

Report #: 6828

Date: November 20, 2015

HOME INSPECTION REPORT FOR:

PREPARED BY:

Florida Licensed Home Inspector #



The front of the home

SUBJECT PROPERTY:

Maitland, FL 32751

DATE INSPECTED: November 20, 2015

CLIENTS:



SUBJECT PROPERTY:

Maitland, FL 32751

THOSE PRESENT:

Clients



IMPORTANT NOTE: **DIRECTIONAL INFORMATION IDENTIFIED IN THIS REPORT SUCH AS LEFT, RIGHT, FRONT AND REAR ARE AS THE HOME IS VIEWED FROM THE STREET OF ADDRESS UNLESS NOTED OTHERWISE.** (See the cover photo.)

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INSPECTION SCOPE AND PURPOSE:

The scope of this inspection is a visual assessment of the home and some of its components. Structural components, systems, appurtenances and equipment evaluated were inspected visually or operated from their normal user controls. Components were not dismantled.

The primary purpose of this inspection is to detect and report abnormal conditions at the home that are commonly covered by the provisions of most Florida real estate contracts such as Paragraphs 11 and 12. However; conditions that are not usually covered by contract provision, such as suspect areas, cosmetic conditions and maintenance concerns are included for informational purposes to be addressed as the client deems necessary.

Although we identify conditions likely covered by the provisions of most real estate contracts and are often addressed by the seller of the home, provisions of altered contracts may negate the seller's responsibility. Your Realtor or attorney should be contacted for further clarification or information in this regard.

The home inspection is not to serve as an environmental assessment. If evaluation for asbestos, lead, mold or other contaminants, such as reactive (Chinese) drywall, is desired, an air quality test and/or materials sampling and testing inspection should be conducted by individuals trained in these areas. Also, the inspection is not intended to identify conditions at the property that may be of concern to insurance carriers or prevent some insurance companies from issuing coverage for the home.

This report is for the named client exclusively.

INSPECTION CRITERIA:

The assessment of the home and its components is done in accordance with the Standards of Practice of The State of Florida. The full version of the Florida Standards conveyed with the Standard Agreement for Inspection signed by you. Otherwise, the full text of the Florida is available at this web site. www.flrules.org

Please access this site and read the Standards to assure full understanding of the methodology and limitations of your home inspection if you have not already done so.

Any component, situation or condition not specifically mentioned in the Synopsis and/or body of this report has not been evaluated nor inspected and is not to be construed as having been evaluated, inspected or commented upon. It is recommended that any deficiencies and the components or systems related to these deficiencies noted in the report be evaluated or inspected and repaired as needed by licensed contractors or professionals **PRIOR TO THE CLOSE OF ESCROW.**

We recommend further evaluation **PRIOR** to closing so a properly licensed contractor or professional can evaluate the deficiency or concern further and inspect the remainder of the system or component for additional concerns that may be outside the area of expertise of your inspector or the scope of this inspection.

Where helpful for illustrative purposes, photos were taken of some of the conditions noted at the time of inspection. These are identified in the narrative of the report and conveyed in the Photo Appendix.

SYNOPSIS:

This Synopsis is to provide a brief overview of the condition of the home and to identify the abnormal conditions detected that may be covered by your real estate contract. The Synopsis is not all encompassing and reading this section alone is not a substitute for reading the full report as is recommended.

The construction of this home appears to have been accomplished in a manner consistent with recognized building practices. Still, there were conditions detected that will need correction or further evaluation. These, the systems they affect and any other situations of concern to you should be addressed or evaluated before the closing of escrow by properly licensed contractors and/or repair persons who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

The following conditions are those often corrected or addressed by the owner of the home. Again, we urge you to consult your Realtor to determine if this is the case with your purchase. The abnormal conditions detected and usually covered include, but may not be limited to, the following;

1. The water damage to the porch deck.
2. The drain stopper in the 2nd floor bath tub is missing.
3. The missing weather proof receptacle cover at the exterior right of the home entry.
4. The lights blink and don't turn on properly due to the wiring at;
 - * the breakfast nook area,
 - * the second floor stairway.
5. The water damage to the base boards at the interior left of the sliding doors of the living room.
6. The unfinished light fixture in the second floor bath above the tub.
7. With the air conditioning system in the cooling mode the temperature differential between the supply and return air at 12 degrees was below the expected range of 14 to 20 degrees after 30 minutes of operation indicating system fault.

In addition to the anomalies identified in the preceding list that need to be addressed in some manner, we did check for other conditions of which we think you should be aware. These include suspect areas, cosmetic conditions and maintenance items. These are identified in the body of the report in the appropriate sub sections.

