

Report: 0000195

# **Confidential Inspection Report**

**Palm Bay, FL**

**September 14, 2014**

**Prepared for: Sample Report**



**Inspector: Ronald Burns HI939**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

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November 20, 2014

Sample Report

RE: Palm Bay, FL



Dear Report:

At your request, a visual inspection of the above referenced property was conducted on September 14, 2014 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

## SUMMARY

The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

It is recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

### STRUCTURE

#### Wall Structure:

##### *Condition:*

Water is entering the building envelope through the exterior wall on the north of the front entry due to improper flashing at roof to wall junctions. When the exterior finishes are removed all subsequent damage will be visible. It is necessary to remove the water damaged exterior finishes to determine the extent of repairs that are needed to the structure on north side of the front entry.

There are cracks in the exterior finish at the wood frame enclosed patio, these cracks are subject to allowing water into the building envelope.

#### Roof Structure:

##### *Condition:*

Evidence that the roof sheathing is fastened to trusses with small gauge staples. Roof sheathing should be properly fastened to the wood truss top chords with appropriately sized nails. This requires removal and replacement of the roof covering.

#### Columns and Beams

##### *Condition:*

Water has been entering the column shaft on the north side of the front entry.

Windows:Condition:

Enclosed patio: Improper or lack of flashing/sealing at the windows allows water/moisture into the building envelope and is conducive to water damage.

Doors:Condition:

Enclosed patio: Water damage present to structural frame.

Pedestrian door: Water damage present to structural frame. Wood chord of the door is water damaged.

Front door has water damage at side light frame.

Front door: Did not view labeling (etched or ceramic fired) that indicated the side light assembly on the side of the front entry door is tempered glass. Note: This is not a factory manufactured sidelight assembly.

Front door: Structural door frame is loose in opening.

Front door: Door opening has water staining to trim and frame in the interior.

Front door: The weather-stripping is missing towards the bottom of the door at threshold leaving large open gap, not air or watertight.

**EXTERIOR FINISH**Stucco like finish:Condition:

No control joints where gable ends which are wood framed abuts block walls below. Control joints should be placed at the juncture of different types of construction. Control joints are used to provide relief of stresses thus controlling cracking. Failure to allow free movement will result in cracking. Refer to ASTM standards C1063.

Enclosed patio: Stucco over wood framed wall extends below grade. All types of exterior finishes should not be any closer than four inches (4") above finished grade. Foundation is not exposed as it should be and no foundation screeds viewed.

Information: Foundation screeds are installed above finish grade. This allows trapped moisture to evacuate from the space between the felt paper and plaster. Proper installation will help prevent rot to the structure, moisture entering the house and unnoticed termite infestation.

**ROOF, ATTIC, INSULATION & VENTILATION**Insulation:Condition:

Batt insulation is missing off of some of the vertical walls in the attic space.

Ventilation:Condition:

The ridge vents are missing end caps, exposing area where water can leak in and rodents can enter.

The insulation is blocking the soffit vents, attic not venting as originally intended. The insulation has also prevented me from viewing those areas in the attic space. Should be removed from soffit vent areas.

Roof:Approximate age:

Appears to be 9 years old. No permits found on record from city.

*Comments:*Roof covering Condition:*Condition:*

Evidence of active leakage: Water damage is visible on the header and at column adjacent to and above the front entry door, leakage is occurring at sidewall junctions. This can be contributed to improper installations of the flashing and/or roof covering in this area.

Roof covering status:*Condition:*

Rusted unsealed nails at ridge vents. The potential for water entry is present.

Nail pop (fish mouths) viewed. Nails pops are nails that have backed out, punching a hole in or raising the overlapping shingle. Others might exist. This can be caused by inadequate or improperly driven nails.

Interior:*Condition:*

Observed water staining on ceilings in enclosed patio. Leakage from above could at the unsealed rusted nails at the ridge vent.

Flashing:*Condition:*

Stucco at shingle level at vertical sidewall junctions without the benefit of exposed flashing. This would provide better roof drainage and pulls the metal lath and stucco up out of the water collecting at the flashing. The current installation is conducive to the metal lath rusting and then causing the stucco and lath to come apart and come loose from the wall.

The kickout flashing is missing from the bottom of the roof to wall junctions. Water entering behind stucco in these areas.

