

Home Inspection Report



Port Charlotte, FL 33954

Inspection Date:

Wednesday April 17, 2019

Prepared For:

John Doe

Prepared By:

CROWN HOME INSPECTION INC.
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Report Number:

041719-1

Inspector:

Mark Minore

License/Certification #:

FL--HI-8691

Inspector Signature:



Report Summary

Items Not Operating Or Not Tested

Termite / Rodent and Reptile inspection or evaluation not performed within the scope of this inspection.
 There was a pool heater present, however was not connected electrically or plumbing.
 The electrical feed wires to pool heater have been removed from electrical panel to heater disc
 A/C Condenser / Compressor Unit not working at time of inspection, recommend service /repair by licensed HVAC contractor.
 Septic systems inspection not with scope of this inspection, however alarm was sound off recommend evaluation by Charlotte county.

Concerns

There was evidence of minor water leak/stain detected at time of inspection in garage on ceiling / wall section above water heater.
 Note: The soffit section appear to have been recently painted, in the area where garage ceiling was stained the soffit material has signs of water damage and rust, which would indicate that the roof perhaps is still leaking . However there was No elevated moisture reading detected when tested at time of inspection. Recommend further investigation by licensed roof contractor.
 A/C Condenser / Compressor Unit not working at time of inspection, recommend service /repair by licensed HVAC contractor.
 Septic systems inspection not with scope of this inspection, however alarm was sound off recommend evaluation by Charlotte county.

Potential Safety Hazards

Conduit for underground service rusted-through at grade. Recommend licensed electrician repair as needed.
 Grounding Rod clamp connection is deteriorated, the clamp/wire are not properly attached to grounding rod. Recommend repair by licensed electrical contractor.
 No GFCI outlet protection present on exterior outlets or in garage, recommend installing GFCI outlet/outlets to ensure maximum safety.
 All Kitchen newly installed GFCI outlets, improperly wired (open ground) recommend repair/replacement by licensed electrical contractor.
 No visible signs of carbon monoxide detector present. Recommend adding carbon monoxide detector.

Recommend Repairs / Deferred Cost Items

Note; There was a pool heater present, however was not connected electrically or plumbing.
 The electrical feed wires to pool heater have been removed from electrical panel to heater disconnect panel, rewiring is nessecary.
 There was evidence of minor water leak/stain detected at time of inspection in garage on ceiling / wall section above water heater.
 A/C Condenser / Compressor Unit not working at time of inspection, recommend service /repair by licensed HVAC contractor.
 Additional suggested / recommend repairs noted in report within specific related categories.

Improvement Items to property

Report Summary

Improvement Items to property

Hot water heater MFD 2017, no permits found on county records regarding date of replacement.
Roof coverings permit was issued on 12/20/2012 , permit # 20121215011
Pool cage replacement permit date 05/09/2006 ~ permit # 2006051751
HVAC System replacement permit date 05/13/2005 ~ permit # 2005045883
Exterior and Interior appear to be recently painted completely.
Kitchen and all bathrooms appeared to have been recently renovated.

Items To Monitor

There was evidence of minor water leak/stain detected at time of inspection in garage on ceiling / wall section above water heater.
Recommend monitoring this area for future water stain size increase or color change.

Property Condition

Well Built/Interior Newly Renovated

Report Overview

Scope of Inspection

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

North

State of Occupancy

Vacant
Unfurnished

Weather Conditions

Sunny

Recent Rain

Rain within three days prior to inspection.

Ground Cover

Dry

Approximate Age

Built-in ~ 1991 = 28 yrs old

Grounds

House

House Style ☒ One Story ☐ Two Story

Approximate Square footage Total Square feet: 3898

Comments: Well Built/Interior Newly Renovated

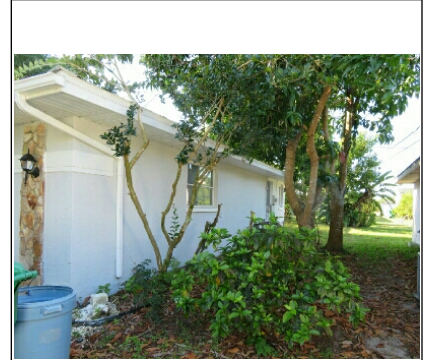
Photos



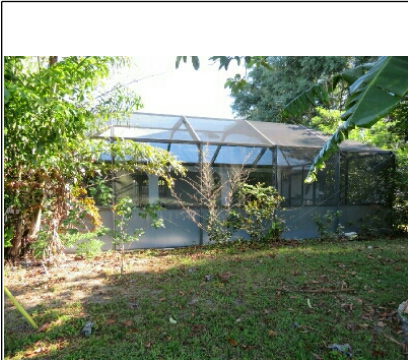
Front Elevation Faces North



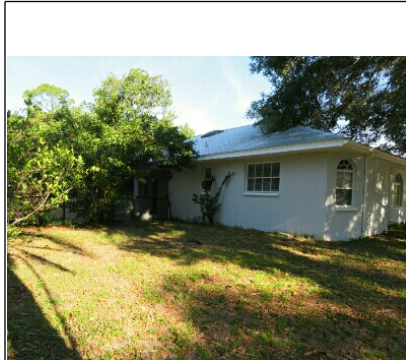
East Elevation



West Elevation



Rear Elevation



Rear Elevation

Driveway/Parking

☐ None ☒ Visible

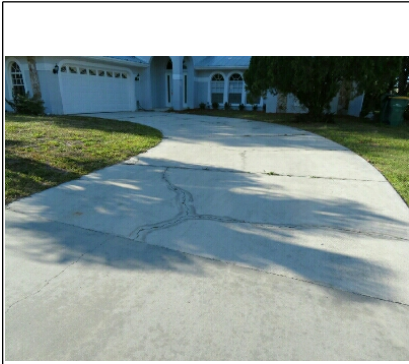
Material ☒ Concrete ☐ Gravel/Dirt ☐ Pavers

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☒ Typical cracks ☐ Trip hazard

Comments

Photos

Grounds



Driveway



Typical driveway settling / expansion cracks

Front Entryway With Roof

☐ None ☒ Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

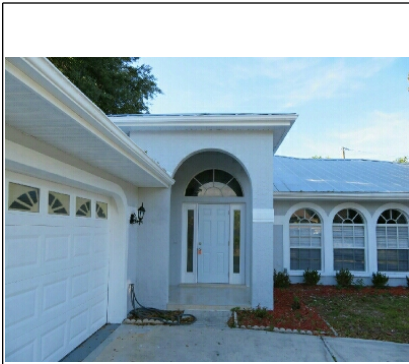
Support Pier ☐ Concrete ☒ Concrete Block/Stocco ☐ Wood

Floor Material ☐ Concrete ☒ Tile ☐ Pavers

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments Note* Tile floor coverings can be very slippery when wet, use caution.

Photos



Front entryway



Note: Tile floor tile can be slippery when wet

Pool/Equipment/Decking

Pool ☐ None ☒ Visible

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Visible signs of damage
☐ Recommend further evaluation by licensed pool contractor

Comments: Pool finish showing normal wear and tear and in overall satisfactory condition, however nearing end of its useful life no visible signs of major damage just a few rust stains.

Pool coping tiles visible signs of crack/cracking, recommend repair / replacement.

Decking Material ☒ Kool-Deck ☐ Concrete ☐ Pavers

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☒ Typical Cracks

Child Safety Barrier ☒ Visible ☐ None Present ☐ Safety Hazard

Pool Light ☒ Visible ☐ None Present ☒ Not Operating ☐ Operating

Grounds

Pool/Equipment/Decking cont.

Pool Filter Equipment ☒ Operating ☐ Leaking ☐ Not Grounded ☐ Not Operating

Comments: The Pool & Pool filtering Equipment & Components is ONLY a visual inspection, Not inspected for quality/age/condition or length of useful life.

Pool Heater / Solar Equipment ☒ N/A ☐ Operating ☐ Leaking ☐ Not Grounded ☐ Not Operating

☐ Water Temperature Increase Not Tested

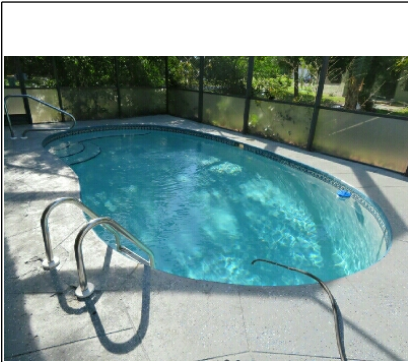
☐ Recommend further evaluation by licensed pool contractor

Comments: Note; There was a pool heater present, however was not connected electrically or plumbing.

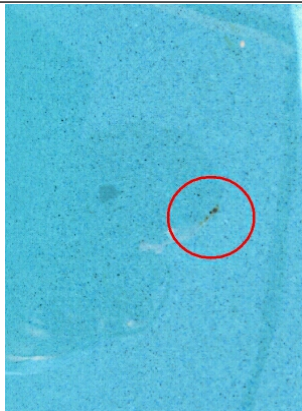
The electrical feed wires to pool heater have been removed from electrical panel to heater disconnect panel, rewiring is necessary.

General Comments:

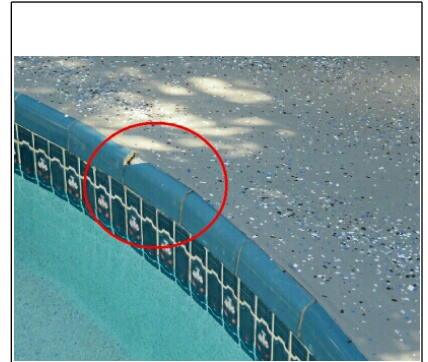
Photos



Pool area



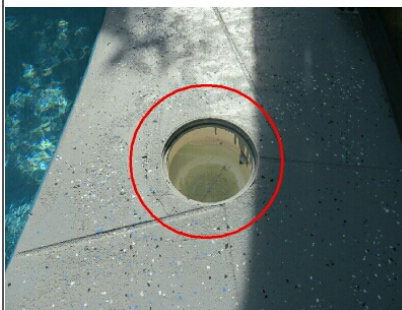
There is few rust spots on pool finish, no visible signs of any major concerns



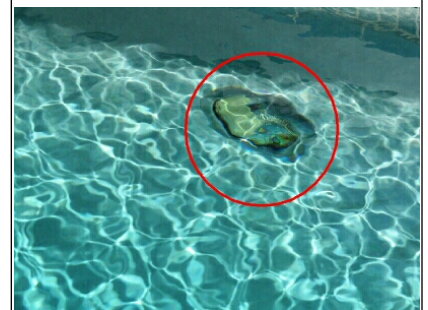
Pool coping tiles are damaged / chipped, recommend replacement to prevent getting cut



Possible water leak around discharge outlet

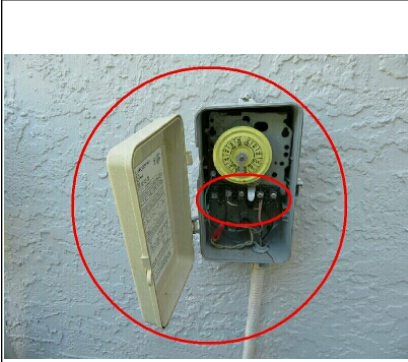


Cover lid missing at pool clean out scupper



Pool light not operating at time of inspection

Grounds



Pool control time clock panel box is damaged, recommend replacement. Also protection safety cover is missing over electrical wire connections



Pool equipment



Control handel damaged / missing



Pool motor Grounding wire not properly connected



Pool heater panel has visible signs of damage / arcing recommend replacement



Pool heater Equipment not connected



Pool light control box, has damage at conduit connections



Child Safety Barrier fence stored in garage

Grounds

Covered Lanai

☐ None ☐ Partial ☒ Full

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Improper Attachment to House

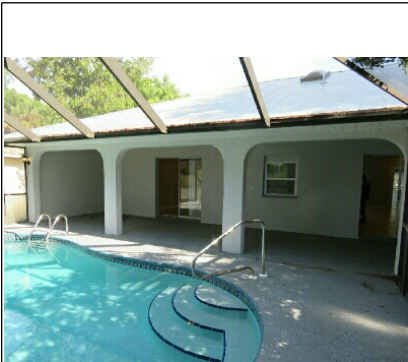
Ceiling Condition Comments: Ceiling Material appears to be in satisfactory condition.

