



**PASSEN INSPECTIONS AND
THERMAL IMAGING**

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

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



Inspection date: December 2, 2015 **Inspection time start/finish: /pm**

Requested for:	Inigo Montoya	Phone: 407.
Street:	XXXXXXXXXX Unit 151	Phone: 407.
City/Zip:	Maitland, Florida 32751	Email: @yahoo.com
Referred by or client of:		Phone: 407.
		Phone: 407.
		Email: .com

PROPERTY INFORMATION

Occupied: No	Sq. Ft. 2146 gross	Entry faces West	Electric/water/gas on: yes/yes/na
Slab or Crawl: Slab	1651 heated	Fire hydrant 100'	Weather pattern: Warm, no recent rain.
Year built: 1999		North	

Persons present at inspection: Buyer, buyer's agent

Inspector/s: Bo Passen HI8396 // Tonya Passen



Inspections requested: Condo/Townhouse w/ exterior.

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.

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ROOFING



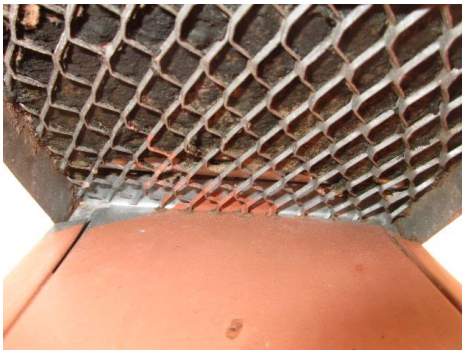
The average life span of the following roof types are as follows: Fiberglass shingle/rolled composition or bitumen 15 years; Ceramic/concrete tile 30-50 years; Built up/gravel 15-20 years; Wood 20-40 years.

Component	Comments	Perspective
Main Roof	The method of our inspection was from the lower front roof only, height exceeds my ladder capacity. Gable/hip, barrel tile. Cracked/damaged/slipped random tiles, repair. Cracked tiles are common, you should always monitor and repair as necessary. Some previous repairs noted. Tile roof performance can also be unpredictable. With time, the underlayment can wear and become less pliable thus vulnerable to leakage where it was not previously.	Minor
Estimated Age	Roof has the appearance of one that is original 16 years old, 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	NA	
Ventilation	Appears serviceable. Ventilation is from off ridge and soffit vents.	
Flashing	Appears serviceable. Metal. Monitor lead sidewall flashing for future splitting/cracking. We see this occur commonly.	
Skylights	NA	
Chimney	NA	
Plumbing Vents	Not accessible.	
Dryer Exhaust	Dryer vent was screened, which has never been allowed, and clogged. I took the liberty of removing the screen and confirmed presence of back draft/rodent damper. I cleaned out as much as I could but it appears that it needs a full professional cleaning now. Vertically vented dryer exhausts require routine cleaning to inhibit blockage which leads to mold and moisture related issues as well as fire hazards.	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 overgrown and in contact with house and roof. Besides being a highway for bugs and rodents, they can contribute to mold/mildew growth as well as damage tiles. Recommend trimming back.



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. Remove bolts emerging from walkway, trip hazard.	Minor
Siding & Veneer	Cracks in your stucco type veneer are common. I currently do not see any that exhibit rotation or out of plane movement, however 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. Large crack at half wall clod joint.	Maintenance
Fascia & Soffit	Moisture damaged fascia noted in corner near main entry door, repair. Corrosion in soffit near garage side entry door. Corrosion on metal soffits confirm chronic water intrusion. The soffit in this area appears to have had some repairs, see seller's disclosure.	Minor FYI
Trim	Appears serviceable. Any cracks/gaps at aesthetic stucco trim bands and/or corners should be monitored and maintained to prevent moisture penetration and subsequent lathe rusting and stucco spalling.	
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. See also interior notes.	
Gutter System	Appears serviceable. We recommend all guttering systems have splash blocks and/or extension pipes to direct water away from foundation.	
Dryer Exhaust	NA	
Chimney	NA	

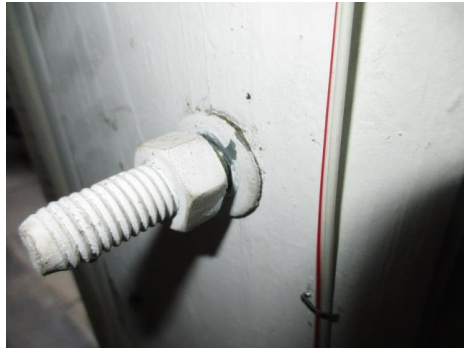
Comments: Due to the nature of any frame construction, normal and routine maintenance is required. Any shrinkage cracks or joints in wood members must be sealed and maintained to prevent moisture intrusion and further deterioration.