Gutters:*Condition:*

Extensions missing from terminations where downspouts are present. Roof downspouts should discharge at least 1 foot away from the structure sidewall, whether by underground piping, tail extensions, or splash blocks.

Enclosed patio: The gutter doesn't slope to drain properly.

Observed gutters that terminate on lower roofs. It is apparent that the water being directed on the roof covering will cause that area to have localized shingle wear. I would recommend the water draining off of the upper portion of the roof be directed to the gutters attached to the lower roof edge so the water can be diverted off the roof surface properly as this is what the function of the gutter is.

**PLUMBING SYSTEM**Hose bibs:*Condition:*

Hose Bib on the south side is missing a backflow preventer.

Information: Hose Connection Backflow Preventer (vacuum breaker), hose connection vacuum breakers prevents the flow of contaminated water back into portable water supply.

Water Heater:*Condition:*

Warrants replacement, see comments below.

Water is off at the water heater, unable to check hot supplies throughout the house. Visible inspection only.

Leaking water out of the bottom of the water heater.

Water heater was installed in garage; The drain line exit is above the floor level of the home, water seeks its own level, drain line will not function as intended.

Bottom of heater is rusted out.

Septic System:

*Condition:*

Serviceability or condition of the septic systems is not included in this inspection. I highly recommend a septic inspection by a licensed septic contractor.

**HEATING, VENTILATION & AIR CONDITIONING**

Heating System Condition:

*Primary Unit Condition:*

Heating system not operating properly, the condenser came on at the same time as the electric heat.

Air Conditioning

*Comments:*

No permits found on record from city.

Condenser:

*Condition:*

Condensing unit is not mounted to mounting pad, recommend doing so as have a stable secure base for unit as is an area that is subject to high winds.

Dryer venting within 1 ft of unit, Dryer is venting behind the condensing unit, recommend relocating dryer vent to an appropriate location.

Air Handler/Evaporator:

*Condition:*

Air handler unit is not sealed in the garage. This air handler unit is located in a non-conditioned space which is susceptible to drawing contaminated non-conditioned air into the return air side and distributing it throughout the house. This includes fumes, gases, chemicals and carbon monoxide; All air handlers located in space they do not condition must be sealed from the surrounding air and environment.

System Condition:

*Temperature Differential:*

15.1 F air temperature drop over the coils. Considered marginal operation.

*Condensate Disposal:*

Piping Insulation. The condensation line is not insulated. All horizontal primary condensate drains within unconditioned areas shall be insulated to prevent condensation from forming on the exterior of the drain pipe.

*Condition:*

Air return area that is located under air handler is not sealed properly. This air handler unit is located in a non-conditioned space which is susceptible to drawing contaminated non-conditioned air into the return air side and distributing it throughout the house.

Fiberglass insulation exposed in return, this is not a cleanable material without disturbing fiberglass.

No filter at the filter compartment.

Ductwork:

*Condition:*

One area of a torn outer wrap. Grey plastic Allow Flex. In the late 1980's, manufacturers of insulated flexible duct

discovered that the products with gray polyester jackets could fail when exposed to direct or indirect sunlight. The ultraviolet rays in the sunlight would break the chemical bonds in the gray polyester jackets causing them to disintegrate over a period of several years.

Loose duct connections inside of the return on the hallway ceiling.

## **ELECTRICAL SYSTEMS**

### Disconnects:

#### *Condition:*

Condenser unit: Missing factory protective cover that was broken off of the electrical box.

### Electrical Outlets:

#### *General:*

Outlets did not function properly in the left of the hall bedroom, the outlets are missing neutrals or have hot and grounds reversed.

#### *Condition:*

Ground fault circuit interrupter protection that was installed in kitchen is not responding to test button.

Missing cover plates in garage. Missing faceplates exposing electrical parts of receptacle outlet and at a missing light fixture, create potential shock hazards.

### Switches

#### *Condition:*

Switches are not operating properly in left of the hall bedroom.

### Fixtures:

#### *Condition:*

Exterior light fixture hanging from wires near the pedestrian door.

Ceiling fan in the left of the hall bedroom is not operating.

### Fixtures & Switches:

#### *Kitchen Interior*

Light lens missing from light cove.