Lanai Condition Comments: Lanai area condition satisfactory .

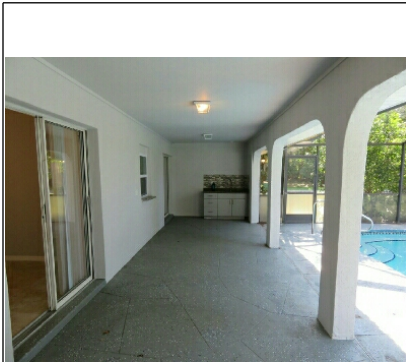
The GFCI outlet in master bathroom controls GFCI protection on all lanai outlets.

Sink plumbing connections are improperly pitched, recommend repair / realignment /adjustment of the drain piping to ensure proper drainage.

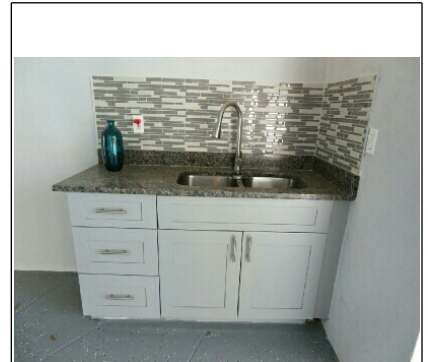
Photos



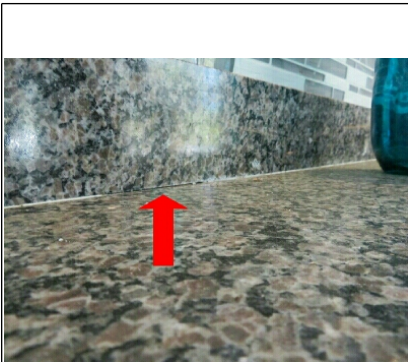
Covered Lanai



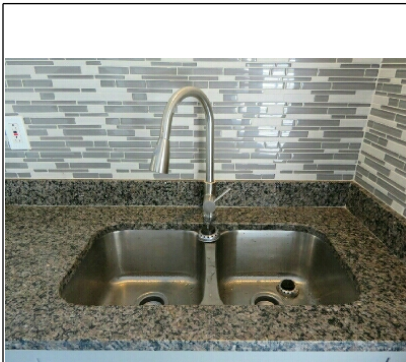
Lanai area



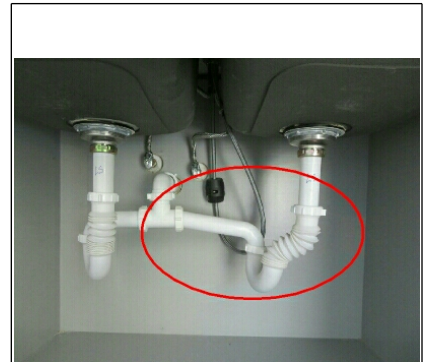
Lanai storage cabinet / sink



Recommend adding sealant between countertop and backsplash connection to prevent future water entry

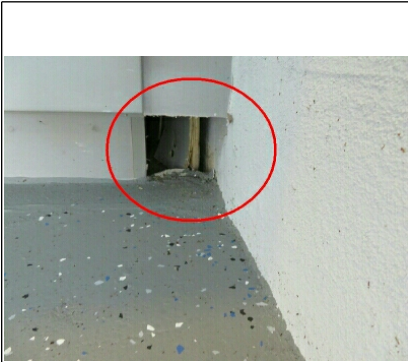


Lanai area sink



Sink plumbing connections, recommend repair / realignment /adjustment of the drain piping to ensure proper drainage

Grounds



Damaged / missing cabinet toe kick



Masterbathroom GFCI outlet controls all lanai area outlet protection

Lanai/Pool Cage Framework / Screens

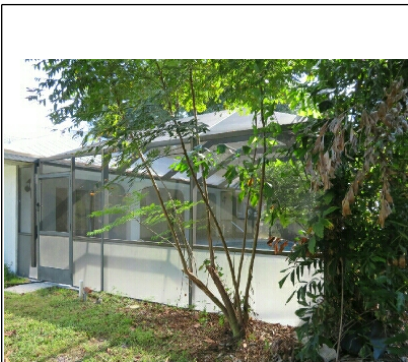
☐ None ☐ Partial Visible ☒ Visible

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Framework/Post Supports Need Repair/Replacement
☒ Torn/Ripped Screens Recommend Repair/Replacement ☐ Improper Attachment to House

Recommend Repairs ☐ None Required ☐ Metal Straps/Bolts/Screws
☐ No Visible Evidence of Proper Grounding/Bonding
☐ Framework Fastener Screw/Screws missing Recommend Repair/Replacement
☒ Screen / Screens are Damaged/Ripped Recommend Repair/Replacement

Screens/Frames Comments: Several screen sections have damage, recommend repair / replacement as needed.
 Pool cage replacement permit date 05/09/2006 ~ permit # 2006051751

Photos



Pool cage framework / screen sections

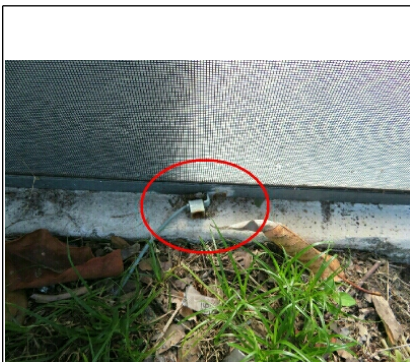


Pool cage framework / screen sections



Typical damaged / ripped screen section

Grounds



Pool cage framework grounding wire connection

Landscaping Affect

Improper Grade ☐ East ☐ West ☐ North ☐ South ☒ Satisfactory ☐ Recommend additional backfill
☒ Recommend Trimming back trees/shrubberies ☐ Wood in contact with/improper clearance to soil

Comments Recommend trimming trees/bushes/vegetation so it does not come into contact with the home/roof/pool cage

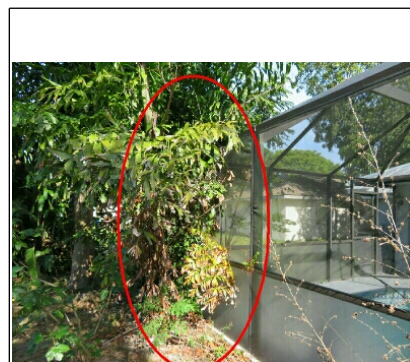
Photos



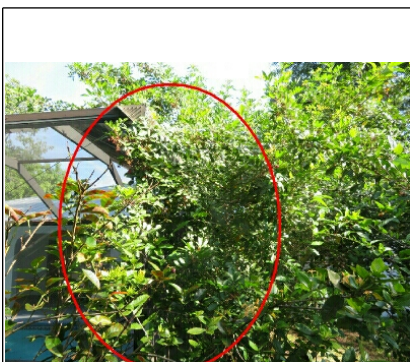
Recommend cutting trees hanging into roof



Recommend cutting trees hanging into roof



Recommend cutting trees hanging into pool cage



Recommend cutting trees hanging into pool cage

Roof

Roof

Roof Visibility ☐ None ☒ All ☐ Partial ☐ Height

Inspected From ☒ Roof ☐ Ladder at eaves ☐ Ground ☐ With Binoculars

Roof inspection was performed from roof

Style of Roof

Type ☐ Gable ☒ Hip ☐ Shed ☐ Flat

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type: Metal 5V Crimp style

Layers: Appears to be Metal 5-V Crimp roof material, over existing roof coverings (Roof Over) which is not visible.

Age: Roof coverings permit was issued on 12/20/2012 , permit # 20121215011

Location: Main House, Garage and Lanai

Comments As per building permit, the new roof material was installed over the existing roof coverings.

Condition of Roof Coverings

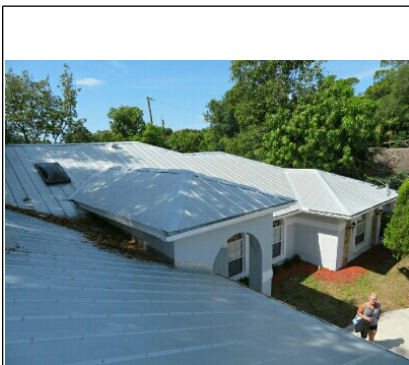
Roof #1 ☒ Satisfactory/Marginal ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Exposed felt ☐ Cupping ☐ Evidence of roof decking softness
☒ Recommend roofer evaluate ☒ Evidence of Leakage ☐ Cracked Tile/Tiles

Comments Roof #1: Roof was showing normal wear and was in overall satisfactory/marginal condition, however it will need minor maintenance. (Only rated marginal due to minor roof leak)

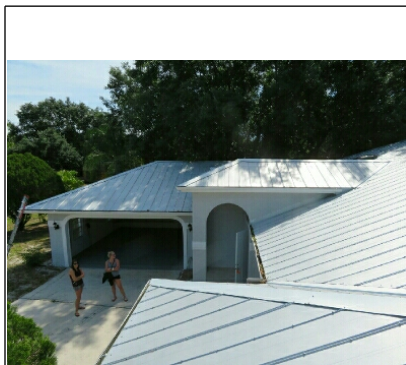
There was evidence of minor water leak/stain detected at time of inspection in garage on ceiling / wall section above water heater.

Note: The soffit section appear to have been recently painted, in the area where garage ceiling was stained the soffit material has signs of water damage and rust, which would indicate that the roof perhaps is still leaking . However there was No elevated moisture reading detected when tested at time of inspection. Recommend further investigation by licensed roof contractor.

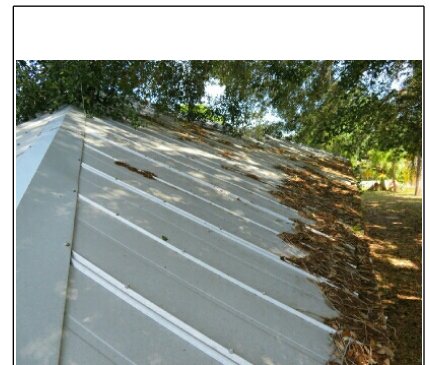
Photos



Front roof section



Front roof section



East roof section

Roof



Rear roof section



West roof section



Roof coverings condition is satisfactory



Typical roof fastener screws/rubber washers



Possible area left of entryway where water leak is coming from.



Possible area left of entryway where water leak is coming from.



Damaged / deteriorated plywood roof decking in the area where roof has been leaking



Water stain in garage ceiling / wall section.
Note : Garage ceiling and walls appeared to have been recently painted which would indicate that the roof perhaps is still leaking.

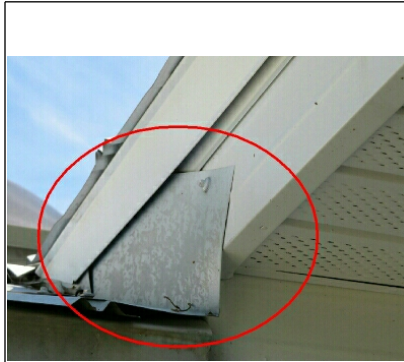


No elevated moisture reading when tested

Roof



Soffit section showing visible signs of active roof leaking



Improper flashing installation Southwest corner

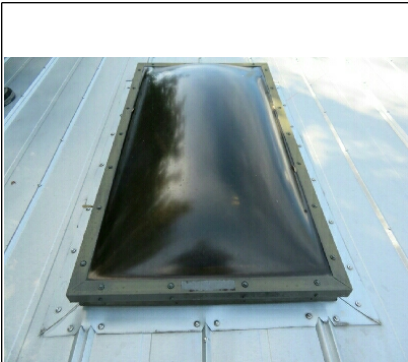
Skylight/Skylights

Type ☒ Bubble ☐ Tube Style ☐ Fixed Flat ☐ Vented Flat

Condition ☒ Satisfactory ☐ Poor ☐ Leaking ☐ Cracked/Damaged

Comments No evidence of any water leaks detected around skylight at time of inspection.
No visible signs of a wind/impact data verification tag on skylight. Note: The Skylights appear to be "Sun-Tek " manufacturer (Polycarbonate material type)

Photos



One of three skylights



Skylight data tag not legible

Plumbing Vents

☐ Not Visible ☒ Visible

Condition ☒ Satisfactory ☐ Poor/Damaged

Comments Note: This type of pipe flashing boot will need maintenance / sealant to prevent future water entry.

