



RESIDENTIAL INSPECTION - SAMPLE

1234 Main Street
Jacksonville, FL 32224

Buyer Name
02/01/2023 9:00AM



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THANK YOU! Thank you for choosing us to perform this General Home Inspection. We always endeavor to do our best to ensure that both the home and your investment in it are safe!

INSPECTION LIMITATIONS

The Inspection is Visual

The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. Although the inspector may use basic instruments, the inspection performed to provide data for this report was primarily visual and non-invasive. This inspection is not a guarantee or warranty of any kind. Its purpose is to identify potential safety hazards and defects in home systems and their major, readily visible components.

SCOPE of the INSPECTION

The inspection was performed in compliance with the Standards of Practice of the International Association of Certified Home Inspectors. The following conditions lie beyond the scope of the General Home inspection:

- Identification of building regulation violations;
- Conditions not readily observable;
- Failure to follow manufacturer's installation recommendations, or
- Any condition requiring research.

NOT TECHNICALLY EXHAUSTIVE

Please keep in mind that home inspectors are generalists, not specialists. Homes contain a huge variety of systems and components of different types, of varying quality and age, installed by those with varying skill levels in different climate zones.

To have the same level of expertise, library of knowledge, or to perform inspections to the same technical degree as would contractors specializing in each of those systems is not possible for a home inspector.

The General Home Inspection does not include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits, compliance with structure setback regulations, or other issues requiring special research.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the

General Home Inspection. To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors at <https://www.nachi.org/sop.htm>.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Not Pass/fail

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection. Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

READ the REPORT!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

REPAIRS, EVALUATIONS, and CORRECTIONS

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves. Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

DO A FINAL WALKTHROUGH! Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WE'RE HERE to HELP! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

NOTICE TO THIRD PARTIES This report is the joint property of the Inspection company that created it and the Client for whom it was prepared. Unauthorized transfer of this report to any third parties or subsequent buyers is not permitted and may place those in violation, or those who improperly depend on the information contained herein in jeopardy. This report and supporting inspection were performed according to a written agreement that limits its scope and the manner in which it may be used.

Unauthorized recipients are advised to not rely on the contents of this report but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.

SUMMARY



MINOR
CONCERN/MAINTENANCE
NEEDED









MODERATE
CONCERN/REPAIR



SERIOUS CONCERN/ACTION
NEEDED

- 2.3.1 Roof - Roof Drainage System: Downspouts: disconnected- QC
- 2.3.2 Roof - Roof Drainage System: Downspouts: Hole Cut
- 2.4.1 Roof - Flashing : Counter-flashing sealant only
- 2.5.1 Roof - Vents: Chimney Crown Cracks
- 2.5.2 Roof - Vents: Chimney Cap Recommended
- 2.6.1 Roof - Asphalt Shingles: Debris on Roof
- 2.6.2 Roof - Asphalt Shingles: Tree Limbs Overhanging/Touching
- 3.1.1 Exterior - Grounds: Grading: Home lower than street level
- 3.2.1 Exterior - Driveway: Driveway: Slopes Toward Home
- 3.4.1 Exterior - Wall Exteriors: Dissimilar Materials: Lack Water Tight Seal
- 3.5.1 Exterior - Exterior Trim: Window trim: sealant needed- QC
- 3.5.2 Exterior - Exterior Trim: Doors: Rust
- 3.5.3 Exterior - Exterior Trim: Attic Vent at Gable: Wood Rot
- 3.5.4 Exterior - Exterior Trim: Window Trim: Lintel Rust
- 3.5.5 Exterior - Exterior Trim: Caulking at door
- 4.3.1 Attic - Attic/Roof Structure Ventilation: Gable vents: screen damaged- QC
- 4.3.2 Attic - Attic/Roof Structure Ventilation: Soffit vents blocked, some- QC
- 4.4.1 Attic - Thermal Insulation: Gaps in insulation
- 5.9.1 Interior - Interior Trim: Window Trim: non-structural cracks
- 5.9.2 Interior - Interior Trim: Finish over door
- 6.2.1 Electrical - Service Drop: Service Line: Tree Clearance
- 6.4.1 Electrical - Service Panel: Cloth Wire Shields
- 6.4.2 Electrical - Service Panel: Arching: Possible arching in pannel
- 6.6.1 Electrical - Branch Circuits: GFCI: multiple failures- QC
- 6.6.2 Electrical - Branch Circuits: Cover plate: missing
- 6.6.3 Electrical - Branch Circuits: Exterior Pool Conduit

