

Accredited Building Consultants, Inc.

Property Inspection Report



XXX, XXX, FL XXXXX

Inspection prepared for: XXX

Date of Inspection: 4/21/2020 Time: 20 inspection man hours

Age of Home: 15 Years Size: 5/7

Job #: 21-XXX

Built 2005

Inspector: Fred Sylvester

License # HI-278

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SAMPLE

REPORT

INTRODUCTION

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

Prior to the inspection you were supplied with a copy of the State of Florida "Standards of Practice" (SOP) in which this inspection will be in compliance with. As we respect the readily accessible, observable, installed systems and components of a home as designated in the SOP. These Standards define the minimum scope of the inspection. Do not assume that the inspection will include many things that are beyond the scope. We encourage you again to review the SOP so that you clearly understand what is included in the inspection and report.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items, like GFCI outlets may not be installed; this report will focus on safety and function per current code. This report may identify non-code, cosmetic and or items not included in the SOP that in the inspectors opinion may need further review, repair by a professional that might be a life safety issue.

This inspection is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the building and its mechanical and physical components on the date and time of the inspection. The results of this inspection are not intended to make any representation regarding latent or concealed defects that may exist.

The inspector is not necessarily a professional with license authorizing the rendering of detailed opinions regarding any or all the items or systems included in the inspection. You may wish to seek an opinion from appropriate licensed professional as to any defect or concern mentioned in this report.

VACANT PROPERTY- DRY SEASON: Defects can be present in a vacant/un-occupied dwelling that do not manifest symptoms until the dwelling has been occupied full-time. These symptoms may not have been present or visible to the inspector during the inspection and could take several days or weeks to become apparent. Defects can also be present in dwellings that do not manifest symptoms until the wet season when the rate of moisture becomes greater than the rate of drying.

Personal items, furniture or recent remodeling/renovations and recent painting can obscure evidence of hidden concerns and damage from visual inspection. Hidden defects/damage may exist that only become apparent after personal property or obstructions have been removed from dwelling. Inspector cannot move owners/tenants, personal property during the inspection for liability reasons. Note that this report is a snapshot in time. It is **STRONGLY ADVISED** that a walk through inspection be performed by the buyer prior to closing to determine if conditions in the dwelling have changed since the original inspection and/or after removal of any obstructions. The inspector, at the clients request, will return to inspect areas obstructed for an additional fee.

Our role as your inspector is to point out defects and concerns, flag wave, if you will. We may not render an opinion on what is causing the defect and or give estimated prices to repair/replace. We recommend that you hire a State of Florida licensed and insured contractor and or consultant to render those opinions and facts.

ELEVATED INDOOR MOISTURE CONTENT(MC) & REMEDIATION

It is generally accepted that wood rots when it contains more than 20% moisture content (MC). Therefore, any reading in the report at or above 20% MC in any organic building material indicates wet or damp indoor building materials. Wet and damp indoor building materials are universally viewed as unhealthy indoor conditions. Generally, moisture content below 19% inhibits growth of both destructive fungi and surface fungi. We conducted an intrusive investigation in all areas showing elevated moisture content (20% or higher) and/or visual water damage to identify the full extent of the areas requiring remedial treatment. A State Of Florida licensed mold assessor with ACAC and/or IICRC certified personnel who are experienced with water damage and microbial investigations should be hired to assess the areas in question. Remediation solutions and work for all remedial intervention, including intrusive investigation should be performed by a licensed mold remediator and performed in accordance with the ICRC S 500 and the S520 standards. For areas below 20% MC and elevated over other like kind materials in the same area, carefully monitored on a weekly bases. Weather conditions and tenancy/use has an effect with how these areas are performing prior to the inspection.

RODENTS, VERMIN, AND PESTS

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

CONTRACTORS AND 20-20 HINDSIGHT

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

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

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

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

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

The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under the Agreement the Client has signed, the Client hereby agrees to indemnify, defend and hold harmless the Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

Thank You for the opportunity of conducting this inspection for you and your family. Should you have any questions, please call or e-mail us.

***Sincerely,
Fred Sylvester
President
Accredited Building Consultants, Inc.
239-936-7579
www.swflhomeinspection.com***

COMMENT KEY DEFINITIONS

On the left side of the report you will find five comment key boxes that the inspector will put a check mark in that is applicable for the inspected item. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified licensed contractor specializing in that trade or field. All costs associated with further inspection and repair or replacement costs of item(s), component(s) or unit(s) should be considered before you purchase the property.

Inspected (IN) = Inspector visually observed the item(s), component(s) or unit(s) and if no other comments were made it appeared to be functioning as intended, showing for normal wear and tear for the age of the structure with no major system(s) safety concerns noted at time of inspection.

Deferred Maintenance (DM) = The practice of postponing maintenance and repairs on real property and or equipment leading to asset deterioration. All structures and equipment experience some degree of deferred maintenance and to be expected on structures as they age. Inspector thought it was prudent to bring this to the client's attention. As an example; a structure that needs painting or a door lock that does not work would be considered, "deferred maintenance".

Repair or Replace (RR) = The item(s), component(s) or unit(s) is not functioning as intended, or needs further inspection by a qualified licensed contractor. Item(s), component(s) or unit(s) that can be repaired to satisfactory condition may not need replacement.

Not Inspected (NI) = Inspector did not inspect this item(s), component(s) or unit(s) and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present/Included (None) = This item or item(s), component(s) or unit(s) is/are not present or included in this structure and/or inspection report.



Inspection Details

1. Special Notes & Conditions

Materials: NOTICE TO THIRD PARTIES: This Report and the sole rights to it are the property of Accredited Building Consultants, Inc. No part of this report or any information contained herein may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Accredited Building Consultants, Inc. This report and supporting inspection were performed according to the written contract agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely upon the contents of this report, but instead to retain the services of Accredited Building Consultants, Inc. or the services of a licensed, qualified inspector of their choice to provide them with an updated report.

2. Attendance

- COVID 19 Restrictions in place
- Fully Participated

3. Home Type

- Single Family multi-story

4. Construction Type

Materials:

- CBS (Concrete block & stucco) first floor with wood frame wire lath and stucco upper floor(s) and or fill in. Always monitor conditions at wood frame wire lath and stucco wall surfaces. These types of walls are "drained assemblies" and are more prone to water intrusion. More information: <https://www.buildingscience.com/documents/digests/bsd-105-understanding-drainage-planes>

5. Occupancy

- Vacant - Finished/Staged

6. Garage/Carport

- Three Car semi-detached

7. Year Built

2005

8. Front of Home

Front

9. Weather Conditions

- Average weather conditions: Clear to partly cloudy highs in the 80's/90's with moderate humidity and dew points

10. Rain in the Last Three Days

- NO--Dry time of year



Grounds

Grading and drainage are probably the most significant aspects of a property to inspect because of the direct and indirect damage that moisture can have on structures. More moisture damage has resulted from moisture and expansive soils than from any other natural disasters. If structure does not have gutters and downspouts we recommend they be installed with splash blocks or piping that discharge at least five feet away from the building.

Vegetation that is too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home. Keep all plants and shrubbery clear away from structure walls by at least 18" to 20". Monitor landscape mulch build up that at no time exterior elevation does not become higher than the living floor elevation. This is an issue when years of mature tree(s) debris/leaves etc. and landscape mulch are added to shrubbery and flower beds increasing the exterior grade by composting. The average difference between the living floor height and the exterior grade should be no less than 5 inches and slope away from the foundation at a 5% grade.

At porches, patios and stoops hand rails are not required and drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Individual lawn irrigation sprinkler heads are not tested and or inspected due to time constraints. Inspection includes activation of only one zone of the system to confirm operation and or the running of water from faucet connected to the wells submersible pump. System is tested using normal controls in manual mode only, and time clock/rain detectors are not verified. Buried solenoids, valves and piping are not inspected. Irrigation systems require ongoing maintenance and adjustment for peak performance. Inspection does not determine the irrigation system uses well, reclaimed or municipal water supply and or is the responsibility of an HOA. Never allow the irrigation system to spray onto any part of the structures exterior walls.

Storage Sheds/Out Buildings: Out buildings including but not limited to; tool sheds, pump houses are not part of the inspection unless otherwise agreed upon between inspector and client. Buyer should check with local building official to see if shed has been permitted and is not encroaching on anyone's property, (see property survey.) Confirm structure has been properly tied down to resist hurricane force winds.

Special gates and automatic gate openers and any fences and gates on property larger than 1/4 acre are not part of the inspection process unless specified for in advance for an additional fee.

1. Permit Records

IN	DM	RR	NI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Permit records found on the web for this property. This information is provided to you as a added service, this is not a code compliant inspection. NOTE: There may be more permits that are not made available on the county or municipal web portal. You may need to call the building department to get all the permits that effect this property. Note stucco repairs performed in 2017 on Pg. 1.

City of Palms Permit Case Listing

View	Case No.	Name	Description	Address	Status
Detail	17118-18-001	LAURENCE LUCAS	REPAIR & REPLACE EXISTING PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-011	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-012	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-013	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-014	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-015	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-016	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-017	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-018	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-019	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit

Permit search pg 1

City of Palms Permit Case Listing

View	Case No.	Name	Description	Address	Status
Detail	18022-18-020	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-021	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-022	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-023	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-024	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-025	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-026	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-027	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-028	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-029	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit

Permit search pg 2

City of Palms Permit Case Listing

View	Case No.	Name	Description	Address	Status
Detail	18022-18-030	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-031	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-032	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-033	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-034	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-035	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-036	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-037	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-038	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-039	CONCRETEWORKS INC	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit

Permit search pg 3

City of Palms Permit Case Listing

View	Case No.	Name	Description	Address	Status
Detail	18022-18-040	ANNA TOLLES	WOOD DECK W/ 3-BAY LIFTS	1024 N. PALMWAY DR	Permit
Detail	18022-18-041	VENICE L. LOY	REPAIR WITH SMOOTHER #2 SQ	1024 N. PALMWAY DR	Permit
Detail	18022-18-042	BOBCLINE	POOL SCREEN (POOL AREA) & NEW SCREEN	1024 N. PALMWAY DR	Permit
Detail	18022-18-043	EMERSON WILLIAMS C. TS	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-044	EMERSON WILLIAMS C. TS	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-045	EMERSON WILLIAMS C. TS	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-046	EMERSON WILLIAMS C. TS	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-047	EMERSON WILLIAMS C. TS	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-048	EMERSON WILLIAMS C. TS	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit
Detail	18022-18-049	EMERSON WILLIAMS C. TS	REPAIR AND REPLACE PERMISSIVE PERMISSIVE	1024 N. PALMWAY DR	Permit

Permit search pg 4

2. Driveway/Walkway

IN	DM	RR	NI	None
X	X	X		

Observations:

- **ORGANIC GROWTH:** Pavers observed to have organic plants from growing through joints in the pavers and keep clean of live growth to prolonged life and aesthetics.
- **Depressions, low spots and/or sunken areas of surface pavers noted.** The cause of this condition can be from broken pipes, inadequate base rock or sand or several other factors. These can become a trip hazard. Recommend that a professional paver installer inspect and repair and or monitor for worsening condition.
- **Large trees and other types of root systems can damage the look and feel of driveways and walkway surfaces.** Root systems can easily displace, crack and damage surfaces. These are/can become a trip hazard. Recommend having a landscape professional and or concrete/paving contractor evaluate condition (see photos).



3. Grading

IN	DM	RR	NI	None
X				

Observations:

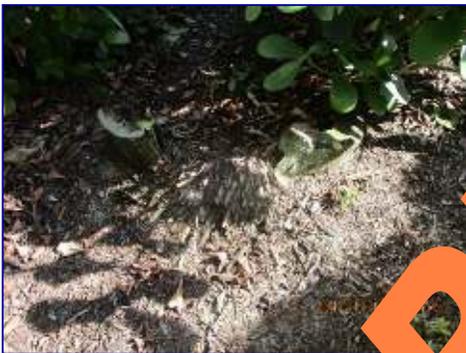
• Appears in satisfactory and functional. The exterior drainage appears to be generally away from the foundation. Be sure to check the drainage around the structure after a high rain event for any standing water. The slope of the ground is the ground should slope away from the structure 2-3 inches for every 10 feet. Be aware that some housing developments (PUDS) have their own rules for grading. For more information see foundation portion of this report.

4. Vegetation Observations

IN	DM	RR	NI	None
X	X			

Observations:

- Tree stumps observed on property. Stumps invite insect such as carpenter ants, termites and other insects which can invade the structure. Recommend removal, consult with arborist.
- Tree and or shrubbery branches overhanging roof and/or against siding of structure. Trim trees and or shrubbery that are in contact or proximity to home, as branches can abrade/scrub/sand damage roofing/structure.
- There is large tree(s) close to the structure. The roots may cause problems with the plumbing system. Leaves and branches can potentially fall onto the roof, organic debris clogs the gutters and cause premature leaking, shade will not allow building materials to dry out and will cause grass to die out allowing erosion to occur. Consider having an arborist inspect and recommend solutions.
- One or more vermin control traps observed in and around the structure. Consult with current owner about the status of the apparent vermin control issues.



Stumps - Recommend Removal



Too Close/Scrubbing/ Rubbing Vegetation



vermin control



vermin control

5. Fencing & Gates

IN	DM	RR	NI	None
			X	

Observations:

- Fence has trees and or shrubbery limiting the inspection of the fences/gates and or retaining wall(s). Trees and shrubbery can damage fence components and should be cut away and discouraged to grow near the fence. Evaluate conditions after removal.



Vegetation in Fence --Not Inspected

6. House Gates

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

7. Well

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.
- Well point located rear side of the structure..



Well Point

8. Irrigation

IN	DM	RR	NI	None
X	X			

Observations:

- **DISCLOSURE:** Individual zones and /or sprinkler heads are not tested or inspected.
- **IMPORTANT:** Never let your irrigation system spray on the structure walls, windows or doors. Do not let it spray on equipment including but not limited to: cooling & heating equipment, pool heaters and or pump, electrical equipment, electrical boxes and/or any other exterior equipment. When the rate of moisture become higher than the rate of drying deterioration of equipment will be drastically accelerated.
- The sprinkler system operates with a control panel/time clock located on the Left side of the structure.. Recommend buyer consult with current owner, if applicable, for operation instructions and education of operators manual.
- We recommend all sprinkler heads be evaluated by a licensed irrigation contractor, one or more disconnected or damaged sprinkler heads were observed, see sample conditions photos below.



Time Clock



System in operation



One or more damaged heads

SAMPLE REPORT



Exterior Areas

At least twice a year, the client should carefully inspect the exterior walls, eaves, soffit, fascia and or gutters and downspout(s) for signs of damage caused by machinery, weather, roof leaks, clogged gutters or trees and shrubbery. Repair, fasten or repair individual wall components, boards or panels as necessary, seal all pipe protrusions, holes and cracks in stucco.

Interface around doors and windows should be carefully examined and repaired and or caulked. The exterior paint should be examined for chalking, blistering, peeling and or the presence of mildew like substance that might indicate moisture problems. Exterior walls should be touched up and or repainted as necessary. Paint is the best protection against water intrusion into the wall cavity in exterior walls. Typical life expectancy on exterior paint is 6 to 8 years. Always use the finest 100% Vinyl Acrylic Vapor Permeable grade paint with the highest crack bridging capabilities that money can buy when painting.

Minor stucco cracking in block walls (Mass wall assembly) is more forgiving than those in wood frame walls with wire lath and stucco clad walls (Cased wall assembly). All cracking in wood frame walls with wire lath and stucco cladding should be addressed by a water proofing/painting contractor. These types of walls are slow and may take years to manifest themselves into a visual water intrusion issue and cause major structural damage. No opinion will be rendered in this report regarding air, drainage planes, vapor barriers, flashing details, weep screeds, control joints, etc. as they cannot be fully visually inspected and evaluated.

Cosmetic repair of common cracks is considered routine, long - term home maintenance. The vast majority of cracks are cosmetic, but how can you tell if a crack is a true structural concern? General engineering guidelines state that, hairline cracks up to 1/8 of an inch in width are considered negligible to slight, 1/8 to 9/16 of an inch are moderate, 9/16 to 1 inch are severe and over 1 inch are very severe (Principles of Geotechnical and Foundation Engineering R.W. Day, 2011). Cracks alone are not necessarily indicative of a structural concern. As a generalist inspector it is our duty to report concrete and or concrete masonry units (CMU's) cracking. If cracking is reported in this report and is of a concern to you we recommend to have these areas evaluated within your contingency/due diligence period as a specialist may uncover additional defects and or conditions. If the words "monitoring" or "monitor cracks" are used in the report the words mean, "evaluate within your contingency/due diligence period".

In accordance with the State of Florida Standards of Practice, we test a representative number of windows in the home. Windows that are blocked by furniture, personal belongings and or window treatments are not operated. Screens are inspected for torn, damaged or missing panels and intact frames. Minor tears, rips or small defects are not addressed.

Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear and moisture problems if seen or detected by using normal inspection practices.

The Florida Building Code: R318.6 recommends the following for protection against decay and termites. Condensate lines, irrigation/sprinkler system risers for spray heads and roof down spouts shall discharge at least one foot (305mm) away from the structures sidewall, whether by underground piping, tail extensions or splash blocks. Gutters with down spouts are required on all buildings with eaves less than 6 inches (152mm) horizontal projection except for gable end rakes or on roofs above another roof.

1. Stucco

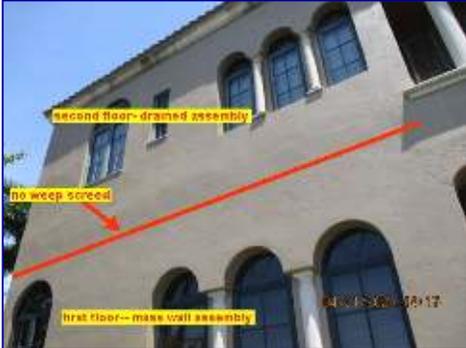
IN	DM	RR	NI	None
X	X	X		

Observations:

- **DISCLOSURE:** This structure is wood frame with wire lath and stucco exterior wall cladding. Wood frame structures with wire lath and stucco cladding(s) require special attention to; window, door flashing details, drainage plains and other cladding and building component details. Following strict ASTM Standards C1063 and C926 are vital to the success of cladding. Inspector cannot comment on what details were used in the construction effort. Stucco cladding(s) require close monitoring of all stucco cracks and fenestration openings for water intrusion issues for the past, present and future and should be well painted at all times. Water intrusion issues will not become apparent for many years due to the slow deterioration process of intrusion on building materials. We will continue to our best with the equipment that we have at our disposal to improve current conditions but you will need to be diligent in your maintenance efforts in the future. See "Pulling Back the Curtain: Stucco Defects" located at the end of this report.
- To learn more about stucco cladding in hot and humid climates such as Florida visit this website:
http://c.ymcdn.com/sites/www.nibsc.org/resources/esmgr/BEST/BEST2_010_WB4-1.pdf
- Seller disclosed past stucco repairs performed on the structures west elevation in the sellers disclosure statement. Consult with owner about past repairs.
- Missing stucco cladding is noted on one or more on wall protrusions (pipes, outlets, line sets etc. showing through the outside walls). All voids should be filled and or sealed to prevent water intrusion issues into the wall cavity. See photo(s) below for locations and conditions. Have licensed professional evaluated and repair/replace as needed.
- Potential stucco bucket(s) were observed on the All sides of the structure. (see photo below for general location & condition). A stucco bucket is a configuration of exterior stucco wall cladding located at the bottom of a vertical stucco wall, where vertical stucco plane(s) and its WRB (Weather Resistant Barrier) are continuous and wrap and return onto an adjacent horizontal stucco plane(s). Water that does not drain out from behind the cladding can be trapped between the continuous WRB and the framed substrate support causing decay and deterioration of the substrate support. This condition can occur at locations such as exposed beams that support roof overhanging bays, arches, arch top window openings, balconies, stair landings, recessed window and door heads, and soffit corners above eaves or raised building entries. Soffit surfaces defined as weather-resistant surfaces (WES) are the most vulnerable. See attached Stucco Bucket PDF at the end of this report or visit <http://stuccometrics.com/Buckets.htm>
- Missing stucco mid wall weep screed at one or more areas of the wall as it transitions from wood frame to concrete block. Wood frame wire lath and stucco or EFIS style buildings should have a stucco weep screed/transition flashing to differentiate between the drained assembly (frame walls) and the mass assembly (block walls) to channel any water behind the drainage plane out to the exterior. Monitor conditions inside and outside the structure. For more information about this please visit this web page:
<http://www.irccdd.com/Applications/Stucco/Guidelines.pdf> See photo(s) below for locations and conditions. Have licensed professional evaluated and repair/replace as needed.
- **IMPORTANT:** One or more stucco application do not appear to meet ASTM Standards C926 or C1036 for mid wall weep screeds, expansion and contraction joints, and or stop beads for dissimilar materials such as windows

and accessories. We recommend that a stucco contractor evaluate the entire structure for these types of defects.

- One or more areas of exposed stucco metal wire lath was observed at the second floor balcony breezeway stair stairway, see photos below. This could be an indication that the stucco was not applied at 7/8" thick as recommended in ASTM and building code standards.



No weep screed at assembly transitions



Past repairs observed



Typical stucco bucket conditions



Typical stucco bucket conditions



Typical stucco bucket conditions



No expansion joints



Typical stucco bucket conditions



Typical conditions-- all protrusions



Mid wall efflorescence

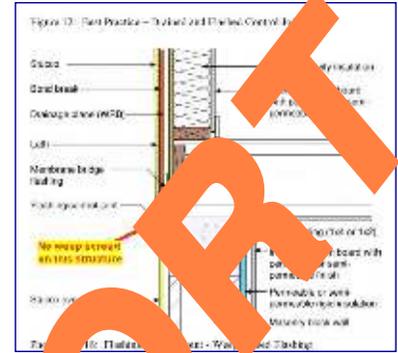
SAMPLE REPORT



Stucco cracking



Cracking results in efflorescence



Mid wall w/ screed detail



Seal all wall fixtures and fasteners



Exposed "rusted" wire lath @ Breeze



Exposed "rusted" wire lath @

2. Exterior Paint

IN	DM	RR	NI	None
X		X		

Observations:

• One or more areas of the structures exterior paintable surfaces are; cracked, blistered, peeling, chalking and or have fungi/mildew growing on the walls. See photo(s) below for locations and conditions. Have licensed professional evaluate and repair/replace as needed.

NOTE: Affected areas should be pressure washed, sealed and painted. Typical paint coats last about 5 to 7 years under the local climate. On concrete structures coats of paint are the only water proofing membrane to protect the structure from water intrusion. Recommend asking current owner when the last time the structures exterior surfaces were painted. Consult a professional painting/water proofing contractor for repairs. For more information on how to select the proper paint for your building visit your local paint store. Sherwin-Williams Stores are best to get the proper information on what products should be used, website: <https://www.sherwin-williams.com/homeowners/how-to/painting/exterior-painting-how-tos/exterior-painting/sw-article-dir-extchoosepaint>



Shutters need painting/staining



Doors need painting/staining



Needs Pressure Wash/Seal/Paint



Needs Pressure Wash/Seal/Paint

3. Sidings/Cladding(s)

IN	DM	RR	NI	None
X		X		

Observations:

• One or more loose stone caps on short walls at koi pond area, see photo below.



One or more loose stone wall caps

4. Electric---Meter Can-Service Drop

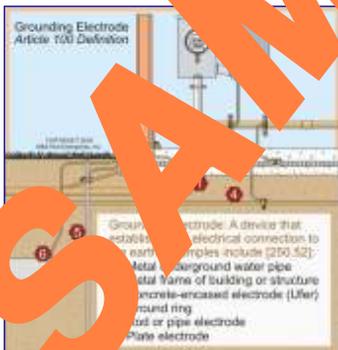
IN	DM	RR	NI	None
X				

Observations:

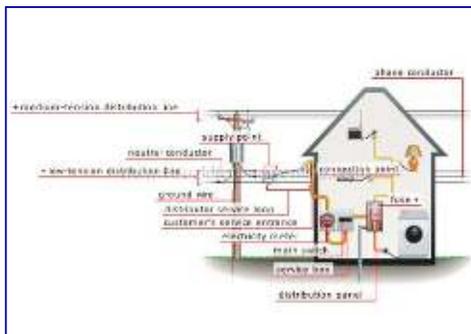
• Underground service lateral noted and the meter can is located on the Right side of the structure.. See photo below for locations and conditions of the meter can and disconnect. More information in the "Electrical" portion of the report.

• The main service disconnect is located outside at the meter can on the . We highly recommend that you consider adding a small pad lock to this panel cover for security purposes. This will secure your main service disconnect from being shut off by vandals.

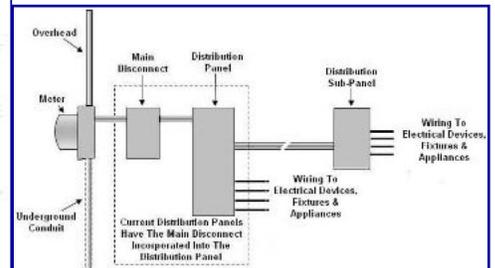
• The meter can appears in satisfactory and functional condition with normal wear for the age. No major system safety concerns noted at time of inspection.



Electrical service grounding illustration - How It Works



Electric network to structure connection illustration



Meter Can - Disconnect - Sub Panel Illustration - How It Works



Meter Can/Service Drop

5. Exterior Electrical

IN	DM	RR	NI	None
X	X			

Observations:

- We recommend that client visit the house during the dark time of the day and operate all exterior lights check for open covers and lightbulbs.
- DISCLOSURE: Low voltage landscape lighting is not part of this inspection process.
- Recommendation: All light fixtures and their fasteners should be sealed as they interface with the stucco cladding.

6. GFCI(s)

IN	DM	RR	NI	None
X		X		

Observations:

- One or more exterior GFCI receptacle(s) in the structure were found to be defective. Defects can include but not be limited to: too low to ground, broken exterior covers if applicable, loose, cracked, broken, have no power, do not trip when tested, will not re-set when tested, not secure in work box, wrapped in plastic, has wiring/polarity deficiencies, painted over and or does not function as it was intended. Have licensed electrical contractor analyze all exterior GFCI outlets for proper functionality.



One or more: Too low to ground



Wrapped with plastic -?



One or more: Removed/missing

SAMPLE REPORT

7. Plumbing Services Observations

IN	DM	RR	NI	None
X				

Observations:

- For more information about the plumbing systems see the "Utilities Plumbing" and " Room by Room" portion of this report.
- Customers ask us about potable & drinking water contaminants and what to do about them. If you are unsure what contaminants are present in your water, in the U.S. and some cities in Canada you can obtain a copy of a water quality report from your water provider. If not available in your area or if you have a private well, you may want to consider having your water tested. By identifying which contaminants are present, you can then choose a water treatment system that is certified to address your major water quality concerns. For more information about public drinking water please visit this CDC web site: <http://www.cdc.gov/healthywater/drinking/public/>
- Structure is served by public water supply. Consult your Realtor or seller for utility supplier name and phone number and recommend asking for a recent water quality report. For more information about public drinking water please visit this CDC website: <http://www.cdc.gov/healthywater/drinking/public/>
- Structure is served with public water treatment. Consult your Realtor or seller for utility supplier name and phone number.
- Water meter located on Front side of the property.
- Main water shut off located on front side of the structure. and should be exercised at least twice a year. **NOTE:** There are 2 each main water shut off one for the garage/game room and one for the main house, both have separate water meters.

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. We recommend exercising your main water shut off valve twice a year. If you handle is rusted you should paint it to prolong life expectancy.
- Backflow up to date



Main Water Shut Off - main house



Main Water Shut Off - garage/game room



8. Exterior Faucets/Hose Bibs

IN	DM	RR	NI	None
X		X		

Observations:

- Normal Pressure: Average water pressure should be between 45 and 80 PSI

Observations:

- One or more hose faucets have broken and or are missing vacuum breaker devices. Hose faucets that are connected to a main water supply or other drinking water supply should be equipped with hose connection vacuum breakers (HVB's) to prevent backflow of water from the hose to the water supply. The home may or may not have been required to have these devices, however it is recommended that they be installed to protect your potable water supply. Inspect all exterior faucets and install one onto each exterior faucet. They are easily installed and available at most hardware stores. For more information, visit the website <http://ufdc.ufl.edu/IR00001505/00001>



Water pressure 72#



Typical Missing Vacuum Breaker

9. Fascia

IN	DM	RR	NI	None
X		X		

Observations:

- Disclosure: Due to the height of the structure all wood fascia and soffits could not be probed for wood rot fungi. Wood rot/fungi observed visually from the ground and or with binoculars.
- Wood
- One corner of the wood fascia was observed to have wood rot/fungi, moisture damage. Typically, the areas of concern on wood fascia will be at the corners and any mitered or butt joints. A complete analysis by a professional contractor should be performed and repairs made as necessary.