Photos

Roof



Typical plumbing vent pipe
Note: This type of pipe flashing
boot will need maintenance /
sealant to prevent future water
entry

Exterior

Gutters

☐ None ☒ Visible

Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Dented ☐ Downspouts needed
☒ Downspouts extensions needed ☐ Recommend repair/replace ☒ Need to be cleaned

Material ☒ Galvanized/Aluminum ☐ Vinyl/Plastic

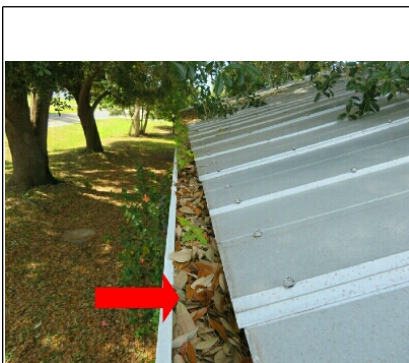
Leaking ☐ End Cap ☐ Corners ☐ Joints ☒ No apparent leaks

Attachment ☐ Loose ☐ Missing Fasteners ☐ Improperly sloped ☒ Satisfactory

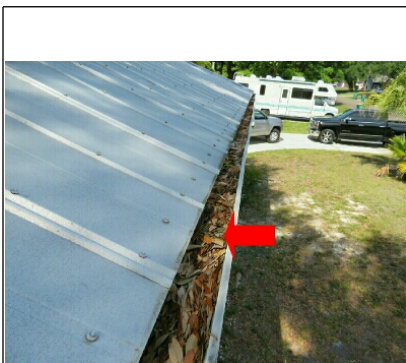
Downspout Extension Needed ☐ Satisfactory ☐ North ☐ South ☐ East ☐ West ☒ All Downspouts

Comments Insides of gutters are full of debris recommend cleaning
 Recommend adding downspout extensions to discharge water away from the house at least 3 - 5 ' or as far as possible.

Photos



Inside of gutters are full of debris
 recommend cleaning to prevent
 future development



Inside of gutters are full of debris
 recommend cleaning to prevent
 future development



Recommend adding downspout
 extensions to discharge water
 away from house



Recommend adding downspout
 extensions to discharge water
 away from house



Missing downspout (North corner
 at overhead garage door)

Siding

Material ☒ Stucco ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ EIFS* Not Inspected ☐ Wood ☐ Vinyl

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Missing ☐ Typical Cracks ☐ Wood Rotting

Comments Stucco appeared to be all intact and in overall satisfactory condition.
 Typical settling /expansion cracking visible on exterior wall section.No evidence of structural issues present
 at time of inspection.

Exterior

Trim On Doors/Windows

Door Trim Material ☒ Wood ☐ Aluminum ☐ PVC ☒ Stucco

Condition ☒ Satisfactory/Poor ☐ Marginal ☐ Poor ☐ Recommend Repair/Replacement ☒ Signs of Deterioration

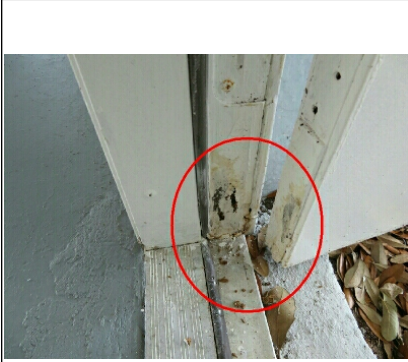
Comments: Garage entry door framework / trim showing signs of deterioration

Window Trim Material ☐ Wood ☐ Aluminum ☐ PVC ☒ Stucco

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Signs of Deterioration ☐ Recommend Repair / Replacement

Comments:

Photos



Garage entry door framework / trim showing signs of deterioration

Soffit

☐ None ☒ Visible

Material ☐ Wood ☐ Fiberboard ☒ Aluminium ☐ Vinyl ☐ Stucco

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Recommend Repair ☐ Recommend Power Washing

Comments

Photos



Dented soffit section

Fascia

☐ Visible ☒ Not Visible

Material ☒ Aluminum/Steel ☐ Fiberboard ☐ Wood ☐ Vinyl

Comments Only a portion of fascia was visible, due to gutter. Appears to be in satisfactory condition.

Exterior

Caulking

☒ None Visible ☐ Visible

Condition

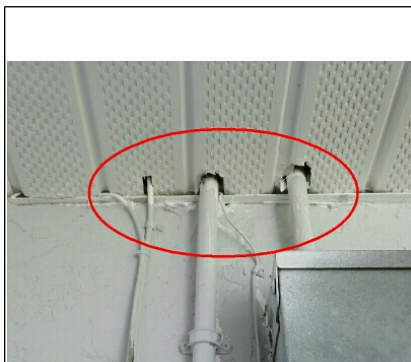
☐ Satisfactory ☐ Marginal ☐ Poor/Damaged

☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Recommend caulking around windows, doors, corners, utility penetrations.

Photos



Recommend adding sealant around piping to prevent future pest entry

Windows/Screens

Window Condition ☒ Original ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Operating ☐ Recommend Repair
☐ Failed/Fogged insulated glass ☐ Broken/Missing Balancer Hardware ☐ Broken/Missing Glass

Material ☒ Aluminum ☐ Metal ☐ Vinyl

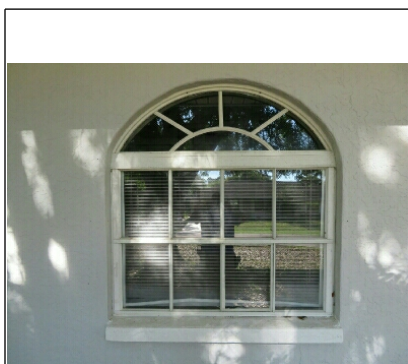
Screens ☐ Torn/Ripped ☐ Bent ☐ Not installed ☐ Recommend Repair ☒ Satisfactory

Comments Window's appear to be original, however most all where operating in satisfactory condition. No visible signs of impact rating or storm protection for Windows.

Photos



Typical single hung window style



Typical awning style window

Slab-On-Grade/Foundation

Foundation Wall ☒ Not Visible ☐ Poured concrete ☐ Concrete Block

Condition ☒ Not Evaluated ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated

Concrete Slab ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated

Exterior

Slab-On-Grade/Foundation cont.

Comments Foundation (stem) wall not visible, not evaluated.
Slab not visible due to flooring materials (carpet, hardwood, tile, etc.) not evaluated.

Electrical Service Entry

Location ☒ Underground ☐ Overhead

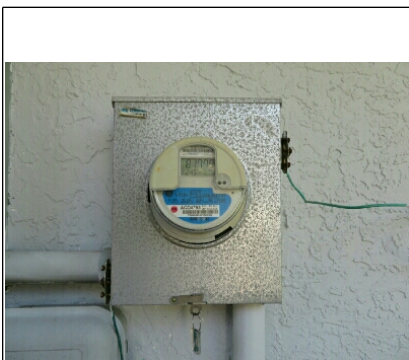
Condition ☐ Satisfactory ☒ Poor ☒ Service Conduit Needs Repair ☐ Overhead wires too low

Exterior receptacles ☒ Yes ☐ No Operable: ☒ Yes ☒ No Condition: ☐ Satisfactory ☒ Marginal ☐ Poor

GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)
☒ Recommend GFCI Receptacles ☐ Water Proof Cover Missing

Comments Conduit for underground service rusted-through at grade. Recommend licensed electrician repair as needed.
Grounding Rod clamp connection is deteriorated, the clamp/wire are not properly attached to grounding rod. Recommend repair by licensed electrical contractor.
No GFCI outlet protection present on exterior outlets, recommend installing GFCI outlets.

Photos



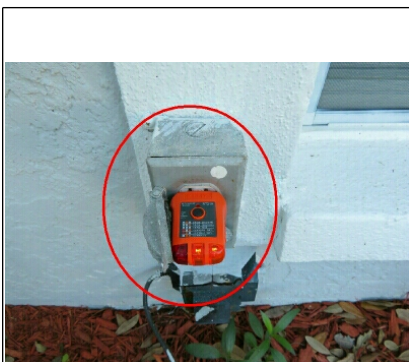
Electrical Meter located on West exterior wall



Electrical service conduit pipe has rusted and feeder wires are exposed, recommend repair / replacement as needed



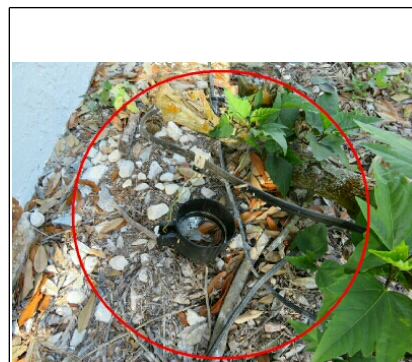
Electrical service grounding clamp / wire are not properly attached to grounding rod



Front electrical outlet has no GFCI protection present

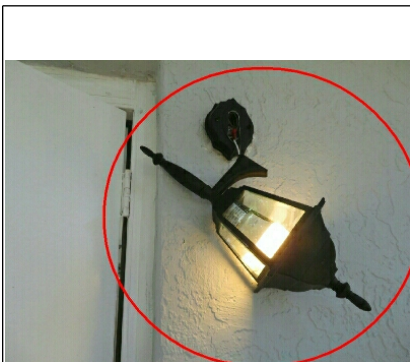


East electrical outlet had no power at time of inspection



Planter bed lighting is damaged, an wiring is exposed

Exterior



Light fixture right side of garage door, got damaged when door was opened.

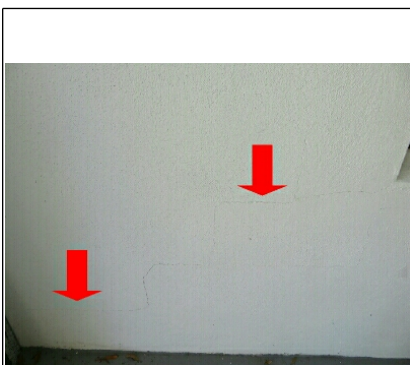
Building(s) Exterior Wall Construction

Type ☒ Not Visible ☐ Framed ☐ Masonry/Concrete Block

Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor

Comments Building external wall structure not visible due to exterior and interior wall finish, not evaluated.

Photos



Typical wall settling / expansion cracking visible

Exterior Doors/Interior Garage Door

Front Entrance Door Assembly Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Repair/Replacement
 Comments:

Dining Room Slider Door ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair/Replacement
 Comments:

Kitchen Dining Area Slider Door ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Repair/Replacement
 Comments:

Garage Side Entry Door Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Repair/Replacement
 Comments: Garage entry door framework / trim showing signs of deterioration.

Pool Bathroom Entry Door Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Repair/Replacement
 Comments:

Exterior

Exterior Doors/Interior Garage Door cont.