## **GARAGE/CARPORT**

### Overhead doors:

#### *Condition:*

I checked the balance on the door with the emergency release handle disengaged. Door did not remain in the position it was left in. Door closed rapidly. An improperly balanced door could cause severe injury or death. Have a qualified service person make repairs to cables, spring assembly and other hardware.

Bent top panel at overhead door.

### Door Openers:

#### *Condition:*

The controls are closer than 5 feet to the nearest standing surface and should not be, this is so a child can't reach them from either the floor of the garage or the floor of the room leading into the garage.

## **KITCHEN**

### Kitchen Sink:

#### *Condition:*

Faucet leaks at controls.

### Refrigerator:

*Condition:*

Refrigerator is oversized for opening provided restricted space.

Dishwasher:*Condition:*

There has been a manufacturer's recall of some General Electric and Hot Point brand dishwashers. Some 3.1 million dishwashers manufactured between 1983 & 1989 have defective slide switches that can melt and ignite resulting in a fire hazard. The following model numbers are involved in the recall. GSD500D, GSD500G, GSD540, HDA467, HDA477 or HDA487 that have a serial number with a second letter of A,M,R,S,T,V,or Z.. Discontinue use immediately. Unlatch the door. Immediately contact GE at 1-800-599-2929 anytime, or contact them at [www.geappliancerecall.com](http://www.geappliancerecall.com).

Range/Oven:*Condition:*

Cooktop missing burner drip pans.

*Anti-tip:*

Did not view anti-tip bracket. This bracket is essential to the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Anti-tip devices became a UL (Underwriters Laboratories) requirement June 3, 1991. See warning of door requiring anti-tip bracket be installed provided by manufacturer.

**INTERIORS**Interior Walls:*Condition:*

This home has suffered leakage in some areas that are visible. Possible hidden damage in these areas. All areas that have suffered water damage from some type of leakage should be fully remediated. If hidden damage or defects are discovered during repair it is necessary for those items to be repaired as well.

Floors:*Condition:*

Damaged loose vinyl floor covering throughout.

Windows:*Condition:*

Bug screens damaged and missing several windows.

Smoke detectors:*Condition:*

Missing smoke detectors... CPSC recommends consumers place a smoke alarm that meets the requirements of Underwriters Laboratories' (UL) standard on each level of multi-story homes outside sleeping areas, and inside bedrooms. Replace any smoke detector that is more than 10 years old.

**BATHROOMS**Bathroom Location:*Location:*

Hall.

Water Closet: (Toilet)*Condition:*

Flapper or flush valve is not seating properly on the valve seat, it needs replacement. This is typically the cause of running toilets. Over time, the valve's rubber material deteriorates because it is constantly under water.

Tile walls:*Condition:*

Tiled horizontal ledge, this is an area conducive to water entering into grout joints and then damaging wall behind.



When replacing recommend solid surface sloped to divert water into shower area to drain.

Missing grout in corners, open path for water to enter behind tile. Possible hidden damage to substrates from water entering.

Vanity:

*Condition:*

Water damage present to vanity. Possible hidden damage under and behind vanity. Result of ongoing leakage.

Bathroom Location:

*Location:*

Master bedroom.

Lavatory:

*Condition:*

Corrosion at supply piping. Corrosion is typically the result of water leakage.

Water Closet: (Toilet)

*Condition:*

Fill valve not operating properly.

The float ball switch is broken.

**GROUNDS**

Grading:

*Condition:*

Uncontrolled rain water from the roof has caused erosions at the home's foundation.

Landscaping:

*Bushes and Shrubs Condition:*

Trim plants away from structure.

Driveway:

*Driveway Condition:*

Driveway is undermined at culvert location.

Sidewalks and Stoops:

*Walkway Condition:*

Uncontrolled rain water from the roof has caused undermining of the sidewalk.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Ronald Burns  
A-1 Home Inspections, Inc  
State License HI939  
FABI MPI 233

## GENERAL INFORMATION

### Client & Site Information:

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**Inspection Date:**

September 14, 2014.

**Time of Inspection:**

09:30 AM.

**Phone:**

**City/State/Zip**

Palm Bay, FL.

### Climatic Conditions:

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**Weather:**

Clear.

**Soil Conditions:**

Dry.

**Approximate Outside Temperature (F):**

Low, 90's.