Wood Rot/ Fungi Observations

10. Soffit/Eaves

IN	DM	RR	NI	None
X				

Observations:

- Wood
- Disclosure: Due to the height of the structure all wood fascia and soffit could not be probed for wood rot fungi. Wood rot/fungi observed visually from the ground and or with binoculars.
- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

SAMPLE REPORT

11. Window Defects

IN	DM	RR	NI	None
X	X	X		

Observations:

• **IMPORTANT NOTE:** Windows with auxiliary locks, blocked windows, window treatments or stored items in or around the window and/or any other reason that the window cannot be opened and closed safely in the inspector's opinion will not be operated. This does not preclude a visual inspection of the screen, frame or glazing as long as the window can be safely inspected.

• In accordance with Florida Standards of Practice, we do not inspect every window in the house, and particularly if it is blocked by furniture or window treatments. We do inspect every unimpeded window(s) in the bedroom(s) to ensure that at least one window provides an emergency egress/exit in case of fire. We attempt to open and close windows using normal operating methods.

• Window treatments are not part of our normal home inspection. Have current owner verify that all window treatments are fully intact and operational prior to closing.

• On an annual or semi-annual basis building owners should inspect and monitor conditions of window frame(s) with all interfaces. Seal (with approved sealants) window frame(s) intersections with walls as part of routine maintenance to prevent possible water intrusion issues. Window(s) should be opened and closed to monitor operating mechanics. Weather seals, gaskets and screens should also be inspected. NEVER let your irrigation system spray on your windows. For How To visit this website: <http://www.wikihow.com/Causing Windows>

• **CASEMENT WINDOWS:** The smooth operation of these windows depends on the window operator (or cranks) and the windows operating arms to be in good condition and well lubricated. We attempt to open and close windows using normal operating methods. See defects, if any below and or in the room by room portion of this report.

• **FIXED:** Stationary (fixed) window(s) noted.

• Aluminum frames

• Tempered glass

• Impaired glass

Observations:

• **Recommendations:** We recommend that a licensed window contractor evaluate all windows in the structure. As stated above not every window is opened and closed, however one or more were observed to have defects.

• Window screens have been removed by the current owner. Inspector observed screens stored in (garage attic), recommend that you do an inventory prior to close to be sure all screens are on property. **SPECIAL NOTE:** This will be the only place in the report that we will mention the screens missing all other window defects will be listed in the room by room portion of the report.

• **DISCLOSURE:** There is a decorative grill or metalwork that was observed in the Koi pond area. Ask current owner where this metalwork is supposed to be installed, if any. Note, the metalwork is rusted to some degree, see photo below.

• **The smooth operation of these windows depends on the window operators (or cranks) and the windows operating arms to be in good condition and well lubricated. We attempt to open and close windows using normal operating methods. One or more window(s) in the structure do not operate properly and needs to be evaluated and or repaired. See "sample conditions" photos**

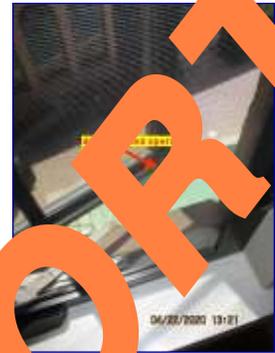
below.



Screens stored in garage



Finish defects



Operating defects



Finish defects



One or more loose muntin



Unknown use for decorative grate



One or more: Corroded operator arms

12. Covered Lanai

IN	DM	RR	NI	Other
X	X			



Rusted damper

13. Outside Kitchen/Bar

IN	DM	RR	NI	None
X		X		

Observations:

- The hot water for the sink was shut off. Ask current owner why hot water supply shut off.
- The gas grill would not fire using normal controls.
- **IMPORTANT:** The fireplace damper is damaged and non functional. The lever will not open or close the damper correctly or with difficulty. Do not attempt to start a fire until corrected.
- Could not fully inspect the wood burning firebox due to accumulation of ash, recommend regular cleaning.



Hot water shut off valve "Off"



Gas grill would not fire



Clean fire place

14. Covered Front Entryway

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

15. Stair(s) & Handrail(s)

IN	DM	RR	NI	None
X		X		

Observations:

- The fountain area and courtyard area has no railing. Railings are required with drop-offs on accessible decks more than 30" above grade. Flat walking surfaces observed over 30" off the ground without proper protection. The question of the surface is: "Is this an accessible walking surface?" A child could easily access this area!
- Handrails with circular cross section shall have an outside diameter of at least 1 1/2 inches (38 mm) and not greater than 2 inches (51 mm) or shall provide equivalent graspability, see illustration below. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6.25 inches (160 mm) with a maximum cross-section dimension of 2.25 inches (57 mm). Edges shall have a minimum radius of 0.125 inches (3.175 mm). Handrail is deficient. See photos below for locations and conditions.



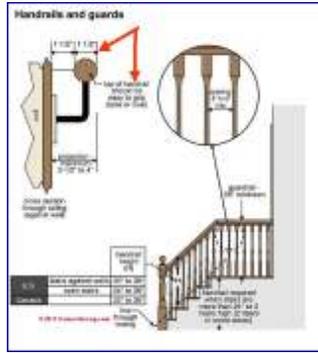
No hand rails



No graspable handrail



No graspable handrail



Graspable handrail Illustration

SAMPLE REPORT

16. Balconies

IN	DM	RR	NI	None
X		X		

Observations:

- **DISCLOSURE:** One or more of the balconies on the structure are covered with hard surface tiles and or pavers. It is unknown what type of waterproofing membrane has been used underneath these coverings. There may or may not be a drainage plane and or mat installed beneath the coverings/tiles. If efflorescence is present in the grout joints it may be an indication of a possible water intrusion issue or improper installation. In our experience these types of decks and their application without a proper drainage plane and or mat can become problematic regarding water intrusion. Inorganic growth and or efflorescence and staining of the wall cladding beneath these balconies is evident then there is a high probability that there is water intrusion issue present and the balconies should be closely monitored and or further evaluation by the proper tradesmen. For more information about these types of decks and a better understanding please visit this website: http://www.duradek.com/_customelements/uploadedResources/WhitePaperTiledek.pdf
- **DISCLOSURE:** Lanai/Patio/Balcony upper surface flat decks that are waterproofed can become problematic regarding water intrusion. Poor construction details and practices normally prevail due to a combination of errors by builders and tradesmen. These oversights can take years to be noticed because of the slow process of water intrusion and decay of building materials, if any. Unless visibly evident, inspector cannot determine that the deck is leaking, not leaking or beginning to leak in the future. The only sure way to make these determinations is to do destructive testing which is beyond the scope of this inspection. Tile, wood or other coverings that are installed over the waterproofing membrane, may hide the surface of the waterproofing membrane making determinations more difficult. Doorway flashing and railing installation details if done improperly, make the inspectors job even more cumbersome. For more information about these types of decks and a better understanding please visit this website: http://www.duradek.com/_customelements/uploadedResources/WhitePaperTiledek.pdf
- **DISCLOSURE:** All first and second floor balconies and railings should be closely analyzed by a licensed professional that understands the complexities of constructing a waterproof balcony and/or plaza deck!
- **Observe that the balcony railing(s) appear to be fastened right through the tile/pavers and into the membrane which can be problematic and is not normally recommended. Recommend securing a set of building plans to preserve installation details and or industry approved methodology used in the construction of the open balcony decks and/or railing details. All railing supports also be assessed for proper securing to columns, and to wall/stucco surfaces, see photo of loose fastener(s). For more information about these types of decks and a better understanding please visit this website: http://www.duradek.com/_customelements/uploadedResources/WhitePaperTiledek.pdf**





One or more areas of balcony efflorescence



Penetrations through balcony membrane



Penetration through stucco walls



Penetrations through balcony membrane



Penetrations through balcony membrane



wood rot/fungi-@ balconies



Efflorescence through tile



Efflorescence through tile deck



First floor balconies --loose delaminated tiles



One or more areas of balcony efflorescence

SAMPLE REPORT

17. Shutters/Impact Protection

IN	DM	RR	NI	None
			X	

Observations:

- Verifying that hurricane protection meets or exceeds any standards for mitigating credits on insurance policies is beyond the scope of a normal home inspection. If you have ordered or are thinking of ordering or have paid for a wind mitigation inspection as part of this home inspection you will address those issues with you. Please call our office to discuss our findings prior to ordering the wind mitigation inspection.

SAMPLE REPORT



Garage

The main area of inspection in the garage is the structural system. This means that all visible walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Stored personal items in the garage may present areas to be inspected as the inspector will not move personal items. It is recommended that either current owner removes stored items out of the garage that you perform inspection or walk through to determine if there are any visible defects that may not have been apparent during the initial inspection.

Monitor your garage walls and foundation. Inspect interior and exterior wall and the foundation twice a year for moisture and cracks. If you see discoloration, moisture may be seeping in from the roof or the walls. If you see these conditions call a water intrusion expert or general building or roofing contractor for an inspection and evaluation.

Clean your garage floor as needed of fluids from automobiles to prevent slip hazards. You may notice hairline cracks (not exceeding 1/4" in your concrete slab, but those are generally no cause for concern unless otherwise noted in the report, see "Foundation" portion of this report for more information regarding concrete cracking.

Experts disagree on whether to treat a garage slab with a sealant. Sealants can protect the concrete, prevent discoloration, and are easier to clean than bare concrete. Do it yourself sealants are available in home improvement stores but will need reapplication every three to five years. One time, professional applications are also available from professional contractors.

Some building codes require the door allowing entry to your home to be fire rated and self closing. If the door is damaged or the self closing mechanism has failed, repair or replace it. Once a year, clean and inspect the interior door. Make sure the door is properly sealed around the stiles, foot and head of the door. We recommend installing self closing devices and weather strip and threshold to prevent any carbon monoxide poisoning accidents.

Watch for pest invasions. Insects like termites and carpenter ants can damage your garage walls. Field mice and other small vermin can make nests in your garage. Inspect dark, cool, and moist spots, especially where garage walls meet the foundation. Call in pest control experts for an inspection and treatment.

Overhead garage doors operated up and down twice to test mechanical reverse features, once to test photo sensors (if applicable). We also test for door balance and manual locking capabilities. Garage door remote openers and keypads are not tested or inspected, recommend deactivation by current owner.

Your overhead garage door is the largest moving part in your home. Keep your garage doors running smoothly, most new garage doors come self lubricated or with plastic parts that need no oil. You may need to annually oil older doors with metal rollers, hinges, and tracks. Use a leaf blower to blow away the grit, grime, dust, cobwebs, and dead bugs from the door's parts.

Occasionally check the rubber seal on the bottom and sides of your garage door. They can have worn away from wear and tear, allowing the elements to seep under through your door. Your door may be hitting the ground too forcefully and jarring all the parts, crushing the rubber seal or allowing light to peek through at the bottom when the door is at rest. To correct these problems use a screwdriver to alter the travel limit adjustment located on the door opener's control box and or review the operator's manual.

If applicable, regularly test the garage door's mechanical and infrared sensors to be sure they

still prevent it from closing if something like a child, pet or automobile is in the way. Review your operators manual. If your door does not have one seriously consider adding one or simply update you opener.

You should not plug a refrigerator/appliances into a GFCI outlet in a garage, they are not considered dedicated circuits. If the circuit trips you will loose all your food. See the appliance without knowledge. Consult a licensed electrician for your options. Only plug a golf cart charger or air compressor. If appliances are plugged into a garage GFCI outlet the inspector will not inspect the device or any devices that are feed down from that device.

1. Floors

IN	DM	RR	NI	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for its age. No major system safety concerns noted at time of inspection. Garage floors, walls and ceilings typically take a beating we will not report on what is considered normal wear and tear in garages. These surfaces may have; cracks, nicks, small holes and or be in need of patching/painting. These types of defects and conditions will not be reported unless they are considered major in the opinion of the inspector.

2. Walls

IN	DM	RR	NI	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for its age. No major system safety concerns noted at time of inspection. Garage floors, walls and ceilings typically take a beating we will not report on what is considered normal wear and tear in garages. These surfaces may have; cracks, nicks, small holes and or be in need of patching/painting. These types of defects and conditions will not be reported unless they are considered major in the opinion of the inspector.

3. Ceiling Observations

IN	DM	RR	NI	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for its age. No major system safety concerns noted at time of inspection. Garage floors, walls and ceilings typically take a beating we will not report on what is considered normal wear and tear in garages. These surfaces may have; cracks, nicks, small holes and or be in need of patching/painting. These types of defects and conditions will not be reported unless they are considered major in the opinion of the inspector.

4. Exterior Door

IN	DM	RR	NI	None
X	X			

Observations:

• Condition and operation of front and/or access door locks are not addressed other than the comments listed below. Buyer should have all locks re-keyed or replaced by a licensed locksmith immediately after closing. This is for the health, safety and welfare of your family.

• Monitor all exterior side service doors for signs of interment water intrusion around the threshold area of the door threshold, floor(s) & or wall(s), client should monitor conditions during hard rain and high wind events. Builder should have recessed floor see illustration below for proper construction techniques.

5. Garage Door Condition

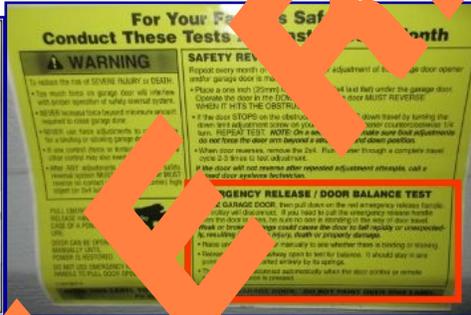
IN	DM	RR	NI	None
X		X		

Materials:

- Three - 8' to 10" Overhead sectional doors

Observations:

- Did you know that your overhead garage door is the largest moving object in a residential structure. It imperative that you learn about how your door operates and how to keep you and your family safe. We recommend that you perform a safety reverse test and a door balance test once a month and lubricate your overhead garage door annually. For more information about the largest moving object in your home and how to maintain it visit this website: <http://www.garagedoorcare.com/index.htm>
- One or more doors are noisy and squeaks when moved. We recommend lubrication on the rollers and tracks.
- Rusted, bent, dented, wood decay, weathered and damaged door panel(s). Recommend full review and or repair or replacement by a certified overhead garage door contractor.
- One or more of the overhead doors: Tension door balance out of adjustment and or springs/cables are missing. Raise the door half way the door should stay in that place and not drop or retract dramatically. We recommend contacting a qualified contractor to repair the door. More info: <https://garagedoorrepairs.info/how-do-i-know-if-my-garage-door-is-balance/>



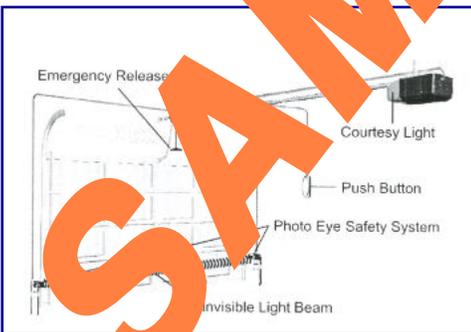
Lube you overhead door twice a year - Where to Illustration Overhead garage door safety wood rot/ fungi @ garage doors

6. Garage Opener Status

IN	DM	RR	NI	None
X	X			

Observations:

- The opener light cover is; missing, broken, cracked and or damaged and should be repaired/replaced.
- The light to the garage door opener did not illuminate. Check bulb first as first means of cure.



General Garage door opener parts---Illustration

Door opener defects

Middle door does not open/close correctly

7. Garage Door's Reverse Status

IN	DM	RR	NI	None
X		X		

Observations:

- The mechanical auto-reversing feature on the middle garage door does not operate properly causing the door to stop on its way up intermittently. The garage door opener needs adjusting by a licensed professional.

8. Ventilation/Flood Ports

IN	DM	RR	NI	None
X	X			

Observations:

- Flood ports should be cleaned and lubricated for proper operation. Monitor flood ports for incidental water intrusion, water staining, etc.



Flood ports -clean, monitor

9. Electrical

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. No major system safety concerns noted at time of inspection.

10. GFCI

IN	DM	RR	NI	None
X				

Observation:

- Appears in satisfactory and functional condition with normal wear for its age. No major system safety concerns noted at time of inspection.

SAMPLE REPORT



Pool

DECKS: Cracks in concrete pool decks that are more than 1/2" in vertical or horizontal displacement can become a trip hazard and will eventually get worse with expansion. These cracks should be repaired to avoid injury and worsening conditions.

SCREEN ENCLOSURES: Screens are inspected for torn, damaged or missing panels. Minor tears, rips or small defects are not addressed. Monitor screen enclosure frame fasteners for corrosion, guy wires for adjustment and screen splines for proper attachments to frames. Fiberglass screen panels under normal use can last between 6 to 12 years. Your enclosure should be visually inspected at least twice a year.

PUMPS: Determining if pool pump(s) are adequate for pool size and proper operation of pool pump time clock motors cannot be verified during a visual inspection.

FILTERS & FILLERS: Pool filtering devices are not disassembled to determine the condition of any installed filter elements or gaskets. Determining if the pool filter type/size is adequate for the pool/spa is not addressed. Testing of back flush mechanisms is not performed and automatic pool fill equipment is inspected for visual leakage, only. Determining if the systems are functioning as designed is beyond the scope of a visual home inspection.

LEAKS: Pools/spas are not inspected for leaks unless it is from visually accessible valves, plumbing, equipment. Water leakage from underground piping, drains, or pool shell would not be visually accessible and would be undetectable at the time of the inspection. This type of leakage can only be determined by company skilled in leak detection using specialized equipment.

HEATERS: This inspection does not verify/guarantee operation, or the life expectancy of pool heating equipment. As with any mechanical equipment, breakdown or failure can occur at anytime. Determining if the pool heating system is adequately sized to heat the pool/spa is beyond the scope of a visual home inspection and is not addressed. Propane or Natural gas heaters are turned on by the readily available switches. No attempt to light pilot lights, turn gate valves or check the amount of gas in the holding tank is made. Time does not allow inspector to heat pool water with an electric heat pump so turning it on and listening to it run for five to ten minutes and feeling the exhaust air temperature difference is how the appliance is inspected. Any electric resistant pool heater can take up to 24 hours or more to raise the water temperature of the pool noticeably. Heating time will be affected by the size of the pool, weather and other factors. Thermostatic temperature controls cannot be verified during a visual inspection.

REMOTE-CONTROL SYSTEMS: Where applicable, are tested via the service panel located at exterior pool equipment. This panel over-rides the interior control panel that allows testing of all components without entering the owner's current programming. The inspector does not use the interior control panel. Recommend that buyer has current home owner or property manager review the proper operation of any special remote-control and/or all other auxiliary pool/spa equipment. Determining if the systems are functioning as designed is beyond the scope of a visual home inspection and is not addressed in this report. This includes the use, operation and condition of any remote controlled valve systems.

PURIFICATION SYSTEMS: Any and all automatic pool purifications systems such as, chlorine, salt or electronic automatic purifications systems are not inspected for determining if the systems are functioning as designed and is beyond the scope of a visual home inspection and is not addressed in this report.

CHILD SAFETY: Use layers of protection around your pool to insure small children cannot gain unsupervised access to your swimming pool or spa. This means you have several things in place to keep children from getting to the water. Here are five ways to help accomplish that goal:

FENCING AND GATES: Mesh fencing should be at least four feet high and have a self-closing, self-latching gate. All panels should remain in place when the pool is not in use. Fencing should meet the ASTM F 1908 standard

DOOR AND GATE ALARMS: Many devices are available that attach to pool/spa access doors and gates that will sound a loud alarm when opened and closed. Placing alarms on sliding doors, windows and all exit doors will alert you to children leaving the house. Alarms should meet the Underwriters Laboratories standard UL 2017 for residential water hazard alarm equipment.

PERIMETER AND MOTION ALARMS: Infrared systems sound an alarm when the beam is crossed, and can be installed around the perimeter of a pool or spa. Water motion alarms are placed near or in the water and sound an alarm when the water is disturbed.

LATCH AND LOCKS: Fence gates should have latches that automatically close and latch securely. Windows and doors that open to the pool or spa area should all be equipped with self-latching devices.

SAFETY COVERS: Pool covers are available that completely cover the pool or spa, blocking access to water. Insist on a cover that has a label stating that it meets the ASTM F1346 Standard for pool and spa covers.

SUCTION & DRAIN SAFETY:

Replace any broken covers; missing covers or unclassified covers with 2007 ASME A112.19.8 certified drain covers. Older pools/spas have a single drain, consider retrofit it in accordance with the ANSI/APSP 7 standard. Options include converting the drain to a single unblockable suction outlet or installing a cover/gate certified to the 2007 ASME A112.19.8 standard and at least one of the following: an additional suction outlet(s), gravity flow system, vent system, safety vacuum release system (SVRS), converted suction outlet to return inlet, and/or disable the suction outlet and provide a skimmer capable of the full system flow. Have a licensed pool professional inspect your pool to recommend the upgrade.

Post a list of rules and regulations on any entrance to the pool to read the rules. Remind everyone not to play with drains and other mechanical devices inside the pool/spa.

Periodically have a licensed professional evaluate and, if necessary, maintain all drains and outlets.

LIGHTS:

Lights are visually inspected only. A complete analysis of this important system is beyond the scope of a home inspector. On pools/spas that are older than 20 years we highly recommend that the lighting system be fully inspected by a licensed electrical contractor and or updated to today's safety standards prior to the use of the swimming pool/spa.

Underwater luminaires must be installed so the top of the lens is at least 18 in. below the normal water level of the pool, unless it's listed and identified for use at lesser depths [680.23(A)(3)]. Transformers used to supply underwater luminaires must be listed as a swimming pool and spa transformer—and be of the isolating-winding type with a grounded metal carrier between the primary and secondary windings [680.23(A)(2)]. Branch circuits that supply underwater luminaire greater than 15V must be GFCI protected [680.23(A)(3)]. In 680.2, the NEC defines three general categories of underwater luminaire. Specifics, such as the wiring methods allowed to the forming shell and bonding requirements, are included for each type as follows: Wet-niche [680.23(B)]. Dry-niche [680.23(C)]. No-niche [680.23(D)]. For more information visit this web site: <http://www.cpsc.gov/en/Newsroom/News-Releases/2003/Dont-Swim-With-Shocks---CPSC-American-Red-Cross-Warn-of-Electrocutions-in-Swimming-Pools-Hot-Tubs-and-Spas/>

1. Pool Structure Condition

IN	DM	RR	NI	None
X	X			

Type:

• Below ground ---For a complete list of web sites about pools visit the web page: <http://www.poolcenter.com/poolLibrary>

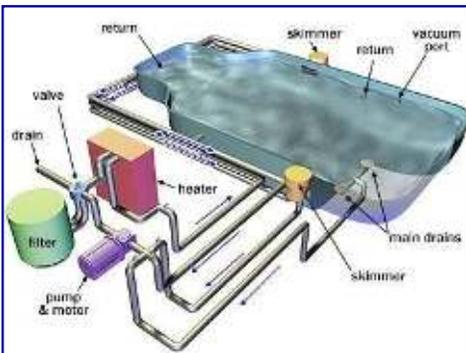
Materials:

• Gunite/Concrete super structure with aggregate finish.

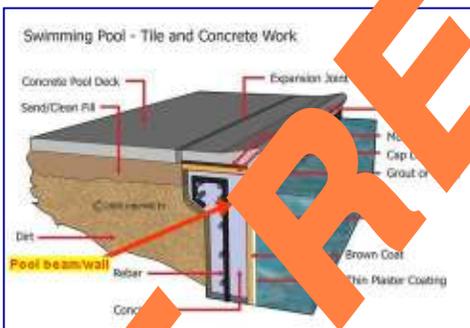
Observations:

• Efflorescence observed around the front face of the spa. This is a common occurrence with raised spas. A diligent cleaning and maintenance program will alleviate this issue.

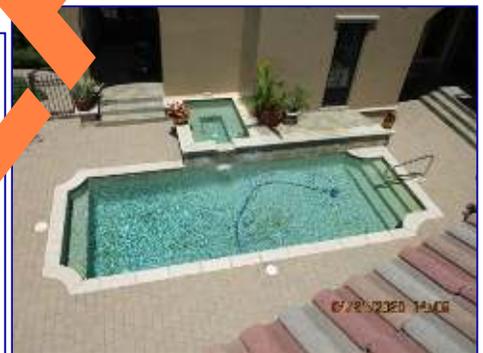
• : Minor stains observed on pool finish. Pool staining or swimming pool staining, usually refer to areas of discoloration on swimming pool walls, floors, steps, or any surface of the swimming pool in contact with pool water. There are two main causes of swimming pool stains; dissolved metals and algae growth. Have pool professional evaluate and clean as needed. For more information: <http://www.poolforthought.com/glossary-term/pool-stains/>



Swimming pool illustration --How it works -terminology



Typical concrete in-ground swimming pool cross section at beam



General Photo of swimming pool/spa.



Efflorescence on spa



Interior surface stains observed.

2. Timer

IN	DM	RR	NI	None
X				

Observations:

• Timer is part of the pools and or spas automatic controlling system. Refer to owners manual for proper operation.

3. Sub Panel

IN	DM	RR	NI	None
X				

Observations:

• Pool electrical sub panel box and all pool equipment located on the Right side of the structure.
 • Pool Electrical Sub panel appears to be in serviceable condition with no major defects or deficiencies. See "Exterior" -"Electrical" portion of this report for any other comments. Monitor minor rusting inside panel.



Pool sub panel with cover



Pool sub panel without cover

4. Electrical @ Pool Area

IN	DM	RR	NI	None
X				

Observations:

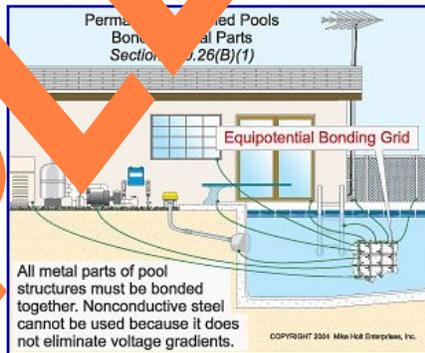
• GFCI's at pool area appears to be in serviceable condition with no major defects or deficiencies. See "Exterior" - "Electrical" portion of this report for any other comments.

5. Electrical Bonding

IN	DM	RR	NI	None
X				

Observations:

• We are not experts in this field and must test each and every electrically powered device (transformer and/or metal objects within 5 feet of the waters edge with testing equipment) for proper bonding. If you are at all concerned about electrical safety in and around the pool or/or equipment we highly recommend that you engage the expertise of an electrical contractor to perform a full safety evaluation of the pool and it's equipment. We highly recommend this evaluation on pools older than 10 years and especially if the pool is equipped with incandescent light(s) with transformers and metal conduits for light and/or boxes. For more information: <http://www.erico.com/public/library/fep/LT1242.pdf>



Swimming pool bonding illustration

6. Pumps

IN	DM	RR	NI	None
X		X		

Observations:

- **RECOMMENDATIONS:** All equipment should be securely fastened to the equipment concrete slab. Equipment installation manuals normally recommend that all equipment be secured to their final resting place. Pool equipment can get blown around during a high wind event such as a hurricane. Equipment may not get blown very far, it may be jarred enough to cause damage. Consult with a swimming pool professional.
- The pump is cavatating, air bubbles found in pool supply lines, reasons could be loss of suction, pump O-Rings poor condition, broken piping, debris in skimmer, loose unions or fittings in plumbing pipes and several other causes. Have swimming pool contractor inspect and repair (see video below of air inside pump).



Not secure



Pump Cavitation

7. Valves, Jets , Drains & Visible Plumbing

IN	DM	RR	NI	None
X		X		

Observations:

- Missing/damaged or improper return jet fittings observed. Return side fitting should have safety plate or other suction protection over the inlet, consult with a swimming pool contractor for proper application.
- One or more supply jet fittings is missing and or damaged. Have all supply and return fittings inside the pool evaluated by a swimming pool technician, repair/replacements needed.



General view of pool equipment.



Return/Supply fitting missing

8. Air Blower Pump

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. More about blowers: <http://www.airsupplyflorida.com/>

9. Filter

IN	DM	RR	NI	None
X		X		

Observations:

- RECOMMENDATIONS: All equipment should be securely fastened to the equipment concrete slab. Equipment installation manuals normally recommend that all equipment be secured to their final resting place. Pool equipment can get blown around during a high wind event such as a hurricane. Equipment may not get blown very far, it may be damaged enough to cause damage. Consult with a swimming pool professional.

- Diatomaceous, earth filter ---More about these kinds of filters visit this website: <http://www.poolcenter.com/dePoolFilter>

- : Filter is leaking in one or more places, see photo below. Have filter fully evaluated by pool professional.



Filter leaking

10. Pressure

IN	DM	RR	NI	None
X		X		

Observations:

- The filter pressure gauge/gauges is: leaking, cannot be read (foggy - cracked), missing, broken and/or damaged in such a way that it does not function as intended. Have a licensed swimming pool professional evaluate and repair/replace as necessary.

11. Purification Observations

IN	DM	RR	NI	None
				X

Type:

No automatic chlorination device observed, this means purification is done manually. The manual insertion of liquid chlorine or tablets inserted into a chlorinator basket is a way to manually add chlorine to a pool.

Observations:

None--see above

12. Pool Heater Condition

IN	DM	F	None
X			

Type:

- Propane or natural gas heater present.

