



This Report Was Prepared For:

**Jane Do
(to protect the identity and privacy of our clients)**

Property Address Inspected:

**321 Sample Dr
Example Report, FL 32828**

Date: August 11, 2115

File # H50855255

The above client and any other recipients of this report agree to the terms of the attached contract. The contract was signed by the purchaser of this inspection or the purchaser's representative at the time of or prior to the inspection.

Office: (407) 644-6194

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STRUCTURAL:

This single family home was constructed of stucco over concrete block and wood framing, on a concrete slab in 2002. This date was taken from the county tax records. The roof trusses are manufactured and set on a 24" center with oriented strand board (OSB) decking. The insulation in the attic is fiberglass in the R-19 to R-30 range. It is recommended that prior to closing the buyer or the buyer's agent ask for all documents and additional information available to ensure that all additions and repairs to the residence have been performed by properly licensed contractors, that the proper permits were pulled, and that all needed city and county inspections were completed at the conclusion of the work. It is also recommended that the contractors that completed the work be contacted to see if any warranties transfer to the new homeowner. **Cracks in the wall, possibly from settlement, were noted around the home. Vegetation was in contact with the home at the left elevation. The top rail for the interior stair case appeared to be loose. Cracks in the wall, some that appear to have been previously repaired, were noted at the 2nd story back elevation; some of these areas appeared discolored were retaining moisture. Moisture in the wall was detected with a moisture meter at the back wall of the master bedroom which appears to be on the opposite side of some of the cracks listed above. Contact a licensed contractor to further evaluate the above items and make any needed repairs.**

SITUS:

The lot is relatively flat with a gradual slope away from the house that appeared to provide acceptable drainage. The yard was wet and soggy. The weather was hot and rainy. The home was occupied and furnished. Some areas were not accessible to be inspected; more so in the garage. All areas should be re-inspected when the home is vacated. The buyer was present. The buyer's Realtor was present.

ROOF:

The roof was walked and examined from the roof surface. The main roof is constructed of composition shingles with galvanized flashing. The roof surface appeared to be in fair to good condition. The roof surface appears to be original. There are off ridge vents providing ventilation for the attic area through aluminum soffits. The home is partially equipped with gutters. The addition of gutters would help in channeling rainwater runoff away from the foundation of the home. It should be noted that access to, and visual inspection of the attic area was limited due to the attic's architectural design, application of insulation, and the air conditioning duct work. Many areas could not be visually inspected. **Damaged off ridge vents were noted at the back slope and at the left slope of the roof over the garage. Staining in the wall was observed where the roof meets the wall at the left side of the front slope; a void in the stucco was discovered in this area as well. Worn and damaged shingles were noted around the roof, more so at the valleys and ridges. Missing shingles were noted at the far right slope near the solar pool heater. A ridge cap appears to have been cut at the ridge located at the front of the right slope where the solar heater is connected to the roof. Plumbing vents at the far left slope did not appear to have been sealed properly. A void in the stucco was noted where the wall comes in contact with the roof over the front entrance of the home. Vegetation was in contact with the roof at the front slope and at the roof over the front entrance. Staining was observed in the soffits around the home. Unsealed shingles and exposed screws and nails were noted in the roof over the front entrance. The roofing system should be further evaluated by a licensed roofing contractor, and needed repairs made.**

ELECTRICAL SYSTEM (Exterior):

The 120/240-volt Progress Energy service to the home is underground with the main service cable enclosed in a conduit. The electrical service box housed an exterior 200-amp breaker, and was securely mounted on the exterior wall. It was manufactured by Square D. The box cover was removed for inspection, and the box showed no evidence of overheating or arcing and all connections appeared tight. The entry cable is aluminum and there is still evidence of anti-oxidation paste on the cable. The meter can appears to be in good condition, and appears to be grounded. The telephone service and cable TV service shared this common electrical ground. **A loose outlet cover was noted on an exterior outlet to the right of the garage; it was marked with blue tape. Contact a licensed electrical contractor to further evaluate the above items and make any needed repairs.**

ELECTRICAL SYSTEM (Distribution):

The distribution panel box with breakers is located in the garage. This box appears to be original with the home. It was manufactured by Square D. The cover was removed for inspection, and the box showed no evidence of overheating or arcing and all connections appeared tight. The prevailing wire type is 3 conductor copper non-metallic cable. There is no evidence of amateur workmanship in this panel box.