### Building Characteristics:

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**Main Entry Faces:**



East.

**Estimated Age:**

The residence is approximately 24 years old.

**Building Style & Type:**

1 family.

**Stories:**

1

### Utility Services:

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**Water Source:**

The water supply system appears to be public.

**Sewage Disposal:**

Private.

**Utilities Status:**

Hot water side of the water supply was off at time of inspection.

### Other Information:

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**Area:**

Suburb.

**House Occupied**

No.

**Access Provided By:**

Purchaser opened the house for the inspection.

**Client Present:**

Yes.

**People Present:**

Purchaser.

**Purpose of the Inspection:**

Pre - Purchase.

**Payment Information:**

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**Paid By:**

Check.

**Site:**

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**Approximate Lot Size:**

The lot appears to be of an average size for the area.

**REPORT LIMITATIONS**

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

*The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.*

*We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.*

*Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.*

# STRUCTURE

## Foundation:

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**Type of Foundation:**

Main structure's foundation: Footer was not visible;

## Floor Structure:

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**Type:**

Concrete.

**Condition:**

Floor coverings prevent viewing of primary floor materials.

## Wall Structure:

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**Type of wall Construction:**

Masonry, Home has some wood frame areas at front column shaft(s) and at enclosed patio.

**Condition:**



Water is entering the building envelope through the exterior wall on the north of the front entry due to improper flashing at roof to wall junctions. When the exterior finishes are removed all subsequent damage will be visible. It is necessary to remove the water damaged exterior finishes to determine the extent of repairs that are needed to the structure on north side of the front entry.



There are cracks in the exterior finish at the wood frame enclosed patio, these cracks are subject to allowing water into the building envelope.

**Roof Structure:**

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**Type:**

Truss framing set two feet on center.

**Style**

Gable.

**Condition:**



Evidence that the roof sheathing is fastened to trusses with small gauge staples. Roof sheathing should be properly fastened to the wood truss top chords with appropriately sized nails. This requires removal and replacement of the roof covering.

**Ceiling Structure:**

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**Type:**

Truss framing set two feet on center.

**Columns and Beams**

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**Type of column:**

Wooden columns.

**Condition:**



Water has been entering the column shaft on the north side of the front entry.

**Windows:**

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**Windows Type:**

Aluminum, Single hung, Single Pane.

**Condition:**



Enclosed patio: Improper or lack of flashing/sealing at the windows allows water/moisture into the building envelope and is conducive to water damage.

**Doors:**

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**Type:**

Steel, Flat panel door, Glass sliders.

**Condition:**



Enclosed patio: Water damage present to structural frame.





Pedestrian door: Water damage present to structural frame. Wood chord of the door is water damaged.



Front door has water damage at side light frame.







Front door: Did not view labeling (etched or ceramic fired) that indicated the side light assembly on the side of the front entry door is tempered glass. Note: This is not a factory manufactured sidelight assembly.



Front door: Structural door frame is loose in opening.



Front door: Door opening has water staining to trim and frame in the interior.



Front door: The weather-stripping is missing towards the bottom of the door at threshold leaving large open gap, not air or watertight.

## EXTERIOR FINISH

### Exterior Finish:

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**Type:**

Siding is a combination of decorative cementitious finish over block and stucco like finish over wood frame.

### Stucco like finish:

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**Condition:**



No control joints where gable ends which are wood framed abuts block walls below. Control joints should be placed at the juncture of different types of construction. Control joints are used to provide relief of stresses thus controlling cracking. Failure to allow free movement will result in cracking. Refer to ASTM standards C1063.



Enclosed patio: Stucco over wood framed wall extends below grade. All types of exterior finishes should not be any closer than four inches (4") above finished grade. Foundation is not exposed as it should be and no foundation screeds viewed.

Information: Foundation screeds are installed above finish grade. This allows trapped moisture to evacuate from the space between the felt paper and plaster. Proper installation will help prevent rot to the structure, moisture entering the house and unnoticed termite infestation.

## ROOF, ATTIC, INSULATION & VENTILATION

### Attic:

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**Roof framing type:**

Truss framing set two feet on center.