Prior to closing, the conditions identified herein should be referred to an appropriately licensed contractor for further evaluation and/or correction as needed. The balance of the systems and/or components associated with the conditions noted in the Synopsis, pictures and/or the body of the report should be checked and/or reviewed by the appropriately licensed contractor.

STRUCTURE/EXTERIOR:

The home inspected is a two story, single family attached town home of masonry and wood frame construction. The wood framed exterior wall sections include the second floor areas. The house was constructed around 1989.

The foundation is a stem wall with slab. The visible and accessible areas of the foundation along the exterior walls were checked with no signs of present sagging or settlement. Our survey did not include any soil borings or soil stabilization testing.

The finish grade of the ground adjacent to the foundation was checked. It was sloped for adequate drainage.

The floor support system for the first floor is a concrete slab. The floor support for the second floor is wood framing and sub flooring. These components are not visible for the most part due to the ceiling and floor coverings applied.

The exterior walls have a stucco like finish. The finishes and exterior walls were in relatively good repair with a normal amount of wear and tear. We noted no abnormal or unusual conditions that would cause undue concern.

The plywood and oriented strand board roof sheathing, pre-engineered trusses and wood ceiling support were viewed from the interior of the accessible attic space. We detected no abnormal conditions with the named components where visible.

The driveway and walkways were in good condition with a few minor cracks seen. This condition is relatively normal for construction of this type and age.

ROOF:

The roofing system was inspected from its surface and the accessible attic spaces. The roof covering is a cement tile installed over an underlayment and wood sheathing. The rain gutters, valleys, vent stacks, flashings, drip edge and other roof penetrations were also checked.

Although this type of roof is considered a "life-time" roof, there are situations that do occur that will require repairs and/or re-roofing in the future. Such situations include the cracking, breaking or displacement of the tiles. This will allow water to penetrate under the tiles and underlayment if the underlayment has deteriorated or is not secure and watertight. This moisture then can seep to the wood sheathing as a leak. There were/no tiles that need to be replaced or repaired detected at the time of inspection.

Even though the roof did appear to be watertight at the time of inspection, periodic maintenance around the flashings of the vent stacks and valleys should be anticipated. This is to maintain the water tightness of the roofing system.

The economical useful life expectancy remaining for the existing roof is difficult, if not impossible, to determine. Preventive maintenance is important to this or any roof. It is wise to make sure that all the tiles are sealed properly and that broken ones are repaired or replaced. This can be determined by periodic inspection.

PLUMBING:

The plumbing system incorporated CPVC plastic supply lines with PVC plastic waste, disposal and vent lines. We were not able to determine the general condition of much of the supply and waste lines inasmuch as they were embedded under the soil or concrete slab and in the wall cavities.

The pressure and flow were adequate. The fixtures appear to be vented to the exterior based on the adequacy of the drainage; however, over the years, a certain amount of debris and sediment does begin to build up in the waste lines. This condition could cause some restrictions and slower drainage.

Most of the fixtures have shut off valves below. The main shut off for the water supply is located at right exterior of the garage. (See photo 1.)

The fixtures and faucets appeared to be the originals in the home. They are mostly in working order and condition with the exception being the drain stopper mentioned in the Synopsis.

As with many preowned homes, there might be minor repairs that may have to be made from time to time. Examples of such repairs are replacing the ball cocks and rubber flappers in the water closets and installing new washers on faucets as required. However, this is generally normal maintenance that is required over the years.

ELECTRICAL:

The main service into the home consisted of an underground, 120/240 volt feed, aluminum service entrance cables and a main disconnect rated at 125 amps. The disconnect was located adjacent to the meter on the right exterior wall of the house. (See photo 2.) The service was grounded on the exterior.

The distribution panel/breaker box was located in the . (See photo 3.) In this panel the breakers and corresponding lines were all properly sized and connected. There was room in the box for additional lines or breakers that may be required in the future.

The system included nonmetallic sheathed copper wiring from the sub panel box to the wall switches, receptacles and fixtures. The switches, fixtures and a representative number of the receptacles were checked. The abnormal conditions with the blinking lights and missing exterior receptacle cover identified in the Synopsis. Prior to closing, these should be referred to an electrical contractor for further evaluation and correction as needed.

There are smoke detectors in the home. No carbon monoxide detectors were identified.

MECHANICAL:

The air conditioning is via a heat pump that is an electrically fired, forced air, split system with common ductwork. The capacity of the unit at _ tons appears to be adequate for a home of this size.