House into Garage Door Door condition: ☐ Satisfactory ☐ Marginal ☒ **Poor** ☒ Repair/Replacement

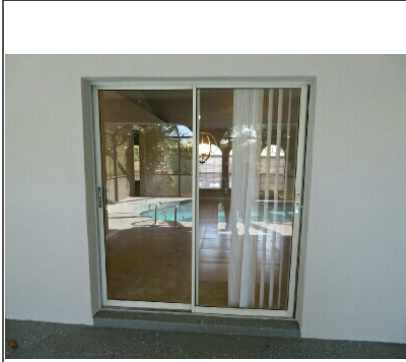
Comments:

General Comments: No visible signs of impact rating or storm protection on Exterior Doors

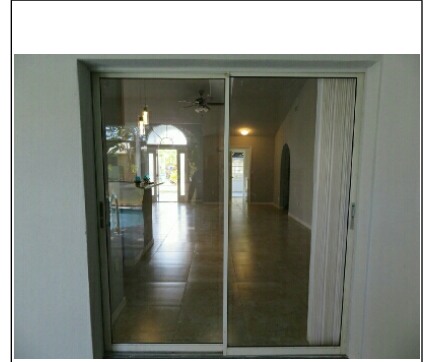
Photos



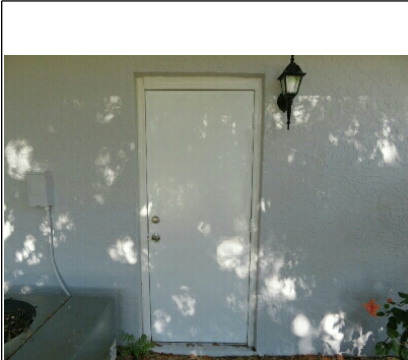
Front entrance door assembly



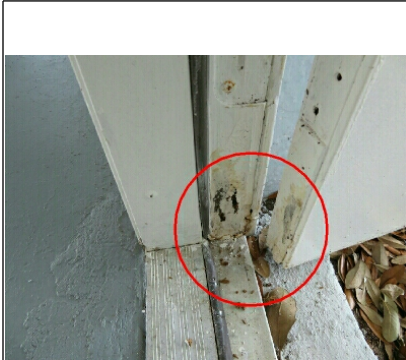
Dining room slider door



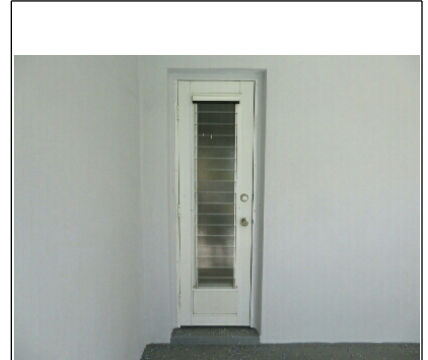
Kitchen dining slider door



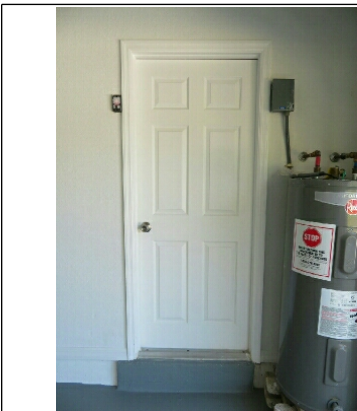
Garage entry door



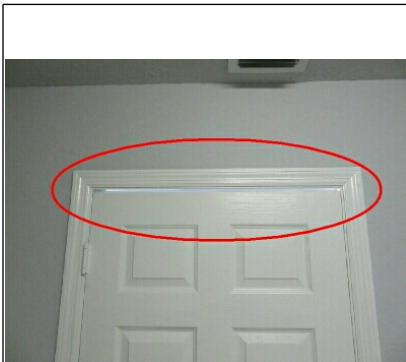
Garage entry door framework / trim showing signs of deterioration



Pool bathroom entry door



House to Garage door



Entry door is short of framework / trim and has air gap on top of door, recommend repair

Exterior

Exterior A/C Condenser / Compressor Unit

Unit #1 Location: East side
 Brand: Rheem
 Model #: RAMC - 048JBZ
 Serial #: 6976 M1605 13336
 Approximate Age: MFD 04/2005 = 14 yrs old
 HVAC System replacement permit 05/13/2005 ~ permit # 2005045883

Condition ☐ Satisfactory ☐ Marginal ☒ Poor/Not Operating ☐ Aging System ☐ Cabinet/housing rusted

Energy source ☒ Electric ☐ Gas

Unit type ☒ Air cooled ☐ Heat Pump

Outside Disconnect ☒ Yes ☐ No ☐ Improperly sized fuses/breakers

Level ☒ Yes ☐ No ☐ Recommend re-level unit ☐ Damaged Base/Pad ☐ No Seismic strapping present

Condenser Fins ☒ Satisfactory ☐ Need cleaning ☐ Damaged

Insulation ☐ Satisfactory ☒ None ☒ Damaged/Recommended Replacement ☐ Damaged Refrigerate Line/Lines

Proper Clearance (air flow) ☒ Yes ☐ No

Comments Note; Size / Efficiency and longevity of HVAC System not evaluated within scope of this inspection.
 A/C Condenser / Compressor Unit not working at time of inspection, recommend service /repair by licensed HVAC contractor.

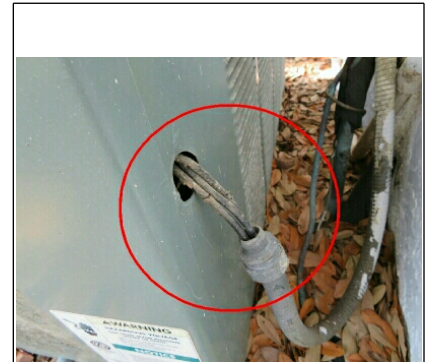
Photos



A/C Condenser / Compressor Unit " Rheem "



A/C unit data tag MFD 04/2005



Electrical sealtight connection damage, exposed live wires present, recommend repair

Exterior



Pipe Insulation is missing,
recommend installing proper
installation to ensure maximum
efficiency

Garage/Carport

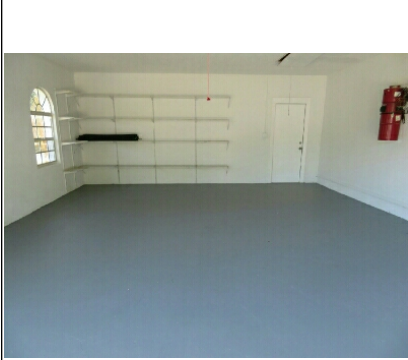
Garage

☒ Garage ☐ Carport

Type ☒ Attached ☐ Detached ☐ 1-Car ☒ 2-Car ☐ 3-Car

Comments

Photos



Garage

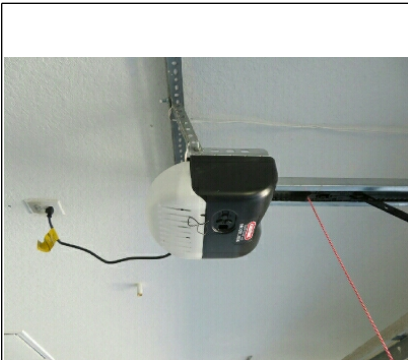
Automatic Opener

☐ None ☒ Visible

Operation ☒ Operable ☐ Not Operating ☐ Not Tested

Comments

Photos



Overhead garage door operator

Safety Reverse

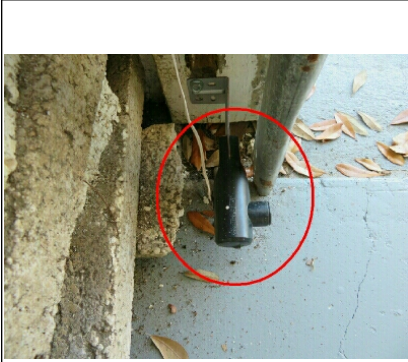
☐ None ☒ Visible

Operation ☒ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard ☒ Photo eyes reverse tested

Comments

Photos

Garage/Carport



Overhead garage door safety reversing eye sensor



Overhead garage door safety reversing eye sensor

Floor

- Material** ☒ Concrete ☐ Gravel ☐ Dirt
- Condition** ☒ Satisfactory ☒ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair
☐ Safety hazard
- Comments** Garage floor has typical cracks.

Overhead Door(s)

- Material** ☒ Metal/Aluminum ☐ Masonite ☐ Wood
- Condition** ☐ Satisfactory ☒ Marginal/Poor ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended
☐ Side Weatherstripping missing/damaged ☐ Bottom Weatherstripping missing/damaged

Comments

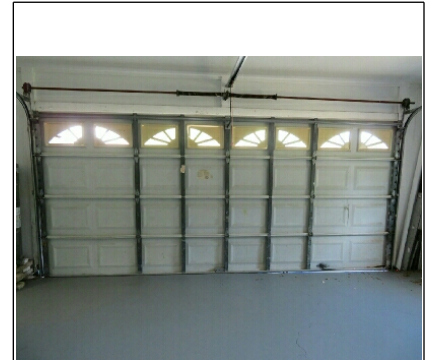
Photos



Overhead garage door

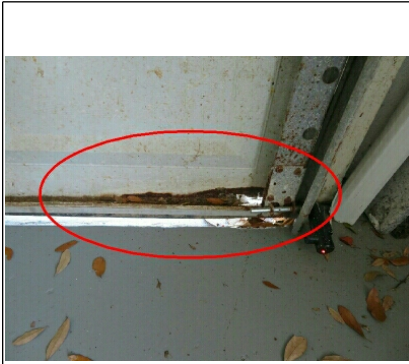


Overhead garage door not closing tight on left lower corner



Overhead garage door " Clopay "

Garage/Carport



Garage door showing signs of deterioration / rusting

Garage Electrical

Electrical outlet/outlets ☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☒ No

Reverse polarity ☐ Yes ☒ No

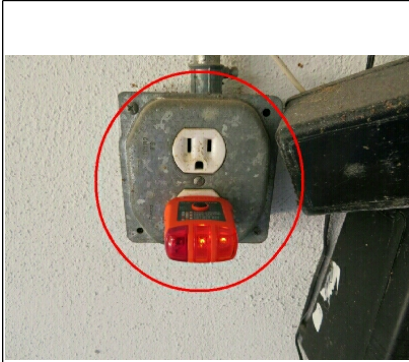
Open ground ☐ Yes ☒ No ☐ Safety Hazard

GFCI Present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Handyman/extension cord wiring

☒ **Recommend GFCI Receptacles**

Comments No GFCI present in garage, recommend installing GFCI outlet / outlets to ensure maximum safety.

Photos



No GFCI outlet protection present



Electrical outlet on North wall did not have power at time of inspection

Walls & Ceiling

☒ Present ☐ Missing ☐ Recommend repair

Condition ☒ **Satisfactory** ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)

Moisture Stains Present ☒ Yes ☐ No

Typical Cracks ☐ Yes ☒ No

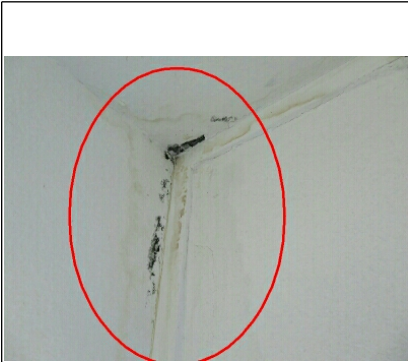
Fire Door Between Garage/House ☒ Not verifiable ☐ Not a fire door ☐ Needs repair ☐ Satisfactory

Self closure ☒ N/A ☐ Satisfactory ☐ Inoperative ☐ Missing

Comments Water stain in garage ceiling / wall section. Note : Garage ceiling and walls appeared to have been recently painted which would indicate that the roof perhaps is still leaking.

Photos

Garage/Carport



Water stain in garage ceiling / wall section.

Note : Garage ceiling and walls appeared to have been recently painted which would indicate that the roof perhaps is still leaking.



No elevated moisture reading when tested

Kitchen

Countertops

Type

☒ Granite ☐ Laminate ☐ Corian ☐ Tile

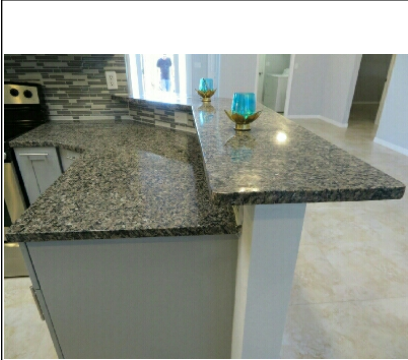
Condition

☐ Satisfactory ☒ Marginal/Poor ☐ Damaged ☐ Recommend repair/caulking

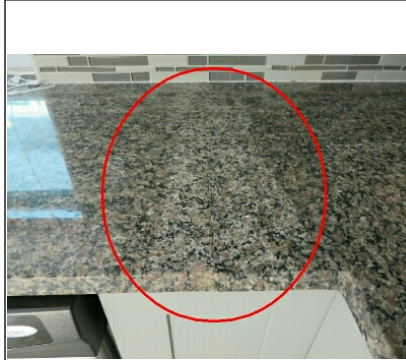
Comments

Countertop has damage / staining and joint seam, recommend repair/cleaning as needed.