**Attic Accessibility:**

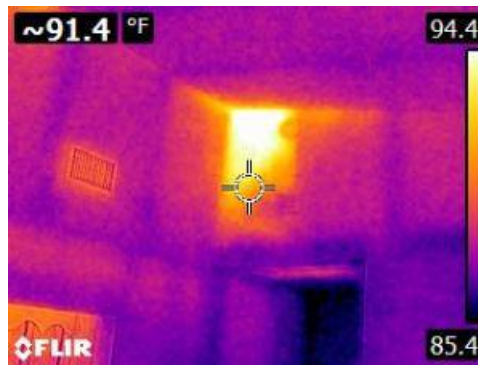
The attic was entered and a visual inspection was performed. Entered attic through an access located in the garage. The attic was randomly walked/crawled by the inspector. In many cases the entire attic cannot be accessed due to levels of insulation, ducts and framing obstruction or low clearance.

### Insulation:

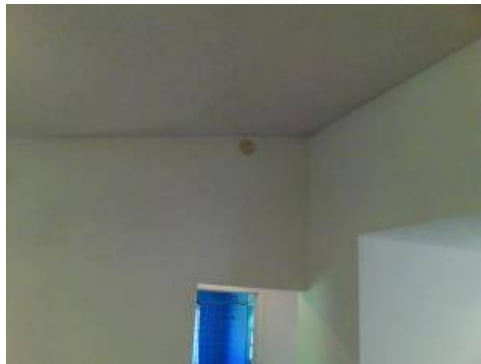
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**Insulation type:**

Fiberglass- Blown.

**Condition:**

Batt insulation is missing off of some of the vertical walls in the attic space.



Ventilation:

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**Type:**

Soffit and Ridge. Gable.

**Condition:**

Gable vent south side: Open to attic space top side of vent where it is not sealed, conducive to rodent entry.



The ridge vents are missing end caps, exposing area where water can leak in and rodents can enter.



The insulation is blocking the soffit vents, attic not venting as originally intended. The insulation has also prevented me from viewing those areas in the attic space. Should be removed from soffit vent areas.

Roof:

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**Roof Style:**

Gable.

**Roof Covering Materials:**

Fiberglass composition shingles. Fiberglass mat, asphalt impregnated.

**Means of Roof Inspection:**

The roof covering was inspected by walking on the roof.

**Approximate age:**

Appears to be 9 years old. No permits found on record from city.

Roof covering Condition:

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**Condition:**



Evidence of active leakage: Water damage is visible on the header and at column adjacent to and above the front entry door, leakage is occurring at sidewall junctions. This can be contributed to improper installations of the flashing and/or roof covering in this area.





Roof covering status:

---

Condition:



Rusted unsealed nails at ridge vents. The potential for water entry is present.





Nail pop (fish mouths) viewed. Nails pops are nails that have backed out, punching a hole in or raising the overlapping shingle. Others might exist. This can be caused by inadequate or improperly driven nails.



Interior:

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**Condition:**



Observed water staining on ceilings in enclosed patio. Leakage from above could be at the unsealed rusted nails at the ridge vent.

**Flashing:**

---

**Type:**  
Metal.

**Condition:**



Stucco at shingle level at vertical sidewall junctions without the benefit of exposed flashing. This would provide better roof drainage and pull the metal lath and stucco up out of the water collecting at the flashing. The current installation is conducive to the metal lath rusting and then causing the stucco and lath to come apart and come loose from the wall.



The kickout flashing is missing from the bottom of the roof to wall junctions. Water entering behind stucco in these areas.



**Gutters:**

**Condition:**

---



Extensions missing from terminations where downspouts are present. Roof downspouts should discharge at least 1 foot away from the structure sidewall, whether by underground piping, tail extensions, or splash blocks.



Enclosed patio: The gutter doesn't slope to drain properly.



Observed gutters that terminate on lower roofs. It is apparent that the water being directed on the roof covering will cause that area to have localized shingle wear. I would recommend the water draining off of the upper portion of the roof be directed to the gutters attached to the lower roof edge so the water can be diverted off the roof surface properly as this is what the function of the gutter is.

## PLUMBING SYSTEM

### Main line:

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**Water Source:**

City/Municipal.

**Main water line cut off location:**

Main water shut-off valve is located on the exterior of the home under the hose bib on the north side.

### Supply lines:

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**Interior Supply Piping Material:**

The interior supply piping in the structure is predominantly copper.