Observations:

- Pool heating system appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. We use only normal controls to operate equipment. Equipment does not fire using normal controls it will get reported as deficient. We do not try to figure out why an appliance or system does not function.



gas heater in operation

13. Patio(s)

IN	DM	RR	NI	None
X		X		

Observations:

- **POOL RETAINING WALLS & POOLS WITHOUT SCREEN ENCLOSURE:** This portion of report is for pool retaining walls and pools without a screen cage.
- Depressions, low spots and or sunken areas on surface pavers noted. The cause of this condition can be from clogged pipes, inadequate base rock or sand or several other factors. These can become a trip hazard. Recommend that a professional paver install inspect, repair and or monitor for worsening conditions.



One of many areas of settling pavers

14. Stair(s) & Handrail(s)

IN	DM	RR	NI	None
X		X		

Observations:

- **IMPORTANT:** If the home has a pool deck without a screen enclosure then please refer to this portion of the report for comments on the pool deck, stairs and stairways.
- Recommend professional evaluate fence and gates around main swimming pool, see general photos below of defects.
- Handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds (0.89kN), applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building. Handrail is loose and needs to be repaired.



One or more fence/railing defects



Fence/railing defects

15. Child Safety Barrier Observations

IN	DM	RR	NI	None
X		X		

Type:

- Fencing and gates: Mesh fencing should be at least four feet high and have a self-closing, self latching gate. All panels should remain in place when the pool is not in use. Fencing should meet the ASTM F 1908 standard.
- Door and gate alarms: Many devices are available that attached to pool/spa access doors and gates that will sound a loud alarm when opened and closed. Placing alarms on sliding door windows and all exit doors will alert you to children leaving the house. Alarms should meet the Underwriters Laboratories standard UL 201 for residential water hazard alarm equipment.

Observations:

- See "Stairs/Handrails" portion of the report for more information.
- Door and window alarms have been removed or disconnected by the current owner. Ask owner if they still have the alarms or reconnect and prove that they are functional. If you have small children or grandchildren be sure to install a door or reinstate the alarms. If not at least you will know that the alarms are properly functional for the next person(s) you sell the home to. You may be responsible for the door alarms when you go to sell the home. NOTE: This disclosure goes for both pools and all doors windows that access these pools.



Alarms disconnected

16. Ladders, Stairs & Swimouts Observations

IN	DM	RR	NI	None
X				

Type:

- Figure 4 Shallow end
- Swimout deep end

Observations:

- Ladders and swim outs appear to be in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

17. Water Condition

IN	DM	RR	NI	None
X	X			

Observations:

- Water is not tested for chemistry and or temperature during this inspection. Visually the water chemistry appears to be normal.
- Water is clear.
- Organic debris in bottom of pool, needs cleaning.



Debris/leaves in pool

18. Coping Observations

IN	DM	RR	NI	None
X				

Materials:

- Coping definition: Coping is the cap on the edge of a swimming pool or spa which is mounted on the bottom edge of the pool deck.
- Bull nose brick.

Observations:

- Coping appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

19. Water Line Tile Observations

IN	DM	RR	NI	None
X				

Observations:

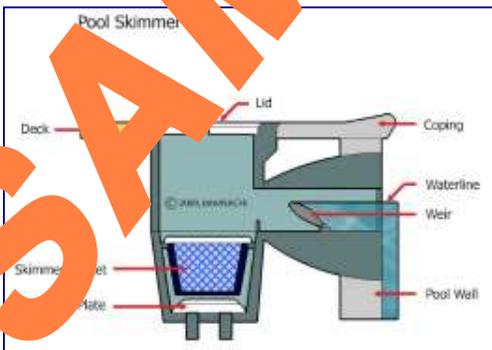
- Water line tile appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

20. Skimmer Observations

IN	DM	RR	NI	None
X	X			

Observations:

- NO vacuum line is being used in the skimmer port. There is a suction port in the side of the pool. Ask current owner why the suction port is not being used. NOTE: Suction port this missing safety As mentioned in the "Pumps, Valves & Drains" portion of this report.
- Skimmer basket is missing, cracked and or deteriorated, recommend replacement.



Typical pool skimmer illustration



Skimmer basket missing

21. Lights

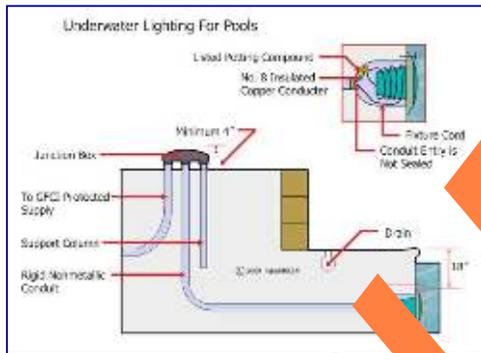
IN	DM	RR	NI	None
X	X			

Observations:

• **IMPORTANT NOTICE:** Lights are visually inspected only. A complete analysis of this important system is beyond the scope of a home inspection. We highly recommend that this part of the swimming pool/spa be fully inspected by a licensed electrical contractor prior to the use of the swimming pool/spa.

Underwater luminaire must be installed so the top of the lens is at least 18 in. below the normal water level of the pool, unless it's listed and identified for use at lesser depths [680.23(A)(5)]. Transformers used to supply underwater luminaries must be listed as a swimming pool and spa transformer — and be of the isolating -winding type with a grounded metal barrier between the primary and secondary windings [680.23(A)(2)]. Branch circuits that supply underwater luminaire greater than 15V must be GFCI protected [680.23(A)(3)]. In 680.2, the NEC defines three general categories of underwater luminaire. Specifics, such as the wiring methods allowed to the forming shell and bonding requirements are included for each type as follows: Wet-niche [680.23(B)]. Dry-niche [680.23(C)]. No-niche [680.23(D)].

- Light(s) appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.
- The 2X4 post for the pool light junction box is deteriorated and just needs to be replaced, see photo below.



Typical pool light installation



Weak light junction box support

22. Water Fill Unit

IN	DM	RR	NI	None
X				

Observations:

• Maintenance: be sure to flush your equalizer line periodically.
 • The water fill lid is missing the screw or screws to secure the lid. Repair as needed.



Auto fill not secure -uneven pavers

Reflection Pool

1. Pool Structure Condition

IN	DM	RR	NI	None
X				

Type:

• Below ground ---For a complete list of web sites about pools visit this web page: <http://www.poolcenter.com/poolLibrary>

Materials:

• Gunite/Concrete super structure with aggregate finish.

Observations:

- Super structure and pool finish appear to be in serviceable condition for the age with no major system safety concerns noted at time of inspection.
- NOTE: This is a Reflection/Koi pond and you cannot see the finish of the pool.



General Photo of swimming pool/spa.

2. Timer

IN	DM	RR	NI	None
X		X		

Observations:

- Damaged and missing protective cover inside timer, needs repair, replacing to avoid potential electrical shock.
- Door or surround damaged; cracked/not weather proof missing, rusted, damaged, broken hinge, latch or won't stay closed. The door must remain latched to keep weather out of electrical connections. Repair and or replace.



3. Sub Panel

IN	DM	RR	NI	None
X				

Observations:

- Pool electrical sub panel box and all pool equipment located on the Left side of the structure. Note this panel also serves as the A/C condenser disconnects on this side of the structure.



Sub Panel with cover



Sub Panel without cover

4. Electrical @ Pool Area

IN	DM	RR	NI	None
X				

Observations:

• GFCI's at pool area appears to be in serviceable condition with no major defects or deficiencies. See "Exterior" - "Electrical" portion of this report for any other comments.

5. Electrical Bonding

IN	DM	RR	NI	None
X		X		

Observations:

• We are not experts in this field or do not test each and every electrically powered device (transformer and/or metal objects within 5 feet of the waters edge with testing equipment for proper bonding. If you are at all concerned about electrical safety in and around the pool or/or equipment we highly recommend that you engage the expertise of an electrical contractor to perform a full safety evaluation of the pool and it's equipment. We highly recommend this evaluation on pools older than 10 years and especially if the pool is equipped with incandescent light(s) with transformers and metal conduits for light junction boxes. For more information: <http://www.erico.com/public/library/fep/LT1242.pdf>

• **LIFE SAFETY-IMPORTANT:** All metal parts of the pool structure and the electrical and circulating systems are required to be bonded together. Bonding requires at least #8 SOLID COPPER wire. The visible components required to be bonded include the electrical equipment associated with the circulating system including the pump motor, heaters, metal junction boxes, metal conduits, metal transformer, metal timer enclosures, and any metal longer than four inches within five feet of the pool. This includes but not limited to metal windows, shutter channels, railings, pool cages, metal columns, underwater lights (except low voltage lights listed as not requiring bonding). One or more of these items was visually found to be disconnected or not wired properly. See illustration below. One or more of the railings are not bonded. We recommend a full evaluation of the bonding system by a licensed electrical contractor. For more information: <http://www.erico.com/public/library/fep/LT1242.pdf>

6. Pumps

IN	DM	RR	NI	None
X		X		

Observations:

• **RECOMMENDATIONS:** All equipment should be securely fastened to the equipment concrete slab. Equipment installation manuals normally recommend that all equipment be secured to their final resting place. Pool equipment can get blown around during a high wind event such as a hurricane. Equipment may not get blown very far, it may be far enough to cause damage. Consult with a swimming pool professional.



Not secure

7. Valves, Jets , Drains & Visible Plumbing

IN	DM	RR	NI	None
X		X		

Observations:

- **RECOMMENDATION:** Recommended that all visible plumbing lines be clearly labeled for the direction of water flow and that all valves be clearly labeled for what they operate. This will minimize confusion in operation of the equipment and give the new owner a better understanding of the circulation system and the intended function of the valves. Consider having a licensed pool contractor clearly mark pipes and valves with a labeling device.
- Broken, missing, leaking valves and handles were observed. Have all valves fully evaluated by a swimming pool professional and repair replace as needed.
- Main drain vent screen missing



General photo of pool equipment



Missing Jandy Valve handle



Main drain vent missing screen

8. Patio(s)

IN	DM	RR	NI	None
X		X		

Observations:

Depressions, low spots and or sunken areas of surface pavers noted. The cause of this condition can be from broken pipes, inadequate base rock or several other factors. These can become a trip hazard. Recommend a professional paver installer inspect and repair and or monitor for worsening conditions.

SAMPLE REPORT



Uneven paver decks

9. Stair(s) & Handrail(s)

IN	DM	RR	NI	None
X		X		

Observations:

- See "Child Safety Barriers" portion of this report for more information.
- Pool fence/gates are damaged loose and should be evaluated by an aluminum contractor, see photo below for loose railing brackets.



Loose handrail connections

10. Child Safety Barrier Observations

IN	DM	RR	NI	None
X		X		

Type:

- Fencing and gates: Mesh fencing should be at least four feet high and have a self-closing, self-latching gate. All panels should remain in place when the pool is not in use. Fencing should meet the ASTM F 1908 standard.

Observations:

- See "Stairs/Handrails" portion of this report for more information.
- No child safety devices observed. On October 1, 2000, Florida Senate Bill 1000, also known as the "Preston de Ibern/McKenzie Merriam Residential Swimming Pool Safety Act" which in turn created Chapter 515 of the Florida Statutes required all residential swimming pools to be protected by at least one of several protective devices or barriers.
 - (A). Be isolated by an approved barrier.
 - (B). Be protected by an approved cover.
 - (C). Provide approved alarms on all windows and doors to the pool area.
 - (D). All doors must have approved self-closing device.
 This homes pool was built after October 1, 2000, it is required to have one of those provisions. For more information on this please visit this website:
 - <http://www.miamidade.gov/building/library/presentations/pool-barriers.pdf>
 - <http://www.poolsafely.gov/pool-spa-safety-act/read/>

The gate does not self close!



No self-closing gate

11. Coping Observations

IN	DM	RR	NI	None
X				

Materials:

- Bull nose brick.

Observations:

- Coping appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

12. Skimmer Observations

IN	DM	RR	NI	None
			X	

Observations:

- The skimmer is clogged with organic debris and could not be inspected.

13. Water Fill Unit

IN	DM	RR	NI	None
X		X		

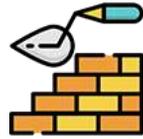
Observations:

- Maintenance: be sure to flush your equalizer line periodically.
- The shut off valve for the water fill unit is rusted and or there is no valve handle, the photo below



Shut off valve missing/rusted

SAMPLE REPORT



Slab Foundation

Foundations should be examined at least twice a year for signs of cracking, insect and or vermin intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks).

Foundations on Concrete Block and Stucco Homes (CBS Construction) and some wood frame homes are typically monolithic or stem wall (T-Shape) and slab on grade construction. In simplistic terms a monolithic slab is the type of slabs that are cast in place as one single component with the footer. A stem wall foundation (T-Shape) is separated into a footer, small to medium height vertical wall and concrete reinforced slab. For more information about these types of foundations visit this web site:
<http://www.concretenetwork.com/concrete/foundations.htm>

Monitor grade levels around structure to be sure the exterior grade does not become higher than the living floor height. Be sure that ground water does not rise up against the foundation and pond. This can occur when years of mulch, debris/leaves/ etc. and landscape mulch are added to shrubbery and flower beds increasing the exterior grade by composting. The average difference between the living floor height and the exterior grade should be no less than 5 inches and slope away from the foundation at a 5% grade.

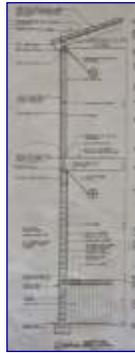
If the structure is not fully guttered we recommend to be added. Monitor gutter, downspout, splash guards and consider adding pipes to channel water as far away from the foundation as possible, 5' at best. Inspect your gutter and drainage system twice a year and clean as needed. See "Exterior" introduction for more information.

Cosmetic repair of common cracks is considered routine, long - term home maintenance. The vast majority of cracks are cosmetic, but how can you tell if a crack is a true structural concern? General engineering guidelines state that, hairline cracks up to 1/8 of an inch in width are considered negligible to slight, 1/8 to 9/16 of an inch are moderate, 9/16 to 1 inch are severe and over 1 inch are very severe (Forensic Geotechnical and Foundation Engineering R.W. Day, 2011). Cracks alone are not necessarily indicative of a structural concern. As a generalist inspector it is your duty to report concrete and or concrete masonry units (CMU's) cracking. If cracking is reported in this report and is of a concern to you we recommend to have these cracks evaluated within your contingency/due diligence period as a specialist may uncover additional defects and or conditions. If the words "monitoring" or "monitor cracks" are used in the report they mean, "evaluated within your contingency/due diligence period".

1. Concrete Slab Foundation

IN	DM	None
X		

Observations:
 • Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. More information: http://inspectapedia.com/structure/Concrete_Floor_Cracks.htm



Your foundation/wall section

2. Concrete Slab Perimeter

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted during inspection. More information: http://inspectapedia.com/structure/Concrete_Floor_Cracks.htm

SAMPLE REPORT



Attic

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of any element in the attic space. Inspector does not disturb any insulation and does not move any mechanical components such as ductwork.

In accordance with industry and insurance standards, we will NOT attempt to enter an attic that has; less than thirty -six inches of headroom and or when entering the area, in the inspector's opinion, may be dangerous, may compromise the ceiling below, has restrictions by any means or in which the insulation obscures the joists or any portion of the trusses, joists or rafters thereby making mobility hazardous. We will inspect the attic as best we can from the access point available with no comments or evaluations if it is not readily viewed from the access area. If the access point is blocked and/or hindered in any way no attempt will be made to clear access.

Conditions such as but not limited to; insulation baffle, low pitch, and or flat roof designs, soffit or eave lines, vaulted ceilings, insulation, configuration of the truss webbing and/or the installation of the HVAC ductwork, may hinder the inspectors visual inspection process. These conditions may prevent the inspector from inspecting the entire attic space of the structure and limit access and observation of all components inside that space as well as the evidence of past or present water intrusion issues of any nature.

Roof leaks cause plywood and roof substrate to turn black; when repaired the black damage substrate may still be evident, however the actual water intrusion issue may be repaired. Inspector uses his best ability to determine if the affected area is active or inactive, however, in times of very dry weather or lack of rain all this can be nearly impossible to determine if the damaged area is an active or inactive leak.

Insect, mice, rats or other vermin are not part of this inspection, however if the inspector sees any problems arising out of the presence of such, comments will be made.

More information about limited and unvented attic space visit this You Tube Web Site: <https://www.youtube.com/watch?v=Ld8pzlu45F8#t=751>

1. Access

IN	DM	RR	NI	None
X				

Observations:

LIMITED ACCESS & LIMITED VISUAL INSPECTION: 75% of the attic space was not inspected. Due to low pitch areas of the roof design, vaulted ceilings, insulation, configuration of the truss webbing and/or the installation of the HVAC equipment and or duct work. These conditions prevent the inspector from viewing the entire attic space of the structure and limit the observation of such components as; wood trusses, roof sheathing, air conditioning and venting duct work, electrical wiring, plumbing supply, venting piping and potential roof leaks. The insulation is spray foam applied to the bottom of the roof substrate which prevents the visual inspection of the substrate for roof leaks.

- Attic access or scuttle hole located in: Game room office, Pantry, 2nd floor master bedroom closet.
- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.
- Luminaire or attic light is present and in working order.

2. Structure

IN	DM	RR	NI	None
X				

Observations:

- Engineered roof trusses with plywood/OSB substrates.
- LIMITED ATTIC ACCESS: As stated in the “Access” portion of this report and the “Attic Introduction” some areas of the attic could not be accessed. We cannot comment on any defects, if any that are not visible due to these conditions.
- DISCLOSURE: There is water stains in the attic over the laundry/utility room (see photo below) . The owner disclosed in the owner's disclosure that there was a leak at this area and that it has been repaired. Please closely monitor conditions.



General Attic Photo



General Attic Photo



General Attic Photo



General Attic Photo



General Attic Photo



Water stains --over pantry area

3. Ventilation

IN	DM	RR	NI	None
				X

Observations:

- LIMITED ATTIC ACCESS: As stated in the “Access” portion of this report and the “Attic Introduction” some areas of the attic could not be accessed. We cannot comment on any defects, if any that are not visible due to these conditions. More information:

<https://www.buildingscience.com/documents/published-articles/pa-crash-course-in-roof-venting>

The structure is designed to have a vent-less attic. This means that the attic space is designed and is part of the air-conditioned living space.

Insulation or the thermal barrier is installed above the ceiling joists or in the roof rafters or trusses. More Info:

<https://www.buildingscience.com/documents/digests/bsd-102-understanding-attic-ventilation>

4. Duct Work

IN	DM	RR	NI	None
X		X		

Observations:

- **LIMITED ATTIC ACCESS:** As stated in the "Access" portion of this report and the "Attic Introduction" some areas of the attic could not be accessed. We cannot comment on any defects, if any that are not visible due to these conditions. More information: <http://www.hvac-for-beginners.com/hvac-duct.html>
- See HVAC page for any comments and or defects regarding the plenum duct work. Plenum duct is the duct work (typically ridged fiberglass board) is the duct work that is connected directly to the air handler/boiler unit. For more information: <http://homeguides.sfgate.com/plenum-hvac-system-87219.html>
- FYI--We get asked by clients often about whether they get the ducts cleaned. Here are two websites to visit so that you are more educated about duct cleaning services.
<http://discover.pbcgov.org/SearchCenter/Faces/results.aspx?k=duct%20cleaning>
<https://www.epa.gov/indoor-air-quality-iaq>
- Flexible duct work with ridged fiberglass mixing boxes and plenums.
- **One or more vapor barrier of flexible insulated duct work (Jacket) is torn/damaged. Repair torn or damaged vapor barrier/jacket with duct tapes listed and labeled to UL 181B. If the insulation is penetrated, replace flexible duct or treat as a splice. Recommend evaluation by a certified HVAC technician. The defect shows up over the kitchen area. More info: <https://dengarden.com/home-improvement/How-to-Repair-Torn-or-Damaged-Air-Conditioning-Duct#:~:targetText=Close%20the%20outer%20liner's%20rip,the%20mesh%20with%20duct%20mastic.>**



N/C # Torn ductwork over pantry/kitchen area

5. Electrical

IN	DM	RR	NI	None
X				

Observations:

- **LIMITED ATTIC ACCESS:** As stated in the "Access" portion of this report and the "Attic Introduction" some areas of the attic could not be accessed. We cannot comment on any defects, if any that are not visible due to these conditions.
- Electrical circuits and/or devices that are covered and/or obscured by insulation and or lack of access are not part of this inspection process.
- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

6. Attic Plumbing

IN	DM	RR	NI	None
X				

Observations:

- **LIMITED ATTIC ACCESS:** As stated in the “Access “portion of this report and the “Attic Introduction” some areas of the attic could not be accessed. We cannot comment on any defects, if any that are not visible due to these conditions.
- Plumbing piping, connection, devices and/or equipment that is covered and/or obscured by insulation or lack of access are not part of this inspection process.
- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection..

7. Insulation Condition

IN	DM	RR	NI	None
X		X		

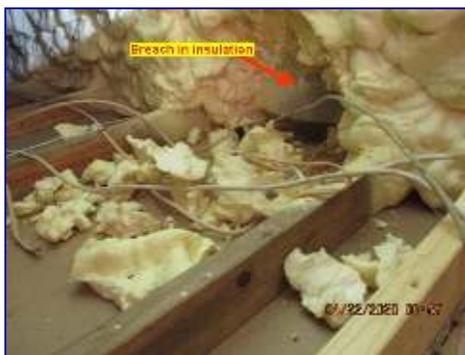
Materials:

• The attic is insulated with open/closed cell polyurethane foam sprayed to the bottom of the roof sub straight, aka non-vented attic space. This system can lower energy cost up to 40%. This type of insulation does not allow the inspector to visually evaluate some of the trusses, structural members, roof sub straight and makes it very difficult, at times, to observe roof leaks. NOTE: This also hinders the inspector ability to perform one or more of the components of a wind mitigation report. Please call our office to discuss if you have ordered or will order a wind mitigation report.

Depth: The R-Factor or the resistance to heat and cold rating of insulation is beyond the scope of a home inspection and not part of this report.

Observations:

- **LIMITED ATTIC ACCESS:** As stated in the “Access “portion of this report and the “Attic Introduction” some areas of the attic could not be accessed. We cannot comment on any defects, if any that are not visible due to these conditions.
- **Over Office area, Game room/Garage:** Thermal bridging(thermal breaks) occurs when a more conductive material allows an easy pathway for heat flow across a thermal barrier (missing or poor installation of insulation materials). Defects can include but not be limited to: open wall studs, open wall cavities, utility chases, missing insulation, fallen insulation of vertical wall areas, gaps in the attic space or open/closed cell insulation is cut or damaged by wiring installations as shown in the photo below. We recommend having a licensed insulation contractor and/or HVAC contractor familiar with these types of conditions to inspect evaluate and mitigate these thermal bridging areas. For more information please visit this website: <http://www.greenbuildingadvisor.com/blogs/dept/guest-blogs/what-thermal-bridging#ixzz4o3G3OKxy>



Damaged open cell insulation

8. Chimney

IN	DM	RR	NI	None
			X	

Observations:

• LIMITED ATTIC ACCESS: As stated in the "Access" portion of this report and the "Attic Introduction" some areas of the attic could not be accessed. We cannot comment on any defects, if any that are not visible due to these conditions.

9. Exhaust Vent

IN	DM	RR	NI	None
			X	

Observations:

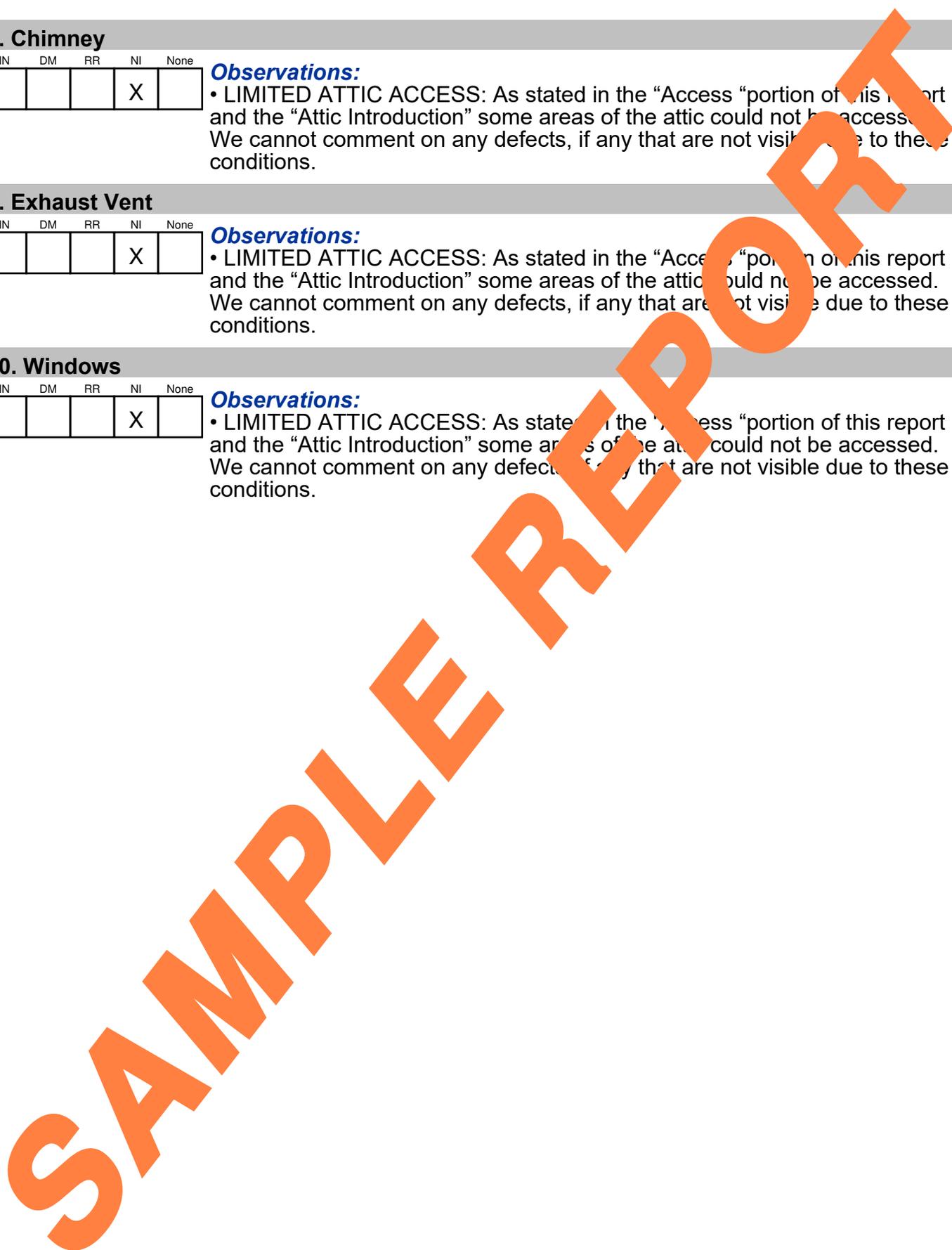
• LIMITED ATTIC ACCESS: As stated in the "Access" portion of this report and the "Attic Introduction" some areas of the attic could not be accessed. We cannot comment on any defects, if any that are not visible due to these conditions.

10. Windows

IN	DM	RR	NI	None
			X	

Observations:

• LIMITED ATTIC ACCESS: As stated in the "Access" portion of this report and the "Attic Introduction" some areas of the attic could not be accessed. We cannot comment on any defects, if any that are not visible due to these conditions.





Roof

Roof

This inspection is made on the basis of what is visible and accessible on the roof of the inspection and is not a warranty of the roof system or how long it will be warranted in the future. Roof surfaces are walked-on where conditions permit without danger to the inspector or to the potential of damaging to the roof covering(s), unless noted otherwise below.

When the report indicates that the roof is good that means it is satisfactory for its age and general usefulness. A roof, which is stated to be good, may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age. For an accurate cost of what repairs or replacement cost will be, a licensed and insured roofing contractor should be called.

Self Inspection: Your roof covering should be checked after major storms (tropical storms, tropical depressions, hurricanes, etc.) to ensure hip, ridge and eave edge roof perimeters are not damaged as well as any roof vents. Blocked vents can lead to condensation problems in attic areas and damaged vents can lead to water penetration to the attic. If roof vents are damaged, contact a roofing contractor for immediate repair to prevent interior damage. Periodic roof examinations are suggested, with attention to monitoring for missing or damaged coverings, and deterioration over time. Biannual examination of all roof surfaces should be done as part of your twice yearly exterior maintenance activities. Keep organic debris from collecting in valleys and flatter portions of your roof coverings as well as gutters and downspouts. Keep gutters and downspouts securely fastened to the structure. Gutter/downspout system should be serviced on an annual basis to ensure proper drainage. Install splash blocks where necessary to control erosion or underground piping is ideal.

Concealed roof flashing and or flashing at vertical intersecting walls and roof surfaces are not part of this inspection process due to the inability to visually inspect. We recommend monitoring the perimeter, valleys and intersecting vertical wall areas of the roof coverings when performing your biannual exterior maintenance activities. Typically the first place that roof coverings fail are at these designated areas.