ELECTRICAL SYSTEM (Interior):

A representative number of accessible electrical duplex sockets passed function tests for five common wiring hazards. Switches and direct-wired fixtures passed proper function tests. The sockets for the baths, kitchen, garage and exterior were both grounded and ground fault protected. The test button on a smoke detector was pushed, and an audible alarm sounded. It is recommended that the batteries be replaced in all smoke detectors, and the units tested prior to moving into your new home. **Loose outlets and/or outlet covers were noted around the home, they were marked with blue tape. The doorbell did not appear to be functional at the time of this inspection. A licensed electrical contractor should be contacted to further evaluate the entire electrical system and needed repairs made.**

INTERIOR PLUMBING:

The prevailing water pipes are made of cpvc. The prevailing plumbing pipes appear to be original. The main shut off valve from the city water supply appears to be located on the right left side of the home just under the exterior hose bibb. If a septic system is present at septic inspection is recommended; a septic inspection was not performed at this inspection. All sink faucets, tub faucets and showers ran at functional flow of both hot and cold water successfully. The meter was located and did not appear to be spinning when the water was off at all of the fixtures. The 55-gallon electric A.O. Smith water heater delivered hot water, and showed no evidence of leakage. The code on the water heater appears to indicate that it was manufactured in 2002. The waste vents were inaccessible but there was no apparent evidence of blockage. The commodes flushed properly, and were set securely. The drainage from all fixtures was functional. **Cracked grout and/or caulk and possible evidence of moisture intrusion was observed at the guest and master shower tiles; moisture was detected with a moisture meter. The stopper in the left master sink did not appear to be functioning properly. A leak at the back flow preventer for the irrigation system was discovered at the front of the right elevation. A leak was observed under the right upstairs bathroom sink; the faucet was also loose and the stopper was not functioning properly. A licensed plumber should be contacted to further evaluate the plumbing, and needed repairs made.**

HEATING AND AIR CONDITIONING:

The supply temperatures for the central heating and air conditioning system were tested in the vents throughout the home. The filter housings were located in the units. The heat strips by themselves produced a supply temperature of 96 degrees for the upstairs air handler and 98 degrees for the downstairs air handler. The 3.5 ton 2002 Trane air conditioner (downstairs) produced a supply temperature of 54 degrees with a 73-degree return for a split of 19 degrees. The 2.5 ton 2002 Trane air conditioner (upstairs) produced a supply temperature of 56 degrees with a 74-degree return for a split of 18 degrees. These temperatures are normal and in the range of adequacy. The thermostats properly controlled the fan, heat and air. While the attic was not crawled in its entirety, and an analysis of air volume was not performed, it appears that the house was properly ducted with ducts capable of carrying the air volume necessary to properly heat and cool the home. A licensed contractor should service the a/c unit if the current owner cannot produce up to date service records. **The coils in the upstairs air handler were somewhat dirty and rusted. The coils in the downstairs air handler appeared to be more dirty and rusty. The upstairs air handler was not functioning properly although it appeared to be due to the float switch. The Heating and air conditioning system should be further evaluated by a licensed contractor and needed repairs made.**

DOORS, WINDOWS & HARDWARE:

Interior and exterior doors, framing and hardware were tested and found to be free from major defects. The single hung aluminum windows were opened and stayed up by themselves. The electric garage door opener was in working condition. **Damage was noted to the weather strip at the front entrance door. The upstairs windows were not opening and closing easily. Missing window screens were noted. Evidence of possible moisture intrusion was noted in the upstairs windows as well as the downstairs guest bathroom window. A window lock in the far left upstairs guest bedroom was not functioning properly; it was marked with blue tape. The back right sliding glass door was not functioning properly. The deadbolt for the interior garage door was not functioning properly. The reverse safety systems for the garage door did not appear to be functional at the time of this inspection; this is a safety hazard. Some damage to the bottom of the garage door was noted. Broken glass was discovered at the top of the garage door. Contact a licensed contractor to further evaluate the above items and make any needed repairs.**