**Condition:**

Corrosion is noted. Areas listed in report. Active corrosion means continuing corrosion, which, unless controlled, could result in leaks.

### Waste Lines:

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**Sewage Disposal Type:**

Septic System.

**Waste Line and Drain line Materials**

The predominant waste line material is plastic.

**Vent Piping Material:**

The vent material, as it passes through the roof, is plastic.

**Condition:**

Lines not fully visible.

**Hose bibs:**

**Condition:**



Hose Bib on the south side is missing a backflow preventer.

Information: Hose Connection Backflow Preventer (vacuum breaker), hose connection vacuum breakers prevents the flow of contaminated water back into portable water supply.

**Water Heater:**

**Type of water heater.**



The water heater is electrically heated.

**Brand**

Ruud.

**Date:**



Based on the serial number, the water heater is estimated to be 24 years old. Average expected life is 8-10 years.

**Tank Capacity:**

A 40 gallon water heater is installed.

**Location:**

Garage.

**Condition:**



Warrants replacement, see comments below.



Water is off at the water heater, unable to check hot supplies throughout the house. Visible inspection only.

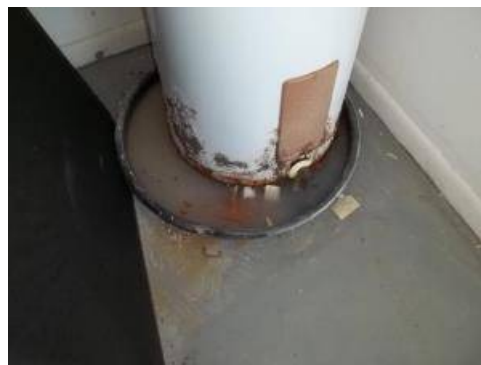


Leaking water out of the bottom of the water heater.





Water heater was installed in garage; The drain line exit is above the floor level of the home, water seeks its own level, drain line will not function as intended.



Bottom of heater is rusted out.

Washer:

**Location:**  
Garage.

**Condition:**



Washer hoses should be replaced.

**Septic System:**

**Condition:**

Serviceability or condition of the septic systems is not included in this inspection. I highly recommend a septic inspection by a licensed septic contractor.

## HEATING, VENTILATION & AIR CONDITIONING

**Heating System Description:**

**Heating System Location:**

Garage.

**Manufacture:**

Goodman.

**Approximate Age:**

2014.

**Heating System Type:**

Electric heat.

**Fuel Source:**

Electric.

**Heating System Condition:**

**Primary Unit Condition:**



Heating system not operating properly, the condenser came on at the same time as the electric heat.

**Air Conditioning**

**Type:**

Split system, Central.

**Comments:**

No permits found on record from city.

**General Inspection Limitations:**

The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity.

**Condenser:**

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**Manufacture:**

Goodman.

**Approximate Age:**

2014.

**Capacity of Unit:**

2.5 Tons.

**Condition:**



Condensing unit is not mounted to mounting pad, recommend doing so as have a stable secure base for unit an is an area that is subject to high winds.



Dryer venting within 1 ft of unit, Dryer is venting behind the condensing unit, recommend relocating dryer vent to an appropriate location.

**Air Handler/Evaporator:**

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**Manufacture:**

Goodman.

**Approximate Age:**

2014.

**Air Handler Location:**

Garage.



Condition:



Air handler unit is not sealed in the garage. This air handler unit is located in a non-conditioned space which is susceptible to drawing contaminated non-conditioned air into the return air side and distributing it throughout the house. This includes fumes, gases, chemicals and carbon monoxide; All air handlers located in space they do not condition must be sealed from the surrounding air and environment.





**System Condition:**

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**Temperature at Supply Registers:**



65.1.

**Temperature at Return Registers:**



80.2.

**Temperature Differential:**

15.1 F air temperature drop over the coils. Considered marginal operation.

**Normal Controls:**

Thermostats are not checked for calibration or timed functions.

**Condensate Disposal:**



Piping Insulation. The condensation line is not insulated. All horizontal primary condensate drains within unconditioned areas shall be insulated to prevent condensation from forming on the exterior of the drain pipe.