Although the air conditioning aspect was tested and found to be in operating condition with no unusual noises coming from the compressor and fan unit or from the air handler, the temperature differential between supply and return in the cooling mode at 12 degrees was outside the normal range of 14 to 20 degrees as noted in the Synopsis. Prior to closing, this condition and the system in general

should be referred to a mechanical contractor for further evaluation and correction as needed.

The heating for the home is via the heat pump and back up electrical heating. The air handler is in the entry hall closet. These aspects were tested and found to be functional.

There is good air circulation through the supply registers. The ductwork, as viewed from the attic area, showed no evidence of significant leaks. Still, adjustment of the supply registers for the individual rooms may have to be made to get the air circulation best suited to your personal needs.

Though functional at the time of inspection, the major components with the system are from 1999. Considering this, replacement, repair and/or maintenance to system components should be anticipated. For example, the filter at the register below and in the master bedroom should be cleaned/replaced periodically. We recommend that this be done every 30 days. We also recommend that the entire system be serviced by a mechanical contractor now and annually at the start of the cooling season hereafter including inspection of any installed condensate overflow warning or shut off devices.

APPLIANCES:

The electric range and oven, microwave oven, dishwasher, garbage disposal, garage door opener, refrigerator/freezer, clothes washer and dryer, ceiling and exhaust fans and 1999 40 gallon water heater were checked. These components were found to be functional at the time of inspection.

The oven timer and clock were not evaluated nor was the temperature rating of the oven thermostat checked or calibrated with a temperature gauge. We merely checked the heating elements to ensure that they were operational. We did note that there is no "anti-tip" device installed at the range/oven. This safety device prevents the range from tipping if weight or downward pressure is applied to the oven door when open. We recommend that one of these safety devices be installed now as a precautionary measure.

The average useful service life for the named appliances is 12 to 15 years. The appliances appeared to be the original equipment with the home and, therefore, are the age of the home. In any case all appliances that remain in the home should be in operating condition when the property is taken over. As with any appliances, proper working order does not negate the fact of normal wear and tear and failure of the appliance could occur at any time. Considering this, we suggest that you visit the home once before taking ownership to confirm that everything is operating properly.

INTERIOR:

The home was furnished at the time of inspection. The items associated with this condition include personal belongings, furniture, wall and window treatments and the like. In some instances these prevented our assessment of the areas hidden from view by the items. As a result, there may be unsatisfactory conditions that could not be observed and that may remain unreported at this time. Prior to closing, we do suggest that you conduct a walk through to check the interior for any other conditions or situations that would need to be addressed or that may have been obscured at the time of our inspection.

The ceilings, walls, floors, windows, doors, trim and bath tile were checked. Most of these are in relatively satisfactory condition, normal wear and tear excluded. The anomalies identified in the Synopsis need to be corrected.

Again as with many preowned homes, there may be some other cosmetic and/or maintenance items that you as the new owners may want to address. Examples of these conditions include, but may not be limited to, replacing batteries in the smoke and carbon monoxide detectors, regrouting and sealing tile areas in the bathrooms or caulking and sealing around the doors and windows.

INSULATION:

The vented attic area contained blown and batt fiberglass insulation with an estimated R value of 19. The side walls appear to contain a fiberglass batt material. This appears to be adequate insulation for the home.

INFESTATION:

Pursuant to Florida Statute, Section 482, inspectors working solely under the auspices of [REDACTED] are not allowed to conduct Wood Destroying Organism (WDO) inspections, nor are they to identify wood destroying insects or render any opinion as to whether the home does or does not have evidence of past or present infestation by wood destroying organisms. We recommend that you have a full WDO inspection done by a State Certified Wood Destroying Organism Inspector before closing on the home.

THANK YOU:

We thank you for selecting us to do your prepurchase home inspection. As stated in the opening paragraphs of this report; prior to closing, the abnormal conditions or situations identified in this document should be referred to appropriately licensed contractors for **further technical evaluation** and corrective action as required.

In addition to the conditions reported herein we suggest that you discuss the known repair history of the home with the seller and/or seller's representative. This may provide additional information about repairs or past problems known only to the seller if there are any.

Should you have any questions regarding the inspection report or the home, please feel free to call your inspector, [REDACTED].

PHOTO APPENDIX:



Photo 1- The main water shut off at the right exterior of the garage.



Photo 2- The Cutler Hammer Brand 125 amp main disconnect panel at the right exterior of the garage.



Photo 3- The Cutler Hammer Brand distribution panel in the garage.



Miscellaneous photo of the unfinished light fixture in the second floor bath above the tub.



My beautiful friend Tonka nothing wrong here LOL.

Suggested vendors list

Pest control advertisement