-  9.10.1 Kitchen - Electrical: Receptacles: GFCI multiple failures- QC
-  11.1.1 Pool & Spa - Barrier System: Pool barrier: pool not surrounded by fence
-  11.2.1 Pool & Spa - Vessel : Tiles: missing- QC
-  11.2.2 Pool & Spa - Vessel : Filter basket
-  11.2.3 Pool & Spa - Vessel : General Conditions
-  11.13.1 Pool & Spa - Filters: Pressure auge: not operational

1: INSPECTION DETAILS

		IN	NI	NP	D
1.1	Attendees	X			
1.2	Inspection Conditions	X			
1.3	Utilities on/off	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attendees: Attendees

Buyer, Buyer's agent, Seller's agent

Inspection Conditions:

Approximate Temperature at the Inspection
70s F

Inspection Conditions: Property

Elevation
Sea level

Inspection Conditions: Weather, 2 days prior to the Inspection

Sunny, Clear

Inspection Conditions: Weather at the Inspection

Sunny, Clear

Inspection Conditions: Weather-related Property Condition

Dry

Utilities on/off: Utilities: all utilities on

All utilities were on at the time of the inspection.

2: ROOF

		IN	NI	NP	D
2.1	Roof Structure Ext.	X			
2.2	Underlayment		X		
2.3	Roof Drainage System	X			X
2.4	Flashing	X			X
2.5	Vents	X			X
2.6	Asphalt Shingles	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Roof Configuration

Gable

Roof pitch, ____

East

The roof pitch (angle of slope) was approximately 4:12.



4:12 Pitch

Roof Drainage System: Drainage system materials

galvanized steel

Flashing : Flashing Material

Galvanized steel

Roof pitch: flat

The home had a flat roof. Flat roofs are not level but are slightly sloped to drain water off the roof.

Roof inspection method

walked the roof, drone with camera

The inspector viewed the roof using this method.



Substrate

Wood boards



4:12 roof pitch



Stucco missing, caulking ok now



Roof Drainage System: Gutters & downspouts

Pics: 1 & 2 Front yard, 3 backyard

1. The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts. The gutters had screens and no debris was detected on the screens or in the one gutter with no screen.
2. The downspout pictured below has been disconnected from the gutter, recommend reconnecting.
3. There was a hole cut in the downspout in front at the edge of the driveway, recommend covering it to keep insects and animals out.



1. Gutter leaf guards

Roof Drainage System: What is inspected?

Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

Flashing : General description

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

- Roof penetrations such as vents;
- Electrical masts;
- Chimneys;
- Mechanical equipment;
- Patio cover attachment points;
- Around skylights;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).

Vents: Plumbing Vents

Roof

Plumbing vents were installed correctly and showed no sign of deterioration.



Plumbing Vent: 4"



Plumbing Vent: 2"



Plumbing vents

Vents: Soffit vents

Continuous around home

The soffit vents were continuous around the home and were in good condition.



Soffit vents: Typical

Asphalt Shingles: Type: Dimensional

The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 20-30 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.



Shingles 1



Shingles 2

Asphalt Shingles: Type of Fastening

Roof Cap

Roofing nails

Nails were used as indicated by the ridge cap shingle. Also, nails were seen from within the attic.



Nails sealed well

Asphalt Shingles: Type of Shingle

Rear enclosed addition

Rolled Asphalt

The rolled asphalt roofing material showed no signs of deterioration.



Rolled Asphalt 1



Rolled Asphalt 2

Asphalt Shingles: Valleys: conventional cut

The valleys were installed in a conventional manner with shingles from one slope overlapping the valley, and shingles on the adjoining slope cut in a line slightly offset from- and parallel to- the valley centerline.



Typical Valley

Limitations

Underlayment

DISCLAIMER, APPEARED OK

The Inspector observed no deficiencies in the condition of the underlayment visible at the time of the inspection. Most underlayment was hidden by the roof-covering material and was not inspected.