GARAGE & PORCH



Component	Comment	Perspective
Garage is	attached, slab on grade.	
Construction is	concrete block. Several cold joint/stair step cracks. These are common and usually nothing to worry about. Monitor yours for any offset or rotational type movement.	
Floor is	concrete, appears serviceable but not fully visible due to stored items. Cracks in large concrete slabs are common and usually nothing to worry about. Monitor yours for any offset or rotational type movement.	
Ceiling is	drywall. Appears serviceable. Some previous repairs noted.	
Walls are	concrete block and drywall. Not fully visible due to stored items. Active moisture noted on garage wall. This same condition could exist elsewhere in the house but not visible because of drywall. See also exterior page, building envelope comments.	Minor
Garage Doors	Double torsion, metal. Loose buck bolts at garage door, check and secure all.	Minor
Door Openers	has operational auto reverse.	
Door to Exterior	Appears serviceable.	
Windows	NA	
PORCH		
Type	Deck.	
Construction	Wood frame, post and beam. Pillar footings not visible. I recommend installing and sealing ledger flashing to inhibit surface tension moisture from migrating under the flashing via capillary action.	Minor
Flooring	Painted 5/4 decking has several soft spots and one large damaged area. Budget for full replacement of decking material. Keep in mind that some damages to the support structure may be found when the decking is removed.	Moderate
Built ins	These railings are an older standard which may be hazardous to small children. Safety upgrades are recommended if young children will be present. Several staves/connections are loose and others have been repaired with drywall screws. Some areas have had many repair attempts and the wood is broken away leaving no purchase for the fasteners. Future performance is doubtful. Recommend rebuilding these railings to the current safety standards using proper connectors/fasteners.	Safety Moderate
Screening	NA	
Screen Doors	NA	
Roof	NA	
Comments:		



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 dial 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 right side of the house. PEX has a very limited exposure rating. Future performance of this exposed piping unknown. Keep all portions of exposed water main piping covered, insulated or painted to inhibit UV degradation/damage.	Maintenance
Supply Piping	Appears serviceable. Visible supply lines are original CPVC plastic, 50-70 year life expectancy.	
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	Recommend replacing missing anti siphon devices. Anti-siphon devices prevent contaminates from flowing the wrong direction back into the potable water.	
Sprinkler System	HOA owned and operated.	
Water Heater	Appears serviceable. Statistical average life span of a water heater is 12-15 years. Yours is currently 16 years old, 40 gallons. Upper/lower elements measured 18.9/18.6 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. Pressure valve provided on supply side.	
Fuel System	NA	

Comments:

ATTIC



Component	Comment	Perspective
Access	Attic was entered but inspection was limited due to obstructions/physical size.	
Framing	Truss framing. Appears serviceable.	
Sheathing	Few leak evidences were found but since sheathing has a relatively high drying capacity, I cannot prove if these are old or active, see representative pictures and monitor immediately after a rain.	FYI to ?
Insulation	Appears serviceable. 6" fiberglass batts.	
Ventilation	Attic ventilation is from off ridge and soffit venting and appears serviceable.	
Dryer Vent	Not accessible.	
Bath Vents	Appear serviceable.	
Exposed Wiring	Appears serviceable	
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. 125 amps, main breakered Cutler Hammer disconnect is located at the right exterior of the house. Aluminum non-metallic cable (romex) service conductors.	
Service Type	Appears serviceable. Underground, 120/240 volt, circuit breakers.	
Grounding	Wire present, rod connection/s not visible.	
Sub Panel	Sub panels- Original copper non-metallic cable (romex) branch conductors. Located in garage. Cutler Hammer. Dissimilar branded breakers, Siemens vs. Cutler Hammer, compatibility unknown and may void UL listing, consult manufacturer.	Minor
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. GFCI at front door exterior has no power and will not reset, replace. Replace all missing/damaged outlet/switch plate covers. Recommend upgrading to in-use boxes for exterior receptacles. Replace damaged dimmer at breakfast nook.	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.

Bath GFCI master is in master bath.