Any roof replacement history or permit information on this dwelling was obtained either through the local Property Appraiser's website or documentation provided by seller and/or listing realtor. Repair history is not addressed, unless documentation is provided by seller.

1. Roof Observations

IN	DM	RR	NI	None
X	X	X		

Process:

- The roof was walked on and inspected from on top of the roof.

Materials:

- The pitched roof consists of concrete or clay tiles. Tile roof coverings are estimated at 15 years in age. Life expectancy on tiles roof in this area is 20 to 30 years depending on specifications, conditions and on maintenance practices. We recommend that tiles roofs be inspected annually by a certified and or licensed roofing contractor.

Observations:

- Tree and or shrubbery branches overhanging roof and/or against siding of structure. Trim trees and or shrubbery that are in contact or too close in proximity to the structure. Branches can abrade/scrub siding and damage roofing/structure and structure cannot dry out properly.
- Missing Pineapple decorative stone-Maintenance North end of hip
- Seller disclosed past roofing issues in the seller's disclosure. See "attic" portion of this report for more information.

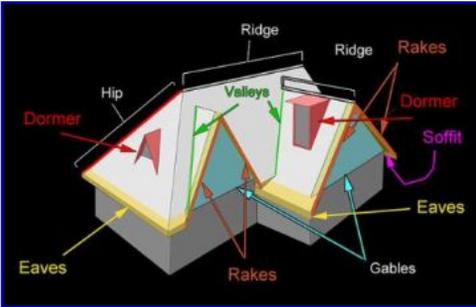
BROKEN TILE- Broken, cracked or loose tile observed. **SYSTEM TWO:** Sealed system using STANDARD Metal Flashing Tiles are applied with MECHANICAL FASTENERS direct to water proof deck and or to batten strips. The roof consists of a concrete roof deck with a direct deck mechanical (nail or screw) application. Tiles are applied over an organic and or inorganic peel and stick roll on waterproofing membrane aka, cap sheet. In this application the tile plays a multi part function, they are; architecturally functional, keep the ultraviolet rays of the sun from destroying the cap sheet and are part of the waterproofing assembly along with the cap sheet. Loose and broken tile are found on almost every type of tile roof and are normally broken by people working on them for various reasons such as cleaning and maintenance purposes. On newer roofs the installers break them and do not repair them during installation or gutter and screen cage contractors break them. Every broken tile should be evaluated to ascertain whether it can be repaired and or needs to be fully replaced. The evaluation should meet or exceed the Tile Roof Institutes (TRI) guidelines

Damaged tiles on this type of system should be repaired/replaced to the Tile Roof Institutes (TRI) Technical Brief 99-002 Chipped Tile guidelines which can be found on this website: <http://tileroofing.org/resources/technical-briefs/Screen%20to%2099-002%20Chipped%20Tile%20brief.pdf> and click to open PDF or find attachment at the back of this report.

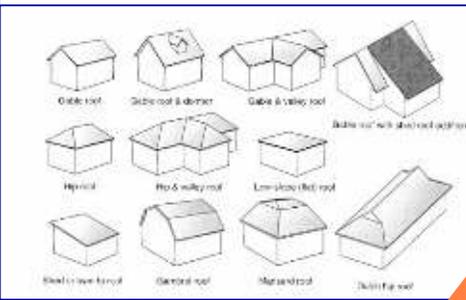
Repairs should always be performed by a licensed and insured roofing contractor that understands and can follow those very specific repair guidelines.

The Photo below shows a loose hip and ridge cap tile and or point work is severely cracked, spalling and or loose. This is a typical condition found on many tile roofs of a few years in age. Newer roofing codes have addressed this issue with the installation of hip and ridge boards and mechanically attaching the tiles to the boards or caps with screws, adhesives and/or mortar to prevent the tiles from becoming airborne in high wind events. Severely cracked point work can allow copious amounts of water to enter under the roof tiles and or can cause cement point work to fall to the ground. Consult with a licensed roofing contractor for the best retro fit procedures to be sure these tiles and point work are secured to the roofs surface. For more information about this and other roof tile facts visit these web sites:

<http://www.floridadisaster.org/hrg/content/roofs/tile.asp>
https://www.youtube.com/watch?annotation_id=annotation_187421189&feature=iv&src_vid=S1Tio14j8TI&v=JE2cHh-mWBM



General Exterior & Roof Terminology--- Illustration



Basic Roof shape types, illustration



Overview & Observations



General Roof Conditions



General Roof Conditions



General Roof Conditions



General Roof Conditions



General Roof Conditions



General Roof Conditions



Missing tile/cap -one or more



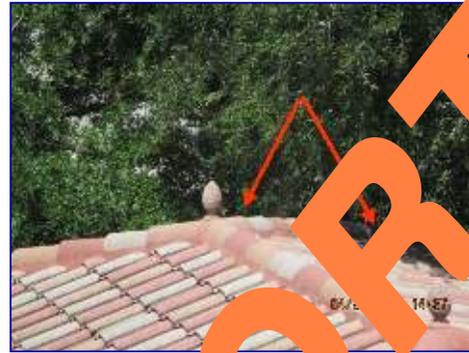
Typical Cracked/Broken Roof Tiles



Typical Cracked/Broken Roof Tiles



Typical Loose Hip & Ridge Tiles



Scrubbing tree

2. Flashing Observations

IN	DM	RR	NI	None
X	X			

Observations:

- Standard L flashing observed at the intersection of vertical wall and roof surfaces with no stucco stop or counter flashing. In this case the inspector cannot visually inspect these areas of flashing due to materials coverings up the flashing. These conditions should be monitored on an annual bases. More Info: <http://www.nachi.org/flashing-part2-13.htm>
- Siding and or stucco is in direct contact with roof coverings, there is no clearance of siding to roof coverings. This prevents the inspector visual ability to properly inspect and also will help in the way of the siding materials. More info: <http://www.nachi.org/flashing-part2-13.htm>



No stucco termination flashing

3. Plumbing Boot Observation

IN	DM	RR	NI	None
X				

Observations:

Plumbing boots appear in satisfactory and functional condition with normal wear for the age. No major system safety concerns noted at time of inspection. NOTE: Sumps used on water more vent stacks, monitor conditions.

4. Vent Observations

IN	DM	RR	NI	None
X				

Observations:

DEFINITION: Roof stacks for the purpose of this part of the report, will be any of the following: attic exhaust vents- passive or mechanical, bathroom vent stacks, kitchen vent stacks and or any vent stack other than a B-Vent stack, chimney or clothes dryer vent stack. See respective portion of the report for any of these conditions.

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

5. Chimney Observations

IN	DM	RR	NI	None
X	X	X		

Observations:

- For more information about chimneys visit this website: http://inspectapedia.com/chimneys/Chimney_Inspection_Report.htm
- See "Attic" portion of this report for more possible information about the chimney.
- Metal Furnace chimney cap is; missing, wrong type, rusted and is damaged in such a way that the device cannot perform as it was intended. Defects like this can allow water entry and can cause leak dripping. Have licensed professional repair as needed, see photos for more info. http://inspectapedia.com/chimneys/Chimney_Cap_Tops.jpg



Monitor resting at South metal chimney

SAMPLE REPORT



Electrical

General Observations & Suggestions: Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the circuit being worked on should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. All aluminum wiring (if any) requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inspectors note that fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, any light fixture(s) noted or found not be working should be checked dead bulbs first, if this does not repair the fixture then further investigation should be made by a professional. Due to time constraints there may be switches/receptacles in the home that cannot be identified as to their service destination. Recommend having current owner (if available) to identify all switch destinations. Some switches may be designated to half hot receptacles, floor receptacles and or exterior devices that cannot be located and or identified.

Motion detection fixtures, timers, low voltage and or photo controlled lighting (if applicable) are not part of this inspection process. Recommend owner demonstrate operation prior to closing. This category includes all landscaping, porch and front pole/yard lights.

Operation/condition of auxiliary systems such as surge/lightning suppressors, generator, transfer switches and FPL/LCEC or other load management are beyond the scope of a visual home inspection and are not inspected.

It is recommended that the main disconnect and circuit breakers be operated (turned "off" and "on") periodically, to exercise these protective devices. Suggested frequency for this maintenance activity is once or twice a year. Circuit breakers that are not periodically operated may, over time, fail to operate to specifications. Inspector does not exercise breakers during the inspection. It is recommended that if your main disconnect is located on the exterior of the home that you install a padlock to protect the disconnect from vandals.

Most electricians agree that breakers in your panel box have an expected life of about 20 years. Therefore, if this home is 20 years or older, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. Any structure that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco, Challenger or Federal Pacific electric panel should be evaluated by a licensed electrician, as these types of panels and breakers have been known to overheat and cause house fires and or may not be accepted by certain insurance company underwriters or may require additional premiums.

Ground Fault Circuit Interrupters (GFCI): Since 1973, GFCI is required for most outdoor receptacles in homes to comply with the National Electrical Code. In 1975 that was extended to bathroom receptacles and in 1978 garage wall outlets were added. It took until around 1990 for the code to include kitchen receptacles 6' from sinks and in 1996 all kitchen counter receptacles. In 1990 all receptacles in crawl spaces and unfinished basements were required to have GFCI outlets or breakers. GFCI outlets should be tested in accordance with manufacturer recommendations, to confirm these devices are operable and providing protection. Failure to operate periodically may result in the mechanical components of these devices becoming "sticky" or inoperable, thus not providing the intended personal protection. Uncertain about the frequency of testing, the suggested frequency of testing is once per month. Note that only actual GFCI outlets are tested and tripped. Some areas may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, or inside the distribution panel etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. For more information about GFCI's visit this web site: <http://www.safeelectricity.org/information-center/library-of-articles/55-home->

safety/317-ground-fault-circuit-interrupters-gfcis

Arc Fault Circuit Interrupters (AFCI): Starting with the 1999 version of the National Electrical Code (NFPA 70) in the United States (US), the codes require AFCI's in all circuits that feed outlets in bedrooms of dwelling units. This requirement is typically accomplished by using a kind of circuit - breaker (defined by UL 1699) in the breaker panel that provides combined arc - fault and overcurrent protection. Not all US jurisdictions have adopted the AFCI requirements of the NEC as written. Circuit breakers should be tested in accordance with manufacturer's recommendations, to confirm these devices are operable and providing protection. Failure to operate periodically may result in the mechanical mechanisms of these circuit breakers becoming "sticky" or inoperable, thus not providing the intended personal protection. If uncertain about the frequency of testing the suggested frequency of testing is once per month. For more information about AFCI please visit this website: <http://www.cpsc.gov/cpsc/pub/pubs/afcifac8.pdf>

SMOKE DETECTORS: fire detectors, and carbon monoxide detectors should be tested periodically in accordance with manufacturer's recommendations to assure these devices are operable and providing protection. Failure to perform periodic test reduces assurance that the homes occupants will be alerted in the event of a hazardous event. If uncertain about the frequency of testing, the suggested frequency of testing is once per month. If devices are operated by or contain batteries as backup power, it is suggested that batteries be changed in accordance with manufacturer's recommendations or every six months if not specified. Smoke alarms are recommended by the manufacturer to be replaced if over 5 years old, as alarms can lose effectiveness with age (check the manufacturer's recommended replacement time). Newer building codes require smoke alarms to be installed in all living areas and bedrooms. Newer codes also require CO or carbon dioxide detectors as well, consider updating the home to the new requirements for the safety of your family. If security/fire alarm systems are present, smoke alarms are not tested due to possible interconnections with alarm systems and the possibility of notifying fire department, ask current owner to show you the system is operational prior to closing. Effective January 1, 2015 one and two family homes having a battery powered smoke alarm that is newly installed or replaces an existing battery powered smoke alarm must now be powered by a ten year, nonremovable sealed lithium battery or be powered by the homes electrical system with battery back up. The battery requirements of this section do not apply to a fire alarm smoke alarm or auxiliary component that is electronically connected as part of a centrally monitored or supervised alarm system. The new rules can be found in the Florida Statute 553.883.

Surge protection, Southwest Florida is the lightning capital of the USA. We highly recommend adding lightning surge protection system to your current electrical system to avoid any fire potential and to protect your valuable electronic appliances, televisions and computers. Consult an electrical contractor for the type and size of protection system.

Ceiling fan mounting boxes, due to the amount of insulation or type of construction, it is difficult to determine the method of attachment to the ceiling framing. These units are heavy and due to the design movement, must have the proper style mounting boxes for correct and safe attachment. Recommend confirming the method of attachment prior to use. This may require the removal of the fan or insulation to visually verify proper support. Consider consulting with a licensed electrician. Remote control devices for ceiling fans are not inspected.

1. Service Disconnect

IN	DM	RR	NI	None
X				

Observations:

- It is very important that all persons living in the home know where your main electrical service disconnect is located for safety purposes. In case of a fire and or any other emergency and/or if you need to shut the electricity off the entire house you need to know where it is located. Take the time to locate and familiar yourself and your family with this device and how it works. For more Information: http://inspectapedia.com/electric/Main_Electrical_Disconnect.php
- Main service disconnect located at Meter Can/Service Panel location: North side of garage "Exterior".
- The main service disconnect is located outside at the meter can on the Right side of the structure.. We highly recommend that you consider adding a small pad lock to this panel cover for security purposes this will secure your main service disconnect from being shut off by vandals.



All panel disconnects



Disconnects with covers removed

2. Distribution panel manufactured by

Brands:

- Square D

Year Installed:

- 2005

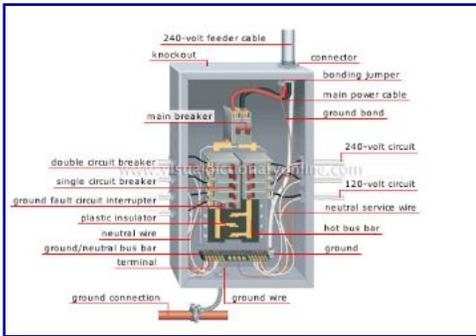
3. Distribution panel observations

IN	DM	RR	NI	None
X				

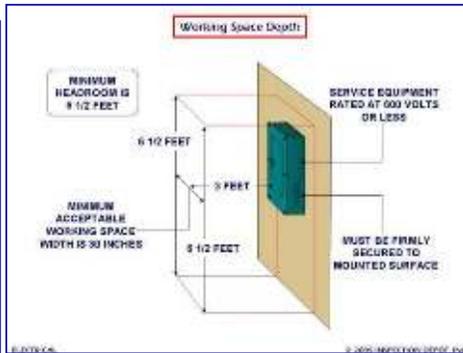
Location: Panel A--Laundry room Panel B: 2nd floor closet Panel C: Office/Storage Room
Size: Panel A--Laundry room Panel B: 2nd floor closet Panel C: Office/Storage Room
Notes: All Panels

Observations:

- Distribution panel appears in satisfactory and functional condition with minimal wear for its age, no major system safety concerns noted at time of inspection. Always provide adequate work space, never block the panel with work bench or stored items and provide adequate illumination.
- Recommendation: Southwest Florida is the lighting capital of the United States. No whole house surge protection device observed. Consider consulting with a licensed electrical contractor about layering your home with both a whole house surge protector and with point of use surge protectors for those important expensive appliances and electronics. For further information visit this website: <http://techhomebuilder.com/emagazine-articles/home-automation/5-things-to-know-about-whole-house-surge-protection/>



Distribution Panel Illustration - How It Works



Distribution Panel Work Space Standards - How It Works



Distribution Panel A With Cover



Distribution Panel A Without Cover



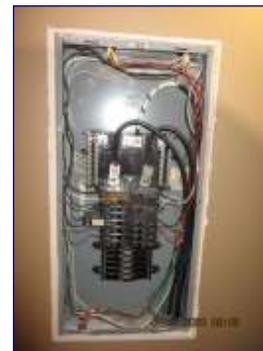
Distribution Panel B With Cover



Distribution Panel B Without Cover



Distribution Panel C With Cover



Distribution Panel C Without Cover

4. Distribution panel wiring breakers & bus bar(s) Observations

IN	DM	RR	NI	None
X		X		

- Copper non-metallic sheathed (NM---aka Romex) cable.
- Unshielded HighVoltage Copper NMB cable noted.

Observations:

The home is fitted with Square D AFCI breakers with blue test buttons. "HOME" of these breakers with blue test buttons have been subject to recall due to faults. The product recall includes all catalog numbers for QO, HOM and QOB AFCI circuit breakers with blue test buttons manufactured between March 1, 2004 and September 23, 2004. This breaker appears to be one of the affected devices. Making the exact determination of whether the breakers are on recall is beyond the scope of the inspector. We recommend having a licensed electrician inspect and make recommendations and to properly determine if these are the affected AFCI breakers. For more information visit this website: <http://www.cpsc.gov/en/Recalls/2005/CPSC-Schneider-Electric-North-American-Division-Announce-Recall-of-AFCIs/>

- Panel B -Breaker # 22 defective: Will not trip when tested, repair/replace.

3/0 Gauge	200 Amps	Service entrance
1/0 Gauge	150 Amps	Service entrance and feeder wire
3 Gauge	100 Amps	Service entrance and feeder wire
6 Gauge	55 Amps	Feeder and large appliance wire
8 Gauge	40 Amps	Feeder and large appliance wire
10 Gauge	30 Amps	Ovens, appliances, and air conditioning
12 Gauge	20 Amps	Appliance, laundry and bathroom branch
14 Gauge	15 Amps	General lighting and receptacle circuits



Wire size to amperage illustration

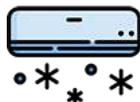
Square D Blue Breaker Recall

Square D Blue Breaker Recall Illustration



Panel B -Breaker panel defective

SAMPLE REPORT



HVAC

Observations & Suggestions: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, and ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and/or natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the heating and cooling system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Most heaters in the area are electric heat strips (see below) however, failure to perform an annual inspection by a certified technician in fossil fuel type heating systems may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death. Hence, we recommend fossil fuel type heat exchangers be inspected by a licensed professional.

The best preventative measures for air conditioners and heaters is regular cleaning and changing of air filters when necessary and an annual or biannual service and or cleaning. Filters should be replaced on a "as needed" basis. We recommend using a paper pleated type HEPA filter for better air scrubbing with a 8 MERV rating. These types of filters help reduce dust mites and other microorganisms and will provide a healthier environment for you and your family to live in.

Evaporator cooling/condenser coils periodically need cleaning by a licensed air conditioning contractor to insure optimum performance and to minimize potential mold growth and insure good IAQ (Indoor Air Quality). The primary drain pan and drain lines should also be flushed on a annual or biannual bases. These are all normal maintenance tips that should be followed anywhere in this area and should be performed once a year at best.

We recommend when buying a used home to have the system inspected, serviced and cleaned prior to taking occupancy, no matter what is described in this report. This will ensure that you know that the system is ready for service for the next year and will insure you that the system is running at peak performance and in serviceable condition. This inspection is a visual inspection only, I am not licensed to perform refrigerant pressure tests and do not perform amp draw tests. We do perform a Delta Temperature test (aka Delta T or for short TD)--see below.

Recommend addition of condensate drain emergency shut off float switch if air handler is not equipped with one, to reduce risk of moisture damage from clogged condensate drain for more information visit our web site: <http://www.rectorseal.com/Safe-T-Switch-SS103E.php>. See your report we will tell you whether you have this device or not.

Budget to replace HVAC system or components as it nears or exceeds typical life expectancy of 8-15 years depending on conditions. Consult with a licensed HVAC contractor to determine cost of options and replacing system or components. Life expectancy of HVAC equipment depends on many factors such as quality of equipment, usage and regular maintenance, etc. Useful life of installed equipment may be more or less than typical life expectancy stated.

Visually accessible ductwork is inspected for open connections at the plenum(s) or for visible damage only. Ductwork system is not leak tested (Duct Blasting) or inspected for condensating or sweating. Interior of ductwork is not visually accessible and is not inspected for any defects.

Thermostats are not tested for accuracy. Programmable thermostats are tested in the manual mode only. Refrigerant levels, head pressures and amperage tests are beyond the scope of a home inspection and are not tested.

Electric Heat Strip: The heat function is tested for 10 min. A burning smell will be noticed when operating unit for first time of season and may activate your smoke alarm. This is dust/dirt burning off the heat strip and is typical for equipment and will only last a few minutes. If burning smell persists, turn the system off and contact a licensed HVAC contractor to diagnose and correct. Heating component adequacy is beyond the scope of this inspection.

Temperature Differentials: Temperature differentials (TD or Delta T) allows the inspector to somewhat determine the operational functions of the cooling system. The Delta T should typically be at the ASHRAE (American Society of Heating, Refrigerating and Air Conditioning Engineers) average of 15°F to 22°F degrees when the interior temperature and relative humidity is down to design levels. The TD may not fall within those guidelines if the outside temperature is not at those design levels. This is not an all inclusive test for proper operation. Some HVAC technicians use a more stringent Delta T of 10°F to 12°F. For the purpose of this report we will use the ASHRAE standards. The data from a Delta T test are non conclusive and should never be used as a clearance for proper operation, Delta T data can lead to false anomalies.

The operation and testing of portable cooling and heating appliances (aka wall units/space heaters) is beyond the scope of the home inspection. These devices are not part of this inspection process. Recommend having the current owner illustrate the proper operation of these appliances prior to closing.

1. Thermostats

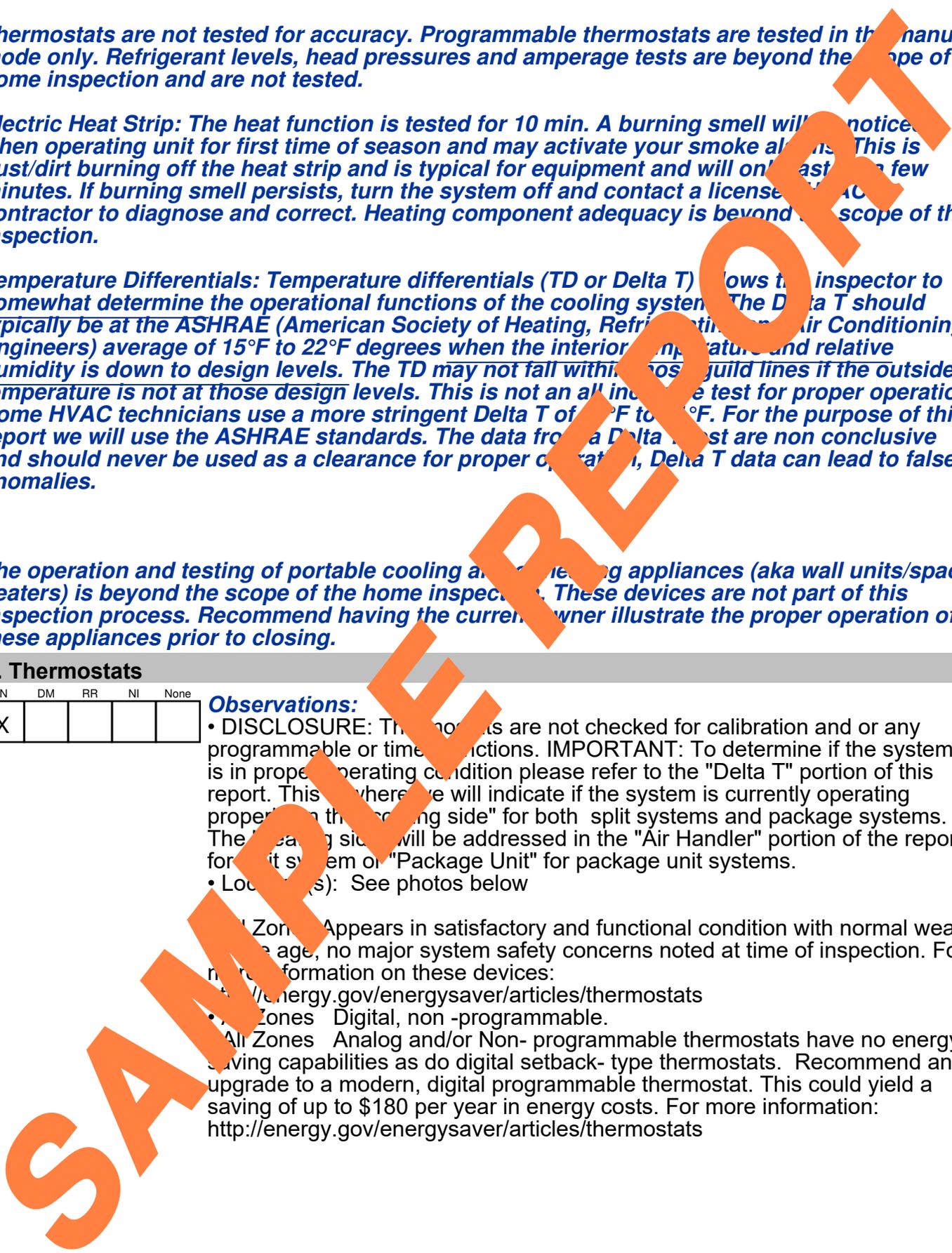
IN	DM	RR	NI	None
X				

Observations:

- **DISCLOSURE:** Thermostats are not checked for calibration and or any programmable or time functions. **IMPORTANT:** To determine if the system is in proper operating condition please refer to the "Delta T" portion of this report. This is where we will indicate if the system is currently operating properly on the cooling side" for both split systems and package systems. The heating side will be addressed in the "Air Handler" portion of the report for split system or "Package Unit" for package unit systems.
- **Locations:** See photos below

All Zones - Appears in satisfactory and functional condition with normal wear and age, no major system safety concerns noted at time of inspection. For more information on these devices:

- All Zones - Digital, non-programmable.
- All Zones - Analog and/or Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs. For more information: <http://energy.gov/energysaver/articles/thermostats>





Zone#1: Thermostat 2nd floor master



Zone#2: Thermostat Dining/Living



Zone #3: Thermostat Kitchen



Zone#4: Thermostat 1st Floor master



Zone#5: Thermostat Game/Office

SAMPLE REPORT

2. AC Condenser Condition

IN	DM	RR	NI	None
X	X	X		

Compressor Type:

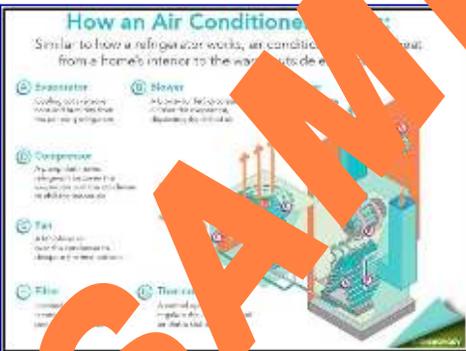
- Zones # 3 & 5 = 2 tons of cooling each
- Zone #4 = 2.5 tons of cooling
- Zones # 1 & 2 = 3.5 tons of cooling each

Location:

- Zone # 1 Condenser is located on the Left side of the structure. and is manufactured in: 2018
- Zone #2 condenser is located on the Left side of the structure. and is manufactured in: 2003
- Zone #3 condenser is located on the Left side of the structure. and is manufactured in: 2004
- Zone #4 condenser is located on the Right side of the structure. and is manufactured in: 2004
- A/C Zone # 5 condenser is located on the Right side of the structure. and is manufactured in: 2019

Observations:

- All Zones Last service date on appliance(s) unable to be determined. Although appliance(s) may appear to be operating properly from using normal controls there are areas which cannot be seen without specialized equipment and/or training. We recommend that all our clients that all systems should be serviced prior to taking possession unless current owner can show proof of a service within the last year. We also recommend that HVAC systems be inspected and serviced annually at best but recommend biannual inspections.
- One or more condensers: Minor rust and or rust stained condenser cabinet, fan motor and or fan cage observed. The cabinet houses the inner workings of the condensing unit and does not affect the operation of the units unless they become severely deteriorated. Arresting the rusting can prolong the cabinets' life, monitor conditions.
- One or more condensers appliance(s) are over 10 years in age and could be nearing the end of life. Exceeded their useful life expectancy, budget yourself accordingly, see age of unit above.
- One or more Damaged, missing appliance tie downs observed. Exterior appliances should be secured to the slab with straps or metal connectors in case of high wind event such as a hurricane. More Info: http://floridabuilding.org/upload/PR_Instl_Docs/FL14239_R3_II_Dwg.pdf



How an Air Conditioning System Works Illustration - How It Works



1 thru 3 condensers



Condenser Data Plate Zone # 1



Condenser Data Plate Zone # 2



Condenser Data Plate Zone # 3



Condenser Zone # 4



Condenser Data Plate Zone # 4



Condenser Zone # 4



Condenser Zone # 5



One or more condensers - not tied down



Tie-downs what they look like - illustration



One or more condensers - rusting

SAMPLE REPORT

3. Air handler Observations

IN	DM	RR	NI	None
X		X		

Materials: Zone # 1 Air Handler located in, attic. and manufactured in: 2018

- Zone #2 air Handler located in, attic.above 2nd floor hallway and manufactured in: 2003
- Zone #3 air Handler located in, attic. and manufactured in: 2004
- Zone #4 air Handler located in, mechanical closet. and manufactured in: 2004
- A/C Zone # 5: Air Handler located in, mechanical closet. and manufactured in: 2004

Observations:

- One or more air handlers: Appliance(s) are over 10 years in age and could be nearing the end or has exceeded their useful life expectancy budget yourself accordingly, see age of unit above.
- All Zones Last service date on appliance(s) is unable to be determined. Although appliance(s) may appear to be operating properly from using normal controls there are areas which cannot be seen without specialized equipment and/or training. We recommend to all our clients that all systems should be serviced prior to taking possession unless current owner can show proof of a service within the last year. We also recommend that HVAC systems be inspected and serviced annually at least but recommend biannual inspections.