Photos



Granite counter tops



Counter top seam is damaged / stained



Base cabinet appears to have been installed out of level and counter top needed to be shimmed, to make seam joint proper

Kitchen/Cabinets

Type

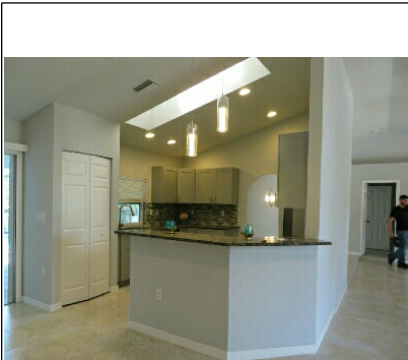
☒ Wood ☐ Laminate

Condition

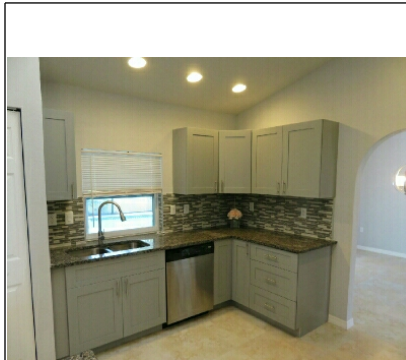
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/adjustment
☐ Damaged/Rotting Sink Base Bottom Shelf

Comments

Photos



Kitchen



Typical cabinets

Plumbing

Pipes leak

☐ Yes ☒ No ☐ Damaged/Not Connected

Piping /Valve/Valves Corroded ☐ Yes ☒ No ☐ Damaged/Not Connected

Sink ☐ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☒ Not Fastened Properly Recommend Repair

Sink Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Leaking ☐ Damaged

Kitchen

Plumbing cont.

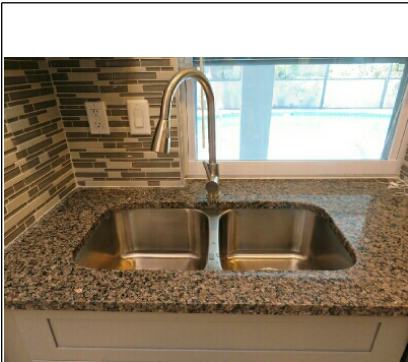
Sink Faucet cont. ☐ Recommend repair / replacement

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

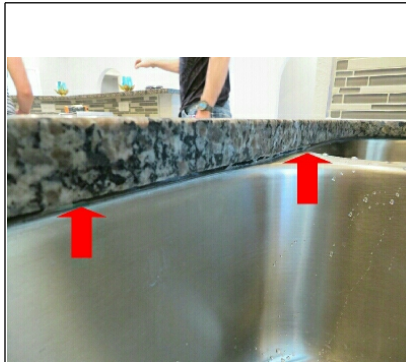
Functional flow ☐ Satisfactory ☐ Marginal ☒ Poor

Comments Sink is loose and not properly attached / fastened to counter top, recommend refastening / resecuring to prevent future development.
Sink plumbing connections are improperly pitched, recommend repair / realignment / adjustment of the drain piping to ensure proper drainage

Photos



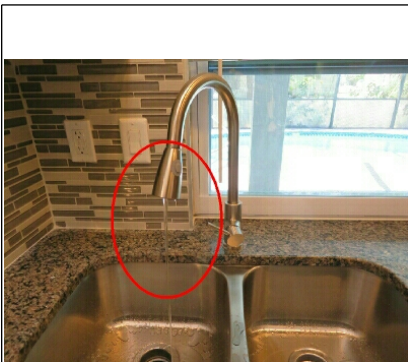
Kitchen Sink



Sink is not fastened properly to counter top



Sink plumbing drain line connections, recommend repair / realignment / adjustment of the drain piping to ensure proper drainage



Hot water flow is poor, recommend repair as needed

Walls & Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor/Holes In Walls/Ceiling ☐ Typical cracks ☐ Moisture stains

Comments

Kitchen

Heating/Cooling Source

☒ Yes ☐ No

Comments

Floor

Material ☒ Tile ☐ Wood/Laminate ☐ Terrazzo

Condition ☒ Satisfactory ☐ Marginal ☐ Poor/Cracks ☐ Slopes

Comments:

Appliances/Electrical

Disposal ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Dishwasher ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Refrigerator ☐ N/A Operable: ☒ Yes ☐ No ☒ Water/Ice Maker ☒ Operable ☐ Not Tested

Microwave ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Dishwasher airgap ☐ Yes ☐ No ☒ Not Visible

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☐ Yes ☒ No Recommend GFCI Receptacles: ☒ Yes ☐ No

☒ Potential Safety Hazard(s)

Open ground/Reverse polarity: ☒ Yes ☐ No ☒ Potential Safety Hazard

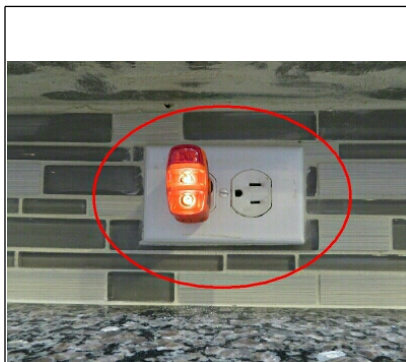
Ceiling Fan ☐ Yes ☒ No ☐ Satisfactory ☐ Poor ☐ Recommend repair / replacement

Comments Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection
Refrigerator water & ice maker condition/operation is not included in inspection scope and is not tested.
All Kitchen newly installed GFCI outlets, improperly wired (open ground) recommend repair/replacement by licensed electrical contractor.
No kitchen are GFCI protected, it's recommend that all kitchen outlets have GFCI protection.
Newly installed Stove does not have anti - tip hardware installed. This can be a safety hazard.

Photos



GFCI outlet improperly wired
open ground



No GFCI outlet protection present



Stove handel is damaged

Kitchen



Stove top has chip

Laundry Room

Laundry

Laundry sink ☒ Visible ☐ None

Faucet leaks ☐ Yes ☒ No

Pipes leak ☐ Yes ☒ No ☐ Not Visible

Piping/Valve/Valves Corroded ☐ Yes ☒ No ☐ Not Visible

Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard

Dryer vented ☐ N/A ☒ Vented to exterior ☐ Plastic dryer vent not recommended ☐ Not vented to exterior
☐ Recommend repair ☐ Recommend cleaning dryer vent piping ☐ Safety hazard

Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard

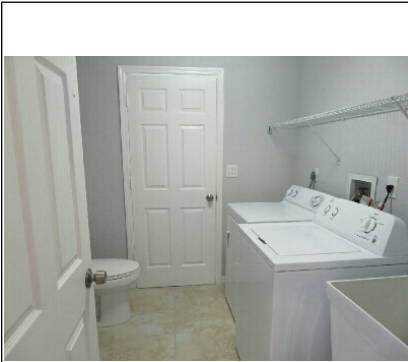
GFCI present ☒ N/A ☐ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI Receptacles

Appliances ☒ Washer ☒ Dryer ☐ No Appliances Present

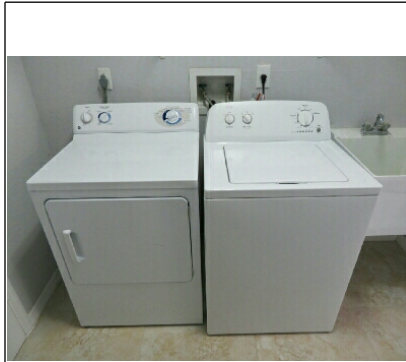
Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible

Comments Laundry equipment tested for operation only ,if they are working or not. Quality or extent of operation not part of testing or inspection .

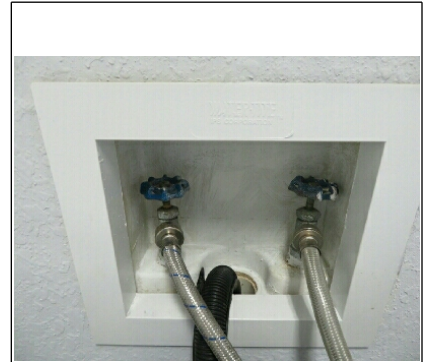
Photos



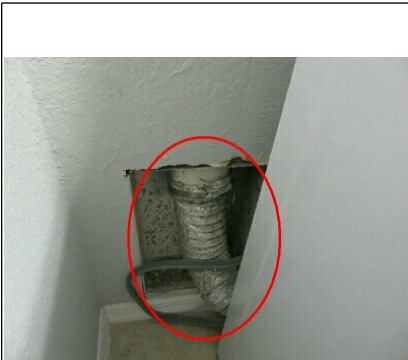
Laundry room



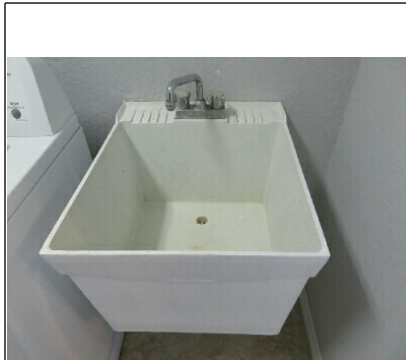
Laundry equipment



Washing machine valves / hoses



Dryer vent piping



Laundry room sink



Sink plumbing connections

Bathroom (1)

Bathroom

Location Master bathroom

Sinks/Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No Valve Connection/Connections Corrosion: ☐ Yes ☒ No

Shower Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☒ Not Visible

Toilet Toilet loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Shower area ☒ Ceramic Tile ☐ Fiberglass ☐ Cultured Marble Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Rooted floors Caulk/Grouting needed: ☐ Yes ☒ No
 Where:

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Poor ☐ Not Operable

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor/Not Operable

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI

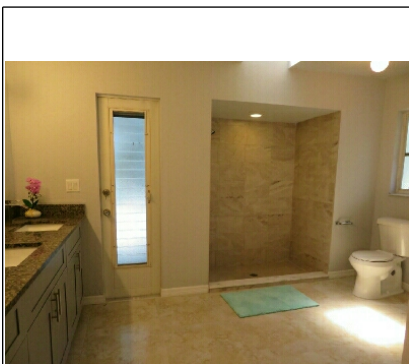
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Cooling / Heat source present ☒ Yes ☐ No

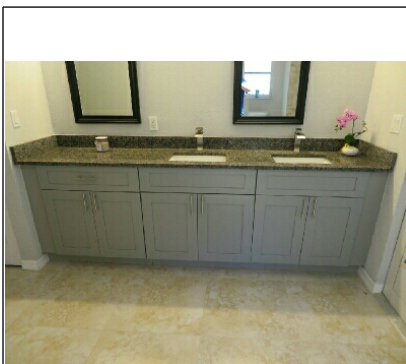
Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments Sink plumbing drain line connections are improperly pitched, recommend repair / realignment /adjustment of the drain piping to ensure proper drainage.
 Both sink faucet operating handles, control hot & cold water in different positions. Left sink hot is the handle pointing to the Right and Left sink hot is the handle pointing to the Left.
 The GFCI outlet in master bathroom controls GFCI protection on all lanai outlets.