MECHANICAL



Component	Comment	Perspective
Type System	This home has electrically controlled 3ton split central systems. The condensing unit is located outside and the air handler is located in the interior closet. Seal line set penetrations on front of air handler cabinet to inhibit system from ingesting air/debris and bypassing filter. Float switch is recommended as an upgrade. This device shuts unit down in the event of a condensate line clog. Condensate line is partially visible and may require routine maintenance to prevent water back up. Previous overflow evidence.	Upgrade
Condition	Maintaining suction line insulation at condensing unit recommended for efficiency. The bottom side of the evaporator coil is soiled and should be cleaned. The filter is located at the return and is in acceptable condition. A filter upgrade is recommended for equipment protection and longevity. 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.	Minor
Performance Statistics	Appears serviceable. Manually operated via thermostat. Supply/return temperature is 52/72. Normal temperature split (return temp - supply temp) is between 14 and 20 degrees, yours is currently 20. The current operating amperage/manufacturer's maximum amperage is 14.4/20.5. Due to the elevated ambient temperature today, 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.	
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 16/16 years 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	Appears serviceable. High loop method of air gap acceptable.	
Range & Oven	Missing anti-tip device for range as required by manufacturer, replace. Each stovetop element was verified for operation but I do not compare temperature with knob temperature. Oven was full of personal items and not operated.	Safety
Exhaust Fan	Appears serviceable.	
Microwave	Appears serviceable.	
Refrigerator	Appears serviceable. Temperatures taken with Raytek Raynger ST laser are within normal, 35/1 F. Health Department recommends fridge temp 45F or below. Ice in bin.	
Comments: Effectiveness of dishwasher to clean is beyond our scope or work.		

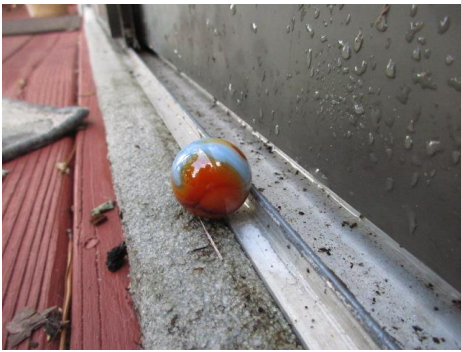
INTERIOR



Component	Comment	Perspective
Walls, Ceiling & Floors	Drywall walls and ceiling. Appears serviceable, but not fully visible due to furniture and other items, fully furnished. An interior infrared scan was performed, see attached report.	
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. The rear sliders have chronic water intrusion at the base. Weep holes have recently been installed. A newer appearing exterior curb installed is slightly troughed. Recommend sealing all around the threshold from the exterior and monitor. Sliding door binds when opened, repair/adjust as necessary.	Minor
Fireplace	NA	
Smoke Detectors	Appear serviceable, units responded with manual test button, be sure to replace batteries yearly and units that are 10 years or older. 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. Smoke detectors, fire extinguishers, emergency lighting and other fire/emergency equipment requires a different State license to evaluate. Consult proper professional for evaluations and certifications.	
Stairs & Railings	Appears serviceable, 3 way lighting ok. Newer safety standards require stairwell hand rails to return to the wall or newell post, upgrades available.	Upgrade
Ceiling Fans	Appears serviceable. We do not necessarily operate every fan on high and check for wobble.	
Laundry area	Washer/dryer were in use during inspection.	
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), see attachment.	

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.



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	Toilets loose at floor, down hall bath and up bath, secure and seal to inhibit wax ring damage. Elevated moisture readings around base of dawn hall toilet.	Minor
Tubs	Tub shell has been repaired, monitor.	Maintenance
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. Replace cover over light in up shower.	Minor
Tile Work	Elevated moisture found behind up shower tile walls. This is a common occurrence. As grout lines shrink, water wicks in hairline cracks and gets behind the tile. There are currently no disbonding tiles or soft walls, we recommend that grout lines, cracks, gaps, etc. be resealed and maintained. 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

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.