• Zone #3 Air handler cabinet appears to have a mold like substance on it. There are many causes for this to be numerous to mention here including but limited to; high static pressure, Fan speed levels, fan speed, dirty filters, duct positioning/sizing and lack of air handler cabinet insulation or low R-value, etc or breach in open cell insulation. We recommend having the system analyzed by an HVAC contractor that is a specialist in air flow diagnostics and has Mold and Mildew (Indoor Air Quality) experience.

More info: <https://www.highthubengineering.com/hvac/106542-stopping-air-handler-condensation/>

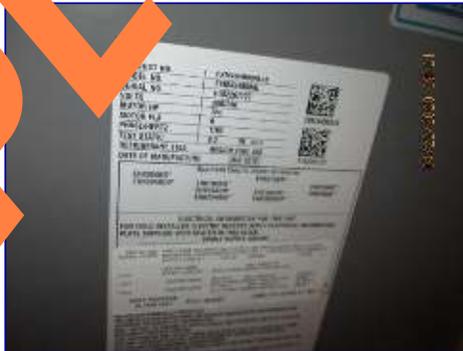
For more about static pressure go to this website:

https://www.rses.org/files/rses_journal/1114_Static.pdf

See photos below for locations and conditions.



Air Handler Zone # 1



Air Handler Data Plate Zone # 1



Air Handler Zone # 2



Air Handler Data Plate Zone # 2



Air Handler Zone # 3



Air Handler Data Plate Zone # 3



Air Handler Zone # 4



Air Handler Data Plate Zone # 4



Air Handler Zone # 5



Air Handler Data Plate Zone # 5



4. Heating Observations

IN	DM	RR	NI	None
X				

Notes: All Zones Electric Resistant strip, forced hot air. Equipment tested with normal operating controls. Unit appeared to operate properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures. See below for heating temperatures. • Zone # 1 15KW-- Heat is tested on a 10-minute run time. Photo below shows the temperature at: 95 °F • Zone #2 10KW-- Heat is tested on a 10-minute run time. Photo below shows the temperature at: 94 °F • Zone #3 8 KW--Heat is tested on a 10-minute run time. Photo below shows the temperature at: 100.5 °F • Zone #4 10KW Heat is tested on a 10-minute run time. Photo below shows the temperature at: 90°F • Zone # 5 8KW Heat is tested on a 10-minute run time. Photo below shows the temperature at: 90°F

Observations:

- All Zones Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.



Heat 10 Minute Run Time Zone # 1



Heat 10 Minute Run Time Zone # 2



Heat 10 Minute Run Time Zone # 3



Heat 10 Minute Run Time Zone # 4



Heat 10 Minute Run Time Zone # 5

5. Refrigerant Lines Observations

IN	DM	RR	NI	None
X	X			

Observations:

• One or more Units - One or more areas of the foam insulation on suction line(aka, Line set) missing and or damaged. Recommend that all line sets be insulated with damaged and properly sealed insulation to maintain the systems high efficiency. The insulation should be inspected and maintained from the condensing unit all the way to the air handler. Have licensed professional evaluated and repair/replace as needed. More Information: https://www.aiaa.com/aircond/Refrigerant_Piping_Insulation.php



One or more - line set insulation damage

6. Condensation Pumps & Drain Line Observations

IN	DM	RR	NI	None
X		X		

Observations:

- TIPS---HOW TO CLEAN---For more information about the care and use of the primary condensate line visit this website:
http://inspectapedia.com/aircond/Condensate_Drain_Clean.htm
- SAVE \$\$\$\$---To learn about primary condensation drain lines and "Condensation" in HVAC Systems visit this website:
<http://www.ashireporter.org/HomeInspection/Articles/Let-s-Concentrate-on-Condensate/1648>
- One or more units: Primary drain line improperly discharged over unapproved site. Condensate shall not discharge into a street, alley or other areas to cause a nuisance, i.e. "do not discharge HVAC condensate over a sidewalk/parking area". Drain lines should also not discharge closer than 12" from an exterior wall/foundation.
- One or more units: Condensation pipe termination trap has fallen off the primary drain line termination point, simply remove and reinstall the S Trap. See photo(s) below for locations and conditions. Have licensed professional evaluated and repair/replace as needed.



One or more - primary drain line details



One or more - primary drain termination

7. Secondary Drain Pan Observations

IN	DM	RR	NI	None
X				

Observations:

- WHAT IT IS: In an auxiliary drain pan with separate drain: an auxiliary condensate drain pan at least 1.5" deep and at least 3" larger than the length & width of the appliance beneath which it is placed, using corrosion resistant material of adequate thickness (0.7mm galvanized metal or 1.6mm non-metallic, e.g. plastic) with a separate drain installed under the equipment and discharged to a conspicuous point that will alert building occupants to a blocked primary condensate drain. More information:
<http://www.ashireporter.org/HomeInspection/Articles/Let-s-Concentrate-on-Condensate/1648>
- Appears in satisfactory and functional condition with normal wear for the age; no major system safety concerns noted at time of inspection.

8. Delta T Observations

IN	DM	RR	NI	None
X				

Differences:

• **TEMPERATURE DIFFERENTIALS:** The following temperature differentials (TD or Delta T) were taken. TD's allow the inspector to somewhat determine the operational functions of the cooling system. The Delta T should typically be at the ASHRAE average of 16°F to 22°F degrees when the interior temperature and relative humidity is down to design levels. They may not fall within that range if the design levels are not met. Keep in mind that several factors unknown to the inspector can affect the temperatures making the readings, "false positives". Since we are not licensed HVAC contractors, we do not perform refrigerant pressure tests, and do draw tests, wet-bulb temperatures (WBT) and Dry Bulb Temperatures (DBT) which in turn would give you more solid information. We recommend that if one or more of the appliances is more than 5 to 6 years old, you have the system evaluated by a licensed HVAC contractor. **IMPORTANT NOTE:** Carson Dunlop says the TD may be as little as 10°F or as much as 22°F, some HVAC contractors use a more stringent of 17°F to 21°F because they may be trying to sell you equipment.

More Info:

https://inspectapedia.com/aircond/Air_Conditioner_Temperatures.php

The differentials are as follows:

- Zone 1: Ambient temperature: 70.2°F
- Zone 1: Operating temperature: 50.2°F
- Zone 1: Delta T: 21.2°F
- *****
- Zone 2: Ambient temperature: 71.2°F
- Zone 2: Operating temperature: 50.7°F
- Zone 2: Delta T: 20.5°F
- *****
- Zone 3: Ambient temperature: 73.0°F
- Zone 3: Operating temperature: 50.9°F
- Zone 3: Delta T: 22.1°F
- *****
- Zone 4: Ambient temperature: 72.9°F
- Zone 4: Operating temperature: 51.1°F
- Zone 4: Delta T: 21.8°F
- *****
- Zone 5: Ambient temperature: 68.7°F
- Zone 5: Operating temperature: 48.0°F
- Zone 5: Delta T: 20.7°F

Observations:

• All Zones Delta T appears to be satisfactory and functional. No major system safety concerns noted at time of inspection. These readings may sometimes be affected by; weather conditions or latent load, dirty filters and or other underlying problems and give false positives. It is always recommended having the equipment inspected cleaned and serviced prior to taking possession especially if the system or any component is 5 to 6 years or older.



Ambient Temperature Zone # 1



Operating Temperature Zone # 1



Ambient Temperature Zone # 2



Operating Temperature Zone # 2



Ambient Temperature Zone # 3



Operating Temperature Zone # 3



Ambient Temperature Zone # 4



Operating Temperature Zone # 4



Ambient Temperature Zone # 5



Operating Temperature Zone # 5

SAMPLE REPORT

9. Filters

IN	DM	RR	NI	None
X				

Location:

• All Zones Located inside main return air plenum (located by thermostat) inside the structure.

Observations:

• How often do I change my filters: The air filter(s) should be inspected at least monthly and cleaned or replaced, "as needed". There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers, aka Electrostatic) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Disposable pleated cloth filter that must be REPLACED before they become clogged. Dirty filters are the most common cause of inadequate heating or cooling performance and poor indoor air quality. A disposable cloth pleated filter with an 8 to 11 MERV rating and replace when needed for best air conditioning and premium indoor air quality. These types of filters remove dust mites, other microorganisms and optimize the return air flow. NOTE: Always check your equipment documents for the proper filter to be used.

• All Zones Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.



HVAC Care: what happens with a dirty filter---Illustration

10. Registers

IN	DM	RR	NI	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.
 • FYI: Mechanical and or adjustable portions registers are not exercised and inspected. Recommend lubricating and or exercising these components.

11. Ductwork Observations

IN	DM	RR	NI	None
X		X		

Observations:

• Issue # 3: Some duct sweating observed on the top of the air handler above the kitchen, see photo below. See "Attic" portion of this report for more information and possible causes. Condensation was observed on top of the air handler indicating a significant amount of duct sweating. There was also some microbial like substance observed growing on the air handler and between the air handler cabinet and the ductwork. Recommend that the ductwork be suspended above the air handler cabinet. Have licensed HVAC contractor evaluate and repair as needed.



A/C # 3: duct sweating -mildew on air handle

SAMPLE REPORT



Plumbing

Observations & Suggestions: Main water shut off valves are inspected for leaks, corrosion and damage only. Main shut off valves are not operated during the inspection. Water shut off valves are infrequently operated and are prone to leak or malfunction when needed. Recommend current owner demonstrate operation prior to closing and exercise at least twice a year.

Supply Piping & Shut Off Valves: Inspection of water distribution (supply) piping is limited to what is visually accessible. Piping may only be visible at fixtures such as sinks, toilets and water heaters. Determination of pinhole leakage at water supply lines under ground, in an attic or structure is limited to areas where pipes are visible and accessible. It is not possible to determine if there is actually leaking causing damage to surrounding building materials. Stop valves are not exercised. It is rather common for corrosion to gather on stop valves under sinks in bathrooms and kitchens, as well as the toilets. Another common location is at the water heater. Overall corrosion is generally considered a "maintenance" type item unless they are dripping water". Corrosion that is not dripping water will not be reported unless the inspector feels that the valve is in immediate need of repair. There are contractors that say that corrosion is a little like getting gray hair as you age. If your home is older than 10 years you should consider replacing all your stop valves. We recommend that you exercise stop valves (if equipped and not corroded) at least twice a year to ensure valves operate and to prevent the valve mechanisms from seizing over time.

Private Plumbing Systems: In a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by an appropriate licensed professional familiar with such private systems. If a Septic System is on the property a 5 page National Association of Waste Water Treatment inspection and report and pumping of the tank is always recommended regardless of the age of the structure prior to purchase, and then every three years after.

Drainage waste and venting systems: Based on the inspection industries definition of a recommended water test for "leaking drainage" in a plumbing system, the plumbing drain-pipes are tested. However, only a video scan of the interior of the drainpipes and drain lines can fully confirm their actual condition. When the structure is vacant, the plumbing system is older, has cast iron, clay, Orangeburg pipes and/or there are prior known drain problems or large trees on the property, it should be prudent to have the drain lines "video-scanned" by a licensed professional prior to closing.

Reverse Osmosis Water Filters: Reverse osmosis filters are not inspected. Be sure to keep the cellulose acetate membrane (filter). Reverse osmosis filters need replacement about every two years under normal household use. Ask current owner for a maintenance record or simply change out the filter when you purchase and keep your own records.

Water softening and filtration systems: Water treatment equipment is visually checked for leaks, corrosion and dirt. More detailed testing and re-calibrating the equipment is outside the scope of the home inspection. On site treatment equipment should be cleaned, calibrated and lubricated annually by a licensed professional familiar with this type of equipment.

Water Heaters: Life expectancy on a water heater is anywhere between 6 to 15 years depending on many factors, grade of heater, water conditions, where the appliance is installed, prior maintenance etc. The older the heater the less efficient it will become. Flushing of sediment should occur as a preventive maintenance practice once a year. If your heater is 10 years or older budget yourself accordingly.

Circulation Pumps: Inspection of water circulation pumps and time clocks are beyond the scope of the home inspection and are not inspected. Recommend current owner demonstrate proper operation prior to closing.

1. Plumbing Observations

IN	DM	RR	NI	None
X				

Predominate Materials:

- =
- CPVC - Chlorinated Poly (Vinyl Chloride) installed overhead

Predominate Materials:

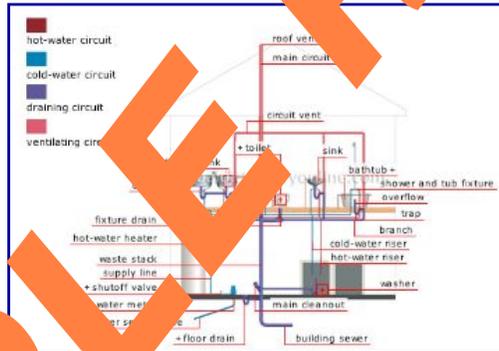
- **DISCLOSURE:** We do not identify the type/size or condition of the primary waste/drain line pipe from the structure to the sewer collection (i.e.-sewer tap/septic tank) point and/or any underground pipe that cannot be visually evaluated. If the structure is over 30 years in age and has large trees on the property we recommend having a licensed plumbing contractor evaluate conditions with a sewer scope/camera.

More Info: <http://inspectapedia.com/plumbing/types.htm>

- PVC (Poly-vinyl Chloride) Color: White

Observations:

- **MORE PLUMBING INFORMATION:** For more information about the plumbing system(s) and it's components please refer to the following sections of this report: **OUTSIDE HOUSE STRUCTURE, UTILITIES and INSIDE HOUSE.**
- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.



Plumbing System - Illustration

Gas

1. Gas Observations

IN	DM	RR	NI	None
X				

Fuel Type & Location:

- Gas service to structure is propane gas.

Observations:

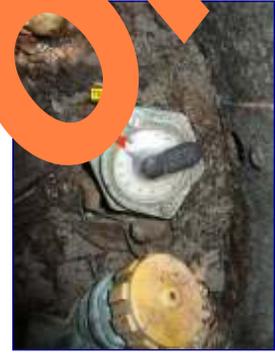
- Appears in satisfactory and functional condition with no visible leaks for the age, no major system safety concerns noted at time of inspection. Tank is 70% full



L/P tank location --front left elevation



L/P gas tank with lid removed



70% full of L/P gas



L/P Gas shut off --Left elevation

SAMPLE REPORT



Water Heater #1

Water Heaters: Life expectancy on a water heater is anywhere between 6 to 10 years depending on many factors, grade of heater, water conditions, where the appliance is installed etc. The older the heater the less efficient it will become. Flushing of sediment should occur as a preventive maintenance practice once a year. If your heater is 10 years or older budget yourself accordingly.

Inspection of water circulation pumps, energy conservation devices and or time clocks are beyond the scope of the home inspection and are not inspected. Recommend current owner demonstrate proper operation prior to closing and warrant proper operation.

According to the Consumer Safety Commission; At 120°F it takes 10 minutes of constant contact to produce a third degree burn. At 130°F, the exposure time is reduced to 30 seconds. At 140°F, the exposure time is reduced to 5 seconds. At 150°F, the exposure time is reduced to 1.5 seconds. Lowering the temperatures can reduce the risk of burns, and save on your energy bill. See your report for what temperature your water heaters is functioning at and make necessary thermostat adjustments that fit your needs.

Temperature and Pressure Relief Valves (aka-TPRV) and test drains are not tested or operated by the inspector. **WHAT IS A TPRV:** The TPRV is a valve on the water heater that will release water if excessive pressure builds up inside the tank of the appliance. Because the water released from the TPRV is very hot, it must be contained and discharged to a safe location by means of a properly positioned pipe extension and termination point. These valves are rarely used and may leak or fail when tested/operated. Refer to the appliances manufacturers instructions for test procedures or have licensed plumbing contractor or current owner demonstrate operation prior to closing. Discharge pipes must be of proper size and pipe should extend from TPRV to at least 6" off floor or to an external discharge point.

Water heater size: Sizing and or making comments on the size or adequacy of a water heater is beyond the scope of this inspection. However if you visit the web site listed below it will give you an understanding of what size appliance will fit your needs. Simply click here-----> <http://energy.gov/energysaver/articles/sizing-new-water-heater>

Tankless (point-of-use) water heaters have become increasingly popular in recent years for heating potable water in residential homes in the U.S. There are several major factors in the trend of installing tankless water heaters. One is an increasing demand for continuous, unlimited streams of hot water for simultaneous operation of hot water-consuming appliances and fixtures. Another is a desire to save floor space and to conserve energy by reducing standby losses. There are many different models of fuel-gas and electric tankless water heaters, each having a specific rating. Tankless water heaters are rated at gallons per minute (gpm) and degrees per water temperature rise.

1. Location

Location:

- Heater is located in the laundry room.

Size & Age:

- 80 gallons
- Electric----More Information:
http://inspectapedia.com/plumbing/Electric_Hot_Water.htm
- 6 years in age

2. Electrical Connections

IN	DM	RR	NI	None
X				

Observations:

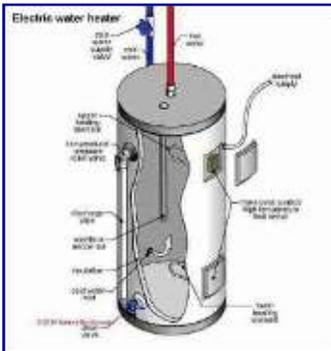
- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

3. Water Heater Condition/Observations

IN	DM	RR	NI	None
X				

Observations:

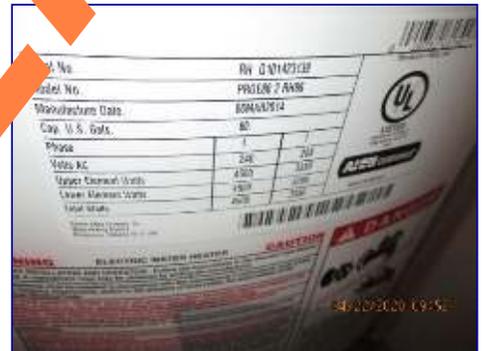
- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.
 - The hot water in the house is between 105°F and 110°F.
- WARNING:** According to the Consumer Safety Commission, at 120°F it takes five minutes of constant contact to produce a third degree burn. At 130°F, the exposure time is reduced to 30 seconds. At 140°F, the exposure time is reduced to 5 seconds. At 150°F, the exposure time is reduced to 1.5 seconds. Recommended temp should be set at 118-122 °F. Lowering the temperatures can extend the life of the heater, reduce the risk of burns, and improve energy efficiency and conservation.



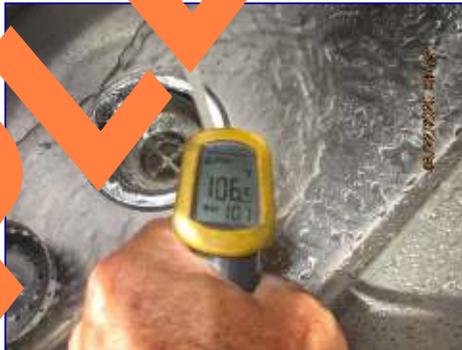
Electric water heater illustration - How It Works



Water Heater 1



Water Heater 1 Data Plate



Hot Water temperature #1

4. Drain Pan/Base Observations

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

5. TPRV

IN	DM	RR	NI	None
X				

Observations:

- **WHAT IS A TPRV:** TPRV stands for Temperature Pressure Relief Valve. The TPRV is a valve on the water heater that will release water if excess pressure is built up within the tank of the appliance. Because the water released from the TPRV is very hot, it must be contained and discharged to a safe location by means of a properly positioned pipe extending to an appropriate termination point. More Information:
http://inspectapedia.com/plumbing/Water_Heater_Relief_Valve.php
<http://www.ashireporter.org/HomeInspection/Articles/temperature-Pressure-Relief-Valve/1568>
- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

SAMPLE REPORT

Water Heater #2

1. Location

Location:

- The heater is located in the 2nd floor master bed closet.

Size & Age:

- 80 gallons
- Electric---More Information:
http://inspectapedia.com/plumbing/Electric_Hot_Water.htm
- 4 years in age

2. Electrical Connections

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

3. Water Heater Condition/Observations

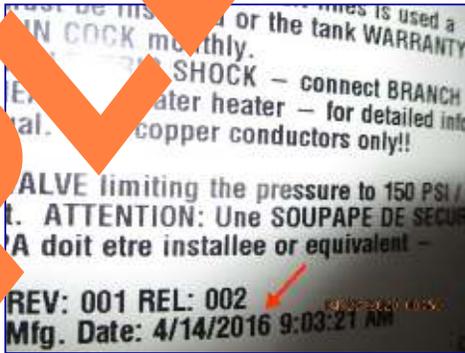
IN	DM	RR	NI	None
X		X		

Observations:

- The hot water in the house is between 110°F and 115°F. HOT WATER WARNING: According to the Consumer Safety Commission., at 120°F it takes five minutes of constant contact to produce a third degree burn. At 130°F, the exposure time is reduced to 30 seconds. At 140°F, the exposure time is reduced to 5 seconds. At 150°F, the exposure time is reduced to 1.5 seconds. Recommended temperature should be set at 118-122 °F. Lowering the temperatures can extend the life of the heater, reduce the risk of burns, and improve energy efficiency and conservation.
- Water observed in the emergency catch pan located under the hot water heater. The cause of this condition could be a rusted leaking tank, leaking inlets or outlets, leaking or faulty TPRV or a number of other items. Have certified plumbing contractor inspect appliance for the cause of this water in the catch pan.



Water Heater #2



Water Heater 2 partial Data Plate



Hot Water 2 temperature



Water in drain pan--leaking !

4. Drain Pan/Base Observations

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

5. TPRV

IN	DM	RR	NI	None
X				

Observations:

- **WHAT IS A TPRV:** TPRV stands for Temperature Pressure Relief valve. The TPRV is a valve on the water heater that will release water if excess pressure is built up within the tank of the appliance. Because the water released from the TPRV is very hot, it must be contained and discharged to a safe location by means of a properly positioned pipe extension and termination point. More Information:
http://inspectapedia.com/plumbing/Water_Heater_Relief_Valves.php
<http://www.ashireporter.org/HomeInspectionArticles/The-Temperature-Pressure-Relief-Valve/1568>
- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

SAMPLE REPORT

Water Heater #3

1. Location

Location:

- The heater is located in the hall closet of Game room/Office

Size & Age:

- 50 gallons
- Electric---More Information:
http://inspectapedia.com/plumbing/Electric_Hot_Water.htm
- 6 years in age

2. Electrical Connections

IN	DM	RR	NI	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

• **DISCLOSURE--WATER HEATER WITH FLEXIBLE CORD ELECTRICAL CONNECTIONS:** The National Electrical Code (NEC) has never stated that a water heater could be connected to the electric system via a flexible cord. It has always stated that it should be provided with an electrical disconnect within "sight". However, over the years some local AHJ's (Authorities Having Jurisdiction) have allowed flexible cords with receptacle to be used. Wiring should always meet the manufacturer's recommended size and type listed in the installation manual. Typical manual abbreviated wording is: "Must be installed to state and local codes, company requirements and/or in their absence the NEC (National Electric Code) ANSI/NFPA 70." This report will only list any old style 20 amp molded plugs and or any overheating evidence in or around the service connections as defects regarding flexible cords. It is always recommended that when replacing a water heater the electrical connection be brought up to date.

3. Water Heater Condition/Observations

IN	DM	RR	NI	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

The hot water in the house is between 105°F and 110°F. **HOT WATER BURN RISK:** According to the Consumer Safety Commission., at 120°F it takes five minutes of constant contact to produce a third degree burn. At 130°F the exposure time is reduced to 30 seconds. At 140°F, the exposure time is reduced to 5 seconds. At 150°F, the exposure time is reduced to 1.5 seconds. Recommended temp should be set at 118-122 °F. Lowering the temperatures can extend the life of the heater, reduce the risk of burns, and improve energy efficiency and conservation.



Water Heater 3



Water Heater 3 Data Plate



Hot Water 3 temperature

4. Drain Pan/Base Observations

IN	DM	RR	NI	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

5. TPRV

IN	DM	RR	NI	None
X				

Observations:

• WHAT IS A TPRV: TPRV stands for Temperature Pressure Relief Valve. The TPRV is a valve on the water heater that will release water if excess pressure is built up within the tank of the appliance. Because the water released from the TPRV is very hot, it must be contained and discharged to a safe location by means of a properly positioned pipe extension and termination point. More Information:
http://inspectapedia.com/plumbing/Water_Heater_Relief_Valves.php
<http://www.ashireport.com/HomeInspection/Articles/The-Temperature-Pressure-Relief-Valve/1168>

• Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

SAMPLE REPORT



Bathroom

Bathrooms can consist of many features from lavatories, therapy tubs, showers, toilets and bidets. Because of the many plumbing supply, waste and venting connections involved it is an important area of the house to inspect. Within this area the inspector is performing a visual inspection and will report visible damage and moisture problems if they can be seen with the naked eye. All walls, ceilings and floors will be visually inspected. A representative number of doors, windows and electrical devices will be investigated for damage and/or normal operation. Personal items stored or placed in the area and/or closets may prevent all areas to be inspected as the inspector will not move personal items. Small defects in floor coverings, walls, doors and standing and running trim will be considered normal wear and tear and not reported. Painting defects are not part of the inspection process unless the inspector feels it is useful information.

Shower pans, curbs, waste connections and tub and shower surrounds are visually inspected. Visual signs of leaks to walls, flooring and other building materials are checked with moisture meters and thermal imaging devices. Non-destructive testing, flooding of the shower pan and or filling the tub up to the emergency overflow is part of this inspection process. Inspector runs the tub/shower for approximately 10 minutes during the inspection process to try and detect major leaks and or deficiencies, however slow leaking, shower pans and curbs, waste connections and tub and shower surrounds many times do not manifest themselves during the inspection time frame. It may take from up to a week to a couple of months after constant use for these conditions to display themselves if the structure has not been in daily use and or vacant.

In stacked multiple floor and or multi-unit structures if any plumbing fixture(s) are not in use on a daily basis it will have an effect on the inspection process and finding of fact. Waste connections, tub overflows, supply lines and connections that are hidden in the floor, slab or walls cannot be visually inspected. Remember this inspection is a "snap shot in time" and is only as good as the conditions at the time of the inspection. Be sure to monitor conditions after occupancy on these types of structures that have been vacant.

Moisture in the air and leaks can cause mildew, wallpaper and paint to peel as well as other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls, under flooring, behind cabinets or any other area of the room that cannot be seen with the naked eye.

IMPORTANT NOTICE ABOUT MOLD BEHIND CABINETS: All rooms with cabinets with water supply and/or waste lines will experience a water intrusion event during its lifetime. If the water intrusion event is not mitigated and walls dried out within the first 48 hours microbial growth will occur on building materials behind the cabinets. Most of the time, leaks are mitigated but walls are not dried out within the 48 hours and mold grows on building materials. At the time the walls dry out leaving the microbial growth behind and undetected until the cabinets are removed during a remodeling project. If you decide to remodel any of these areas after you purchase the home don't be surprised to see these types of conditions. The older the structure the more chance it will have these types of conditions. If this is of a concern we highly recommend that you perform an air and visual mold inspection. For an example please go to this you tube site: https://www.youtube.com/watch?v=sCQb-o9E_ss

1. Locations

Locations:

- Master Bathroom 1-Ground Floor
- Guest Bathroom # 2-Butler Pantry
- Guest Bathroom # 3-Grd Floor @ Elevator
- Guest Bathroom # 4-Master bathroom 2nd floor
- Guest Bathroom # 5 @ G Bed # 3
- Guest Bathroom # 6@ G Bed # 4
- Guest Bathroom #7 @ Game Room

2. Doors

IN	DM	RR	NI	None
X	X			

Observations:

- Guest Bathroom 2 One or more door stop(s) are missing or ineffective, repair as needed to avoid unnecessary drywall or wood damage, if it has not already occurred.

3. Patio Doors

IN	DM	RR	NI	None
X				

Observations:

- Bath # 6: Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

4. Windows

IN	DM	RR	NI	None
X				

Observations:

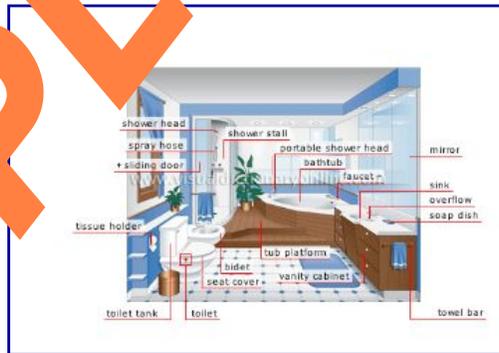
- All bathroom locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

5. Floors

IN	DM	RR	NI	None
X				

Observations:

- All bathroom floors appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.



