



**PASSEN INSPECTIONS AND
THERMAL IMAGING**

17750 E Lake Jem Rd. Mount
Dora FL 32757
352.530.7343 ◻ 352.530.7361

***“Protecting Your Investment
Through Technology”***



Inspection date: June 18, 2015 **Inspection time start/finish: 1:10/4:05pm**

Requested for:	George H. Ruth	Phone: 407.555.0714
Street:	714 Homerun Court	Phone: 407.
City/Zip:	Orlando, FL 32817	Email: thebambino@yahoo.com
Referred by or client of:		Phone: 407. Phone: 407. Email: .com

PROPERTY INFORMATION

Occupied: No	Sq. Ft. 2400 ^{est} gross	Entry faces North	Electric/water/gas on: yes/yes/na
Slab or Crawl: Slab	1958 heated	Fire hydrant 200'	Weather pattern: Hot, recent rain.
Year built: 1990		East	

Persons present at inspection: Buyer's agent

Inspector/s: Bo Passen HI8396, Tonya Passen



Inspections requested: Full home.

In some houses, concealment of defects may be present but undetectable. Please request a seller's disclosure statement. If there are any repairs made or are to be made, you should request receipts and all warranty information. **This report is our professional opinion on the condition of the home as we see it today. We make no promise or guarantee to find every possible deficiency or adverse condition nor do we warranty anything in this house.** A home inspection is designed to better your odds. It is **not designed to eliminate all risk.** For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. Similarly, this report is no guarantee of insurability. If you have not already had a wood destroying organism (WDO) report done, we would highly recommend it as that is not within our scope of work.

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State Certified Home Inspector HI8396
FABI Registered Professional Inspector #0833
ASHI Associate Inspector #258588
Certified Residential Thermographer #2014061902

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
HOME INSPECTORS LICENSING PROGRAM

LICENSE NUMBER
HI8396

The HOME INSPECTOR
Named below IS CERTIFIED
Under the provisions of Chapter 468 FS.
Expiration date: JUL 31, 2016

PASSEN, ROBERT WILLIAM
P.O. BOX 237
TANGERINE FL 32777



ISSUED: 07/01/2014 DISPLAY AS REQUIRED BY LAW SEQ # L140701000266

Robert Passen

CRT # 2014061902

The above individual has successfully completed sixteen (16) hours of classroom training conducted in Safety Harbor, Florida on June 19-20, 2014, presented by Monroe Infrared Technology and sponsored by the Florida Association of Home Inspectors, and is, therefore, awarded the designation of

CERTIFIED RESIDENTIAL THERMOGRAPHER (CRT)



6/26/2014

Christopher Casey, Chief Executive
Monroe Infrared Technology

Date





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Your presence is requested and encouraged during the inspection. The inspection performed under this agreement is only an attempt to identify items in need of immediate repair or specific hazards via a structured methodical system of inspection and is not to be considered a warranty of structure or equipment. Our goal is to help you determine if this is a good investment for you. It is suggested that you obtain a wood destroying organism (WDO) inspection by a certified inspector. Drain blockage and discolored water are common in older or vacant homes and may need repair shortly after move in. Any repairs should be performed by licensed, bonded and insured professionals. If applicable, we recommend you ask for the seller’s disclosure notice as well as copies of all known property condition reports including engineering reports, litigation inspection, wood destroying organism reports, home inspections, environmental and insurance inspections.

DEFINITIONS	
Appears serviceable	Refers to items that are functional at time of inspection, with no visible signs of a significant defect.
Not present	Items that do not appear to exist at the time of inspection.
Not inspected	Item was shut down, disconnected or de-energized, or was inaccessible or not readily visible, or improper conditions for inspection were encountered at the time of inspection.
Safety Concern	Any item that is identified as a safety defect or a hazard, the presence or absence of which could be dangerous or harmful or could present such conditions in the future.
Minor Concern	The item is not challenging the structural integrity of the system in which it is associated but could do so in the future. These items are usually less than \$100 to repair or replace.
Moderate Concern	Does not affect the habitability and/or can be considered a potentially expensive repair or replacement.
Major Concern	The item may be challenging the structural integrity of the system in which it is associated and should be further inspected/repared by an expert in that discipline or may be a repair/replacement exceeding \$500.
Health Concern	The item could pose a health risk to you or some other occupant. A specialist or other qualified person should assess the risk as this is beyond the scope of a home inspection.
Further Evaluation	Examination and analysis by a qualified professional beyond that provided by the home inspection. Sometimes destructive methods of inspection/evaluation may be necessary.