APPLIANCES:

The Whirlpool range was tested, and all four burners worked at both high and low temperatures, both oven elements worked. The range/oven timer was not tested. The self-cleaning oven latches were not tested. The Whirlpool microwave successfully heated water on a towel. The recirculating range hood fan and light were in working condition. The Whirlpool dishwasher was successfully run through one cycle, although the drying cycle was not tested. The garbage disposal appeared to operate properly and the splashguard was in acceptable condition. The Whirlpool refrigerator and freezer temperatures were in the adequate range. The icemaker was not tested.

SWIMMING POOL:

There is a chlorinator attached to the main water line although there is a floating feeder present as well. The timer motor was given a visual check and the gears were turning. The basket and skimmer were in good condition and the skimmer action was proper. The water returns were blowing water. The deck drain was clear, and had no evidence of blockage. The main drains cover were visually inspected and appeared to be in good condition. The water had good clarity, and the pool appeared to be in an acceptable clean condition. There was no evidence of a pool safety fence around the pool. There was also no evidence of an alarm system that would notify someone in the event that someone had entered the pool unknowingly. Contact a licensed professional to further evaluate the safety feature that would be suitable for this particular pool.

The pump did not appear to be grounded. Damage was noted at a hose bibb handle at the pump. Cracks were noted around the pool deck. Damaged gauges were discovered at the pump. A salt generator was disconnected. A leak in the solar heater water line was noted at the left elevation near the roof. A floating feeder in the pool could be a possible sign that the chlorinator in the main line is not functioning properly. What appeared to be an excessive amount of air was noted in the sight glass. There was not a pool safety fence or alarm present. A detached deck drain cover was noted. A licensed pool company should be contacted to further evaluate the pool system and needed repairs made.

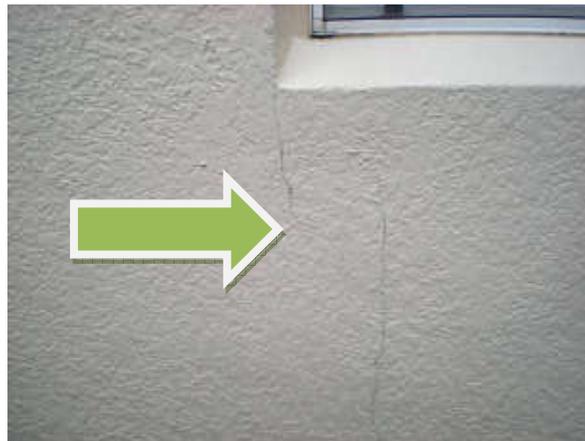
IRRIGATION SYSTEM:

The electronic irrigation system controller was made by Hunter, and is mounted on the wall in the garage. It was run through its paces on the manual setting only; the timing mechanism was not tested or calibrated. **Zone 2 did not appear to be functioning properly at the time of this inspection. Contact a licensed contractor to further evaluate the entire irrigation system and make any needed repairs.**

SUMMARIZATION OF REPAIRS

The following deficiencies were discovered in this inspection.

STRUCTURAL: Cracks in the wall, possibly from settlement, were noted around the home. Vegetation was in contact with the home at the left elevation. The top rail for the interior stair case appeared to be loose. Cracks in the wall, some that appear to have been previously repaired, were noted at the 2nd story back elevation; some of these areas appeared discolored were retaining moisture. Moisture in the wall was detected with a moisture meter at the back wall of the master bedroom which appears to be on the opposite side of some of the cracks listed above. Contact a licensed contractor to further evaluate the above items and make any needed repairs.



