revisions are made continuously, therefore only the most recently built structures are in total compliance. Changes in building construction practices (i.e. fasteners, bracing, materials, etc.) have been made to further protect against wind and damaging weather, particularly at gable end areas. It is possible in some cases, if desired, to retrofit existing structures with additional bracing and fasteners to increase protection. If more information is desired regarding this we recommend contacting a licensed contractor or engineer.

There was no visible evidence of substantial wood damage (rot or pest) to the structure, however, it should not be assumed that no damage exists in inaccessible areas. It is possible some damage could be uncovered at the time any repairs or remodeling requiring tearing out or dismantling are undertaken. This is typical for any structure, and damage should be repaired if found.

We recommend all work be completed by licensed contractors.

This report represents only a portion of the inspection process and should not be relied on by a third party as a complete representation of the facts.

For more detailed information or if there is any question on what method was used, or how conclusions are reached, please feel free to call our office.

Thank you for using our services. Please let us know if there is anything further that you may require.

Sincerely,
David Williamson CMI®
1st Inspection Svcs

Glossary

Term	Definition
AFCI	AFCI: (Arc-fault circuit interrupter): A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Handler	Air handler: Components that blow air through ductwork for heating, cooling and/or ventilation purposes.
Amp	Amp (ampere): The rate at which electricity flows through a conductor.
Backflow prevention	Backflow preventer: A device or means to prevent backflow of contaminated water into the potable water supply.
Carbon monoxide detector	Carbon-monoxide (CO) detector: A device that detects the presence of carbon monoxide gas and sounds an alarm in order to alert occupants of unsafe levels. Many models also have smoke alarms as a dual feature. CO detectors may be solely battery-operated or may be hard-wired into a structure's electrical system, with batteries as a backup power source.
Cementitious	Cementitious: Having cement like properties, this type of building material is most commonly found used in siding and fascia applications due to its longevity.
Double Tap	A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose. Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.
Double glazed	Double glazed: Two lites of glass in a window that are separated by an air space within an opening to improve insulation against heat transfer and/or sound transmission. In insulated glass units (IGUs), the air between the glass sheets is thoroughly dried and the space is sealed, eliminating the potential for condensation and providing superior insulating properties.
Downspout	Downspout: The pipe that carries water down from the gutter or scupper. Also called a leader.
Ductwork	Ductwork: A system of distribution channels used to transmit heated or cooled air from a central HVAC system throughout a home.
Edge metal	Edge metal: A term related to brake or extruded metal around the perimeter of a roof.

Fascia	Fascia: The band running horizontally and positioned vertically under a roof edge, or that which forms the outer surface of a cornice. Fascia board caps the rafter ends of a roof structure and may be used to hold a gutter. The area below the fascia may be referred to as the eave.
GFCI	GFCI: A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Gable	Gable roof: A type of roof with sloping planes of the same pitch on each side of the ridge; having a gable at each end.
HVAC	HVAC: Short for heating, ventilation, and air conditioning. The system is used to provide heating and cooling services to buildings
Heat pump	Heat pump: A device that uses compression and decompression of gas to heat and/or cool a house.
Monolithic	Monolithic slabs are foundation systems constructed as one single concrete pour consisting of typically a 4 inch thick concrete slab with interior thickened portions under load bearing walls and thickened at all perimeter edges.
Neutral	Neutral wire: Carries electricity from an outlet back to the service panel; usually color-coded white. See also hot wire and ground.
Not	Not installed, not operational, not needed.
PVC	PVC: Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Pressure relief valve	Pressure-relief valve: A valve that relieves excess pressure in water storage tanks.
Representative number	Representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.
Soffit	Soffit: The underside of an overhanging cornice of a building extending out from the plane of the building walls.
Truss	Truss, in architecture and engineering, a supporting structure or framework composed of beams, girders, or rods commonly of steel or wood lying in a single plane. A truss usually takes the form of a triangle or combination of triangles, since this design ensures the greatest rigidity. Trusses are used for large spans and heavy loads. Their open construction is lighter than, yet just as strong as, a beam with a solid web between upper and lower lines. The members are known as tie-beams, posts, rafters, and struts; the distance over which the truss extends is called the span. The upper and lower lines or beams are connected by web members.
Underground Service	Underground service: Underground service-entrance conductors are installed between the terminals of the service equipment and the point of connection to the service lateral. Service Conductors, Underground. ... A service lateral is defined as the underground conductors between the utility electric supply system and the service point.

Vapor Barrier	Vapor barrier: A plastic or foil membrane that is placed between the insulation and the roof deck, as well as the ceiling, wall and floor assemblies and air conditioning duct work, which resists the diffusion of water vapor from the building and into the insulation, where it may subsequently condense into liquid water and cause structural problems.
Vent pipe	Vent pipe: A vertical pipe of relatively small dimensions that protrudes through a roof to provide for the ventilation of gases or exhaust from various combustion systems or appliances, including a heater/furnace, clothes dryer, water heater, etc., as well as stale or damp air, odors, grease and contaminants, such as from a range, bathroom, attic, etc.