REPORT INDEX



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ROOFING



The average life span of the following roof types are as follows: Fiberglass shingle/rolled composition or bitumen 15 years; Ceramic/concrete tile 30-50 years; Built up/gravel 15-20 years; Wood 20-40 years.

Component	Comments	Perspective
Main Roof	The method of our inspection was from the roof. This is the first layer. Gable, fiberglass shingles. Nail pops are a common occurrence and should be monitored and patched on a routine basis. Seal all exposed nail heads. By nature, rake/ridge transitions are vulnerable areas for moisture intrusion. Recommend seal and monitor. Slight cupping noted at eaves and may be vulnerable to future moisture intrusion. This is usually from improperly secured drip edge or drip block installed too high. Keep bulled and monitor soffit areas for drip marks. Drip edge has been cut allowing moisture intrusion. See also exterior comments.	Minor
Estimated Age	Roof is 10 years old as per building department, permit #T05014376 06/18/05, please note average life span above. Roof age is estimated using several indicators including flexibility of shingle, granular content and adhesion, fraying, flashing condition and installation techniques. All roofs require maintenance and/periodic repairs. The better your maintenance program you have for the roof and its components, the better any roof will perform.	
Other Roof	Metal porch roof generally appears serviceable. Routine cleaning and sealing fasteners and flashing advised. Clean debris from roof.	Maintenance
Ventilation	Appears serviceable. Ventilation is from ridge and soffit vents.	
Flashing	Metal. Sidewall flashing terminates behind veneer at archway trim. Recommend roofer add kickout flashing to facilitate water run off and inhibit moisture intrusion and/or future damage. Some attempts to flash the area have been made, however there is a reversed lap that will allow water entry. Subsequent damaged wood veneer noted underneath.	Minor
Skylights	NA	
Chimney	NA	
Plumbing Vents	Squirrel damage to lead boots, see picture/s and repair then smear with tar as a future deterrent.	Minor
Dryer Exhaust	Vertically vented dryer exhausts require routine cleaning to inhibit blockage which leads to mold and moisture related issues as well as fire hazards. I cleaned out as much as I could but it appears that it needs a full professional cleaning now.	Safety

Comments: As with most things, the older it is the greater the probability of failure. As your roof ages you may experience leaks. Not considering other influences, this naturally happens and does not necessarily mean you need a new roof. All roofs require some maintenance.

Excess debris on a roof can retain moisture which slows the drying process of the roofing material and promotes mold/mildew growth. Ants have also been known to nest within debris. All these conditions can affect the life of the roofing material. It is recommended that all branches be kept trimmed and debris accumulation be cleaned and maintained on a regular basis.

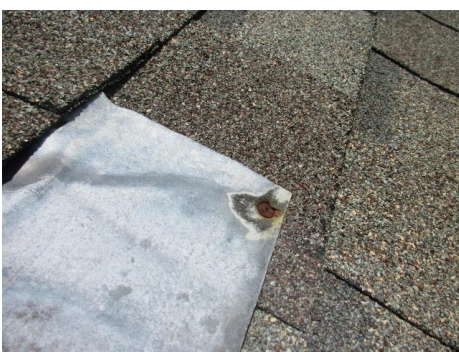
Trees and shrubbery are close to contact with house and roof. Besides being a highway for bugs and rodents, they can contribute to mold/mildew growth as well as damage shingles. Recommend trimming back regularly.



Rake ridge



Corrosion under cut drip edge



Flashing with reversed lap

EXTERIOR



The building's construction type is primarily concrete block with frame elements, slab on grade. The driveway and sidewalks are in acceptable condition with normal settling cracks. House numbers are visible from the street for emergency vehicles to spot.