Bathroom Illustration

6. Walls

IN	DM	RR	NI	None
X	X			

Observations:

- Bathroom # 1,3: One or more bathroom fixtures is; loose, broken, missing parts and or not cannot be used as intended. Bath fixtures include but are limited to; Towel bars, Toilet Paper Holders, Soap Dishes or Tooth Brush Holders etc.

7. Ceilings

IN	DM	RR	NI	None
X				

Observations:

• All bathroom locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. Minor stains, blemishes, cracks, small holes and imperfections that may be observed can easily be repaired with spackling/ joint compound and painted to match.

8. Closets

IN	DM	RR	NI	None
X				

Observations:

• All components of the closet are intact with normal wear for the age of the home. Minor stains, blemishes, cracks, holes and nicks are considered normal wear and can be easily repaired with spackling/ joint compound and painted. Minor shelving defects, nicks and rips on doors and lock adjustments are considered normal wear.

9. Cabinets

IN	DM	RR	NI	None
X		X		

Observations:

• Bathroom # 3: Base cabinet is not properly secured to the wall and/or the intersection of the cabinet to the wall needs repair.



Bath # 3: Loose cabinet

10. Counters

IN	DM	RR	NI	None
X		X		

Observations:

• Bathroom # 3: One or more counter top(s) and/or back splash(s) are damaged, chipped, burned, loose, delamination, swollen, cracked, worn or damaged in some way. If the top has a molded sink and is loose it is imperative that the top be secured to the cabinet base. Consult with a contractor familiar with these products for repair/replace options.



Bath # 3: Water Damaged counter top

11. Mirrors/Med Cabinets

IN	DM	RR	NI	None
X				

Observations:

- All bathroom locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

12. Sinks

IN	DM	RR	NI	None
X	X			

Observations:

- All Baths: One or more pop up drains will not hold water inside sinks.
- Bath # 7: Aerator is blocked, missing or is not functioning as intended, suggest repairs for proper flow and operation.



Bath # 7: Aerator blocked

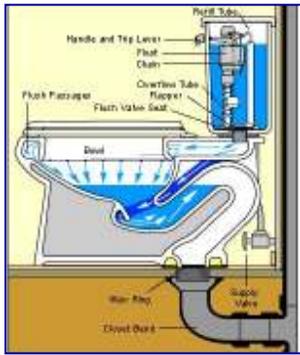
13. Toilets

IN	DM	RR	NI	None
X	X	X		

Observations:

- All Bathrooms--**TOILET SEATS: RECOMMENDATION**, for sanitary purposes we always recommend that you change out your toilet seats prior to moving into a previously owned residence.
- Bathrooms # 1 & 2: Toilets turn off at stop valve--**NOT INSPECTED**, no water.
- Bath # 7: Supply to water closet is defective. Definition: Supply line and or valve is leaking, damaged, corroded, escutcheon is missing and or damaged, and or valve was found to be in the off position at the time of the inspection. Have plumbing contractor inspect, repair or replace supply.
- Bathroom # 2, 3: Water closet is not secure to floor flange. Loose fixtures can result in water damage, damage to supply lines, drainage pipes, and damage to the wax ring. Properly re-sealing and re-securing the fixture is suggested. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend further evaluation by a licensed plumbing professional.
More info: <https://www.naturalhandyman.com/iip/inftoi/inftoi8.html>

SAMPLE REPORT



Toilet--Illustration ---How It Works



Bath # 2: Toilet loose to floor/not secure



Bath # 7: Corroded stop valve

14. Bath Tubs

IN	DM	RR	NI	None
X		X		

Observations:

- Bathroom # 1 & 4: Hydrotherapy tub observations pay particular attention to the manufacturer's maintenance procedures including cleaning the whirlpool tub's circulation system. Failure to do so can result in the growth and transmission of infectious bacteria. Bath water residue contains soap scum, dirt, bath oils, body secretions, and skin cells. With the use of the whirlpool tub these organic materials mix with mineral deposits in the water to form scale deposits. The warm humid environment of the whirlpool's plumbing provides is the ideal place for microorganisms to grow. They can cause many ailments (ie. kidney, bladder, genital, eye and respiratory infections, just to name a few). Household cleaners are ineffective for cleaning the scale or mineral deposits as well as bacteria out of the system. Flush your whirlpool after every use with a cleaning solution recommended by the manufacturer or visit this website for more information on how to disinfect a whirlpool tub. http://www.ihow.com/how_5557865_disinfect-jacuzzi-bathtub.html
- Master Bathroom # 1: Unable to test Hydrotherapy tub, water and or power turned off. Recommend confirming proper operation prior to close.
- Master Bathroom # 1: Hydrotherapy is inoperable, recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.
- Bathroom # 1: Hydrotherapy tub waste stopper is either not present or is disconnected from the strainer body.
- Bath # 5: Tub spout is loose to the supply pipe and or needs to be sealed. This defect could be allowing water to leak behind the wall. Recommend contact with a qualified contractor to evaluate and repair.



Bathroom # 1: Hydro tub does not operate



Bath # 1: Waste defects/observations



Bath # 4: Hydro tub in operation



BaTH # 5: Loose tub spout

15. Showers

IN	DM	RR	NI	None
X		X		

Observations:

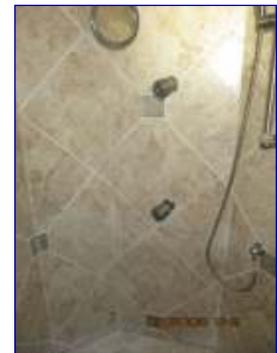
- Bathroom # 1 & 4: Shower heads and body spray heads need cleaning. Device(s) do not spray evenly as they were designed to do so. Naturally, water has calcium and other mineral deposits which over time can (and will) clog shower heads. Try cleaning with vinegar before replacing. For more information visit this website: <http://www.kihow.com/Clean-the-Showerhead-with-Vinegar>
- Bath # 4: Shower head hose is defective. See photo below.



Bath # 1: clogged showerheads



Bath # 1: clogged body spray



Bath # 4: clogged body spray



Bath # 4: damaged shower head hose

16. Tub/Shower Enclosures

IN	RR	None
X		

Observations:

- All bathroom locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. NOTE: Grout cracking is normal in used structures, we will not report on cracked grout unless there is a water intrusion issue related to that. Normal maintenance practices is to caulk any cracked grouted areas with matching colored caulk.

17. Electrical

IN	DM	RR	NI	None
X		X		

Observations:

- Bathroom # 1: Tub/Shower light fixture is improper. Light should be recessed vapor proof fixture. Consult electrical contractor for proper repairs.



Bath # 1: no vapor lightbulbs

18. GFCI

IN	DM	RR	NI	None
X				

Observations:

- All bathroom locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. It is recommended to test GFI and AFCI devices periodically to ensure proper operation.

19. Exhaust Fan

IN	DM	RR	NI	None
X				

Observations:

- All bathroom locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. See "Critical" portion of this report for any light bulb issues with exhaust fans. **RECOMMENDATION:** Bat exhaust fans should be cleaned twice a year to prevent possibility of a fire. More Info: <https://www.amfam.com/resources/articles/at-home/bathroom-exhaust-fan-fire-prevention/>

SAMPLE REPORT



Bedrooms/Den/Study

This part of the inspection includes all bedrooms and dens/studies. Within this area the inspector is performing a visual inspection and will report visible damage and moisture problems if seen. All walls, ceilings and floors will be visually inspected. A representative number of doors, windows and electrical devices will also be investigated for damage and/or normal operation. Personal items stored or placed in the area and/or closets may prevent all areas to be inspected as the inspector will not move personal items. Damage to floor coverings, walls, doors and standing and running trim will be considered normal wear and tear and not reported. Painting defects are not part of this inspection process.

Arc Fault Circuit Interrupters (AFCI): Starting with the 1999 version of the National Electrical Code (NFPA 70) in the United States (US), the codes require AFCI on all circuits that feed outlets in bedrooms of dwelling units. This requirement is typically accomplished by using a kind of circuit-breaker (defined by UL 1699) in the breaker panel that provides combined arc-fault and overcurrent protection. Not all US jurisdictions have adopted the AFCI requirements of the NEC as written. Circuit breakers should be tested in accordance with manufacturer's recommendations, to confirm these devices are operable and providing protection. Failure to operate periodically may result in the mechanical mechanism of these circuit breakers becoming "sticky" or inoperable, thus not providing the intended personal protection. If uncertain about the frequency of testing the suggested frequency of testing is once per month. For more information about AFCI please visit this web site: <http://www.cpsc.gov/cpsc/pub/pubs/afcfac8.pdf>

SMOKE DETECTORS: fire detectors, and carbon monoxide detectors should be tested periodically in accordance with manufacturer's recommendations, to assure these devices are operable and providing protection. Failure to perform periodic test reduces assurance that the homes occupants will be alerted in the event of a hazardous event. If uncertain about the frequency of testing, the suggested frequency of testing is once per month. If devices are operated by or contain batteries as backup power, it is suggested that batteries be changed in accordance with manufacturer's recommendations, or every six months if not specified. Smoke alarms are recommended by the manufacturer to be replaced if over 5 years old, as alarms can lose effectiveness with age. Newer building codes require smoke alarms to be installed in all living areas and bedrooms. Newer codes also require CO or carbon dioxide detectors as well, consider upgrading the home to the new requirements for the safety of your family. If security/fire alarm systems are present, smoke alarms are not tested due to possible interconnections with alarm systems and the possibility of notifying fire department, ask current owner to show you the system is operational prior to closing. Effective January 1, 2013 one and two family homes having a battery powered smoke alarm that is newly installed or replaces an existing battery powered smoke alarm must now be powered by a ten year nonremovable sealed lithium battery or be powered by the homes electrical system with battery back up. The battery requirements of this section do not apply to a fire alarm smoke alarm or ancillary component that is electronically connected as part of a centrally monitored or supervised alarm system. The new rules can be found in the Florida Statute 553.03.

Ceiling fan mountings: Due to the amount of insulation or type of construction, it is difficult to determine the method of attachment to the ceiling framing. These units are heavy and due to increased movement, must have the proper style mounting boxes for correct and safe attachment. Recommend confirming the method of attachment prior to use. This may require the removal of the fan or insulation to visually verify proper support. Consider consulting with a licensed electrician. Ceiling fan remote controls are not part of the inspection process.

1. Locations

Locations:

- Room descriptions are taken off the blueprints/floor plans.
- Master bedroom #1: Ground Floor
- Master bedroom #2: Second Floor
- Guest bedroom # 3: Second Floor (South)
- Guest bedroom # 4: Second Floor (East)
- Guest bedroom # 5: Guest room over garage
- Study: Ground Floor

2. Doors

IN	DM	RR	NI	None
X		X		

Observations:

- Study and Master Bedroom #2: One or more doors do not fully open and close as designed, closes on it's own, has loose hinge(s), is hinge bound, rubs the floor, rubs the jamb, T- astragal issues or does not operate as intended, repair/replace as needed.



Do not open and close properly



Do not open and close properly

3. Patio Doors

IN	DM	RR	NI	None
X		X		

Observations:

- Master Bedroom #2: Southwest balcony door was observed to have water leaking through door and the door is rusted. Have licensed professional evaluate and repairs needed, see photo below.



Rust and water observed

4. Floor

IN	DM	RR	NI	None
X				

Observations:

- All bedroom floor coverings appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

5. Walls

IN	DM	RR	NI	None
X		X		

Observations:

• Guest bedroom # 3: GREATER THAN 20% MOISTURE PRESENT. A moisture content (MC) reading greater than 20% was observed in one of the more areas of the room. Evidence was gathered by use of a GE-Surveymaster –Protomiter™- Moisture meter and/or thermal imaging equipment. Building materials that contain an MC of over 20% are considered wet and have a high probability for microbial growth. Client may entertain exploratory/destructive investigation by a licensed professional proficient in water intrusion and mold remediation protocols. NOTE: Immediate weather conditions and tenancy have an effect on how readings can be interpolated. Inspector will only note this finding if the percentage of MC is significantly higher than the base reading of other like-kind building components. NOTE: See Living room/Dining room portion of this report for related water intrusion. See photos below for locations, readings and findings.



Moisture Reading Location



GE-Surveymaster™- Moisture meter reading above 20% MC

6. Ceilings

IN	DM	RR	NI	None
X				

Observations:

• All bedroom locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. Minor stains, blemishes, cracks, small holes and nicks that may be observed can easily be repaired with spackling and or joint compound and painted to match.

7. Closets

IN	DM	RR	NI	None
X				

Observations:

• All bedroom closet locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. Minor stains, blemishes, cracks, small holes and nicks that may be observed can easily be repaired with spackling and or joint compound and painted to match.

8. Electrical

IN	RR	None
X		

Observations:

• All bedroom locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

9. Smoke Detectors/CO Detectors

IN	DM	RR	NI	None
X				

Observations:

- All bedroom locations smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines. More Info: <http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms>

10. Ceiling Fans

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.
- MOUNTING DISCLOSURE: It is beyond the scope of the home inspection to determine if the ceiling fans are mounted correctly. Ceiling fans generally weigh more than ceiling lights and the motion of the blade creates more stress, it is very important that the ceiling be securely mounted and is rated for ceiling fans. Ceiling fan boxes rated for ceiling fans are marked with the phrase "For ceiling fan support" and/or are supported by cross bracing. If you're existing ceiling box is not fastened or does not have proper cross bracing, replace it with one that is as good as inspect the manner in which the box is mounted to make sure it is secure enough. Installation varies from fan to fan, so be sure to follow the manufacturer's instructions for each manufacture.
- Ceiling fan remote controls are not part of this inspection process, if applicable. We recommend that you consult with the current owner on the location of the remote(s) and confirm their functionality.

11. Cabinets

IN	DM	RR	NI	None
X				

Observations:

- Built in bedroom cabinets appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

12. Counter Tops

IN	DM	RR	NI	None
X				

Observations:

- All bedroom counter top locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.



Main Living Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage and moisture problems if seen. All walls, ceilings and floors will be visually inspected. A representative number of doors, windows and electrical devices will also be investigated for damage and/or normal operation. Personal items stored or placed in the interior areas and/or closets may prevent all areas to be inspected as the inspector will not move personal items. Small defects in floor coverings, walls, doors and standing and running trim will be considered normal wear and tear and not reported. Painting defects are not part of this inspection process.

This inspection does not include testing for wood destroying organisms, radon, mold or other hazardous materials unless specifically requested.

This inspection does not include TESTING for defective drywall products (commonly referred to as Chinese drywall). Testing for the defective drywall products entails removal of drywall samples, which are then sent to an accredited laboratory for analysis. Testing for or determining if this product is installed in this house is beyond the scope of a visual home inspection and is not addressed. If visual evidence of defective drywall, consistent with guidelines defined by the Florida Department of Health is observed, then the buyer or the representative will be advised to seek further evaluation. Further information can be obtained at the Florida Department of Health website: <http://www.doh.state.fl.us/>

No lead contamination or lead testing reports are included in this inspection. Any structure built prior to 1978 and prior to any renovation will need to be tested for lead paint. Go to www.epa.gov/lead to learn more. Also be aware that if you are considering renting out rooms in a building that was built prior to 1978 there are federal laws that need to be adhered to and they can be found at this web site:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/enforcement/disclosure

SMOKE DETECTORS: Effective January 1, 2015 one and two family homes having a battery powered smoke alarm that is newly installed or replaces an existing battery powered smoke alarm must now be powered by a ten year, nonremovable sealed lithium battery or be powered by the homes electrical system with battery back up. The battery requirements of this section do not apply to wire alarm smoke alarm or ancillary component that is electronically connected as part of a centrally monitored or supervised alarm system. The new rules can be found in the Florida Statute 553.883. Also see "Electrical" portion of this report for more information.

IMPORTANT NOTICE ABOUT MOLD BEHIND CABINETS: All rooms with cabinets with water supply and waste lines will experience a water intrusion event during its lifetime. If the water intrusion event is not mitigated and walls dried out within the first 48 hours microbial growth will occur on building materials behind the cabinets. Most of the time, leaks are mitigated but walls are not dried out within the 48 hours and mold grows on building materials. Over time the walls dry out leaving the microbial growth behind and undetected until the cabinets are removed during a remodeling project. If you decide to remodel any of the areas after you purchase the home don't be surprised to see these types of conditions. The older the structure the more chance it will have these types of conditions. If this is of a concern we highly recommend that you perform an air and visual mold inspection. For an example video go to this you tube site: https://www.youtube.com/watch?v=sCQb-o9E_ss

1. Locations

Locations:

- Room descriptions are taken off the blueprints/floor plan
- Foyer
- Library
- Family Room
- Formal Living Room
- Formal Dining Room
- Breakfast Nook
- Hallway(s) & Stairways
- Game Room--2nd floor over garage
- Loggia
- Wine Cellar

2. Front Entry Door

IN	DM	RR	NI	None
X				

Observations:

- Condition and operation of front and back access door locks are not addressed other than the comments listed below. Buyer should have all locks re-keyed or replaced by a licensed locksmith immediately after closing. This is for the health, safety and welfare of your family.
- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

3. Door Bell

IN	DM	RR	NI	None
X		X		

Observations:

- Main Entry Door Bell not working: Cause could range from faulty bell, wiring, transformer broken or missing button. Have electrician or person's familiar with light electronics inspect and repair.



Main Entry Door Bell -Not Working

4. Doors

IN	DM	RR	NI	None
X				

Observations:

- All main living area door locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

5. Patio Doors

IN	DM	RR	NI	None
X		X		

Observations:

• Loggia South door was observed to have water leaking through door and the door is rusted. Have licensed professional evaluate and repairs needed, see photo below. Cause is unknown.



Loggia South door rusted



Loggia signs of water intrusion- water stains

6. Floors

IN	DM	RR	NI	None
X		X		

Observations:

• Loggia: One or more floor slabs are cracked and delaminated, see blue tape marker.



Loggia floor slabs are cracked and delaminated

SAMPLE REPORT

7. Walls

IN	DM	RR	NI	None
X	X	X		

Observations:

• North side of Loggia: **LESS THAN 20% MOISTURE PRESENT.** A moisture content (MC) reading less than 20% was observed on one or more areas of the room. Evidence was gathered by use of a GE-Surveymaster –Protomiter™- Moisture meter and/or thermal imaging equipment. Unfortunately when readings are below 20% we cannot ascertain if the area has a moisture or an inactive issue. Since the inspection is a snap shot in time we highly recommend that the area be closely monitored at all times until definitive clarification has been accomplished by licensed professionals and/or by the tenant of the property by means of use. NOTE: Immediate weather conditions, humidity levels and tenancy have an effect on how readings can be interpolated. Inspector will only note this finding if the percentage of MC is significantly higher than the base reading of other like kind building components. See photos below for locations, readings and findings.

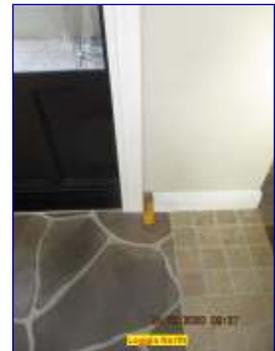
• South side of Loggia and North & South side of first floor elevator hallway: **GREATER THAN 20% MOISTURE PRESENT.** A moisture content (MC) reading greater than 20% was observed in one or more areas of the room. Evidence was gathered by use of a GE-Surveymaster –Protomiter™- Moisture meter and/or thermal imaging equipment. Building materials that contain an MC of over 20% are considered wet and have a high probability for microbial growth. Client may want exploratory/destructive investigation by a licensed professional proficient in water intrusion and mold remediation protocol. NOTE: Immediate weather conditions and tenancy have an effect on how readings can be interpolated. Inspector will only note this finding if the percentage of MC is significantly higher than the base reading of other like kind building components. Over years of use, water intrusion into the building materials can become damaged/ swollen and unsightly with a chance of microbial growth. See photos below for locations, readings and findings. NOTE: The South side of the Loggia may be connected with the wall/balcony leak at Guest bedroom # 3 on the 2nd floor.



Moisture Reading Location



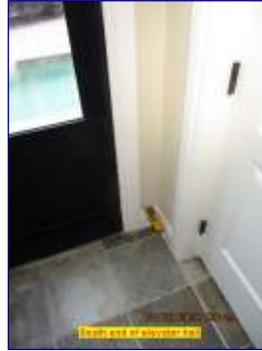
GE-Surveymaster™- Moisture meter reading above 20% MC



Moisture Reading Location



Moisture meter reading below 20% MC



Moisture Reading Location



GE SurveyorMaster™- Moisture meter reading above 20% MC



Moisture Reading Location



GE SurveyorMaster™- Moisture meter reading above 20% MC

8. Ceilings

IN	DM	RR	NI	None
X	X			

Observations:

- **DISCLOSURE:** Living Room: Do to the suspensions of the balconies being problematic there are areas (marked with blue tape) of drywall ceilings and crown molding that are indicative of past/present water intrusion. Client should carefully monitor this area. Note that there were no abnormal moisture meter readings in this area at the time of the inspection.
- All other areas of the ceilings appear in satisfactory and functional condition with normal wear consistent with its age. No major system safety concerns noted at time of inspection. Minor stains, blemishes, cracks, small holes and nicks that may be observed can easily be repaired with spackling and or joint compound and painted to match.



Living Room ceiling

9. Closets

IN	DM	RR	NI	None
X				

Observations:

• All main living area closet locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. Minor stains, blemishes, cracks, holes and nicks that may be observed can easily be repaired with spackling and or joint compound and painted to match.

10. Electrical

IN	DM	RR	NI	None
X		X		

Observations:

• Formal Living Room Missing, Worn, Loose, Cracked or damaged receptacle cover plates observed, recommend, inspect, repair and or replace for safety purposes.



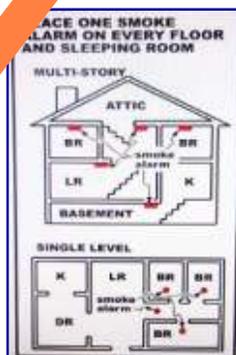
Living Room: Ceiling outlet

11. Smoke Detectors/CO Detectors

IN	DM	RR	NI	None
X				

Observations:

• All main living area locations smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines. More Info: <http://www.fpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms>



Proper Placement of smoke alarms----Illustration

12. Ceiling Fans

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.
- **MOUNTING DISCLOSURE:** It is beyond the scope of the current inspection to determine if the ceiling fans are mounted correctly. Ceiling fans generally weigh more than ceiling lights and the motion of the blades creates more stress, it is very important that the ceiling box is securely mounted and is rated for ceiling fans. Ceiling fan boxes rated for ceiling fans are marked with the phrase "For ceiling fan support" and/or are supported by cross bracing. If you're existing ceiling box is not fan-rated or does not have proper cross bracing, replace it with one that is as well as to inspect the manner in which the box is mounted to make sure it is strong enough. Installation varies from fan to fan, so be sure to follow the manufacturer's instructions for each manufacture.
- Ceiling fan remote controls are NOT part of the inspection process, if applicable. We recommend that you consult with the current owner on the location of the remote(s) and confirm their functionality.

13. Cabinets

IN	DM	RR	NI	None
X				

Observations:

- Built in main living area cabinets appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

14. Fireplace

IN	DM	RR	NI	None
X		X		

Location:

- Formal Living Room
 - Master Bedroom #2
- Materials:**
- Living Room: Prefabricated "zero clearance" wood burning fireplace noted
 - Master bedroom #2: Prefabricated metal propane gas fireplace with...

Observations:

- More Information on Gas Fireplaces:
<http://www.washireporter.org/HomeInspection/Articles/Gas-Fireplaces-and-Gas-Lo...6603>

- 1.) Combustible materials recommended clearance from fire box:
- 2.) Combustible materials six inches from the vertical sides.
- 3.) Combustible material up to one and one half inches in thickness six inches above or on horizontal plane
- 3.) Combustible mantels must be a minimum of twelve inches above or on horizontal plane.

Living Room Fireplace: This fireplace does not currently fit these requirements, have evaluated and repaired by a professional familiar with these requirements, see photo below.



Living Room Fireplace



15. Stairs & Handrail

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

16. Elevator Observations

IN	DM	RR	NI	None
X				

Observations:

- Our inspection includes operating the elevator using normal controls. No disassembly of equipment is permitted. Proper operation of elevator pit pumps and or float switches and emergency phone lines are not part of this inspection. For a more complete inspection consider hiring the maintenance provider.
- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.
- **RECOMMENDATIONS:** Ask current owner who is the service provider and attain current maintenance records.

SAMPLE REPORT



Laundry

This part of the inspection includes the interior laundry room, if applicable. When this area is inspected the inspector is performing a visual inspection and will report visible damage and moisture problems if seen. All walls, cabinets, ceilings and floors will be visually inspected. A representative number of doors, windows, cabinet doors and drawers and electrical devices will also be investigated for damage and/or normal operation. Personal items stored or placed in the area and/or closets may prevent all areas to be inspected as the inspector will not move personal items. Small defects in floor coverings, walls, doors and staining and running trim will be considered normal wear and tear and not reported. Painting defects are not part of this inspection process. If laundry is located in the garage or just outside only the appliances and their connections (if they can be seen) will be inspected. For this portion of the report, see garage or room that closet is in for other information.

This inspection does not warranty/guarantee future operation, life expectancy of a washer or dryer or their connections. If appliance(s) are no longer covered by manufacturers warranty, then buyer is advised to purchase an extended warranty or service contract. DEFERRED COST means item is operational, but is approaching or past typical life expectancy and repairs or replacement of the equipment should be anticipated in the near future.

Appliance(s) are not tested for efficiency or capacity. Equipment is operated on normal load settings with clothes washers run in a normal (cold/cold) cycle, no laundry/clothes load. Some defects may be apparent only when equipment is operated with full laundry load. Appliances are inspected at a minimum of two times during cycle. If appliance(s) have clothes inside the appliance(s) will not be tested and noted in the report.

If the washing machine(s) has rubber supply side hoses we highly recommend upgrading to braided stainless steel or burst proof water supply hoses to reduce risk of water damage from burst hoses. We recommend that the appliance drain hoses are secured by strap or zip tied to prevent drain hose from becoming clogged from the waste outlet and causing water damage.

Washing machines are not inspected regarding the presence of mold like substances and or mold like smells. Front load washing machines and are noted for such symptoms for more information Google, "Front load washing machines and mold".

~DRYER DUCTWORK

On average 2,900 home fires are caused by a clothes dryer and 34% of those fires are caused by a failure to clean the appliance and or venting system. Those fires account for an average of 10 deaths per year, 100 injuries and \$35 Million Dollars in property loss. A dirty venting system can also contribute to excessive drying time, dryer operating costs, moisture damage, decay, rot, insect attack and structure mold contamination.

First we need to define the difference between "dryer ductwork" and "dryer transition duct". A dryer duct runs through the house to exhaust the air from the appliance to the exterior. A transition duct is a flexible section of duct material that allows the dryer to connect to the duct. The only place that a transition duct should ever be found is between the dryer and the duct.

DRYER DUCT: Dryer duct must vent to the exterior. Dryer duct must be; 4" in diameter, made out of metal, have a smooth interior finish, have no screws or fasteners obstructing airflow and be of a certain thickness generally 0.016" thick or 26 gauge. Maximum length is typically determined by the appliance manufacturer. Generally building codes specify a maximum of 35 feet and gives reductions for various elbow fittings and the length does not include transition ductwork. Termination points require back draft dampers and screws are allowed.

DRYER TRANSITION DUCT: Transition duct is a short length of flexible material that is allowed to connect the appliance to the duct, must be listed and labeled in accordance with UL 2158A and cannot be longer than 8 feet with no connecting sections. Transition ducts cannot be concealed (meaning no passing through walls, floors, hidden spaces etc.). What type of transition duct to use ? We recommend following the manufacturer's installation instructions. If that cannot be found simply Google the manufacturer and model number and you should find what the manufacturer recommends. Plastic flexible ductwork is unsafe and not recommended by all manufacturers, in fact the largest manufacturer of clothes dryers in the world voids their warranty when plastic venting is used. Always follow the manufacturer's recommended procedures for proper installation and use.

DUCT CLEANING: We always recommend, if the current owner has no record of duct cleaning the ductwork in the last year that you have it professionally cleaned prior to taking possession of the home. The inspection of the inside of the ductwork is beyond the scope of a normal home inspection.

