



9300 Henderson Grade
Fort Myers FL 33917-4825
Inspector: Andy Marth
Lic.# HI7980



Property Inspection Report

Client(s): **Jane Smith**
Property address: **123 Main Street**
Anytown, FL 55555 1
Inspection date: **Friday, April 25, 2014**

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Definitions and Scope

1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.









The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect.

3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

General Information

Report number: 100-011

Time started: 9 a.m.

Time finished: 10:30 a.m.

Present during inspection: Client, Property owner, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Warm

Inspection fee: \$300.00

Payment method: Check

Type of building: Single family

Buildings inspected: One house


Age of main building: 10 Years

Source for main building age: Municipal records or property listing

Front of building faces: East

Main entrance faces: East

Occupied: Yes

1)  Some areas and items at this property were obscured by furniture. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or

behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)


Apparent wall structure: Concrete block

Wall covering: Stucco

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade

Footing material (under foundation stem wall): Poured in place concrete

2)  Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. In damp climates, moisture can enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco can become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.

3)

4)

5)



Photo 5-1
North elevation

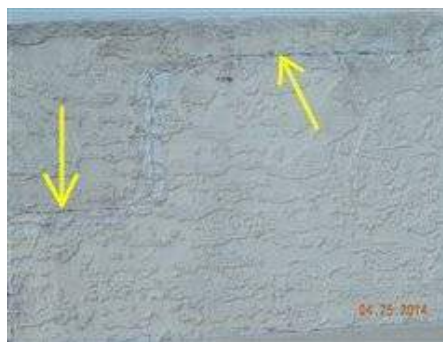


Photo 5-2
Cracks at at mortar lines North wall



Photo 5-3
West elevation



Photo 5-4



Photo 5-5
South elevation

Roof

Limitations: The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems including downspouts and rain gutters. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain free of leaks. Roofing systems may require annual maintenance. Failure to perform this maintenance when necessary may result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the attic area be performed where accessible to identify if any leaks are evident.

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable


Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

6)  A satellite dish mounted on the roof with the mounting bolts going through the roofing surface was observed. Recommend monitoring this area of the roof for water penetration. Especially if the dish is removed.

7)



Photo 7-1



Photo 7-2



Photo 7-3



Photo 7-4



Photo 7-5



Photo 7-6



Photo 7-7

Attic and Roof Structure

Limitations: Our inspection of the attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems within the attic. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation

prohibits walking in an unfinished attic, inspection will be from the access opening only. Some attics do not have access. In this case the attic area and any components within the attic cannot be inspected. Attics above vaulted ceilings cannot be inspected.

Attic inspection method: Partially traversed

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable


Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): R-13

Vapor retarder: Installed

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Enclosed soffit vents

8)  One or more exhaust fan ducts terminated at a soffit vent rather than at a dedicated hood or cap. Soffit vents are designed to allow cool air to be drawn into the attic, and to prevent excess moisture from accumulating in the attic. When such ducts are routed to terminate at soffit vents, the moist exhaust air may flow back into the attic and the soffit venting will be reduced. Recommend that a qualified contractor repair per standard building practices. For example, by installing approved hoods or caps at the roof surface or exterior wall(s), and permanently securing exhaust ducts to them.

9)



Photo 9-1
Roof to wall connection



Photo 9-2
Roof to wall connection



Photo 9-3



Photo 9-4



Photo 9-5

Bathroom exhaust fan duct terminating at soffit

Photo 9-6

Bathroom exhaust fan duct terminating in attic

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Metal

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

10)



Photo 10-1



Photo 10-2



Photo 10-3

11)



Photo 11-1
Storm shutters

Electric

Limitations: Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Please note that a representative sample of the accessible electrical receptacles is inspected. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity, the presence or absence of GFCI receptacles where required and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a qualified electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a qualified electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed and cannot be inspected. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Garage

Location of main disconnect: Breaker at bottom of main service panel



Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed

Ground fault circuit interrupter (GFCI) protection present: Yes

Arc fault circuit interrupter (AFCI) protection present: Yes

Smoke alarms installed: Yes, but not tested

12)   Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing. For more information, visit:

<http://www.reporthost.com/?SMKALRM>

13)



Photo 13-1
Main panel



Photo 13-2
Main disconnect



Photo 13-3
Main panel

14)



Photo 14-1
No battery in smoke detector

Plumbing / Fuel Systems

Limitations: Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain, waste, vent lines, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond

the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems. A qualified specialist can perform a review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Building exteriorNorth wall

Condition of supply lines: Appeared serviceable

Supply pipe material: PEX plastic

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

15)



Photo 15-1



Photo 15-2
Bathroom # A



Photo 15-3
Bathroom # B



Photo 15-4
Bathroom # B



Photo 15-5

Supply piping in attic (PEX)

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

Type: Tank

Energy source: Electricity


Estimated age: 10 Years


Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Location of water heater: Garage

Hot water temperature tested: No

16)  The temperature-pressure relief valve appears to be leaking. A 5 gallon bucket is next to the water heater with the TPR drain pipe in it. And the bucket is full of water. Recommend that a qualified plumber repair as necessary. For example, by replacing the valve.