Component	Comment	Perspective
Grounds	It is always desirable to slope grade away from the house, always maintain for best performance of house. Surface drainage and grading generally appears to be sufficient. Exterior sheds are not included in this scope. You should make personal decisions on viability of use and safety. Underground drainage system in place. It's engineering and capacity is unknown.	
Siding & Veneer	Painted block with wood veneer in front elevation. Since Hurricane Jeanne and TS Fay, paint quality and shrinkage cracks issues have been amplified. It is very important to maintain all caulking and paint as this is a function of the building envelope. As a matter of fact, in ASTM 926 (standard for stucco application) A2.1.1 states that "Plaster shall not, however, be considered to be water proof." Other areas of concern include (but not limited to) light fixtures, windows/doors, penetrations, transitions, electrical panels, etc. See representative pictures of vulnerable areas. Moisture intrusion can lead to veneer damage and mold/mildew growth sometimes not visible. Exterior grout filler, silicone/urethane and/or double coat acrylic paint are recommended for veneer longevity and to inhibit moisture intrusion. The more detail caulking, sealing, painting and maintenance you do, the better the house will perform. There is always a possibility of latent/hidden defects from improperly installed vapor barriers, lathe and/or control joints. If you ever notice discoloration/damage, prompt inspection/repair is critical in reducing further damage. Hardboard type siding in front. This type of siding is a known defective product that was the subject of a class action law suit. Common failure areas are at end cuts, along the bottom edge and at fasteners. It is imperative to maintain these areas with sealant and paint to inhibit further damage. See also http://www.propex.com/C f env masonite.htm Several areas have been repaired with Hardi Board type product. Frame repair on left side, appears to close in a window or door. Keep gaps and cracks sealed. Paint quality is poor, it is faded and chalking. Budget for near future professional paint job.	Minor to Major
Fascia & Soffit	Corrosion noted on some soffit areas is an indication of previous leakage, monitor. One area is under the cupped area/cut drip edge in the left front, repair. Spray foam noted in right gable/soffit transition, most likely for exclusion work. Paint to inhibit UV damage. Repair/replace missing soffit panels in porch.	FYI Minor
Trim	Several areas of minor wood damage, repair as necessary. Some damage has been painted and concealed. Trim board at bottom of gable is unpainted on top, has unsealed butt joints, and has no flashing/sealant above. Horizontal butt joints vulnerable to moisture intrusion and damage. This can also provide conditions conducive to infestation. Flashing is a permanent repair, caulking may not be.	Minor
Windows & Doors	Exterior window/door frame caulking needs to be monitored/maintained on a yearly basis to prevent gapping and subsequent moisture intrusion. Keep all window sill cracks sealed to inhibit interior rebar corrosion and sill damage. Some windows have no weep holes allowing water to pond in tracks, repair. Security upgrade recommended on exterior outswinging doors to inhibit access to bolts of lockset and dead bolt.	Minor Security
Gutter System	Impact damage noted throughout, repair as necessary. We recommend all guttering systems have splash blocks and/or extension pipes to direct water away from foundation. It has been our experience that splash back can occur with gutter damn installations causing water penetration under shingles.	FYI

Dryer Exhaust	NA	
Chimney	NA	

Comments: Due to the nature of any frame construction, normal and routine maintenance is required. Any shrinkage cracks or joints in wood members must be sealed and maintained to prevent moisture intrusion and further deterioration.



Gutter dam



Concealed damage



Corrosion under cut drip edge



Wood damage



Unpainted, unflashed



Butt joint



Outswinging door, security



Crack at frame repair

GARAGE & PORCH



Component	Comment	Perspective
Garage is	attached, slab on grade.	
Construction is	concrete block.	
Floor is	concrete, carpet, appears serviceable but not fully visible due to stored items.	
Ceiling is	drywall. Appears serviceable.	
Walls are	Peg board and drywall. Not fully visible due to stored items. Wall/ceiling mounted and/or built-in cabinets/shelves are not load tested use at your own risk. Repair damage and enclose pet door for proper fire separation. Some fungal growth noted on wall behind water heater, clean.	Minor
Garage Doors	Single torsion, metal.	
Door Openers	Garage door opener does not have auto reverse and may need sensitivity adjustment. Reversing mechanisms have been required on all installations after 1991 and photo electric eyes on installations after 1993. Even some older models had adjustment knobs, recommend removing cover to see if yours has this option.	Safety
Door to Exterior	NA	
Windows	NA	
PORCH		
Type	Patio.	
Construction	Aluminum, slab on grade.	
Flooring	Concrete, appears serviceable. Cracks in large concrete slabs are common and usually nothing to worry about. Monitor yours for any offset or rotational type movement.	
Built ins	NA	
Screening	Appears serviceable.	
Screen Doors	Damaged/missing hardware, recommend replacing.	Minor
Roof	Leak evidences along header bar, seal from top and monitor.	Minor
Comments:		



Moisture stains, garage near water heater



PLUMBING



There is an indicator called a leak stop on your meter. This leak stop indicates if water is moving somewhere beyond the water meter. This can be checked at any time. Your red triangle indicator appears to be operating at this time, always monitor.