For more information about dryer vents visit this web site:
http://www.inspectapedia.com/ventilation/Clothes_Dryer_Venting.php

IMPORTANT NOTICE ABOUT MOLD BEHIND CABINETS: All rooms with cabinets with water supply and/or waste lines will experience a water intrusion event during its lifetime. If the water intrusion event is not mitigated and walls dried out within the first 48 hours microbial growth will occur on building materials behind the cabinets. Most of the time, leaks are mitigated but walls are not dried out within the 48 hours and mold grows on building materials. Over time the walls dry out leaving the microbial growth behind and undetected until the cabinets are removed during a remodeling project. If you decide to remodel any of these areas after you purchase the home don't be surprised to see these types of conditions. The older the structure the more chance it will have these types of conditions. If this is of a concern we highly recommend that you perform an air and visual mold inspection. For an example video go to the YouTube site: https://www.youtube.com/watch?v=sCQb-o9E_ss

1. Locations

Locations:

- This includes the first and second floor laundry areas.
- Laundry area located inside the home and is considered a full room and will be inspected in that manner.

2. D

IN	DM	PP	None
X			

Observations:

- All laundry area locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

3. Floors

IN	DM	RR	NI	None
X				

Observations:

• All laundry floors appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

4. Walls

IN	DM	RR	NI	None
X				

Observations:

• All walls in this room appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. Minor stains, blemishes, cracks, small holes and nicks that may be observed can easily be repaired with spackling or joint compound and painted to match.

5. Ceilings

IN	DM	RR	NI	None
X				

Observations:

• Ceilings appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. Minor stains, blemishes, cracks, small holes and nicks that may be observed can easily be repaired with spackling/joint compound and painted to match.

6. Cabinets

IN	DM	RR	NI	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

7. Counters

IN	DM	RR	NI	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for its age. No major system safety concerns noted at time of inspection.

8. Electrical

IN	DM	RR	NI	None
X				

Observations:

• All laundry outlets appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

9. GFCI

IN	DM	RR	NI	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. It is recommended to Test GFCI and AFCI devices periodically to ensure proper operation.

10. Plumbing

IN	DM	RR	NI	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

11. San E sin

IN	DM	RR	NI	None
X				

Observations:

• Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

12. Clothes Washer

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.
- Clothes washers are inspected by running through a "normal cold water cycle" only. The appliance is visually inspected at least twice during that running cycle.

13. Dryer Observations

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.
- Clothes Dryer(s) are inspected by running through a normal or timed drying cycle" only. The appliance is visually inspected at least twice during that running cycle.

14. Dryer Vent Observations

IN	DM	RR	NI	None
X		X		

Observations:

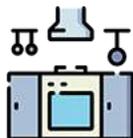
- 1st Floor: Dryer vent duct work is vented to the exterior through the exterior wall.
- 2nd floor: Dryer vent duct work is vented to the exterior through the attic space. (See Structure "Attic" portion of this report for more information, if applicable.)
- 1st Floor: The wall dryer vent termination is: too close to HVAC systems, too close to outside air make up, too close to a window or door opening, bent, cracked, dirty, clogged, has no damper, has no weather proof protection, has a screen collecting lint and or is damaged in such a way that it does not perform as it was originally intended. The wall termination point is in general need of repair/cleaning by a HVAC contractor or a contractor that is familiar with all phases of dryer venting. The wall vent must be equivalent to a 4- inch wall termination in regard to resistance to airflow and back-flow prevention and should require little or no maintenance to prevent clogging. More info: <http://www.asnireporter.org/HomeInspection/Articles/The-Facts-About-Clothes-Dryer-Exhaust-Systems/161>



Always use a smooth edged dryer duct--Illustration



Clogged termination



Kitchen

This part of the inspection includes the interior kitchen. Within this area the inspector is performing a visual inspection and will report visible damage and moisture problems if seen. All walls, cabinets, ceilings and floors will be visually inspected. A representative number of doors, windows, cabinet doors and drawers and electrical devices will also be investigated for damage and/or normal operation. Personal items stored or placed in the area and/or closets may prevent all areas to be inspected as the inspector will not move personal items. Small defects in floor coverings, walls, doors and standing and running trim will be considered normal wear and tear and not reported. Painting defects are not part of this inspection process.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it unless we are supplying you with our ReCall Chek Service which is an auxiliary inspection service. Please visit our web site home page: <http://www.swflhomeinspection.com> for more information. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

Self-cleaning functions, timers, alarms, clocks and convection bake modes in ovens (if applicable) are not tested due to the length of time required for operation. Accuracy of stove/oven temperature settings and or the accuracy of thermostats is not addressed.

Microwave are tested and operated on high mode only for one minute. Programmable features, timers, clocks and alarms (if applicable) are not tested. Radiation leak detection is not part of this inspection process.

Dishwasher is tested and operated only in normal wash mode only. Unit was inspected for water leakage at a minimum of three times during operation. Programmable features (if applicable) are not tested. Water supply/drain lines, loops and connections that are obscured behind equipment is not inspected.

Water supply lines and connections that are obscured behind equipment are not inspected. Refrigerator/freezer must be turned on a minimum of 12 hours prior to inspection in order to determine proper function. Freezers that have been turned off cannot be inspected for proper operation during the time frame of the inspection. In door dispensers are tested only if water and ice are available at the time of the inspection.

Garbage disposals are inspected by simply turning on and off and checked for leaks and damaged rubber gaskets. Rust inside disposals is normal but should always be monitored. If any unusual noises are observed they will be reported on. Disposals that have been sitting unused for a long period of time sometimes rust closed and make a humming noise, they can be simply freed by turning the disposal free with a disposal wrench.

IMPORTANT NOTICE ABOUT MOLD BEHIND CABINETS: *All rooms with cabinets with water supply and/or waste lines will experience a water intrusion event during its lifetime. If the water intrusion event is not mitigated and walls dried out within the first 48 hours microbial growth will occur on building materials behind the cabinets. Most of the time, leaks are mitigated but walls are not dried out within the 48 hours and mold grows on building materials. Over time the walls dry out leaving the microbial growth behind and undetected until the cabinets are removed during a remodeling project. If you decide to remodel any of these areas after you purchase the home don't be surprised to see these types of conditions. The older the structure the more chance it will have these types of conditions. If this is of a*

concern we highly recommend that you perform an air and visual mold inspection. For an example video go to this you tube site: <https://www.youtube.com/watch?v=sCQb-c...>

1. Floors

IN	DM	RR	NI	None
X				

Observations:

- Kitchen floors appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.
- NOTE: The Butlers Pantry is part of the kitchen in this report.

2. Walls

IN	DM	RR	NI	None
X				

Observations:

- All kitchen locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. Minor stains, blemishes, cracks, small holes and nicks that may be observed can easily be repaired with spackling joint compound and painted to match.

3. Ceilings

IN	DM	RR	NI	None
X				

Observations:

- Ceilings appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. Minor stains, blemishes, cracks, small holes and nicks that may be observed can easily be repaired with spackling joint compound and painted to match.

4. Cabinets

IN	DM	RR	NI	None
X				

Observations:

- All kitchen cabinets appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

5. Counter Tops

IN	DM	RR	NI	None
X				

Observations:

- All kitchen counter tops appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

6. Electrical

IN	DM	RR	NI	None
X				

Observations:

- Kitchen electrical locations appear in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

7. GFCI

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection. It is recommended to Test GFCI and AFCI devices periodically to ensure proper operation.

8. Sink 1 (Primary)

IN	DM	RR	NI	None
X	X			

Observations:

• Deferred cost: lavatory stop valves were observed to have excessive amounts of corrosion or are considered at the end of their useful life. Monitor these conditions closely failure of these valves can cause significant water damage to the interior of the home. We recommend replacement



Kitchen sink & disposal -- Illustration---How It Works



Corrosion at fittings



Corrosion at fittings

9. Hand Spray

IN	DM	RR	NI	None
X	X			

Observations:

• Hand Spray has an irregular spray. Check aerator for debris and or spray head for lime/calcium buildup. Cleaning with vinegar before other repairs.



Hand Spray and Spray needs cleaning -spray

10. Sink 2

IN	DM	RR	NI	None
X		X		

Observations:

• Water Filler @ Range top

• If faucet is dripping, there are many items that cause a fixture to drip including worn O-Rings and damaged seats or a faulty cartridge, have a plumbing contractor inspect and repair. There is also a small amount of corrosion observed, see photos below. More Info:

<https://plumbingmastersaz.com/blog/4-common-causes-of-leaky-faucets/>



Pot filler--dripping & corrosion

11. Garbage Disposal

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

12. Microwave

IN	DM	RR	NI	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.
- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be satisfactory at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

13. Ventilation

IN	DM	RR	NI	None
X				

Observations:

- Ventilation hood is functional and operated normally when tested. Appears in satisfactory and functional condition with normal wear for the age, no major system safety concerns noted at time of inspection.

14. Cook top condition

IN	DM	RR	NI	None
X		X		

Observations:

- Propane or Natural gas cook top noted.
- Using normal operating controls, one or more burners would not fire or have a weak/irregular flame, see photo below.



One or more burners will not start

15. Dishwasher

IN	DM	RR	NI	None
X	X			

Observations:

- This includes both dishwashers.
- Dishwasher racks and or silver ware baskets are damaged, rusted, broken and or are damaged, repair/replace as needed.



Rusted rack

16. Oven 1

IN	DM	RR	NI	None
X				

Observations:

- Fuel source is Electricity.
- Oven operated when tested including (upper & lower) heating elements. Appears in satisfactory and functional condition with normal wear for its age. No major system safety concerns noted at time of inspection.
- Oven has a convection feature and convection fan was observed to be operating at the time of the inspection.

17. Refrigerator Observations

IN	DM	RR	NI	None
X	X			

Observations:

- One or more of the door functions (lights or dispensers) would not operate, is leaking/holding water. Cause for these conditions can be many, have featured inspected and repaired.
- DISCLOSURE: The ice maker appears to be in operation, making ice shaped like the ice maker but several bags of ice were observed inside the refrigerator. This can sometimes be an indication that the ice maker is not working.



Monitor for leaking --drip marks

18. Ancillary Appliances/Fixtures

IN	DM	RR	NI	None
X		X		

Observations:

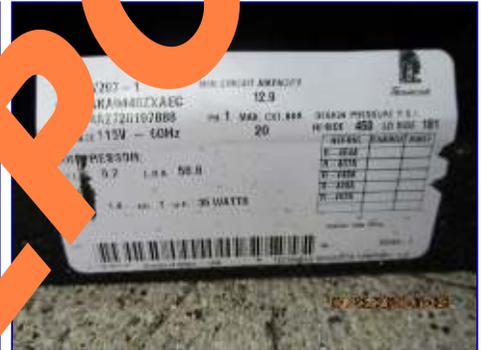
- Wine Cooler
- DISCLOSURE: Proper insulation and construction of wine cooler is paramount. We cannot comment on how the wine cooler was constructed. Improper insulation and construction practices can result in a high microbial like growth.
- Wine cooler temperature: An ideal temperature for wine storage is 55°F to 57°F with 60% relative humidity. The temperature inside the cooler is 79°F. Have a licensed refrigeration contractor evaluate the cooling system for the wine cooler.



Wine cooler General Photo



Wine cooler Compressor photo



Wine cooler Compressor data plate



SAMPLE REPORT



Report Summary

IMPORTANT NOTE: This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy, it should not be considered to be the complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report and introduction documents. Your entire report must be carefully read to fully assess all of the findings and benefits from the recommendations, maintenance services and other important resource information.

Grounds		
Page 8 Item: 2	Driveway/Walkway	<ul style="list-style-type: none"> • Depressions, low spots and sunken areas of surface pavers noted. The cause of this condition can be from broken pipes, inadequate base rock or sand or several other factors. These can become a trip hazard. Recommend that a professional paver installer inspect and repair and or monitor for worsening conditions. • Large trees and other types of root systems can damage the look and feel of driveways and walkway surfaces. Root systems can easily displace, crack and or damage surfaces. These are/can become a trip hazard. Recommend having a landscape professional and or concrete/paving contractor evaluate conditions, see photos.
Page 11 Item: 8	Irrigation	<ul style="list-style-type: none"> • We recommend all sprinkler heads be evaluated by a licensed irrigation contractor, one or more disconnected or damaged sprinkler heads were observed, see sample condition photo below.

Exterior Areas

SAMPLE REPORT

Page 14 Item: 1

Stucco

- Missing stucco cladding found around one or more on wall protrusions (pipes, outlets, line sets etc. sticking through the outside walls). All voids should be filled and or sealed to prevent water intrusion issues into the wall cavity. See photo(s) below for locations and conditions. Have licensed professional evaluated and repair/replace as needed.
- Potential stucco bucket(s) were observed on the all sides of the structure. (see photo below for general condition). A stucco bucket is a configuration of exterior stucco wall cladding located at the base of a vertical stucco wall, where vertical stucco plane(s) and its WRB (Weather Resistant Barrier) are continuous and wrap and return onto an adjacent horizontal stucco plane(s). Water that does not drain out from behind the cladding can be trapped between the continuous WRB and the framed substrate support causing decay and deterioration of the substrate support. The condition can occur at locations such as exposed beams that support roofs, projecting eaves, arches, arch top window openings, balconies, stair landings, recessed window and door heads, and soffit covers above recessed or raised building entries. Some surfaces defined as weather- exposed surfaces (WES) are the most vulnerable. See attached Stucco Bucket PDF and clients report or visit <http://stucco-metric.com/Buckets.htm>
- No stucco weep screed at one or more areas of the wall as it transitions from wood frame to concrete block. Wood frame wire lath and stucco or EFIS style buildings should have a stucco weep screed/transition flashing to differentiate between the drained assembly (frame walls) and the mass assembly (block walls) to channel any water behind the drainage plane out to the exterior. Monitor conditions inside and outside the structure. For more information about this please visit this web page: <http://www.irccdd.com/Applications/Stucco/Guidelines.pdf> See photo(s) below for locations and conditions. Have licensed professional evaluated and repair/replace as needed.
- IMPORTANT: One or more stucco application do not appear to meet ASTM Standards C926 or C1036 for mid wall weep screeds, expansion and contraction joints, and or stop beads for dissimilar materials such as windows and accessories. We recommend that a stucco contractor evaluate the entire structure for these types of defects.
- One or more areas of exposed stucco metal wire lath was observed at the second floor balcony breezeway stair stairway, see photos below. This could be an indication that the stucco was not applied at 7/8" thick as recommended in ASTM and building code standards.

<p>Page 15 Item: 2</p>	<p>Exterior Paint</p>	<ul style="list-style-type: none"> • One or more areas of the structures exterior painted surfaces are; cracked, blistered, peeling, chalking and or have fungi/mildew growing on the walls. See photo(s) below for locations and conditions. Have licensed professional evaluated and repair/replace as needed. <p>NOTE: Affected areas should be pressure washed, sealed and painted. Typical paint coats last about 5 years under the local climate. On concrete structures coats of paint are the only water proofing membrane to protect the structure from water intrusion. Recommend asking current owner when the last time the structures exterior surfaces were painted. Consult a professional painting/water proofing contractor for repairs. For more information, how to select the proper paint for your building visit your local paint store. Sherwin-Williams Stores are best to get the proper information on what products should be used, visit https://www.sherwin-williams.com/homeowners/home/painting/exterior-painting-how-tos/exterior-painting/how-to-dir-extchoosepaint</p>
<p>Page 16 Item: 3</p>	<p>Sidings/Cladding(s)</p>	<ul style="list-style-type: none"> • One or more loose roof eaves on short walls at Koi pond area, see photo below
<p>Page 17 Item: 6</p>	<p>GFCI(s)</p>	<ul style="list-style-type: none"> • One or more exterior receptacle(s) in the structure were found to be defective. Defects can include but not be limited to: faulty wiring, broken exterior covers if applicable, loose, cracked, broken, have no power, do not trip when tested, will not reset when tested, not secure in work box, wrapped in plastic, has wiring/polarity deficiencies, painted over and or does not function as it was intended. Have licensed electrical contractor analyze all exterior GFCI outlets for proper functionality.
<p>Page 19 Item: 8</p>	<p>Exterior Faucets/Hose Bibs</p>	<ul style="list-style-type: none"> • One or more hose faucets have broken and or are missing vacuum breaker devices. Hose faucets that are connected to a municipal water supply or other drinking water supply should be equipped with hose connection vacuum breakers (HVB's) to prevent backflow of water from the hose to the water supply. The home may or may not have been required to have these devices, however it is recommended that they be installed to protect your potable water supply. Inspect all exterior faucets and install one onto each exterior faucet. They are easily installed and available at most hardware stores. For more information, visit this website: http://ufdc.ufl.edu/IR00001505/00001
<p>Page 19 Item: 9</p>	<p>Wood Rot</p>	<ul style="list-style-type: none"> • One or more areas of the wood fascia was observed to have wood rot/fungi, moisture damage. Typically, the areas of concern on wood fascia will be the corners and any mitered or butt joints. A complete analysis by a professional contractor should be performed and repairs made as necessary.
<p>Page 20 Item: 10</p>	<p>Window Defects</p>	<ul style="list-style-type: none"> • The smooth operation of these windows depends on the window operators (or cranks) and the windows operating arms to be in good condition and well lubricated. We attempt to open and close windows using normal operating methods. One or more window(s) in the structure do not operate properly and needs to be evaluated and or repaired. See "sample conditions" photos below.

Page 23 Item: 13	Outside Kitchen/Bar	<ul style="list-style-type: none"> • The hot water for the sink was shut off. Ask current owner why hot water supply shut off. • The gas grill would not fire using normal controls. • IMPORTANT: The fireplace damper is damaged and not functional. The lever will not open or close the damper correctly or with difficulty. Do not attempt to start a fire until corrected. • Could not fully inspect the wood burning fireplace due to accumulation of ash, recommend regular cleaning.
Page 23 Item: 15	Stair(s) & Handrail(s)	<ul style="list-style-type: none"> • The fountain area at the courtyard deck is missing railings. Railings are required with drop-off on accessible decks more than 30" above grade. Flat walking surface observed over 30" off the ground without proper protection. The question at the surface is: "Is this an accessible walking surface?" A child could easily access this area. • Handrails with circular cross-section shall have an outside diameter of at least 1.25 inches (32 mm) and not greater than 2 inches (51 mm) or shall provide equivalent graspability, see illustration below. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6.25 inches (160 mm) with a maximum cross-section dimension of 2.5 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm). Handrail is deficient. See photos below for locations and conditions.
Page 25 Item: 16	Balconies	<ul style="list-style-type: none"> • Observed that the balcony railing(s) appear to be fastened right through the tiles/pavers and into the membrane which can be problematic and is normally not recommended. Recommend securing a set of building plans to observe installation details and or industry approved methodology used in the construction of the open balcony decks and/or railing details. All railing should also be assessed for proper securing to columns, and to wall/stucco surfaces, see photo of loose fastener(s). For more information about these types of decks and a better understanding please visit this website: http://www.duradek.com/_customelements/uploadedResourceWhitePaperTiledek.pdf
Garage		
Page 30 Item: 5	Garage Door Condition	<ul style="list-style-type: none"> • Rusted, bent, dented, wood decay, weathered and or damaged door panel(s). Recommend full review and or repair or replacement by a certified overhead garage door contractor. • One or more of the overhead doors: Tension/door balance out of adjustment and or springs/cables are missing. Raise the door half way the door should stay in that place and not drop or retract dramatically. We recommend contacting a qualified contractor to repair the door. More info: https://garagedoorrepairs.info/how-do-i-know-if-my-garage-door-is-balance/
Page 31 Item:	Garage Door's Reverse Status	<ul style="list-style-type: none"> • The mechanical auto-reversing feature on the middle garage door does not operate properly causing the door to stop on its way up intermittently. The garage door opener needs adjusting by a licensed professional.

Pool

Page 36 Item: 6	Pumps	<ul style="list-style-type: none"> The pump is cavatating, air bubbles found in pool supply lines, reasons could be loss of suction, pump O-Rings poor condition, broken piping, debris in skimmer, loose unions or fittings in plumbing pipes and or several other causes. Have swimming pool contractor inspect and repair. See video below of air inside pump.
Page 36 Item: 7	Valves, Jets , Drains & Visible Plumbing	<ul style="list-style-type: none"> Missing/damaged or improper return jet fitting observed. Return side fitting should have a safety grate or other suction protection over the inlet, consult with a swimming pool contractor for proper application. One or more supply jet fittings is missing and or damaged. Have all supply and return fittings inside the pool evaluated by a swimming pool technician, repair or replace as needed.
Page 37 Item: 9	Filter	<ul style="list-style-type: none"> : Filter is leaking in one or more places. See photo below. Have filter fully evaluated by pool professional.
Page 37 Item: 10	Pressure	<ul style="list-style-type: none"> The filter pressure gauge is leaking, cannot be read (foggy - cracked), missing, broken and or damaged in such a way that it does not function as intended. Have a licensed swimming pool professional evaluate and repair replace as necessary.
Page 38 Item: 13	Patio(s)	<ul style="list-style-type: none"> Depressions, spots or sunken areas of surface pavers noted. The cause of this condition can be from broken pipes, inadequate base, a rock or sand or several other factors. These can become a trip hazard. Recommend that a professional paving installer inspect and repair and or monitor for worsening conditions.
Page 38 Item: 14	Stair(s) & Handrail(s)	<ul style="list-style-type: none"> Have professional evaluate fence and gates around main swimming pool, the general photos below of defects. Handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds (0.89kN), applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building. Handrail is loose and needs to be repaired.
Page 39 Item: 15	Child Safety Barrier Observations	<ul style="list-style-type: none"> Door and window alarms have been removed or disconnected by the current owner. Ask owner if they still have the alarms or reconnect and prove that they are all functional. If you have small children or grandchildren be sure to install and or reinstate the alarms. If not at least you will know that the alarms are properly functional for the next person(s) you sell the home to. You may be responsible for the door alarms when you go to sell the home. NOTE: This disclosure goes for both pools and all doors windows that access these pools.
Page 40 Item: 16	Skimmer Observations	<ul style="list-style-type: none"> Skimmer basket is missing, cracked and or deteriorated, recommend replacement.
Page 40 Item: 17	Water Fill Unit	<ul style="list-style-type: none"> Auto water fill lid is missing the screw or screws to secure the lid. Repair as needed.
Remarks	<p>Pool</p>	

Page 42 Item: 2	Timer	<ul style="list-style-type: none"> • Damaged and or missing protective cover inside timer, needs repair, replacing to avoid potential electrical shock. • Door or surround to timer is; cracked/not weather proof missing, rusted, damaged, broken hinges, latch or won't stay closed. The door must remain latched to keep weather out of electrical connections. Repair and or replace.
Page 43 Item: 5	Electrical Bonding	<ul style="list-style-type: none"> • LIFE SAFETY-IMPORTANT: All metal parts of pool structure and the electrical and circulating systems are required to be bonded together. Bonding requires at least #8 SOLID COPPER wire. The visible components required to be bonded include the electrical equipment associated with the circulation system, including the pump motor, heaters, metal junction boxes, metal conduits, metal transformer, metal timer enclosures, and any metal ladders or handrails within five feet of the pool. This includes but not limited to; metal windows, shutter channels, railings, pool cages, metal columns, underwater lights (except low voltage lights listed as not requiring grounding). One or more of these items was visually found to be disconnected or not wired properly. See illustration below. One or more of the railings are not bonded. We recommend a full evaluation of the bonding system by a licensed electrician. For more information: http://www.enr.com/public/library/fep/LT1242.pdf
Page 44 Item: 6	Pumps	<ul style="list-style-type: none"> • RECOMMENDATIONS: All equipment should be securely fastened to the equipment concrete slab. Equipment installation manuals normally recommend that all equipment be secured to their final resting place. Pool equipment can get blown around during a high wind event such as a hurricane. Equipment may not get blown very far, it may be far enough to cause damage. Consult with a swimming pool professional.
Page 44 Item: 7	Valves, Jets , Drains & Visible Plumbing	<ul style="list-style-type: none"> • Broken, missing, leaking valves and or handles were observed. Have all valves fully evaluated by a swimming pool professional and repair or replace as needed. • Main drain vent screen missing.
Page 44 Item: 8	Patio(s)	<ul style="list-style-type: none"> • Depressions, low spots and or sunken areas of surface pavers noted. The cause of this condition can be from broken pipes, inadequate base rock or sand or several other factors. These can become a trip hazard. Recommend that a professional paver installer inspect and repair and or monitor for worsening conditions.
Page 45 Item: 9	Railings	<ul style="list-style-type: none"> • Pool fence/gates are damaged loose and should be evaluated by an aluminum contractor, see photo below of loose railing brackets.

<p>Page 45 Item: 10</p>	<p>Child Safety Barrier Observations</p>	<ul style="list-style-type: none"> • No child safety devices observed. On October 1, 2000, Florida Senate Bill 86 also known as the "Preston Ibern/McKenzie Merriam Residential Swimming Pool Safety Act" which in turn created Chapter 515 of the Florida Statute required all residential swimming pools to be protected by at least one of several protective devices or barriers. <ul style="list-style-type: none"> A). Be isolated by an approved barrier. B). Be protected by an approved cover. C). Provide approved alarms on all windows and doors to the pool area. D). All doors must have approved self-closing device. This homes pool was built after October 1, 2000, it is required to have one of those provisions. For more information on this please visit this website: http://www.miamidade.gov/building/library/presentations/pool-barriers.pdf http://www.poolsafely.gov/pool-safety-act/read/ <p>The gate does not self close!</p>
<p>Page 46 Item: 12</p>	<p>Skimmer Observations</p>	<ul style="list-style-type: none"> • The skimmer is clogged with organic debris and could not be inspected.
<p>Page 46 Item: 13</p>	<p>Water Fill Unit</p>	<ul style="list-style-type: none"> • The shut off valve for the water fill unit is rusted and or there is no valve handle like the photo below.
<p>Attic</p>		
<p>Page 51 Item: 4</p>	<p>Duct Work</p>	<ul style="list-style-type: none"> • One or more vapor barrier of flexible insulated duct work (Jacket) is torn/damaged. Repair torn or damaged vapor barrier jacket with duct tapes listed and labeled to UL 181B; if internal core is penetrated, replace flexible duct or treat as a space. We recommend evaluation by a certified HVAC technician. The defect shown below is over the kitchen area. More info: https://dengarden.com/home-improvement/How-to-Repair-Torn-or-Damaged-Air-Conditioning-Duct#:~:targetText=Close%20the%20outer%20liner's%20rip,t he%20mesh%20with%20duct%20mastic.
<p>Page 52 Item: 7</p>	<p>Insulation Condition</p>	<p>Over Office area in Game room/Garage: Thermal bridging(thermal breaks) occurs when a more conductive material allows an easy pathway for heat flow across a thermal barrier (missing or poor installation of insulation materials). Defects can include but not be limited to: open wall studs, open wall cavities, utility chases, missing insulation, fallen insulation of vertical wall areas within the attic space or open/closed cell insulation is cut or damaged by wiring installations as shown in the photo below. We recommend having a licensed insulation contractor and/or HVAC contractor familiar with these types of conditions to inspect evaluate and mitigate these thermal bridging areas. For more information please visit this website: http://www.greenbuildingadvisor.com/blogs/dept/guest-blogs/what-thermal-bridging#ixzz4o3G3OKxy</p>
<p>Roof</p>		

SAMPLE REPORT

Page 56 Item: 1

Roof Observations

• **BROKEN TILE-** Broken, cracked or loose tiles observed. **SYSTEM TWO:** Sealed system using STANDARD metal flashing. Tiles are applied with MECHANICAL FASTENERS direct to a waterproof deck and or to batten strips. The roof consists of a concrete roof tile with a direct down mechanical (nail or screw) application. The tile is applied over an organic and or inorganic peel and stick roll style roofing membrane aka, cap sheet. In this application the tile performs a dual part function, they are; architecturally functional, and protect the ultraviolet rays of the sun from destroying the cap sheet and are part of the waterproofing assembly along with the cap sheet. Loose and broken tile are found on almost every type of tile roof and are normally broken by people walking on them for various reasons such as cleaning and maintenance purposes. On newer roofs the installers break them and do not repair them during installation or gutter and screen cage contractors break them. Even broken tile should be evaluated to ascertain whether it can be repaired and or needs to be fully replaced. The evaluation should meet or exceed the Tile Roof Institutes (TRI) guidelines.

Damaged tiles on this type of system should be repaired/replaced to the Tile Roof Institutes (TRI) Technical Brief 99-002 Chipped Tile guidelines which can be found on this website: <http://www.tileroofing.org/resources/technical-briefs/> Scroll down to 99-002 Chipped Tile brief and click to open PDF or find attached at the back of this report.

Repairs should always be performed by a licensed and insured roofing contractor that understands and can follow the very specific repair guidelines.