**Condition:**



Air return area that is located under air handler is not sealed properly. This air handler unit is located in a non-conditioned space which is susceptible to drawing contaminated non-conditioned air into the return air side and distributing it throughout the house.



Fiberglass insulation exposed in return, this is not a cleanable material without disturbing fiberglass.



No filter at the filter compartment.

**Ductwork:**

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**Type:**

Flexible round.

**Location:**

Attic.

**Condition:**



One area of a torn outer wrap. Grey plastic Allow Flex. In the late 1980's, manufacturers of insulated flexible duct discovered that the products with gray polyester jackets could fail when exposed to direct or indirect sunlight. The ultraviolet rays in the sunlight would break the chemical bonds in the gray polyester jackets causing them to disintegrate over a period of several years.



Loose duct connections inside of the return on the hallway ceiling.



## ELECTRICAL SYSTEMS

### Main Service:

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**Service Entrance:**

The overhead electrical service cables enter the property on the north side of the house. The meter was located on the same side of the house.

### Grounding:

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**Condition:**

Ground system present.

**Main Disconnect:**

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**Location:**

Exterior of home on the north side.

**Amperage and Voltage Rating:**

150 amps and 120/240 Volt rated capacity.

**Over Current Devices Are:**

Circuit breakers.

**Disconnects:**

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**Condition:**



Condenser unit: Missing factory protective cover that was broken off of the electrical box.

**Conductors:**

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**Predominant Wire Type:**

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

**Wiring Methods:**

NM cables ( Non-Metallic Sheathed Cable) (Romex)

**Electrical Outlets:**

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**General:**



Outlets did not function properly in the left of the hall bedroom, the outlets are missing neutrals or have hot and grounds reversed.



**Condition:**



Ground fault circuit interrupter protection that was installed in kitchen is not responding to test button.



Missing cover plates in garage. Missing faceplates exposing electrical parts of receptacle outlet and at a missing light fixture, create potential shock hazards.

**Switches**

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**Condition:**



Switches are not operating properly in left of the hall bedroom.

**Fixtures:**

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**Condition:**



Exterior light fixture hanging from wires near the pedestrian door.



Ceiling fan in the left of the hall bedroom is not operating.

**Fixtures & Switches:**

**Kitchen Interior**



Light lens missing from light cove.

## GARAGE/CARPORT

**Type of Garage:**

**Location/Type:**

The garage is attached.

**Size of garage:**

Two car garage.



Floor:

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Condition:



Cracks noted: No expansion joints present to help mitigate cracking.

Overhead doors:

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Condition:



I checked the balance on the door with the emergency release handle disengaged. Door did not remain in the position it was left in. Door closed rapidly. An improperly balanced door could cause severe injury or death. Have a qualified service person make repairs to cables, spring assembly and other hardware.



Bent top panel at overhead door.

Door Openers:

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Condition:



The controls are closer than 5 feet to the nearest standing surface and should not be, this is so a child can't reach them from either the floor of the garage or the floor of the room leading into the garage.

## KITCHEN

### Kitchen Sink:

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**Type:**

Stainless Steel.

**Condition:**



Faucet leaks at controls.

### Refrigerator:

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**Make or Model**

Manufactured by Kenmore.

**Condition:**



Refrigerator is oversized for opening provided restricted space.

**Dishwasher:**

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**Make or Model**

Manufactured by General Electric .

**Condition:**

There has been a manufacturer's recall of some General Electric and Hot Point brand dishwashers. Some 3.1 million dishwashers manufactured between 1983 & 1989 have defective slide switches that can melt and ignite resulting in a fire hazard. The following model numbers are involved in the recall. GSD500D, GSD500G, GSD540, HDA467, HDA477 or HDA487 that have a serial number with a second letter of A,M,R,S,T,V,or Z.. Discontinue use immediately. Unlatch the door. Immediately contact GE at 1-800-599-2929 anytime, or contact them at [www.geappliancerecall.com](http://www.geappliancerecall.com).

**Range/Oven:**

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**Make or Model**

General Electric.

**Range/Oven Fuel Source:**

Electric.

**Range/Cook Tops and Ovens Type:**

Free-standing.

**Condition:**



Cooktop missing burner drip pans.