Component	Comment	Perspective
Source	Municipal supply and sewer waste.	
Main Shut Off	Main water shut off is located on the left side of the house. Pressure valve provided on supply side of distribution at main.	
Supply Piping	Appears serviceable. Visible supply lines are PEX, repipe permit #P07054142, 12/28/07. PEX has a very limited exposure rating. Future performance of this exposed piping unknown. Fittings on this system have "QPEX" and "F1807" stamped into them. This system may have been part of a class action law suit. See the official web site www.plumbingfittingsettlement.com for more information.	Minor FYI
Waste Piping	Appears serviceable. Original PVC plastic. It is not uncommon for roots to grow into waste piping joints and can occur at any time. If this ever becomes an issue, you may wish to have the interior snaked with a camera to identify condition or damage.	
Hose Bibs	Appears serviceable. Have anti siphon devices. Anti-siphon devices prevent contaminates from flowing the wrong direction back into the potable water.	
Sprinkler System	Visual inspection only, system not operated. Be sure to maintain all spray on grass and shrubbery only. Florida Water Law Statute started requiring installation of rain sensor devices on all automatic irrigation systems installed after 5/01/91. Your system has rain sensor device.	
Water Heater	Statistical average life span of a water heater is 12-15 years. Yours is currently 11 years old, 40 gallons. Upper element wire was broken off at the lug, I took the liberty of repairing it. Upper/lower elements measured 18.9/17.9 amps. Performance test conducted compares temperature to time to check dip tube operation, yours is ok. Water shut off provided, not tested. TPR valve and extension provided, not tested. Water heater does not have pan with drain as required by manufacturer. If tank should ever experience leakage, damage to adjacent walls or stored items could occur. The drain is present, but not connected to a pan.	Minor
Fuel System	NA	

Comments:



QPEX



F1807



Damaged wire, prior to my repair

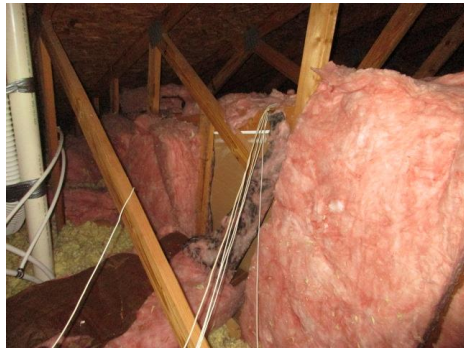
ATTIC



Component	Comment	Perspective
Access	Attic was entered but inspection was limited due to obstructions/physical size.	
Framing	Truss framing. Appears serviceable.	
Sheathing	Appears serviceable.	
Insulation	6" fiberglass batts. 4-6" blown fiberglass. Rodent evidence noted multiple places. Some new rodent proofing on exterior noted, monitor. Recommend replacing all disturbed/fallen insulation. See also IR report.	Minor
Ventilation	Attic ventilation is from ridge, gable, and soffit venting and appears serviceable.	
Dryer Vent	Lint in attic, see roof page.	FYI
Bath Vents	Appear serviceable.	
Exposed Wiring	NEC99 336-6d and NEC02 334.23 states that no wiring should be installed on top of truss chords within 6' without protection. Adding 2x4's along side wiring or rerouting advised.	Minor
Plumbing Vents	Appears serviceable.	
Skylights	NA	
Chimney	NA	
Crawl Space	NA	

Comments:

FYI: Blown in fiberglass has an R value of 11 at 4.5", 19 at 7.5", 30 at 12.0", 38 at 15.25"
Fiberglass batts, 11 at 3.5", 19 at 6.0, 30 at 9.0, 38 at 12.25"
Cellulose, 11 at 3.2", 19 at 5.6", 30 at 8.8", 38 at 10.5

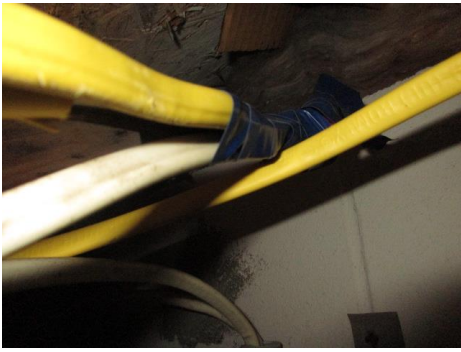


ELECTRICAL



Component	Comment	Perspective
Service Amperage	Appears serviceable. 120 amps, main breakered Square D disconnect is located at the left exterior of the house. Aluminum romex <u>service</u> conductors.	
Service Type	Appears serviceable. Underground, 120/240 volt, circuit breakers.	
Grounding	Plumbing connection visible.	
Sub Panel	Sub panels- Appears serviceable. Original copper romex <u>branch</u> conductors. Located in garage. Square D.	
Switches, Outlets & Wiring	We do not move furnishings or other barriers in order to test each receptacle, rather we test all readily accessible ones. Operation of outlets is tested with a circuit tester that identifies how an outlet is wired and also has a trip button designed to simulate an imbalanced load and test the ground fault interrupter feature of GFCI protected outlets. GFCI protected outlets are recommended for use at exterior, garage, kitchen, baths and any outlets within six feet of water whether they were required at time of construction or not. GFCI outlets do go bad occasionally, test them routinely. Bath and exterior receptacles protected by garage GFCI. Amateur installation with open wire splicing for lighting in screened patio, remove and reinstall. Open wire splices should be contained in boxes. Added receptacles on patio do not have GFCI protection. Have electrician evaluate and design all repairs. Repair short conduit on added receptacle in garage. Replace all missing outlet/switch plate covers.	Minor