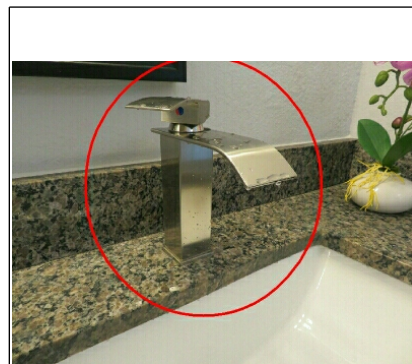
Photos



Masterbathroom



Vanity cabinet / sinks / counter top

Right sink faucet is loose
recommend refastening

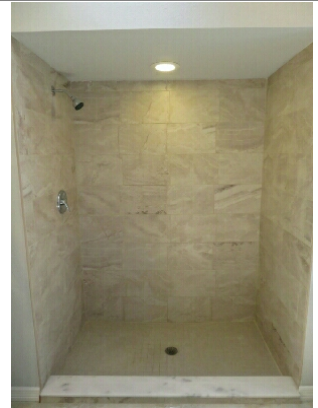
Bathroom (1)



Left Sink plumbing connections, recommend repair / realignment /adjustment of the drain piping to ensure proper drainage



Right sink plumbing connections



Shower area



Masterbathroom GFCI outlet controls all lanai area outlet protection

Bathroom (2)

Bathroom

Location Guest bedroom bathroom

Sinks/Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No Valve Connection/Connections Corrosion: ☐ Yes ☒ No

Shower Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☒ Not Visible

Toilet Toilet loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Shower Area ☒ Ceramic Tile ☐ Fiberglass ☐ Cultured Marble Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Rooted floors Caulk/Grouting needed: ☐ Yes ☒ No
 Where:

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Poor ☐ Not Operable

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor/Not Operable

Receptacles present ☒ Yes ☐ No Operable: ☐ Yes ☒ No

GFCI ☒ Yes ☐ No Operable: ☐ Yes ☒ No ☐ Recommend GFCI

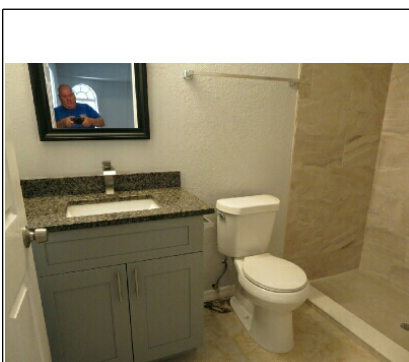
Open ground/Reverse polarity ☐ Yes ☐ No ☐ Potential Safety Hazard ☒ Outlet Unable To Test

Cooling / Heat source present ☒ Yes ☐ No

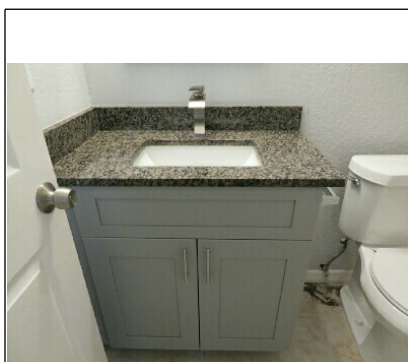
Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments Sink plumbing connections are improperly pitched, recommend repair / realignment /adjustment of the drain piping to ensure proper drainage
 Electrical outlet had no power at time of inspection, recommend repair / replacement as needed by licensed electrical contractor.

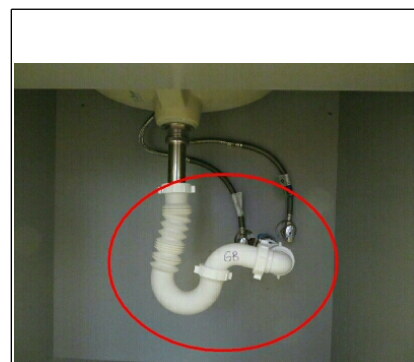
Photos



Guest bathroom

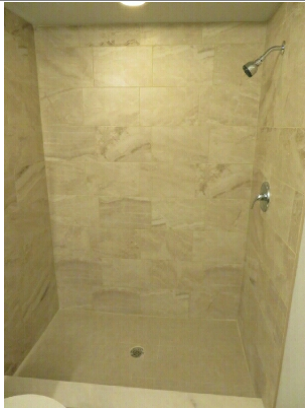


Vanity cabinet / sink / counter top



Sink plumbing connections, recommend repair / realignment /adjustment of the drain piping to ensure proper drainage

Bathroom (2)



Shower area



Electrical outlet had no power at time of inspection, recommend repair / replacement as needed by licensed electrical contractor

Bathroom (3)

Bathroom

Location Hallway Bathroom

Sinks/Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No Valve Connection/Connections Corrosion: ☐ Yes ☒ No

Shower Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☒ Not Visible

Toilet Toilet loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Shower area ☒ Ceramic Tile ☐ Fiberglass ☐ Cultured Marble Condition: ☐ Satisfactory ☒ Marginal ☐ Poor
☐ Rooted floors Caulk/Grouting needed: ☒ Yes ☐ No
 Where: Recommend adding caulk sealant / grout where wall tile meets threshold lower left corner at front face tile, also at window operating hardware.

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Poor ☐ Not Operable

Window ☐ None ☐ Satisfactory ☐ Marginal ☒ Poor/Not Operable

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI

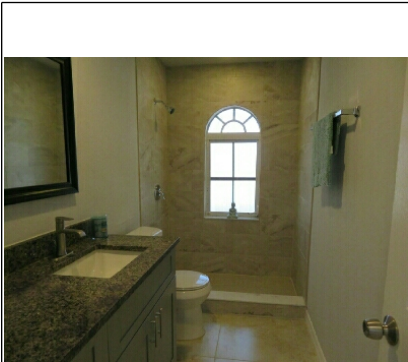
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Cooling / Heat source present ☐ Yes ☒ No

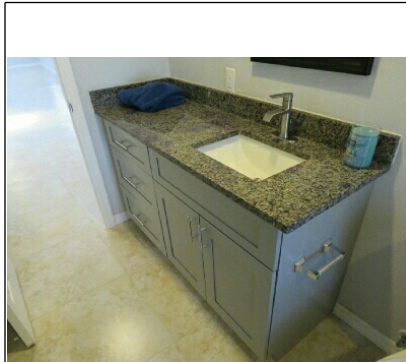
Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments

Photos



Hallway Bathroom



Vanity cabinet / sink / counter top



Sink plumbing connections

Bathroom (3)



Shower area



Recommend adding sealant /
caulking to prevent future water
entry lower left corner at
threshold



Recommend adding sealant /
caulking around window
operating hardware to prevent
future water entry

Room (1)

Room

Location NW Corner

Type Masterbedroom

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage ☐ Holes in Ceiling
☐ Holes in Walls

Moisture stains ☐ Yes ☒ No
 Where:

Floor Covering ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☒ Tile ☐ Terrazzo ☐ Carpet ☐ Wood/Laminate

Ceiling fan ☐ None ☒ Satisfactory ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No Switches: ☒ Operable ☐ Not Operating Receptacles: ☒ Yes
☒ Operable ☐ No ☐ Not Operating Open Ground / Reverse Polarity: ☐ Yes ☒ No
☐ Safety Hazard ☐ Cover plate/plates missing

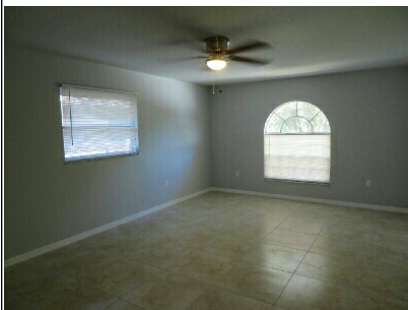
Heating /Cooling source present ☒ Yes ☐ No

Doors ☐ None ☒ Satisfactory ☐ Poor ☐ Cracked glass ☐ Damaged/Missing hardware/Not Operable

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Damaged/Missing Hardware ☐ Damaged/Missing Operating Balance Hardware

Comments

Photos



MasterBedroom

Room (2)

Room

Location NE Corner

Type Bedroom

Walls & Ceiling ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Typical cracks ☐ Damage ☐ Holes in Ceiling
☐ Holes in Walls

Moisture stains ☐ Yes ☒ No

Where:

Floor Covering ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☒ Tile ☐ Terrazzo ☐ Carpet ☐ Wood/Laminate

Ceiling fan ☐ None ☒ Satisfactory ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No Switches: ☒ Operable ☐ Not Operating Receptacles: ☒ Yes
☒ Operable ☐ No ☐ Not Operating Open Ground / Reverse Polarity: ☐ Yes ☒ No
☐ Safety Hazard ☐ Cover plate/plates missing

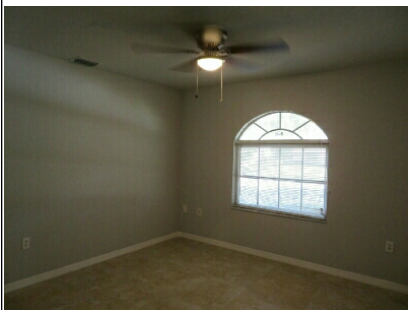
Heating /Cooling source present ☒ Yes ☐ No

Doors ☐ None ☒ Satisfactory ☐ Poor ☐ Cracked glass ☐ Damaged/Missing hardware/Not Operable

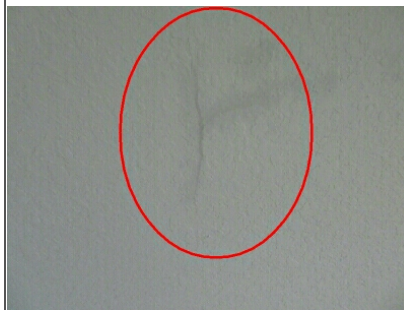
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Damaged/Missing Hardware ☐ Damaged/Missing Operating Balance Hardware

Comments

Photos



Bedroom



Evidence of crack / damage on ceiling drywall

Room (3)

Room

Location East

Type Bedroom

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage ☐ Holes in Ceiling
☐ Holes in Walls

Moisture stains ☐ Yes ☒ No
 Where:

Floor Covering ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☒ Tile ☐ Terrazzo ☐ Carpet ☐ Wood/Laminate

Ceiling fan ☐ None ☒ Satisfactory ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No Switches: ☒ Operable ☐ Not Operating Receptacles: ☒ Yes
☒ Operable ☐ No ☐ Not Operating Open Ground / Reverse Polarity: ☐ Yes ☒ No
☐ Safety Hazard ☐ Cover plate/plates missing

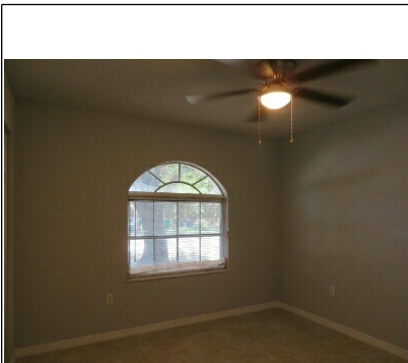
Heating /Cooling source present ☒ Yes ☐ No

Doors ☐ None ☒ Satisfactory ☐ Poor ☐ Cracked glass ☐ Damaged/Missing hardware/Not Operable

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Damaged/Missing Hardware ☐ Damaged/Missing Operating Balance Hardware

Comments

Photos



Bedroom

Room (4)

Room

Location SE Corner

Type Guest Bedroom

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage ☐ Holes in Ceiling
☐ Holes in Walls

Moisture stains ☐ Yes ☒ No
 Where:

Floor Covering ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☒ Tile ☐ Terrazzo ☐ Carpet ☐ Wood/Laminate

Ceiling fan ☐ None ☒ Satisfactory ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No Switches: ☒ Operable ☐ Not Operating Receptacles: ☒ Yes
☒ Operable ☐ No ☐ Not Operating Open Ground / Reverse Polarity: ☐ Yes ☒ No
☐ Safety Hazard ☐ Cover plate/plates missing

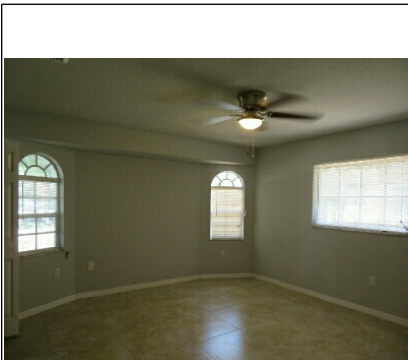
Heating /Cooling source present ☒ Yes ☐ No

Doors ☐ None ☒ Satisfactory ☐ Poor ☐ Cracked glass ☒ Damaged/Missing hardware/Not Operable

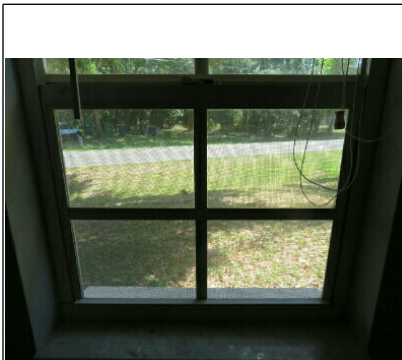
Windows ☐ None ☒ Satisfactory ☐ Marginal ☒ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Damaged/Missing Hardware ☒ Damaged/Missing Operating Balance Hardware

Comments Closet bifold doors is damaged / not installed, recommend repair / replacement as needed. Sorry picture no legible.
 Southeast Window is not operating properly, balancer hardware is damaged.