Report Summary

Safety Concerns		
Interior		
Page 14 Item: 3	Windows & Doors	3.6. Garage door pressure safety return (auto reverse) was inoperative. Recommend this be repaired as to avoid a safety hazard.
Page 15 Item: 9	Interior Floors	9.1. Larger threshold recommended in the doorway to avoid a trip hazard.
Page 18 Item: 13	Smoke Alarms General Conditions	13.3. The smoke alarms were not operational at the time of this inspection. 13.4. We noted no carbon monoxide detector installed at the time of this inspection.
Plumbing		
Page 19 Item: 3	Exterior Plumbing	3.1. The hose bib(s) did not have backflow prevention. We recommend all outside bibs have backflow prevention as to prevent contamination of the potable water within the dwelling.
Electrical		
Page 26 Item: 7	Interior Electrical	7.1. Outlets near the clothes washer areas were not GFCI protected. We recommend these be replaced with GFCI outlets as to avoid a shock/short hazard.
Page 27 Item: 9	Exterior Electrical	9.2. The garage, exterior outlets were not all GFCI protected. We recommend these be replaced with GFCI outlets as to avoid a shock hazard.
Grounds		
Page 38 Item: 5	Hand Rails & Steps	5.1. Handrail and baluster assembly is loose. Recommend additional fasteners be installed as to further stabilize the assembly.
Out Buildings		
Page 40 Item: 5	Electrical	5.1. Panel was a hand made panel and not UL rated, recommend evaluation by a licensed electrical contractor. 5.2. Outlets in the building were not GFCI protected. We recommend these be replaced with GFCI outlets as to avoid a shock/short hazard.

Defects		
Roof		
Page 6 Item: 5	Gutter	5.1. The gutter system needs some maintenance/repair.

Foundation & Grading		
Page 8 Item: 4	Grading	4.1. Siding to Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 4" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.
Exterior		
Page 9 Item: 2	Exterior Walls	2.1. Siding damage was noted on the right elevation.
Plumbing		
Page 20 Item: 5	Interior Plumbing	5.1. The master bathroom sink drain pipe was leaking.
Electrical		
Page 25 Item: 4	Service Sub	4.2. Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation and repair by a licensed electrical contractor.
Grounds		
Page 37 Item: 4	Landscaping	4.1. Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.
Out Buildings		
Page 40 Item: 5	Electrical	5.3. Wiring entering the panel did not have proper protection. We recommend a grommet/bushing be installed as to prevent a shock/fire hazard. 5.4. Multi lugged neutrals inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by a licensed electrical contractor.

Minor defects		
Foundation & Grading		
Page 8 Item: 4	Grading	4.2. Minor erosion noted around the perimeter of the dwelling. Recommend installing a larger gutter system as to avoid erosion and to help direct water away from the concrete slab foundation.
Exterior		
Page 9 Item: 2	Exterior Walls	2.2. Some minor cracking was noted in a few areas around the perimeter of the dwelling. No visual evidence of structural problems was found, however, the cracks should be filled. 2.3. We noted some sealed joints on the cementitious siding, generally this is not recommended by the manufacturers. **Click here for additional information**
Page 10 Item: 6	Soffit & Fascia	6.1. We noted paint damage to the fascia in a few areas.

Interior		
Page 14 Item: 5	Interior Walls	5.1. There was trim in need of sealing in a few areas around the dwelling.
Page 15 Item: 7	Interior Ceilings	7.1. At the time of the inspection, we found minor (i.e. hairline or less than 1/8" etc.) cracking on plaster ceilings. These can be repaired the next time any painting is done in these areas.
Plumbing		
Page 20 Item: 5	Interior Plumbing	5.2. The master bathroom sink stopper assembly was inoperative/missing. 5.3. The dishwasher was missing a hi loop drain.
Electrical		
Page 23 Item: 2	Service Main	2.1. Panel lock / latch was damaged. Recommend repair or replacement.
Page 25 Item: 4	Service Sub	4.3. Panel cover screw(s) missing.
Page 27 Item: 9	Exterior Electrical	9.3. We noted a receptacle loose from the wall with broken cover and no outlet installed. 9.4. There was an outlet that was inoperative on the rear elevation at the well 9.5. Outlet(s) on the exterior need a flat type weatherproof cover installed, when under a four foot overhang.
Air Conditioning & Heating		
Page 33 Item: 4	Ductwork	4.1. The exhaust vent in the master bathroom shower area was inoperative. 4.2. The guest bathroom vent was not blowing full temperature. Recommend evaluation by a licensed HVAC contractor.
Page 34 Item: 6	Insulation	6.1. Thermal imaging of the ceiling showed excessive heat entry at several locations. The usual cause of this is missing and/or inadequate insulation.

Maintenance		
Exterior		
Page 9 Item: 2	Exterior Walls	2.4. There are a few openings on the exterior walls. We recommend these be sealed as to prevent pest and moisture intrusion.
Interior		
Page 14 Item: 3	Windows & Doors	3.7. Several windows need interior sealing.
Page 14 Item: 5	Interior Walls	5.2. Tile in guest bathroom is in need of grout/sealing. We are unable to determine the condition of underlying material.
Electrical		
Page 26 Item: 7	Interior Electrical	7.2. There were several ceiling lights that were inoperative..Bulbs?

Grounds		
Page 37 Item: 2	Driveway & Walkway	2.1. Typical cracking was observed at the concrete surfaces. Recommend sealing the cracks to prolong the life of the concrete.
Pool & Spa		
Page 43 Item: 2	Pool	2.4. Some minor cracks were noted in the pool deck. Minor cracking to this type of surface is common due to high surface temperatures, shrinkage, etc, during the placing and curing process. 2.5. We noted minor corrosion on the pool cage screws, recommend painting or replacement to prevent staining and to maintain structural integrity.

Information		
Air Conditioning & Heating		
Page 32 Item: 2	Air Conditioning & Heating	2.4. We recommend moving the condensate drains further from the foundation, so as to avoid erosion.