Comments: We cannot duplicate every possible use or loading scenario during an inspection, therefore inspection and infrared scan reflects only what is in use at the time of inspection. We do not remove breakers to look for overheating conditions as this could create a problem where one previously did not exist.



MECHANICAL



Component	Comment	Perspective
Type System	This home has electrically controlled 3.5ton split central systems. The condensing unit is located outside and the air handler is located in the garage. Air handler located in garage and can ingest auto fumes, stored chemicals or air from interstitial spaces, recommend maintaining tape/seal all joints. Float switch in place, not tested. Condensate line is partially visible and may require routine maintenance to prevent water back up. Previous overflow evidence.	
Condition	Maintaining suction line insulation at condensing unit recommended for efficiency. The bottom side of the evaporator coil is clean. The 20x24 filter is located at the return and is in acceptable condition. Fungal growth inside cabinets and ductwork is common. Many of these evidences may not be accessible or are outside the scope of a normal home inspection. The older a system is, the higher the probability the system needs a full cleaning/servicing. A yearly service and monthly filter change is recommended to maintain an efficiently running system.	
Performance Statistics	Appears serviceable. Supply/return temperature is 67/86. Normal temperature split (return temp - supply temp) is between 14 and 20 degrees, yours is currently 19. The current operating amperage/manufacturer's maximum amperage is 12.8/19.4. Due to the elevated ambient temperature today, 93F, we are unable to operate any system in the heating mode as it could damage the system. You may wish to have evaluated prior to closing. Window type unit in garage, supply 60F.	
Life Expectancy	For comparison only, the statistical life expectancy of an AC compressor and furnace is 15-20 years. Your condensing and evaporative unit is 5/5years old.	
Duct Work	Appears serviceable. Round flex and fiberglass duct board located in attic. Since air quality is beyond the scope of this inspection and the interior condition of your duct work is not visible or accessible, you may wish to conduct such quality tests and/or clean your ducts as a matter of environmental hygiene.	

Comments: Ages and sizes of equipment are derived from serial and model numbers and interpreted to the best of our ability. We do not determine adequacy, efficiency or design. If you feel this report is inaccurate or this system is inadequate for any reason, consult appropriate contractor.

KITCHEN



Component	Comment	Perspective
Doors & Windows	Appears serviceable.	
Walls & Floors	Appears serviceable.	
Cabinetry	Appears serviceable.	
Sink & Plumbing	Appears serviceable.	
Appliances		
Disposal	Appears serviceable. If your unit should ever jamb, there is an Allen type wrench tool that can be used on the bottom of the unit to rotate the shaft and dislodge stuck objects. There is also a reset button located on the bottom should the unit "trip".	
Dishwasher	Improper air gap observed, recommend extending discharge hose from dishwasher and mounting up higher than the bottom of the sink creating a trap.	Minor
Range & Oven	Oven door does not close properly. Heat marks on door/around opening indicates improper seal, repair. Each element was verified for operation but I do not compare interior temperature with knob temperature. Missing anti-tip device for range as required by manufacturer, replace. Aged appliance, limited life.	Minor
Exhaust Fan	Light bulb protection missing, recommend replacing.	Minor
Microwave	Portable, not inspected.	
Refrigerator	Appears serviceable. Temperatures taken with Raytek Raynger ST laser are within normal, 34/1F. Health Department recommends fridge temp 45F or below. Ice in bin. Door controls operated.	
Comments:		