Photos



Guest Bedroom



Southeast window has damaged operating balancer hardware

Interior

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional
☐ Safety Hazard ☐ Monitored Alarm System ☐ Hardwired ☒ Battery
☐ Recommend Battery Replacement

Carbon Monoxide Detector ☐ N/A ☐ Present ☒ Not Present Operable: ☐ Yes ☐ No ☐ Not tested
☐ Recommend additional ☒ Safety Hazard ☐ Monitored Alarm System ☐ Hardwired
☐ Battery

Comments Note; Smoke detectors appear to be new and still had packing stripping installed, only a few where removed and tested. Recommend check all smoke detectors for proper operation prior to moving in.
 No visible signs of carbon monoxide detector present. Recommend adding carbon monoxide detector.

Attic/Structure/Framing/Insulation

Attic ☐ None ☐ Yes ☒ Partial Attic

Access ☒ Pulldown Stairs ☐ Scuttle hole/Hatch ☐ No Access

Inspected from ☐ Scuttle hole ☒ In the attic

Location ☐ Hallway ☐ Bedroom Closet ☒ Garage

Access limited by Attic has limited access due to truss design, HVAC system / ductwork.

Flooring ☐ Complete ☐ Partial ☒ None

Insulation ☐ Fiberglass/Batts ☒ Blown in/Loose ☐ Spray Polyurethane Foam (SPF)

No documents found appeared to be R 19 depth : No documents found appeared to be R 19 depth

☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☐ Recommend additional insulation

☒ Insulation Appears adequate

Installed in ☐ Rafters/Trusses ☒ Between ceiling joists/trusses ☐ Underside of roof deck

Vapor barriers ☐ Kraft/foil faced ☒ Not Visible ☐ Improperly installed

Ventilation ☐ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves
☐ Insulation stuffed into eaves ☒ None Visible

Fans exhausted to Attic: ☒ Yes ☐ No ☐ Recommend repair Outside: ☒ Yes ☒ No ☐ Not Visible

HVAC Duct ☒ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Repair/Replace ☐ Recommend Insulation

Chimney chase ☒ N/A ☐ Satisfactory ☐ Needs repair ☐ Not Visible

Structural problems observed ☐ Yes ☒ No ☒ None Visible ☐ Recommend repair
☐ Recommend structural engineer

Roof structure ☐ Rafters ☒ Trusses ☐ Wood

Ceiling joists ☐ Wood Framed ☒ Trusses ☐ Not Visible

Sheathing ☐ Not Visible ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

Evidence of condensation ☐ Yes ☒ No

Evidence of moisture ☐ Yes ☒ No

Evidence of leaking ☒ Yes ☐ No

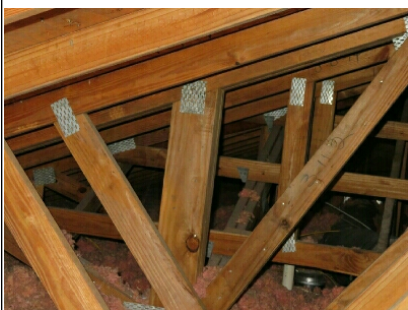
Firewall between units ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing

Electrical ☒ No apparent defects visible ☐ Apparent defects ☐ Open junction box(es)
☐ NM/SE Connectors Missing ☐ Handyman wiring ☐ Safety Hazard

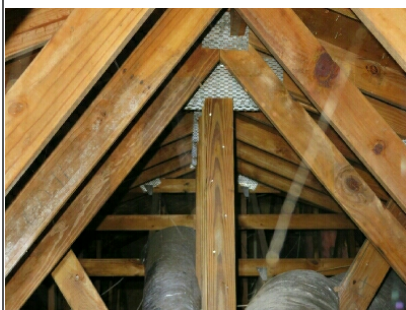
Comments Only a portion of the attic was accessible and which was inspected, the remainder of attic could not be thoroughly inspected.
 There was evidence of minor water leak/stain detected at time of inspection in garage on ceiling / wall section above water heater.

Photos

Interior



Typical roof truss framework



Typical roof truss framework



Truss to wall attachment strapping over top, however only two visible fasteners nails present



Only two visible fasteners nails present



Roof decking fastener pattern / staple fasteners



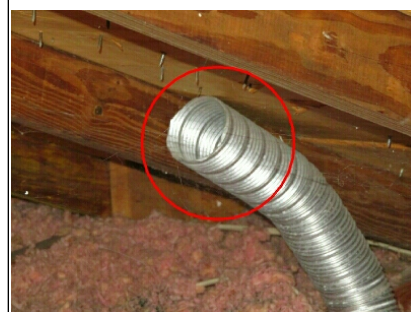
Damaged / deteriorated plywood roof decking in the area where roof has been leaking



Blown in insulation



Typical insulated flexible HVAC ductwork sections



Exhaust fan venting into attic, appears to be from Laundry room

Plumbing

Water service

Main water shut-off location On the West exterior wall

Water entry piping ☐ Not Visible ☒ Copper ☐ PVC Plastic ☐ Polybutylene ☐ PEX Plastic

Visible water distribution piping ☒ Copper ☐ CPVC Plastic ☐ PVC Plastic ☐ Polybutylene ☐ PEX Plastic

Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor

Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate
☐ Recommend pressure regulator

Pipes Supply/Valves/ Drains Visible ☒ Satisfactory ☐ Corroded ☐ Leaking ☐ Valves broken/missing
☐ Dissimilar metal Cross connection: ☐ Yes ☒ No ☐ Safety Hazard
☐ Recommend repair ☐ Recommend a dielectric union

Drain/Waste/Vent pipe Visible ☐ Copper ☐ Galvanized ☐ PVC ☒ ABS

Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor

Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

General Condition Of Visible Components ☐ Satisfactory ☒ Marginal/Poor ☐ Poor ☒ Recommend Plumber Repair

Comments Water and Waste drain distribution piping under slab, unknown condition inspection not performed. Life expectancy of copper piping under slab piping is 40 - 60 yrs.
 There is no visible signs of movement in water flow wheel located on water meter, when observed.
 Sink plumbing drain line connections are improperly pitched, recommend repair / realignment /adjustment of the drain piping to ensure proper drainage
 Septic systems inspection not with scope of this inspection, however alarm was sound off recommend evaluation by Charlotte county utilities. 941.764 - 4300

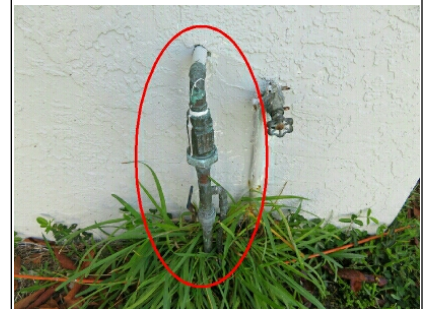
Photos



Water meter / shut-off valve located on Northwest corner of property

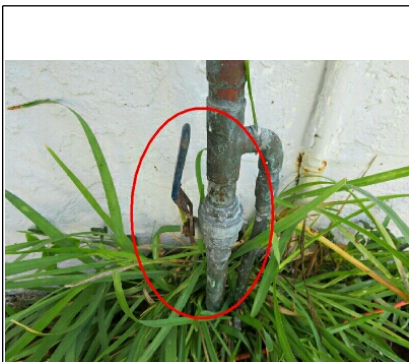


There was no visible signs of movement on water flow wheel located on water meter when observed

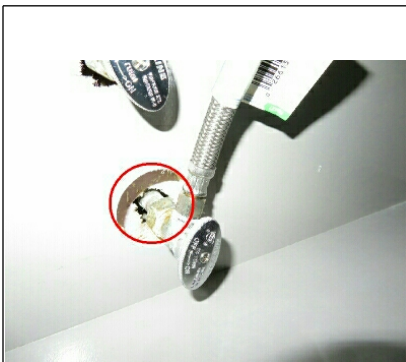


Water entry piping located on West exterior wall

Plumbing



Water Shut-off Valve located on water entry piping



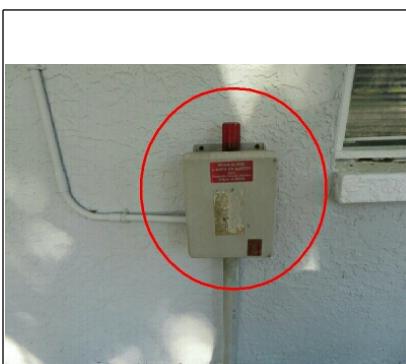
Visible water distribution piping is copper



Typical Sink plumbing drain line connections, recommend repair / realignment / adjustment of the drain piping to ensure proper drainage



Typical Sink plumbing drain line connections, recommend repair / realignment / adjustment of the drain piping to ensure proper drainage



Septic system alarm located on East exterior wall

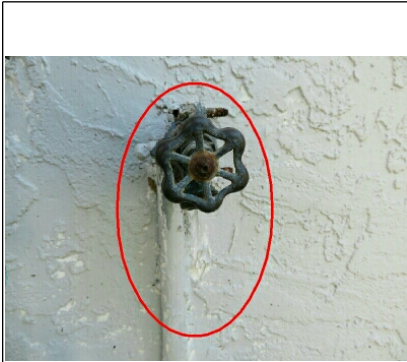


Septic system alarm was sounding off , contact Charlotte county utilities

Hose Bib/Bibs

☐ Not Visible ☒ Visible
Condition ☐ Satisfactory ☐ Poor ☒ Leaking ☐ Valve Broken/Missing ☐ Recommend Anti - Siphon Valve
Operable ☒ Yes/Tested ☐ Not Tested ☐ No Water On
Comments Comments: West hose bib was leaking/dripping, recommend repair / replacement as needed.
Photos

Plumbing



West hose bib was leaking,
recommend repair / replacement
as needed

Water heater #1

General

Brand Name: Rheem
Serial #: A161711982
Capacity: 40 Gallon
Approx. age: MFD 04/19/2017
Hot water heater MFD 2017, no permits found on county records regarding date of replacement.

Type

☒ Electric ☐ LP ☐ Gas

Relief valve

☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair
☐ Improper material ☐ N/A

Water Heater Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Leaking ☐ Not Operating
☐ Recommend Dielectric Connectors ☐ Aging System

Comments

Note; Size / Efficiency and longevity of Hot Water Heater not evaluated within scope of this inspection.
There is improper wiring connection visible, unprotected exposed wires not within proper conduit or sealtight tubing.