Deficiencies

2.3.1 Roof Drainage System

DOWNSPOUTS: DISCONNECTED- QC

 Minor Concern/Maintenance needed

One or more downspouts designed to discharge roof drainage was disconnected. This condition can result in excessively high moisture levels in soil at the foundation that can cause damage related to soil/foundation movement. Any such downspouts should be re-connected in order to help protect the home structure.

Recommendation

Recommended DIY Project



2.3.2 Roof Drainage System

DOWNSPOUTS: HOLE CUT

FRONT CORNER OF DRIVEWAY

There has been a hole cut in this downspout. It was likely a sight hole used to see if the drain was plugged. The idea is good, it just needs a cover plate to keep the birds, insects, and other creatures out of the drain. This drain appears to be connected to the drain at the driveway which catches runoff from the street.

Recommendation

Recommended DIY Project

 Minor Concern/Maintenance needed



2.4.1 Flashing

COUNTER-FLASHING SEALANT ONLY

 Moderate Concern/Repair

On the roof, counter flashing was not installed and sealant was substituted for this application. Sealant will eventually dry, shrink, and crack, leaving an opening for water intrusion. The sealant should be inspected on a regular basis and replaced before it allows roof leakage. Typically, a counter flashing is installed that is applied over the flashing touching the shingles and behind the wall covering (in this case the crystal stone). There is no counter flashing so the rubberized caulking has been applied to keep the water from penetrating behind the flashing. This rubberized caulking should be inspected periodically and reapplied when necessary.

Recommendation

Contact a qualified professional.



Flashing: Rubber Caulking 1



Flashing: Rubber Caulking 2



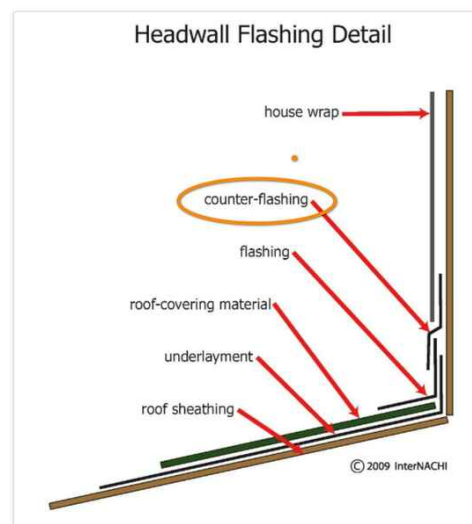
Flashing: Rubber Caulking 3



Flashing: Rubber Caulk also protecting building envelop where stucco is missing.



Flashing: Rubber Caulking Pulling Away



InterNACHI Flashing Diagram: Missing Counter Flashing

2.5.1 Vents

CHIMNEY CROWN CRACKS

Moderate Concern/Repair

Chimney crown cracks may lead to water penetration down the chimney. Small cracks due to expansion and contraction are normal but should be monitored over time to prevent water penetration. There is one crack that appears to have been sealed before however, most of the sealant is gone. The other cracks should be monitored.

Recommendation

Contact a qualified professional.



Second chimney (out of service)

2.5.2 Vents

CHIMNEY CAP RECOMMENDED

 Minor Concern/Maintenance needed

This chimney is no longer used. I recommend capping the top to keep water, animals, and insects from entering.

Recommendation

Contact a qualified professional.



Recommend capping out of use chimney

2.6.1 Asphalt Shingles

DEBRIS ON ROOF

 Moderate Concern/Repair

Debris on roofing material tends to hold moisture underneath. This moisture also shortens the useful life of the roofing material below it.

The metal pan on the rolled asphalt roof could be a flying hazard in a wind storm as well as holding moisture on the roofing material below.

Recommendation

Contact a qualified professional.



Front: Shingle from another roof



Back yard: Metal Pan

2.6.2 Asphalt Shingles

 Minor Concern/Maintenance needed

**TREE LIMBS
OVERHANGING/TOUCHING**

Tree limbs that overhang or touch a roof may cause damage in multiple ways. Shade does not allow the roof to dry properly following rains storms and may hold moisture which drips and creates additional wetness on roofing systems. Limbs that actually touch the roof can cause direct damage to roof surfaces in wind and rain conditions.