• The Photo below shows a loose hip and ridge cap tile and or point work is severely cracked, spalling and or loose. This is a typical condition found on many tile roofs of a few years in age. Newer roofing codes have addressed this issue with the installation of hip and ridge boards and mechanically attaching the tiles to the boards or caps with screws, adhesives and/or mortar to prevent the tiles from becoming airborne in high wind events. Severely cracked point work can allow copious amounts of water to enter under the roof tiles and or can cause cement point work to fall to the ground. Consult with a licensed roofing contractor for the best retro fit procedures to be sure these tiles and point work are secured to the roofs surface. For more information about this and other roof tile facts visit these web sites:

<http://www.floridadisaster.org/hrg/content/roofs/tile.asp>
https://www.youtube.com/watch?annotation_id=annotation_1874378489&feature=iv&src_vid=S1Tio14j8TI&v=JE2cHh-mWBM

Page 58 Item: 5	Chimney Observations	<ul style="list-style-type: none"> • Metal Furnace chimney cap is; missing, wrong type, rusted and or damaged in such a way that the device cannot perform as it was intended. Defects like this can allow water entry and can cause back drafting. Have licensed professional repair as needed, see photos. More Info: http://inspectapedia.com/chimneys/Chimney_Caps_Tops.php
Electrical		
Page 63 Item: 4	Distribution panel wiring - breakers & bus bar(s) Observations	<ul style="list-style-type: none"> • The home is fitted with Square D AFCI breakers with blue test buttons. "SOME" of these breakers with blue test buttons have been subject to recall due to faults. The product recall includes all catalog numbers for QOC, QOM and QOB AFCI circuit breakers with blue test buttons manufactured between March 1, 2004 and September 2, 2004. This breaker appears to be one of the affected devices. Making the exact determination of whether the breakers are on recall is beyond the scope of the inspector. We recommend having a licensed electrician inspect and make recommendations and to properly determine if these are the affected AFCI breakers. For more information visit the website: http://www.cpsc.gov/en/press_releases/2005/CPSC-Schneider-Electric-North-American-Division-Announce-Recall-of-AFCIs/ • Panel B - Breaker #3 defective: Will not trip when tested, repair/replace
HVAC		
Page 67 Item: 2	AC Condenser Condition	<ul style="list-style-type: none"> • One or more: Damaged, missing appliance tie downs observed. Exterior appliance should be secured to the slab with straps or metal connectors in case of a high wind event such as a hurricane. More Info: https://www.abuilding.org/upload/PR_Instl_Docs/FL14239_R3_II_Dw.pdf
Page 69 Item: 3	Air handler Observations	<ul style="list-style-type: none"> • The #3 Air handler cabinet appears to have a mold like substance on it. There are many causes for this too numerous to mention here including but limited to; high static pressure, Freon gas levels, fan speed, dirty filters, duct positioning/sizing and lack of air handler cabinet insulation or low R-value, etc or breach in open cell insulation. We recommend having the system analyzed by an HVAC contractor that is a specialist in air flow diagnostics and has Mold and IAQ (Indoor Air Quality) experience. More info: https://www.brighthubengineering.com/hvac/106542-stopping-air-handler-condensation/ For more about static pressure go to this website: https://www.rses.org/assets/rses_journal/1114_Static.pdf See photo(s) below for locations and conditions.

Page 72 Item: 6	Condensation Pumps & Drain Line Observations	<ul style="list-style-type: none"> • One or more units: Primary drain line improperly discharges over unapproved site. Condensate shall not discharge into a street, alley or other areas to cause a nuisance, and shall not discharge HVAC condensate over a sidewalk/parking area". Drain lines should also not discharge closer than 12" from an exterior wall/foundation. • One or more units: Condensation pipe termination trap has fallen off the primary drain line termination. Slightly clean and reinstall the S Trap. See photo(s) below for locations and conditions. Have licensed professional evaluate and repair/replace as needed.
Page 75 Item: 11	Ductwork Observations	<ul style="list-style-type: none"> • Zone # 3: Some duct sweating observed on the top of the air handler above the kitchen, see photo below. See "Attic" portion of this report for more information and possible causes. Condensation was observed on top of the air handler indicating a significant amount of duct sweating. There was also some microbial like substance observed growing on the air handler and between the air handler cabinet and the ductwork. Recommend that the ductwork be suspended above the air handler cabinet. Have licensed HVAC contractor evaluate and repair as needed.
Water Heater #2		
Page 83 Item: 3	Water Heater Condition/Observations	<ul style="list-style-type: none"> • Water observed in the emergency catch pan located under the hot water heater. The cause of this condition could be a rusted leaking tank, leaking inlets or outlets, leaking or faulty TPRV or a number of other items. Have certified plumbing contractor inspect appliance for the cause of this water in the catch pan.
Bathroom		
Page 89 Item: 9	Cabinets	<ul style="list-style-type: none"> • Bathroom # 3: Base cabinet is not properly secured to the wall and the intersection of the cabinet to the wall is in need of repair.
Page 89 Item: 10	Counters	<ul style="list-style-type: none"> • Bathroom # 3: One or more counter top(s) and/or back splash(es) are damaged; chipped, burned, loose, delamination, swollen, cracked, worn or damaged in some way. If the top has a molded sink and is loose it is imperative that the top be secured to the cabinet base. Consult with contractor familiar with these products for repair/replace options.
Page 90 Item: 13	Toilet	<ul style="list-style-type: none"> • Bathroom # 2, 3 Water closet is not secure to floor flange. Loose fixtures can result in water damage, damage to supply lines, drainage pipes, and damage the wax ring. Properly re-sealing and re-securing the fixture is suggested. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend further evaluation by a licensed plumbing professional. More Info: https://www.naturalhandyman.com/iip/inftoi/inftoi8.html

Page 91 Item: 14	Bath Tubs	<ul style="list-style-type: none"> • Master Bathroom # 1: Hydrotherapy is inoperable recommend review by a licensed plumber for repair or replacement, as necessary, prior to close. • Bathroom # 1: Hydrotherapy tub waste stopper is either not present or is disconnected from the strainer basket. • Bath # 5: Tub spout is loose to the supply pipe and or needs to be sealed. This defect could be allowing water to leak behind the wall. Recommend contacting a licensed contractor to evaluate and repair.
Page 92 Item: 15	Showers	<ul style="list-style-type: none"> • Bathroom # 1 & 4: Shower heads and body spray heads need cleaning. Device(s) do not spray evenly as they were designed to do so. Naturally, water has calcium and other mineral deposits which over time can (and will) clog shower heads. Try cleaning with vinegar etc. For more information visit this website http://www.wikihow.com/Clean-the-Showerhead-with-Vinegar • Bath # 4: Shower head hose is defective, see photo below.
Page 93 Item: 17	Electrical	<ul style="list-style-type: none"> • Bathroom # 1: Tub/shower light fixture is improper. Light should be recessed above roof fixture. Consult electrical contractor for proper repairs.
Bedrooms/Den/Study		
Page 95 Item: 2	Doors	<ul style="list-style-type: none"> • Study and Master Bedroom #2: One or more door(s) do not fully open and close as designed, closes on it's own, has loose hinge(s) binding, rubs the floor, rubs the jamb, T-astragal issue or does not operate as intended, repair/replace as needed.
Page 95 Item: 3	Patio Doors	<ul style="list-style-type: none"> • Master Bedroom #2: Southwest balcony door was observed to have water leaking through door and the door is rusted. Have licensed professional evaluate and repair as needed, see photo below.
Page 96 Item: 5	Walls	<ul style="list-style-type: none"> • Guest Bedroom # 3: GREATER THAN 20% MOISTURE PRESENT: A moisture content (MC) reading greater than 20% was observed in one or more areas of the room. Evidence was gathered by use of a GE-Surveymaster Moistometer™- Moisture meter and/or thermal imaging equipment. Building materials that contain an MC of over 20% are considered wet and have a high probability for microbial growth. Client may entertain exploratory/destructive investigation by a licensed professional proficient in water intrusion and mold remediation protocol. NOTE: Immediate weather conditions and tenancy have an effect on how readings can be interpolated. Inspector will only note this finding if the percentage of MC is significantly higher than the base reading of other like kind building components. NOTE: See Living room/Dining room portion of this report for related water intrusion. See photos below for locations, readings and findings.
Main Living Areas		
Page 99 Item: 3	Door Bell	<ul style="list-style-type: none"> • Main Entry Door Bell not working: Cause could range from faulty bell, wiring, transformer or broken or missing button. Have electrician or person's familiar with light electronics inspect and repair.

Page 100 Item: 5	Patio Doors	<ul style="list-style-type: none"> • Loggia South door was observed to have water leaking through/on door and the door is rusted. Have licensed professional evaluate and repair as needed, see photos below. Cause is unknown.
Page 100 Item: 6	Floors	<ul style="list-style-type: none"> • Loggia: One or more floor stones are cracked and delaminated, see blue tape marker.
Page 101 Item: 7	Walls	<ul style="list-style-type: none"> • North side of Loggia: LESS THAN 20% MOISTURE PRESENT: A moisture content (MC) reading less than 20% was observed on one or more areas of the room. Evidence was gathered by use of a GE-Surveymaster –Promoter™- Moisture meter and/or thermal imaging equipment. Unfortunately when readings are below 20% we cannot ascertain if the area has an active or a inactive issue. Since the inspection is a snap shot we can only recommend that the area be closely monitored at all times until a definitive clarification has been accomplished by licensed professionals and or by the tenant of the property by means of use. NOTE: Immediate weather conditions, humidity levels and tenancy have an effect on how readings can be interpolated. Inspector will only note this finding if the percentage of MC is significantly higher than the base reading of other like kind building components. See photos below for locations, readings and findings. • South side of Loggia and North & South side of first floor elevator hallway GREATER THAN 20% MOISTURE PRESENT: A moisture content (MC) reading greater than 20% was observed in one or more areas of the room. Evidence was gathered by use of a GE-Surveymaster –Promoter™- Moisture meter and/or thermal imaging equipment. Building materials that contain an MC of over 20% are considered wet and have a high probability for microbial growth. Tenant may entertain exploratory/destructive investigation by a licensed professional proficient in water intrusion and mold remediation protocol. NOTE: Immediate weather conditions and tenancy have an effect on how readings can be interpolated. Inspector will only note this finding if the percentage of MC is significantly higher than the base reading of other like kind building components. Over years of use, water intrusion into the building materials can become damaged/ swollen and unsightly with a chance of microbial growth. See photos below for locations, readings and findings. NOTE: The South side of the Loggia may be connected with the wall/balcony leak at Guest bedroom # 3 on the 2nd floor.
Page 103 Item: 10	Electrical	<ul style="list-style-type: none"> • Formal Living Room Missing, Worn, Loose, Cracked or damaged receptacle cover plates observed, recommend, install, repair and or replace for safety purposes.

<p>Page 104 Item: 14</p>	<p>Fireplace</p>	<ul style="list-style-type: none"> • Combustible materials recommended clearance from fire box: <ol style="list-style-type: none"> 1.) All combustible materials six inches from the vertical sides. 2.) All combustible material up to one and one half inches in thickness six inches above or on horizontal plane. 3.) Combustible mantels must be a minimum of twelve inches above or on horizontal plane. Living Room Fireplace: This fireplace does not currently fit these requirements, have evaluated and repaired by a professional familiar with these requirements, see photo below.
<p>Laundry</p>		
<p>Page 109 Item: 14</p>	<p>Dryer Vent Observations</p>	<ul style="list-style-type: none"> • 1st Floor: The wall dryer vent termination is: too close to HVAC systems, too close to ceiling and make up, too close to a window or door opening, vent, blocked, dirty, clogged, has no damper, has no weather cap protection, has a screen collecting lint and or is damaged in such a way that it does not perform as it was originally intended. The wall termination point is in general need of repair meaning by a HVAC contractor or a contractor that is familiar with all phases of dryer venting. The wall vent must be equivalent to a 4- inch wall termination regardless of resistance to airflow and back-flow prevention, and should require little or no maintenance to prevent clogging. Info: http://www.asiinspectors.org/HomeInspection/Articles/The-Facts-About-Clothes-Dryer-Exhaust-Systems/161
<p>Kitchen</p>		
<p>Page 112 Item: 10</p>	<p>Sink 2</p>	<ul style="list-style-type: none"> • Faucet is dripping, there are many items that cause a fixture to drip including worn O-Rings and damaged seats or a faulty cartridge, have plumbing contractor inspect and repair. There is also a small amount of corrosion observed, see photos below. More Info: https://plumbingmastersaz.com/blog/4-common-causes-of-leaky-faucets/
<p>Page 113 Item: 14</p>	<p>Cook top condition</p>	<ul style="list-style-type: none"> • Using normal operating controls, one or more burners would sputter or have an irregular flame, see photo below.
<p>Page 115 Item: 18</p>	<p>Ancillary Appliance Temperature</p>	<ul style="list-style-type: none"> • Wine cooler temperature: An ideal temperature for wine storage is 55°F to 57°F with 60% relative humidity. The temperature inside the cooler is 79°F. Have a licensed refrigeration contractor evaluate the cooling system for the wine cooler.

Pulling Back the Curtain: Stucco Defects

by Isaac Peck, Editor

If there's one thing that home inspectors, homeowners, Realtors®, contractors, and home builders all get alarmed by, it is water intrusion. One of the main reasons for water intrusion are stucco defects and failures, either from poor workmanship or faulty product.

While incorrect installation and defective products do happen across many different types of exterior wall products—from brick veneer to vinyl siding, stucco defects have made a special name for themselves among homeowners, builders, and of course, lawyers.

Stucco has been used as a building material since ancient times, with the Romans creating stucco surfaces out of gypsum, marble dust and glue. Today's stucco is made by combining Portland cement with water and lime to strengthen the substance. Industry estimates indicate that stucco is currently used in roughly 25 percent of new residential construction.

Stucco is found in many parts of the country but is most popular in the southwestern states because it performs best in hot, dry climates. It does not perform as well in areas with heavy, ongoing precipitation. Stucco is a heavy material, and many homeowners find it to be aesthetically pleasing, which is one of the reasons why it continues to be used in residential and commercial buildings throughout the country.

Stucco defects have created a double-edged sword for homeowners and homebuilders alike, with water intrusion leading to houses literally rotting from the inside out.

Shattered American Dreams

In their detailed exposé on the problems created by shoddy stucco workmanship, "Rotting from Within," published in the *Philadelphia Inquirer*, authors Caitlin McCabe and Erin Arvedlund explain how stucco-related construction defects have impacted homeowners in Penn., just one microcosm of the stucco defect construction phenomenon.

McCabe and Arvedlund tell the story of dozens of unsuspecting homeowners who, in many cases, saved for much of their lives to afford their "dream" house, only to later realize that shoddy workmanship and inferior products used on the exterior walls of their home created moisture problems, mold, structural damage, and resulted in hundreds of thousands of dollars in repairs.



One particular story is that of Mitch and Cheryl Goldstein, a couple in the early 2000s who had been saving for years for their dream home. The Goldsteins put a deposit on an empty lot in 2001, contracting with Toll Brothers, known as "America's Dream Builder" at the time, and began the construction of a brand-new, custom-built home.

The Goldsteins learned later that before they were even handed the keys in 2002, water and moisture had already begun seeping into the walls. Rainy days and high humidity led to water and condensation entering the cracks in the stucco, slowly rotting the walls of the home from within.

It wasn't until 2013, 11 years after they moved in, that the Goldsteins began seeing rot around their front and back doors. At this point, they could still have pursued their claim against the builder under state law, but it wasn't until 2016 that the Goldsteins began hearing about serious water damage issues from their neighbors. By the time they hired a contractor to come out and inspect the potential damage, they were outside their state's statute of limitations. The total cost to remove the defective stucco from the home and replace it with fiber cement board was over \$60,000.

The Goldsteins are just one family among thousands throughout southeastern Pennsylvania who bought new homes since the early 2000s only to learn that their dream house was a nightmare due to shoddy construction. McCabe and Arvedlund report that since 2001, over 90,000 new single-family homes have been constructed in southeastern Penn; the extent of the damage is likely not yet fully known.

Stories like the Goldsteins can be found all across the country, with thousands of homeowners throughout the United States reporting similar experiences with stucco defects. Florida has had a rash of stucco-related class-action lawsuits, with one of the more extreme cases being KB Home's Willowbrook Townhomes in Lakewood Ranch. KB Homes eventually admitted construction defects by blaming its subcontractors in a lawsuit.

The Willowbrook community ultimately required nearly \$50 million in repairs for rotting wood and bad stucco. Some builders in Florida are finally starting to change their approach, according to Jerry Peck, a home inspector veteran, litigation consultant and host of InspectorAdvisor.com, an online service that provides on-demand inspection support free to OREP insureds. "Florida has a very serious problem with bad stucco installations. Some builders are being proactive about getting it right because they've messed up so many houses and have found themselves in so many lawsuits," says Peck.

Inspectors Beware

While many lawsuits surrounding stucco defects involve homeowners suing the builder, inspectors should be aware of the risk of stucco defects and know what to look for when inspecting a home built with stucco. While there are many instances where an improperly installed stucco job is not detectable because the stucco has not begun to fail yet, there are still a variety of conditions that inspectors should be careful to look for and note.

Robert Mault, principal at *EIFS & Stucco Inspection & Forensic Services*, has specialized in EIFS and building envelope inspections and testing for over 20 years, often serving as an expert witness in litigation. Mault was careful to note that he is not a home inspector; he is certified as an EIFS inspector, building envelope specialist and an air barrier field auditor. He did offer *Working RE* several insights into how inspectors might be able to identify defective stucco when inspecting a home and be able to offer some preventive measures.

Cracking

Cracking in stucco can occur for a myriad of reasons, so for the purposes of this article, only the more common types of cracking will be addressed.

One indication of defective stucco is cracking, but not all cracking is indicative of defective stucco. It can be difficult to determine the causation of cracking in a forensic investigation, as there are numerous types of cracking that can occur in any single stucco application. When you look at cracks in stucco, you always have to qualify and qualify it because most stucco will crack and you have to qualify it. The most commonly viewed cracks in stucco are reentrant cracks that occur at 90° reentrant corners, especially around windows and doors." This is generally for two reasons, Mault says. "First, all structures are in continuous motion, mostly caused by thermal expansion and contraction. This motion is imperceptible to the human eye, results in areas of stress commonly expressed at these 90° corners. Other areas of stress are sometimes three-plane intersections at outside corners and projecting foam plant-ons at 90° corners," said Mault.

Second, the lack of control joints on residential structures. The primary function of a control joint is to mitigate shrinkage cracking within the stucco cladding by defining the size of any given stucco expanse, for the following reasons: **a.** To limit the size of a vertical stucco panel to no more than 144 ft.², **b.** To limit the size of a stucco panel to no more than 100 ft.²



Figure 1: Stucco Cracking



Figure 2: Crack Comparator

in horizontal, curved, or angular sections, and **c.** To limit the length to width ratio to be equal to or less than 2½ to 1 for any given panel.

Another culprit responsible for cracking may be the lack of a floor line horizontal expansion joint in a multi-story home, according to Mault. "There is a fair amount of green lumber used in residential construction and, as this lumber dries, it can contort and warp. Stucco is a brittle material and cannot withstand the outward forces exerted upon it by the contortion of a lumber at floor line," says Mault. "Note that if cracking at floor lines has not appeared within the three years after construction is complete, it typically does not occur later."

There is also the question of what size cracks are acceptable. "Some people will tell you that cracks up to 1/16 of an inch in width don't need attention. However, I have seen evidence of excessive amounts of water passing through a 1/16 inch crack. But again, context is important. Oftentimes you'll see hairline cracks at the corners of doors and windows, but they're not really a concern unless they are concentrated in a small area," reports Mault. (See Figure 1: Stucco Cracking.)

The commonly accepted definition of "Excessive Cracking" is three or more cracks greater than 1/32 of an inch in a 10 sq. ft. section of stucco Mault says. He recommends carrying and using a field "Crack Comparator," which is typically a credit card size piece of transparent plastic with solid enumerated dimension markings along the edge of the card that can be held up on a crack to determine the width or girth of that crack. Per industry standards, cracks larger than 1/16 of an inch need remediation regardless of the cause. (See Figure 2: Crack Comparator.)

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Bulging/Pockets

Another defect to be on the lookout for is bulging or pockets in the stucco, especially if the stucco has an elastomeric coat of paint on it. "Some people think elastomeric paint is great as it is designed to weather the elements and can waterproof surfaces if applied correctly, but the water can sometimes enter between the elastomeric paint and the stucco through breaks in the elastomeric (such as discontinuous paint or cracks that persist through the elastomeric), and the water will migrate between the elastomeric layer and the stucco and collect where there is a slight gap," says Mault. "This can create little pockets of water in the wall where, after a series of heavy rainfalls, you can poke a pin in them and watch the water drain out."

Jerry Peck advises inspectors to stay alert for ripples and waviness in the wall. "If you can push on extruding parts of the stucco wall and it is flexible, that might indicate that stucco is coming loose from the wall and can be a serious problem," says Peck. "If you push on it and it feels solid, it could just mean inconsistent installation, not necessarily indicative of a structural issue behind the stucco. A stucco wall which is not flat (in plane with itself) might mean a poor framing job and everything that follows. Sometimes it is hard for a home inspector to diagnose the issue with only a visual inspection, but it's definitely something to be aware of," says Peck. (See Figure 3: Stucco Bulging.)

Staining and Waterproofing

Another thing to watch for is staining of the stucco. In both visual cues, not all staining is indicative of a problem. Excessive staining in certain areas may be an issue. "Sometimes stucco staining is innocent, but if I see a pattern of staining under a raked roof/wall junction, I will investigate further," says Mault. "Those areas should be flashed properly and have integrated into the roof flashing, a kick-out or drip edge flashing, which takes that water running down the roof and redirects it into the gutter, thus preventing water from jumping the gutter and wetting the area of the wall under the gutter dam, which is a particularly sensitive area for moisture intrusion." (See Figure 4: Staining on Sloped Roof by Flashing.)

Another negative condition that often results in staining is referred to as a "stucco bucket," according to Mault. A stucco bucket is continuous stucco that extends from a vertical position wrapping into a horizontal position in a soffit or soffit-like condition lacking drainage (weep screen or drip edge) at the vertical/horizontal junction.

Stucco buckets can occur at locations such as the underside of projecting eaves, balconies, recessed window and door heads, exposed beams supporting decks or roofs, etc. (See Figure 5: Stucco Underside.)

Waterproofing underneath the stucco is the final defense against water intrusion. "Stucco anticipates incidental water, but is not designed to manage copious amounts of water getting behind the stucco, even if the waterproofing behind the stucco has been properly applied. Stucco is going to absorb a certain



Figure 3: Stucco Bulging



Figure 4: Staining on Sloped Roof by Flashing



Figure 5: Stucco Underside

amount of water and moisture naturally, and if there is an entryway for water to pass through the stucco, the integrity of the wall will become completely dependent on the waterproofing to be installed 100 percent correctly," says Mault.

If that waterproofing is not applied correctly, especially under windows, and water gets through or past the stucco system, it may find its way through the building paper due to a reversed lap, inadequately dimensioned laps, tears or holes in the building paper, or sometimes along the shanks of lath fasteners. "When water gets behind the waterproofing, it sends it into the wall system onto and along the moisture sensitive wood sheathing and or framing. I mention this only because I can get very suspicious of certain types of stains, including rust stains, especially underneath windows," says Mault.

Stucco Drainage

Another item to note is whether the stucco terminates above grade. Mault says that stucco should terminate at least four inches above soil and two inches above hard surface. "If I see stucco below grade, that means there's no drainage for the stucco when it rains. Sometimes eaves can protect a wall, so if I look at a house with below grade stucco, I look for eaves, but best practice is for stucco to terminate above grade to avoid water damage to the lower wall. There you'll want to look for a weep screed that allows any water or moisture to drain out of the wall," says Mault, adding, "I use a telescoping inspection mirror to inspect weep screeds, among other things."

Penetrations in Wall

One very common issue Mault finds are penetrations into the stucco wall that are not sealed properly. "When I see plumbing, electrical, or fixture penetrations into the stucco, oftentimes there's a gap between the outer edge of the element and the stucco itself. This gap serves as an open hole inviting water to get into stucco, and depending on the waterproofing, the pipe may be penetrating the building paper without caulking surrounding it as well. I always call for those holes to be filled," reports Mault.

Another item that is overlooked, according to Mault, is exterior lights. "Many times a builder will just bolt on an exterior fixture through or to the stucco. I use a probe or a chisel to

and check for a gap between the baseplate of the fixture and the wall. Oftentimes the bottom of the fixture is more tightly adhered than the top, inviting water into the electric box. If I see a gap between baseplates and walls, I will call for those to be sealed," says Mault, adding, "however, I also insist a small gap in the sealant be left at the very bottom of the baseplate to act as a weep for any water entering the fixture itself."

Two other conditions that Mault recommends paying attention to are the lack of metal flashing over the deck ledger board and the typical lack of a sealant joint between stucco and dissimilar cladding materials, such as brick or wood trim, both conditions that are ready pathways for water intrusion.

Interior Signs

In addition to fully inspecting the exterior of a home, it's also worth looking for signs of moisture and water damage inside the home. Mault sometimes is looking at ceiling/wall intersections for signs of buckling or crackling. "Window sills and the area around them are good areas to check for moisture intrusion, so check the wall/door intersections for signs of moisture intrusion. You can also pull up a corner of the carpet and check for wet and stains on the tack board, buckled or cracked carpet, or water marks on lower walls," says Mault.

Recommendations

While acknowledging that not all stucco defects and water/moisture problems will be "visible" without more invasive methods, inspectors should still be careful to note what they can see, call out what they can, and disclaim/disclose what they aren't sure of. Mault's best advice to inspectors is to get educated. "Get as much training as you can and try to address deficiencies in your experience. You can also speak to manufacturers and their representatives. Go online and read what manufacturers say. Try to always be learning and adding to your expertise," advises Mault.

Secondly, err on the side of caution. "If you're not sure, say so. Be careful about your liability and don't say something is ok if you're not sure. If you can't tell whether a particular siding is stucco or EIFS, call in a specialist or ask a colleague for insight. Define your uncertainties and deficiencies and attack them. Become familiar with warning signs when inspecting stucco. Don't be afraid to ask for help," says Mault.

Jerry Peck advises inspectors to be careful not to call what you're doing a "stucco inspection," unless you've been trained how to do one. "As part of a basic home inspection, you want to stick to the basics. Describe what you see. Without having watched the stucco system being applied, you won't be able to say if it went on correctly or incorrectly, but you can describe the defects that you observe and raise the red flags when you see them. Be careful what you say the cause is. Report what you see, but don't make any presumptions," says Peck. **WRE**

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Chipped Tile

Included in ICBO approval is the instruction that "cracked or broken tiles must not be installed or allowed to remain on the roof." This requirement is intended to protect the integrity of the installed tile's water shedding ability. Manufacturers' preference is that all damaged tiles be replaced, but sometimes it is less disruptive to the roof assembly to repair the tile. Roofing professionals often ask what constitutes a "broken" tile and at what point is the water shedding capability jeopardized. Often times the tile is intact except that a corner may be broken or chipped. Is there a limit as to how large a chip can be before it affects the integrity of the roof? Can tiles be repaired rather than replaced?

There are a number of factors that can affect the answers, ranging from roof slope to the type of tile being used. Listed below are some of the issues that should be considered when evaluating the proper course of action.

- If the tile is cracked or broken across the face of the tile in either direction, it should be replaced.
- Tile profile- A contoured or rolled profile tile has distinct water courses that control and direct water flow. Flat tiles allow water to flow evenly across the face of the tile. Since the longitudinal interlocks are normally positioned near the highpoint of profile tiles, they will usually see less water than the interior of a flat tile. It follows that broken corners would be less critical on profile tiles than on flat.
- The under lock portion of the tile will carry water even if the cover lock corner is chipped or broken. Since the required overlap of the installed tile is usually three inches, it logically follows that any broken corner exceeding three inches in length should qualify that tile for replacement, whether it is the under or cover lock portion of the tile. It is generally advisable to replace tiles which have broken under locks.
- If the cover lock corner is broken less than three inches, and the broken piece is available, it may be possible to repair the corner by proper adhesive application. Using an adhesive specifically formulated for concrete or clay roof tile, follow the manufacturers instructions to achieve a complete bond along the fracture. Take precautions not to allow excess adhesive to bond to the adjacent tile or create water blockage in the under lock.
- If the corner piece is not available, aesthetics become a factor that must be considered. A small chip that may not be noticeable on a shallow sloped roof may be offensive to the owner at a steeper slope. In any case, good judgment should dictate whether the missing corner affects the integrity of the water shedding capability of the tile.

- On some tile designs, such as shake profiles, the bottom edge of the tile may be designed to create a more jagged or random appearance. This process will sometimes create small chips that should not affect the integrity of the installation, provided they meet the criteria mentioned above.

How do tiles get broken?

Sometimes in shipment and delivery, pallets of tile may be mishandled or bumped. Most often the damage is slight and the tiles are still usable. Tiles with chipped or broken edges can usually be installed at hips, valleys, rakes or other places requiring cut tiles. These tiles should be identified and sorted during the loading process.

Why do corners sometimes break after installation?

The corners of the tile at the interlock are the thinnest portion of the tile and as such are the most susceptible to damage. When properly installed, there is usually no problem with corner breakage. If the tiles are not properly aligned however, there is the potential for point loading that puts irregular pressure onto the corner, causing it to fracture. This often happens when the tiles are applied too tightly together. Most tiles are designed to be installed with a 1/16 inch shunt or separation between the tile bodies. If this shunt is not maintained, damage from foot traffic or the expansion and contraction of the roof deck could result. Debris left in the channel during application could also result in point loading that may break the corners under foot traffic.

For more information about the tile roofing industry contact TRI at 312.670.4177 or visit the web site at www.tilerooting.org.



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