17)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be at this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

18)



Photo 18-1



Photo 18-2
TPR drain pipe into bucket



Photo 18-3

Heating, Ventilation and Air Condition (HVAC)

Limitations: Our examination of the cooling system includes a visual examination of the exposed and accessible cooling equipment, components, thermostat and the means of air distribution. Our inspection of the cooling system includes activating the cooling system, via the thermostat, if operable and the exterior temperature permits – when exterior temperatures are below 65 degrees the air conditioning system cannot be tested due to possible damage to the equipment. A visual examination of the accessible components will be preformed. These items are examined for proper function, when possible, excessive or unusual wear and general state of repair. Our inspection does not include disassembly of the air conditioning system, interior components of evaporators, condensers and heat pumps. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your cooling system, we recommend annual servicing and inspections by a qualified air conditioning specialist. Window and/or wall mounted air conditioning units are not inspected. The cooling supply adequacy or distribution balance, pressure tests on coolant systems, judgment of system efficiency or capacity, the presence of leaking refrigerant lines and/or components, heat pump oil, etc., is outside the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. A vacant property's cooling equipment may have latent defects such as leaks which may not become evident until the system is running for an extended period of time. Every effort will be made by the inspector to uncover problems using visual inspection techniques and limited testing using instrumentation. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

General heating system type(s): Forced air

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: 1/23/04

Source for last service date of primary heat source: Label

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Electric

Estimated age of forced air furnace: 10 Years

Location of forced air furnace: Garage

Forced air system capacity in BTUs or kilowatts: 36,000 BTU

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): Behind return air grill(s) Hallway ceiling


Condition of forced air ducts and registers: Appeared serviceable



Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Type: Split system

Condition of controls: Appeared serviceable

19)  Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.

20)   The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. The inspector was unable to determine the age of this unit because the tag is missing. It is assumed that it is original to the home and that would make it 10 years old. Be aware that it may be near, at, or beyond its useful life and may need replacing or significant repairs at any time. Recommend attempting to determine the age (ask property owner or service technician), and budgeting for a replacement if necessary.

21)



Photo 21-1



Photo 21-2



Photo 21-3



Photo 21-4

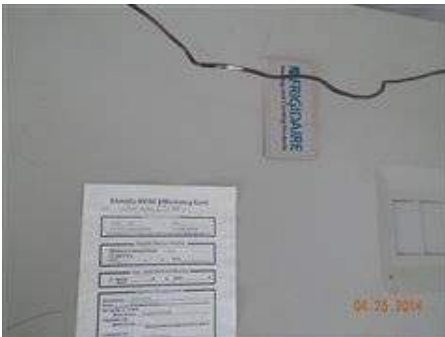


Photo 21-5



Photo 21-6
Filter location



Photo 21-7




Photo 21-8
Deteriorated insulation

Kitchen

Limitations: Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not

determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

- Condition of counters:** Appeared serviceable
- Condition of cabinets:** Appeared serviceable
- Condition of sinks and related plumbing:** Appeared serviceable
- Condition of under-sink food disposal:** Appeared serviceable
- Condition of dishwasher:** Appeared serviceable
- Condition of range, cooktop or oven:** Appeared serviceable
- Range, cooktop or oven type:** Electric
- Type of ventilation:** Hood or built into microwave over range or cooktop
- Condition of refrigerator:** Appeared serviceable
- Condition of built-in microwave oven:** N/A (none installed)

22)  One or more filters for the cooktop exhaust fan were missing. Recommend replacing filters as necessary.

23)



Photo 23-1



Photo 23-2
Missing filter



Photo 23-3

Bathrooms, Laundry and Sinks

Limitations: Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, vanities, vanity tops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance may be required in the future.

Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, north
Location #B: Full bath, Master bath, south
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Appeared serviceable
Condition of bathtubs and related plumbing: Appeared serviceable
Condition of shower(s) and related plumbing: Appeared serviceable
Condition of ventilation systems: Appeared serviceable
Bathroom and laundry ventilation type: Spot exhaust fans
Gas supply for laundry equipment present: No
240 volt receptacle for laundry equipment present: Yes

24)



Photo 24-1
Bathroom # A



Photo 24-2
Bathroom # A



Photo 24-3
Bathroom # B



Photo 24-4
Bathroom # B



Photo 24-5
Washing machine water hookups



Photo 24-6
220v receptacle

Interior, Doors and Windows

Limitations: Our inspection of the interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows is inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors under floor coverings is not inspected.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal, Sliding glass

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Metal, Single-pane, Single-hung

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Laminate, Tile

25) 🎁 Minor cracks were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product.

26)



Photo 26-1



Photo 26-2



Photo 26-3



Photo 26-4



Photo 26-5



Photo 26-6
Crack in living room wall

Andy Marth
Home Inspection Services, LLC.
"Listening to what your house has to tell me"