Recommendation

Contact a qualified professional.



Tree touching roof

3: EXTERIOR

		IN	NI	NP	D
3.1	Grounds	X			X
3.2	Driveway	X			X
3.3	Door/Window Exteriors	X			
3.4	Wall Exteriors	X			X
3.5	Exterior Trim	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Grounds: Fence Material

Chain link

Exterior Trim: Trim Material

Wood



Fence gate

Grounds: Landscape irrigation: operation, beyond the scope

The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives.

Grounds: General

The lot is a large lot that has water front in the back along with a boat slip. The lot is below street grade so precautions have been implemented to divert water around the building.

Driveway: Driveway Surface
Concrete



Door/Window Exteriors: Photos of the exterior

East

Photos of the exterior of the home.



Wall Exteriors: Mostly OK

The Inspector observed few deficiencies in the condition of the exterior walls. Notable exceptions will be listed in this report.

Exterior Trim: Soffit and Facia

The soffit and facia boards were constructed of wood and were in good condition.



Door for pool tool storage

Door at pool tool storage 2

Deficiencies

3.1.1 Grounds

 Minor Concern/Maintenance needed

GRADING: HOME LOWER THAN STREET LEVEL

The home is located below the street level and is subject to a great deal of moisture running toward the foundation from the street. Externally visible precautions have been taken to divert the water.

3.2.1 Driveway

 Minor Concern/Maintenance needed

DRIVEWAY: SLOPES TOWARD HOME

The home is located below the street grade. This allows water to travel from the street toward the home. The builder has taken precautions to divert water rushing down the driveway toward the home. There is a drain installed in addition to a curb designed to deflect water. As a third line of protection, sandbags are located near the door to be applied during heavy rains. The drain needs monitored periodically and before each heavy rain forecast.

Recommendation

Contact a qualified professional.



Drain and curb designed to keep water away from home.



Sandbags available to block water during heavy rainfall

3.4.1 Wall Exteriors

 Minor Concern/Maintenance needed

DISSIMILAR MATERIALS: LACK WATER TIGHT SEAL

Note there are no signs of water damage outside or inside the building envelop. These pictures are provided for informational purposes and each area should be monitored regularly. The video is taken at the chimney above the first level roof to the second level.

Recommendation

Contact a qualified professional.



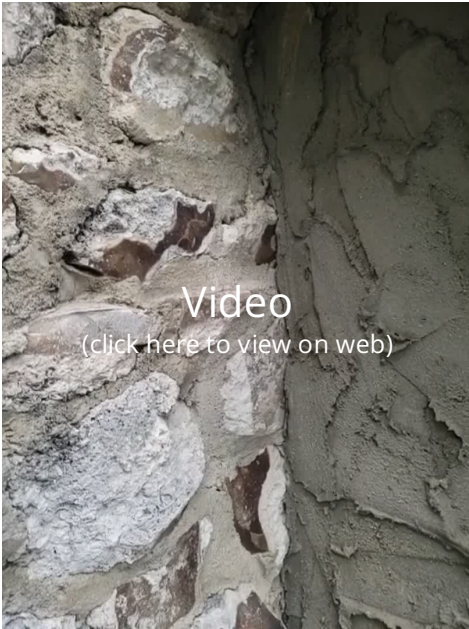
Crack where stone meets stucco. Water could pernitrate the gap and cause damage in driving rain conditions.



This is crack does not appear to be a structural defect however, it should be monitored as with the others, driving rain could cause water damage behind the exterior wall covering.



Stucco and stone lacks positive seal.



3.5.1 Exterior Trim

Moderate Concern/Repair

WINDOW TRIM: SEALANT NEEDED- QC

NORTH SIDE OF HOME

Window trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

Recommendation

Contact a qualified professional.



Caulking defective



Same window, caulking defective



Window in back yard on north end by sewer cleanout

3.5.2 Exterior Trim

Minor Concern/Maintenance needed

DOORS: RUST

Rust found on exterior doors indicated moisture beginning to damage the door. Recommend sanding to remove rust and painting the door to extend its useful life.