**Anti-tip:**



Did not view anti-tip bracket. This bracket is essential to the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Anti-tip devices became a UL (Underwriters Laboratories) requirement June 3, 1991. See warning of door requiring anti-tip bracket be installed provided by manufacturer.

**Exhaust Hood:**

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**Type:**

Internal. Note: Not exhaust fan, just recirculating.

**Condition:**

Operable.

**Countertops:**

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**Type Of Counters:**

Counters are mica (plastic laminate)

**Cabinets:**

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**Type Of Cabinets:**

Cabinets are mica (plastic laminate) particle board frames.

**General Condition:**

Cabinets heavily worn.

**Condition:**



Some water damage to the side of the cabinet next to range.

## INTERIORS

**Interior Walls:**

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**Material:**

Drywall.

**Condition:**

This home has suffered leakage in some areas that are visible. Possible hidden damage in these areas. All areas that have suffered water damage from some type of leakage should be fully remediated. If hidden damage or defects are discovered during repair it is necessary for those items to be repaired as well.

**Ceiling:**

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**Material:**

Drywall.

**Floors:**

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**Type:**

Tile, Carpet, Vinyl.

**Condition:**

Floor coverings prevent viewing of primary floor materials,



Damaged loose vinly floor covering throughout.

**Windows:**

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**Condition:**



Bug screens damaged and missing several windows.



Smoke detectors:

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**Condition:**

Missing smoke detectors... CPSC recommends consumers place a smoke alarm that meets the requirements of Underwriters Laboratories' (UL) standard on each level of multi-story homes outside sleeping areas, and inside bedrooms. Replace any smoke detector that is more than 10 years old.

## BATHROOMS

Bathroom Location:

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**Location:**

Hall.

Lavatory:

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**Condition:**

No readily visible problems found.

Water Closet: (Toilet)

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**Condition:**



Flapper or flush valve is not seating properly on the valve seat, it needs replacement. This is typically the cause of running toilets. Over time, the valve's rubber material deteriorates because it is constantly under water.



**Tub/Shower Fixtures:**

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**Condition:**

No readily visible problems found.

**Tub:**

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**Condition:**

No readily visible problems found.

**Tile walls:**

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**Condition:**



Tiled horizontal ledge, this is an area conducive to water entering into grout joints and then damaging wall behind. When replacing recommend solid surface sloped to divert water into shower area to drain.



Missing grout in corners, open path for water to enter behind tile. Possible hidden damage to substrates from water entering.

**Vanity:**

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**Condition:**

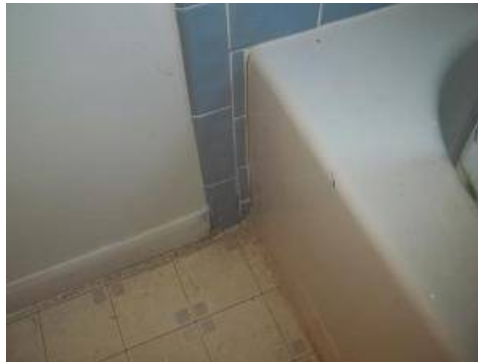


Water damage present to vanity. Possible hidden damage under and behind vanity. Result of ongoing leakage.



**Walls:**

**Condition:**



Cosmetic moisture damage is noted at the wall or floor outside the tub/shower area. loose tile.

Ventilation:

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**Condition:**  
Operable.

Bathroom Location:

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**Location:**  
Master bedroom.

Lavatory:

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**Condition:**  
Corrosion at supply piping. Corrosion is typically the result of water leakage.

Water Closet: (Toilet)

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**Condition:**



Fill valve not operating properly.



The float ball switch is broken.

**Tub/Shower Fixtures:**

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**Condition:**

No readily visible problems found.

**Shower**

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**Condition:**

No readily visible problems found.

**Ventilation:**

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**Condition:**

Operable.

## GROUNDS

**Grading:**

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**Site:**

Flat site, gentle slope.

**Condition:**



Uncontrolled rain water from the roof has caused erosions at the home's foundation.



Landscaping:

**Bushes and Shrubs Condition:**



Trim plants away from structure.

Driveway:

**Driveway Condition:**



Driveway is undermined at culvert location.

Sidewalks and Stoops:

**Surfacing material:**

Concrete.

**Walkway Condition:**



Uncontrolled rain water from the roof has caused undermining of the sidewalk.