ROOF: Damaged off ridge vents were noted at the back slope and at the left slope of the roof over the garage. Staining in the wall was observed where the roof meets the wall at the left side of the front slope; a void in the stucco was discovered in this area as well. Worn and damaged shingles were noted around the roof, more so at the valleys and ridges. Missing shingles were noted at the far right slope near the solar pool heater. A ridge cap appears to have been cut at the ridge located at the front of the right slope where the solar heater is connected to the roof. Plumbing vents at the far left slope did not appear to have been sealed properly. A void in the stucco was noted where the wall comes in contact with the roof over the front entrance of the home. Vegetation was in contact with the roof at the front slope and at the roof over the front entrance. Staining was observed in the soffits around the home. Unsealed shingles and exposed screws and nails were noted in the roof over the front entrance. The roofing system should be further evaluated by a licensed roofing contractor, and needed repairs made.





Exposed Nail Head





ELECTRICAL: A loose outlet cover was noted on an exterior outlet to the right of the garage; it was marked with blue tape. Loose outlets and/or outlet covers were noted around the home, they were marked with blue tape. The doorbell did not appear to be functional at the time of this inspection. A licensed electrical contractor should be contacted to further evaluate the entire electrical system and needed repairs made.



PLUMBING: Cracked grout and/or caulk and possible evidence of moisture intrusion was observed at the guest and master shower tiles; moisture was detected with a moisture meter. The stopper in the left master sink did not appear to be functioning properly. A leak at the back flow preventer for the irrigation system was discovered at the front of the right elevation. A leak was observed under the right upstairs bathroom sink; the faucet was also loose and the stopper was not functioning properly. A licensed plumber should be contacted to further evaluate the plumbing, and needed repairs made.



AIR CONDITIONING: The coils in the upstairs air handler were somewhat dirty and rusted. The coils in the downstairs air handler appeared to be more dirty. The upstairs air handler was not functioning properly although it appeared to be due to the float switch. The Heating and air conditioning system should be further evaluated by a licensed contractor and needed repairs made.



DOORS & WINDOWS: Damage was noted to the weather strip at the front entrance door. The upstairs windows were not opening and closing easily. Missing window screens were noted. Evidence of possible moisture intrusion was noted in the upstairs windows as well as the downstairs guest bathroom window. A window lock in the far left upstairs guest bedroom was not functioning properly; it was marked with blue tape. The back right sliding glass door was not functioning properly. The deadbolt for the interior garage door was not functioning properly. The reverse safety systems for the garage door did not appear to be functional at the time of this inspection; this is a safety hazard. Some damage to the bottom of the garage door was noted. Broken glass was discovered at the top of the garage door. Contact a licensed contractor to further evaluate the above items and make any needed repairs.



SWIMMING POOL: The pump did not appear to be grounded. Damage was noted at a hose bibb handle at the pump. Cracks were noted around the pool deck. Damaged gauges were discovered at the pump. A salt generator was disconnected. A leak in the solar heater water line was noted at the left elevation near the roof. A floating feeder in the pool could be a possible sign that the chlorinator in the main line is not functioning properly. What appeared to be an excessive amount of air was noted in the sight glass. There was not a pool safety fence or alarm present. A detached deck drain cover was noted. A licensed pool company should be contacted to further evaluate the pool system and needed repairs made.



IRRIGATION: Zone 2 did not appear to be functioning properly at the time of this inspection. Contact a licensed contractor to further evaluate the entire irrigation system and make any needed repairs.

Only properly licensed contractors should be utilized for major structural component repairs. Oftentimes Sellers will attempt repairs themselves, or hire unlicensed handymen to make the repairs. This practice can cause even greater problems that go undetected until much later, even though the original problem appears to have been corrected. This puts a tremendous liability on the Seller, as there is no warranty on the repairs. The Seller should bring receipts from contractors to the closing table for warranty and liability purposes. The only exception to this should be very minor repairs not requiring licensed contractors, such as sprinklers, window glass, screens, some very minor wood repairs, etc. **All repairs to major structural components, roofing, electrical, plumbing, heating and air conditioning, appliances, and pool systems should be performed by licensed contractors only!**

******Thank you for the opportunity to service your home inspection needs! ******

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