Recommendation

Recommended DIY Project



Rust

3.5.3 Exterior Trim

Moderate Concern/Repair

ATTIC VENT AT GABLE: WOOD ROT

Attic vents are often located high above the ground and are difficult to inspect and therefore can fall into disrepair without detection. Wood rot in these areas should be repaired to reduce the chance of insects and animals entering the home.

Recommendation

Contact a qualified professional.



(North Gable) Louver damage visible on two boards



Wood rot (South Gable)

3.5.4 Exterior Trim

Minor Concern/Maintenance needed

WINDOW TRIM: LINTEL RUST

Lintel rust is cosmetic and not a structural defect. Left uncorrected it can result in discoloring the material below it with rust stains that are difficult to remove.

Recommendation

Recommended DIY Project



Lintel Rust (front porch)

3.5.5 Exterior Trim

Moderate Concern/Repair

CAULKING AT DOOR

The caulking around the door jam is missing and the foam insulation is exposed. This condition should be corrected.

Recommendation

Contact a qualified professional.

4: ATTIC

		IN	NI	NP	D
4.1	Attic Access	X			
4.2	Attic Conditions	X			
4.3	Attic/Roof Structure Ventilation	X			X
4.4	Thermal Insulation	X			X
4.5	Conventional Roof Framing	X			
4.6	Roof Trusses	X			
4.7	Sheathing	X			
4.8	Attic Electrical, Plumbing and HVAC	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic Access: Access Hatch Location

Main floor hallway

Attic Access: Attic access: ceiling hatch (loc)

The attic was accessed through a hatch in the hall ceiling.

Attic/Roof Structure Ventilation: Attic Ventilation Method

Soffit vents, Roof vents, Gable vents

Attic/Roof Structure Ventilation: Roof Structure Ventilation

Soffit vents, Gable vents

Thermal Insulation: Application Type

Attic outside the thermal envelope

Thermal Insulation: Insulation Average Depth

7-10 inches

Thermal Insulation: Thermal Insulation Type

Blown fiberglass, Blown cellulose

Conventional Roof Framing: Roof Framing Method

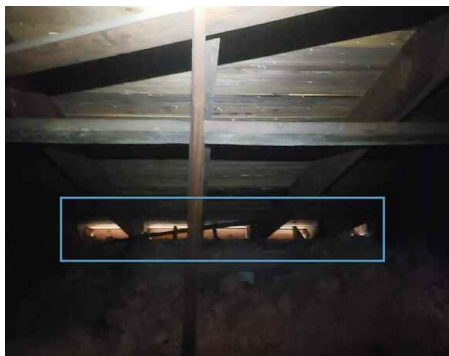
Conventional framing

Sheathing: Roof Sheathing Material

Wood boards

Attic/Roof Structure Ventilation: Continuous soffit vents with roof vents placed below the ridge supported attic ventilation

The attic was well ventilated with gable vents on each end, continuous soffit vents, and roof vents placed below the ridge. Outside temperature was around 75 F and the attic temperature was close to the same.



Soffit Vents

Conventional Roof Framing: Roof framing: purlin system installed

Rafters were supported by purlins. Purlins are a system of bracing designed to provide additional support to rafters to prevent sagging. They consist of horizontal strongbacks fastened to the underside of rafters and supported by braces that bear on the tops of walls.



Roof framing

Sheathing: Sheathing Material: 5/8" tongue and groove boards

The sheathing was in good condition and showed no signs of water damage. This includes areas around roof penetrations to include chimneys.



Sheathing 1



Sheathing 2

Attic Electrical, Plumbing and HVAC: HVAC distribution

The HVAC distribution pipes were well insulated and looked new.



HVAC 1



HVAC 2



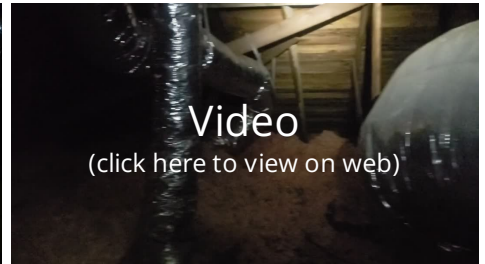
HVAC 3



HVAC 4



HVAC 5



HVAC 6

Deficiencies

4.3.1 Attic/Roof Structure Ventilation

GABLE VENTS: SCREEN DAMAGED- QC



Moderate Concern/Repair

Gable vents had screen damage that will allow entry of insects, birds, squirrels, and other pests. Damaged screens or vents should be replaced by a qualified contractor.