INTERIOR



Component	Comment	Perspective
Walls, Ceiling & Floors	Drywall walls and ceiling. Carpet and laminate floors. Previous repairs in laundry area, most likely from AC duct work. Previous repairs in dining room, most likely from repipe. Amateur laminate flooring installation, future performance unknown. In random places around exterior walls where I checked under carpet, stains are visible along tack strip indicating previous intrusion, see also exterior page. An interior infrared scan was performed, see attached report.	FYI
Doors & Windows	A representative sampling of windows was taken, screens are not normally checked. Never block windows with furniture as this could pose fire egress or ingress hazard. Damage to door jamb, double doors, repair. Double keyed exterior doors may pose a fire egress hazard and will not comply with building standards nor FHA loans (per web site), recommend replace with thumb turn type, door was locked, not inspected. Replace missing closet door. Evidence of moisture intrusion at front left bedroom window, currently dry. See also exterior notes.	Minor
Fireplace	NA	
Smoke Detectors	Appear serviceable, units responded with manual test button, be sure to replace batteries yearly. We recommend replacing any existing ionization chamber types with photoelectric sensing ones. Ionization types have a much higher failure rate and may not sense smoke from smoldering fires or smoke from synthetic materials. Recommend carbon monoxide detector.	Upgrade
Stairs & Railings	NA	
Ceiling Fans	We do not necessarily operate every fan on high and check for wobble. Garage fan is delaminating, remove or replace with exterior rated fan.	FYI
Laundry area	Washer/dryer not present.	
Cabinetry & Shelving	Appears serviceable.	
Dryer Exhaust	Recommend metallic type vent pipe as upgrade as plastic/mylar ones can catch fire.	Safety
Laundry Sink	NA	
Plumbing	Appears serviceable. Most hoses are only designed to last 5 years. Always monitor your hoses for bulges and replace immediately. I recommend upgrade to Floodchek hoses (www.floodchek.com).	

Comments: We do not necessarily report on all minor defects with doors and windows like ease of function or minor damage. Rather we focus on fire egress or other consequential defects that could impact the sale of the home or require substantial major repairs.

If you remove flooring, you may cracks in the slab. This is not uncommon and can be from a number of sources. We obviously do not remove flooring, nor will any home inspector in a routine home inspection. Should cracks be of a concern to you, a contractor or engineer should be consulted.



Moisture stains on tack strips



Moisture evidence on window



Moisture stains on tack strips

BATHROOMS



Component	Comment	Perspective
Walls, Ceilings & Floors	Appears serviceable. Drywall walls and ceiling. Tile floors. Walls behind and around toilets check dry on moisture meter.	
Doors, Windows & Ventilation	Appears serviceable.	
Cabinetry	Appears serviceable.	
Sinks	Appears serviceable.	
Toilets	Master bath toilet would only flush if the handle is held down, replace internals.	Minor
Tubs	The tub valve is not secured to the studs behind the wall. This will eventually cause leakage from pulling on the plastic pipes, repair.	Minor
Showers	The presence, requirement and/or enforcement of a shower pan is unknown. All grout lines, hairline cracks, hardware penetrations, transitions, escutcheons, tub spouts and joints must be maintained to inhibit unseen moisture penetration behind the tile.	Minor
Tile Work	Elevated moisture found behind hall bath tile walls. This is a common occurrence. As grout lines shrink, water wicks in hairline cracks and gets behind the tile. There are currently disbonded tiles/soft walls which may be an indication of chronic moisture intrusion. Interior wall condition unknown. Recommend tile contractor remove tile for full damage/mold growth discovery and repair/replace as necessary. Interior wall conditions unknown. Home improvement stores sell a grout sealing kit that will seal grout line cracks prevent moisture intrusion behind the tile. Corners, larger grout line cracks or gaps should be caulked.	Minor to?

Comments: Our method of inspection- Shower wall tiles were initially scanned utilizing a Protimeter Pro moisture meter which utilizes frequency technology to detect moisture *behind* the tile. (Not all interior wall cavity mold may be detectable.) Your tile was also tapped to identify loose/disbonded tiles that would indicate moisture intrusion as well as gentle fingertip pushes to identify any soft areas that would indicate interior damage from prolonged or chronic exposure of the tile substrate to moisture.

During a home inspection, it is unrealistic to run the shower or sinks for prolonged periods of time. There is and always will be a possibility that you may find issues down the road that were not discovered during the home inspection. We have done our best using the tools at hand and the visual accessibility of bathrooms and surrounding areas.