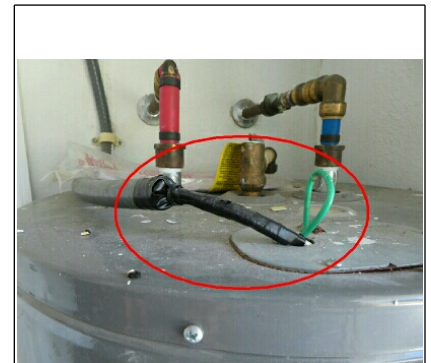
Photos



Hot water heater " Rheem "

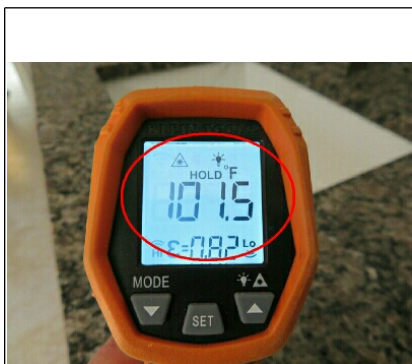


Hot water heater data tag MFD
04/19/2017



Improper electrical wiring ,
exposed wires unprotected

Plumbing



Water temperature tested at
masterbathroom sink

A/C / Heating System

Evaporator Coil/Heating System

Unit #1 Brand name: Rheem
 Approx. age: MFD 05/2005 = 14 yrs old
 HVAC System replacement permit 05/13/2005 ~ permit # 2005045883
 Model & Serial Numbers: Model # RBHC - 21J11NFG ~ Serial # TM1805 03493

General Condition ☐ Satisfactory ☐ Marginal ☒ Poor/Not Operating ☐ Aging System
☒ Recommend HVAC technician examine

Energy source ☒ Electric ☐ LP ☐ Gas

Cooling/Heating system ☒ Central system ☐ Floor/Wall System

Controls Disconnect: ☒ Yes ☐ No ☒ Normal operating and safety controls observed

Distribution ☐ Fiber duct board ☒ Insulated flex duct

Filter ☐ Not Visible ☐ Satisfactory ☐ Needs cleaning/replacement ☒ Missing ☐ Electronic (not tested)

Visible Evaporator Coil Section ☒ Not Visible ☐ Needs Cleaning ☐ Damaged ☐ Satisfactory

Refrigerant line ☒ Satisfactory ☐ Leak/Oil present ☐ Missing Insulation ☐ Damaged

Condensate Line/Drain ☒ To Exterior ☐ To Pump ☐ Other

Secondary Condensate Line/Drain ☐ N/A ☒ Present ☐ Needed

Secondary Condensate Drip Pan ☐ N/A ☒ Present ☐ Needed ☐ Pan Appears Clogged

When turned on by thermostat ☐ A/C Operating ☒ Did Not Operate

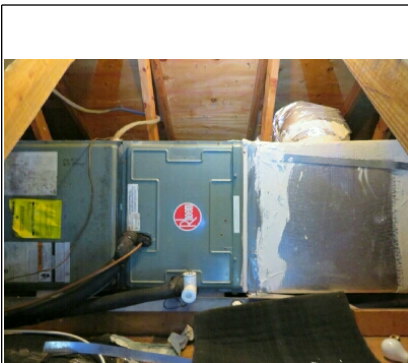
System did not operate at time of inspection, no temperature tested : System did not operate at time of inspection

Heating Unit ☒ Supplemental electric ☐ Supplemental gas ☐ Heat Pump

Heating System ☒ Not Tested ☐ Operating ☐ Not Operating

Comments Note; Size / Efficiency and longevity of HVAC System not evaluated within scope of this inspection. Normal system operating temperature Differential as per Manufacturer is 14 ~ 22 ° Difference

Photos



HVAC Evaporator Coil / Heating Unit " Rheem "

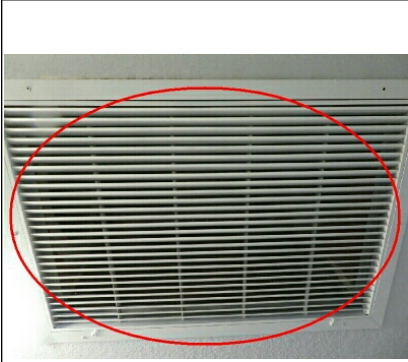


Evaporator unit data tag MFD 05/2005



Recommend cleaning and resealing ductwork and plenum area

A/C / Heating System



No return air installed

Electrical

Main /Service Panel

Location West exterior wall

Manufacturer Name Siemens

Condition ☐ Satisfactory ☐ Poor ☒ Recommend License Electrician Evaluate

Adequate Clearance to Panel ☒ Yes ☐ No

Amperage/Voltage ☐ Unknown/Not Visible ☐ 125a ☐ 150a ☒ 200a

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☐ Yes ☒ No ☐ Not Visible

GFCI breaker ☒ Yes ☐ No Operable: ☐ Yes ☒ No ☐ Not Tested

AFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested

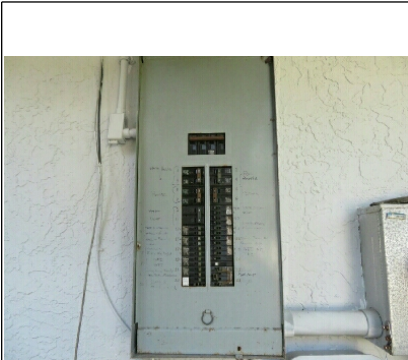
Main wire ☒ Copper ☐ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☒ Satisfactory
☐ Marginal ☐ Poor

Branch wire ☒ Copper ☐ Multi Strand Branch Aluminum Wiring ☐ Solid Branch Aluminum Wiring ☒ Romex
☐ BX Cable ☐ Not Visible

Branch wire condition ☒ Satisfactory ☐ Poor ☐ Recommend electrician evaluate/repair ☐ Double Tapping
☐ Double Tapping On Door Bell Transformer ☐ Safety Hazard
☐ Wires undersized/oversized breaker/fuse ☐ Panel not accessible ☐ Not evaluated
Reason:

Comments No signs of overheating were evident at the time of the inspection.
Grounding Rod clamp connection is deteriorated, the clamp/wire are not properly attached to grounding rod.
Recommend repair by licensed electrical contractor.
GFCI breaker not operating, or even if this breaker is used for that purpose. Recommend further evaluation by licensed electrical contractor.

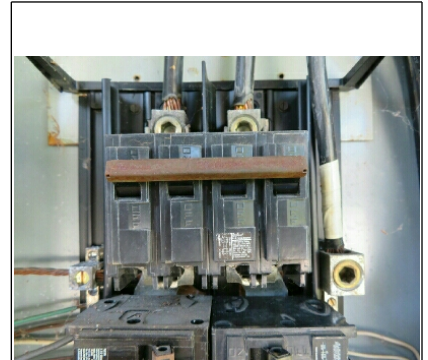
Photos



Electrical service panel "
Siemens "



Electrical service grounding
clamp / wire are not properly
attached to grounding rod

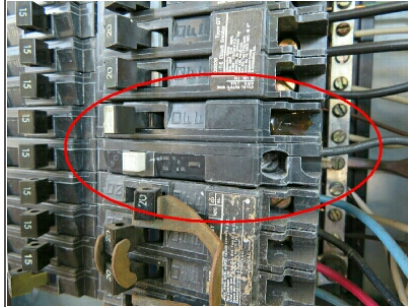


Main breaker switch 200 Amp

Electrical



Service panel exposed breaker view



GFCI breaker not operating, or even if this is still active GFCI

Living Room

Living Room

Location North

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage/Holes

Moisture stains ☐ Yes ☒ No

Where:

Floor Covering ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☒ Tile ☐ Terrazzo ☐ Wood/Laminate ☐ Carpet

Ceiling fan ☐ None ☒ Satisfactory ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☒ Operable ☐ No ☐ Not Operating Receptacles: ☒ Yes ☒ Operable ☐ No
☐ Not Operating Open Ground /Reverse Polarity: ☐ Yes ☒ No ☐ Safety Hazard
☐ Missing cover plate/plates

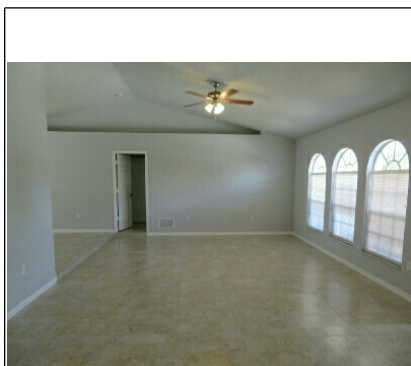
Heating/Cooling source present ☒ Yes ☐ No

Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Damaged/Missing hardware

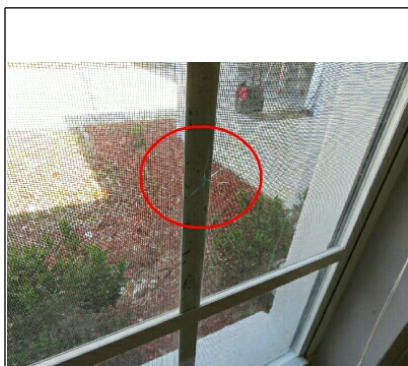
Windows ☐ None ☒ Satisfactory ☐ Marginal ☒ Poor ☒ Cracked glass ☐ Evidence of leaking insulated glass
☐ Damaged/Missing hardware ☐ Damaged/Missing Operating Balance Hardware

Comments

Photos



Living room



Cracked window glass

Family Room

Location Central located in house

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage/Holes

Moisture stains ☐ Yes ☒ No

Where:

Floor Covering ☒ Satisfactory ☐ Poor ☐ Slopes ☒ Tile ☐ Terrazzo ☐ Wood/Laminate ☐ Carpet

Ceiling fan ☐ None ☒ Satisfactory ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☒ Operable ☐ No ☐ Not Operating Receptacles: ☒ Yes ☒ Operable ☐ No
☐ Not Operating Open Ground /Reverse Polarity: ☐ Yes ☒ No ☐ Safety Hazard
☐ Missing cover plate/plates

Heating/Cooling source present ☒ Yes ☐ No

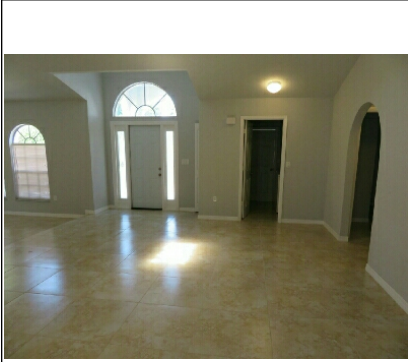
Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Damaged/Missing hardware

Windows ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Damaged/Missing hardware ☐ Damaged/Missing Operating Balance Hardware

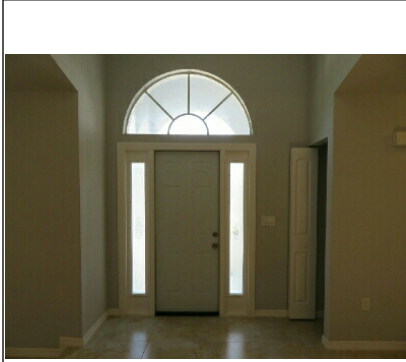
Comments

Photos

Living Room



Family room



Entry foyer area

Dining Room

Dining Room

Location South
☐ N/A

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage/Holes

Moisture stains ☐ Yes ☒ No
 Where:

Floor Covering ☒ Satisfactory ☐ Poor ☐ Slopes ☒ Tile ☐ Terrazzo ☐ Wood/Laminate ☐ Carpet

Ceiling fan ☒ None ☐ Satisfactory ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☒ Operable ☐ No ☐ Not Operating Receptacles: ☒ Yes ☒ Operable ☐ No
☐ Not Operating Open Ground/Reverse Polarity: ☐ Yes ☒ No ☐ Safety Hazard
☐ Missing cover plate/plates

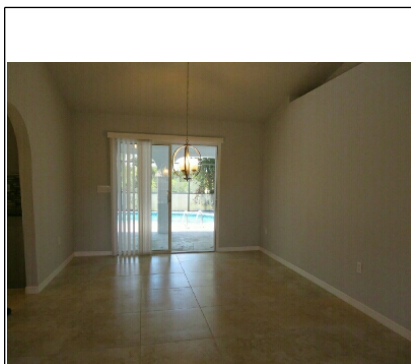
Heating/Cooling source present ☒ Yes ☐ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Damaged/Missing hardware

Windows ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Damaged/Missing hardware ☐ Damaged/Missing Operating Balance Hardware

Comments

Photos



Dining room

Kitchen Dining Area

Location South
 Attached to kitchen
☐ N/A

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage/Holes

Moisture stains ☐ Yes ☒ No
 Where:

Floor Covering ☒ Satisfactory ☐ Poor ☐ Slopes ☒ Tile ☐ Terrazzo ☐ Wood/Laminate ☐ Carpet

Ceiling fan ☒ None ☐ Satisfactory ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☒ Operable ☐ No ☐ Not Operating Receptacles: ☒ Yes ☒ Operable ☐ No
☐ Not Operating Open Ground/Reverse Polarity: ☐ Yes ☒ No ☐ Safety Hazard
☐ Missing cover plate/plates

Heating/Cooling source present ☒ Yes ☐ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Damaged/Missing hardware

Windows ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

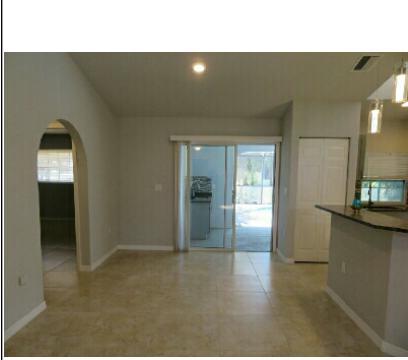
Dining Room

Kitchen Dining Area cont.

Windows cont. ☐ Damaged/Missing hardware ☐ Damaged/Missing Operating Balance Hardware

Comments

Photos



Kitchen dining area