**INSPECTION
SUMMARY AND
COMMENTS**

Inigo Montoya
XXXXXXXXXX Unit 151
Maitland, Florida 32751



352.530.7343
passeninspections.com
December 2, 2015

1	The method of our inspection was from the lower front roof only, height exceeds my ladder capacity. Gable/hip, barrel tile. Cracked/damaged/slipped random tiles, repair. Cracked tiles are common, you should always monitor and repair as necessary. Some previous repairs noted. Tile roof performance can also be unpredictable. With time, the underlayment can wear and become less pliable thus vulnerable to leakage where it was not previously.	Minor	\$
2	Dryer vent was screened, which has never been allowed, and clogged. I took the liberty of removing the screen and confirmed presence of back draft/rodent damper. I cleaned out as much as I could but it appears that it needs a full professional cleaning now. Vertically vented dryer exhausts require routine cleaning to inhibit blockage which leads to mold and moisture related issues as well as fire hazards.	Safety	
3	It is always desirable to slope grade away from the house, always maintain for best performance of house. Remove bolts emerging from walkway, trip hazard.	Minor	
4	Cracks in your stucco type veneer are common. I currently do not see any that exhibit rotation or out of plane movement, however 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. Large crack at half wall clod joint.	Maintenance	
5	Moisture damaged fascia noted in corner near main entry door, repair. Corrosion in soffit near garage side entry door. Corrosion on metal soffits confirm chronic water intrusion. The soffit in this area appears to have had some repairs, see seller's disclosure.	Minor FYI	
6	Active moisture noted on garage wall. This same condition could exist elsewhere in the house but not visible because of drywall. See also exterior page, building envelope comments.	Minor	
7	Loose buck bolts at garage door, check and secure all.	Minor	
8	I recommend installing and sealing ledger flashing to inhibit surface tension moisture from migrating under the flashing via capillary action.	Minor	
9	Painted 5/4 decking has several soft spots and one large damaged area. Budget for full replacement of decking material. Keep in mind that some damages to the support structure may be found when the decking is removed.	Moderate	

10	These railings are an older standard which may be hazardous to small children. Safety upgrades are recommended if young children will be present. Several staves/connections are loose and others have been repaired with drywall screws. Some areas have had many repair attempts and the wood is broken away leaving no purchase for the fasteners. Future performance is doubtful. Recommend rebuilding these railings to the current safety standards using proper connectors/fasteners.	Safety Moderate	
11	Main water shut off is located on the right side of the house. PEX has a very limited exposure rating. Future performance of this exposed piping unknown. Keep all portions of exposed water main piping covered, insulated or painted to inhibit UV degradation/damage.	Maintenance	
12	Few leak evidences were found in attic but since sheathing has a relatively high drying capacity, I cannot prove if these are old or active, see representative pictures and monitor immediately after a rain.	FYI to ?	
13	Sub panels- Original copper non-metallic cable (romex) branch conductors. Located in garage. Cutler Hammer. Dissimilar branded breakers, Siemens vs. Cutler Hammer, compatibility unknown and may void UL listing, consult manufacturer.	Minor	
14	GFCI outlets do go bad occasionally, test them routinely. GFCI at front door exterior has no power and will not reset, replace. Replace all missing/damaged outlet/switch plate covers. Recommend upgrading to in-use boxes for exterior receptacles. Replace damaged dimmer at breakfast nook.	Minor	
15	Seal line set penetrations on front of air handler cabinet to inhibit system from ingesting air/debris and bypassing filter. Float switch is recommended as an upgrade. This device shuts unit down in the event of a condensate line clog.	Upgrade	
16	Maintaining suction line insulation at condensing unit recommended for efficiency. The bottom side of the evaporator coil is oiled and should be cleaned. The filter is located at the return and is in acceptable condition. A filter upgrade is recommended for equipment protection and longevity. 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.	Minor	
17	Missing anti-tip device for range as required by manufacturer, replace. Each stovetop element was verified for operation but I do not compare temperature with knob temperature. Oven was full of personal items and not operated.	Safety	
18	The rear sliders have chronic water intrusion at the base. Weep holes have recently been installed. A newer appearing exterior curb installed is slightly troughed. Recommend sealing all around the threshold from the exterior and monitor. . Sliding door binds when opened, repair/adjust as necessary.	Minor	
19	Newer safety standards require stairwell hand rails to return to the wall or newell post, upgrades available.	Upgrade	
20	Recommend metallic type vent pipe as upgrade as plastic/mylar ones can catch fire.	Safety	
21	Toilets loose at floor, down hall bath and up bath, secure and seal to inhibit wax ring damage. Elevated moisture readings around base of dawn hall toilet.	Minor	
22	Tub shell has been repaired, monitor.	Maintenance	
23	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. Replace cover over light in up shower.	Minor	

24	Elevated moisture found behind up shower tile walls. This is a common occurrence. As grout lines shrink, water wicks in hairline cracks and gets behind the tile. There are currently no disbonding tiles or soft walls, we recommend that grout lines, cracks, gaps, etc. be resealed and maintained. 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	
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OTHER COMMENTS	
<i>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.</i>	
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	