Seal



Seal



Seal, grout



Evidence of moisture escaping shower at window



Opposite side



Loose, repair

**INSPECTION
SUMMARY AND
COMMENTS**

George H. Ruth
714 Homerun Court
Orlando, FL 32817



352.530.7343
bo@passeninspections.com
June 18, 2015

1	Nail pops are a common occurrence and should be monitored and patched on a routine basis. Seal all exposed nail heads. By nature, rake/ridge transitions are vulnerable areas for moisture intrusion. Recommend seal and monitor. Slight cupping noted at eaves and may be vulnerable to future moisture intrusion. This is usually from improperly secured drip edge or drip block installed too high. Keep bulled and monitor soffit areas for drip marks. Drip edge has been cut allowing moisture intrusion. See also exterior comments.	Minor	
2	Metal porch roof generally appears serviceable. Routine cleaning and sealing fasteners and flashing advised. Clean debris from roof.	Maintenance	
3	Sidewall flashing terminates behind veneer at archway trim. Recommend roofer add kickout flashing to facilitate water run off and inhibit moisture intrusion and/or future damage. Some attempts to flash the area have been made, however there is a reversed lap that will allow water entry. Subsequent damaged wood veneer noted underneath.	Minor	
4	Squirrel damage to lead boots, see picture/s and repair then smear with tar as a future deterrent.	Minor	
5	Vertically vented dryer exhausts require routine cleaning to inhibit blockage which leads to mold and moisture related issues as well as fire hazards. I cleaned out as much as I could but it appears that it needs a full professional cleaning now.	Safety	
6	Painted block with wood veneer in front elevation. Since Hurricane Jeanne and TS Fay, paint quality and shrinkage cracks issues have been amplified. It is very important to maintain all caulking and paint as this is a function of the building envelope. As a matter of fact, in ASTM 926 (standard for stucco application) A2.1.1 states that "Plaster shall not, however, be considered to be water proof." Other areas of concern include (but not limited to) light fixtures, windows/doors, penetrations, transitions, electrical panels, etc. See representative pictures of vulnerable areas. Moisture intrusion can lead to veneer damage and mold/mildew growth sometimes not visible. Exterior grout filler, silicone/urethane and/or double coat acrylic paint are recommended for veneer longevity and to inhibit moisture intrusion. The more detail caulking, sealing, painting and maintenance you do, the better the house will perform. There is always a possibility of latent/hidden defects from improperly installed vapor barriers, lathe and/or control joints. If you ever notice discoloration/damage, prompt inspection/repair is critical in reducing further damage. Hardboard type siding in front. This type of siding is a known defective product that was the subject of a class action law suit. Common failure areas are at end cuts, along the bottom edge and at fasteners. It is imperative to maintain these areas with sealant and paint to inhibit further damage. See also http://www.propex.com/C_f_env_masonite.htm . Several areas have been repaired with Hardi Board type product. Frame repair on left side, appears to close in a window or door. Keep gaps and cracks sealed. Paint quality is poor, it is faded and chalking. Budget for near future professional paint job.	Minor to Major	
7	Corrosion noted on some soffit areas is an indication of previous leakage, monitor. One area is under the cupped area/cut drip edge in the left front, repair. Spray foam noted in right gable/soffit transition, most likely for exclusion work. Paint to inhibit UV damage. Repair/replace missing soffit panels in porch.	FYI Minor	
8	Several areas of minor wood trim damage, repair as necessary. Some damage has been painted and concealed. Trim board at bottom of gable is unpainted on top, has unsealed butt joints, and has no flashing/sealant above. Horizontal butt joints vulnerable to moisture intrusion and damage. This can also provide conditions conducive to infestation. Flashing is a permanent repair, caulking may not be.	Minor	

9	Exterior window/door frame caulking needs to be monitored/maintained on a yearly basis to prevent gapping and subsequent moisture intrusion. Keep all window sill cracks sealed to inhibit interior rebar corrosion and sill damage. Some windows have no weep holes allowing water to pond in tracks, repair. Security upgrade recommended on exterior outswinging doors to inhibit access to bolts of lockset and dead bolt.	Minor Security	
10	Impact damage noted throughout, repair as necessary. We recommend all guttering systems have splash blocks and/or extension pipes to direct water away from foundation. It has been our experience that splash back can occur with gutter damn installations causing water penetration under shingles.	FYI	
11	Repair damage and enclose pet door for proper fire separation. Some fungal growth noted on wall behind water heater, clean.	Minor	
12	Garage door opener does not have auto reverse and may need sensitivity adjustment. Reversing mechanisms have been required on all installations after 1991 and photo electric eyes on installations after 1993. Even some older models had adjustment knobs, recommend removing cover to see if yours has this option.	Safety	
13	Damaged/missing hardware, patio screen door, recommend replacing.	Minor	
14	Leak evidences along header bar, seal from top and monitor.	Minor	
15	Visible supply lines are PEX, repipe permit #P07054142, 12/28/07. PEX has a very limited exposure rating. Future performance of this exposed piping unknown. Fittings on this system have "QPEX" and "F1807" stamped into them. This system may have been part of a class action law suit. See the official web site www.plumbingfittingsettlement.com for more information.	Minor FYI	
16	Upper element wire was broken off at the lug, I took the liberty of repairing it. Water heater does not have pan with drain as required by manufacturer. If tank should ever experience leakage, damage to adjacent walls or stored items could occur. The drain is present, but not connected to a pan.	Minor	
17	Rodent evidence noted multiple places. Some new rodent proofing on exterior noted, monitor. Recommend replacing all disturbed/fallen insulation. See also IR report.	Minor	
18	Lint in attic, see roof page.	FYI	
19	NEC99 336-6d and NEC02 334.23 states that no wiring should be installed on top of truss chords within 6' without protection. Adding 2x4's along side wiring or rerouting advised.	Minor	
20	GFCI outlets do go bad occasionally, test them routinely. Bath and exterior receptacles protected by garage GFCI. Amateur installation with open wire splicing for lighting in screened patio, remove and reinstall. Open wire splices should be contained in boxes. Added receptacles on patio do not have GFCI protection. Have electrician evaluate and design all repairs. Repair short conduit on added receptacle in garage. Replace all missing outlet/switch plate covers.	Minor	
21	Improper air gap observed, recommend extending discharge hose from dishwasher and mounting up higher than the bottom of the sink creating a trap.	Minor	
22	Oven door does not close properly. Heat marks on door/around opening indicates improper seal, repair. Each element was verified for operation but I do not compare interior temperature with knob temperature. Missing anti-tip device for range as required by manufacturer, replace. Aged appliance, limited life.	Minor	
23	Light bulb protection missing, recommend replacing.	Minor	
24	Previous repairs in laundry area, most likely from AC duct work. Previous repairs in dining room, most likely from repipe. Amateur laminate flooring installation, future performance unknown. In random places around exterior walls where I checked under carpet, stains are visible along tack strip indicating previous intrusion, see also exterior page.	FYI	

25	Damage to door jamb, double doors, repair. Double keyed exterior doors may pose a fire egress hazard and will not comply with building standards nor FHA loans (per web site), recommend replace with thumb turn type, door was locked, not inspected. Replace missing closet door. Evidence of moisture intrusion at front left bedroom window, currently dry. See also exterior notes.	Minor	
26	Appear serviceable, units responded with manual test button, be sure to replace batteries yearly. We recommend replacing any existing ionization chamber types with photoelectric sensing ones. Ionization types have a much higher failure rate and may not sense smoke from smoldering fires or smoke from synthetic materials. Recommend carbon monoxide detector.	Upgrade	
27	Garage fan is delaminating, remove or replace with exterior rated fan.	FYI	
28	Recommend metallic type vent pipe as upgrade as plastic/mylar ones can catch fire.	Safety	
29	Master bath toilet would only flush if the handle is held down, replace internals.	Minor	
30	The tub valve is not secured to the studs behind the wall. This will eventually cause leakage from pulling on the plastic pipes, repair.	Minor	
31	The presence, requirement and/or enforcement of a shower pan is unknown. All grout lines, hairline cracks, hardware penetrations, transitions, escutcheons, tub spouts and joints must be maintained to inhibit unseen moisture penetration behind the tile.	Minor	
32	Elevated moisture found behind hall bath tile walls. This is a common occurrence. As grout lines shrink, water wicks in hairline cracks and gets behind the tile. There are currently disbonded tiles/soft walls which may be an indication of chronic moisture intrusion. Interior wall condition unknown. Recommend tile contractor remove tile for full damage/mold growth discovery and repair/replace as necessary. Interior wall conditions unknown. Home improvement stores sell a grout sealing kit that will seal grout line cracks prevent moisture intrusion behind the tile. Corners, larger grout line cracks or gaps should be caulked.	Minor to?	

OTHER COMMENTS

This report is our professional opinion on the condition of the home as we see it today. We make no promise or guarantee to find every possible deficiency or adverse condition nor do we warranty anything in this house.

It is not our intention to insult any person's work or home. We are hired to report what we see and render an opinion. In some cases we must report to worst case scenario solely to make our client an informed buyer. This also helps protect and limit liability for all parties involved. Whether or not alterations or repairs are made has no bearing on our work or opinion.

At some point, everything in this house will fail. There are always upgrades and more disaster resistant products and building techniques available that may not be addressed in a standard home inspection.

It is obviously not possible, realistic or feasible in this time frame, to remove all furniture and wall hangings to inspect behind or under. If you remove flooring it is quite common to find slab cracks. If wall hangings or wall paper are removed it is quite common to find mold/mildew.

We recommend appropriate licensed contractors address any and all defects noted in report.

If we can help you further please contact the office during normal business hours at 352-530-7343. My personal cell phone is 352-530-7361 or email me at bo@passeninspections.com.

Thank you for your business.
Robert W. "Bo" Passen
Passen Inspections & Thermal Imaging