The photos below are all of the south gable. The north gable could not be reached. Due to the age of the building, it is likely that the north end is in a similar condition. The heavy screen will keep most animals out however insects have access to the attic. No evidence of insect penetration was evident at the time of inspection.

Recommendation

Contact a qualified professional.



4.3.2 Attic/Roof Structure
Ventilation

 Minor Concern/Maintenance needed

SOFFIT VENTS BLOCKED, SOME- QC

Some soffit vents were blocked by thermal insulation. This condition will reduce the amount of air flowing through the roof structure to exhaust heat and moisture to the exterior. The thermal insulation should be pulled back from any blocked vents to allow proper airflow and improve roof structure ventilation. Work should be performed by a qualified contractor.

Recommendation

Contact a qualified insulation contractor.



4.4.1 Thermal Insulation

 Moderate Concern/Repair

GAPS IN INSULATION

Thermal insulation in the attic was poorly-installed and had significant gaps that will result in unwanted heat gain or loss. This condition will increase heating and cooling costs and reduce comfort levels and may contribute to ice damming of the roof during the winter. Insulation should be properly distributed to cover all portions of the attic located above the home living space.

Recommendation

Contact a qualified insulation contractor.



Missing insulation 1



Missing insulation 2



Missing insulation 3



Missing insulation 4

5: INTERIOR

		IN	NI	NP	D
5.1	General Interior	X			
5.2	Floors	X			
5.3	Walls	X			
5.4	Ceilings	X			
5.5	Lighting	X			
5.6	Exterior Doors	X			
5.7	Interior Doors	X			
5.8	Windows	X			
5.9	Interior Trim	X			X
5.10	Bedroom	X			
5.11	Bathroom	X			
5.12	Bathroom 2	X			
5.13	Bathroom 3	X			
5.14	Laundry Room	X			
5.15	Emergency Escape and Rescue Openings	X			
5.16	Interior Trim	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Floors: General Floor Materials

Natural hardwood, Ceramic tile, Clay tile

Interior Doors: Interior Door Types

Solid Wood

Windows: Window Frame Material

Vinyl

Windows: Window Glazing Type

Double-pane, Insulated glass units (IGU)

Windows: Window Style(s)

Double-hung

Bedroom: Bedroom Floor Materials

Natural hardwood

Bathroom: Bathroom Configuration

2 sinks in cabinet/toilet/shower

Bathroom: Bathroom Floor Materials

Ceramic tile

Bathroom: Number of Bathrooms

3 bathrooms

Bathroom: Room Ventilation

Exhaust fan

Bathroom: Sinks: faucets, aerators installed

Master Bath

The bathroom sink faucets had aerators installed to help conserve water.



Lavatory Master Bath

Bathroom 2: Bathroom Configuration

2 sinks in cabinet/toilet/tub-with-shower

Bathroom 2: Bathroom Floor Materials

Ceramic tile

Bathroom 2: Room Ventilation

Exhaust fan

Bathroom 2: Sinks: faucets, aerators installed

Main Bathroom

The bathroom sink faucets had aerators installed to help conserve water.



Main Bath Lavatory

Bathroom 3: Bathroom Configuration

1 sink in cabinet/toilet/shower

Bathroom 3: Bathroom Floor Materials

Ceramic tile

Bathroom 3: Sinks: faucets, aerators installed

Guest Bathroom

The bathroom sink faucets had aerators installed to help conserve water.



Guest Lavatory

Bathroom: Toilet type: dual flush

This bathroom had a dual-flush toilet installed. Dual-flush toilets let you choose between a 1-gallon flush for liquid waste and a 1.6-gallon flush for solid waste. Dual-flush 1.6-gpf toilets reduce water consumption by an additional 30% over standard low-flow toilets.



Master WC

Bathroom 2: Toilet type: dual flush

Main Bathroom

This bathroom had a dual-flush toilet installed. Dual-flush toilets let you choose between a 1-gallon flush for liquid waste and a 1.6-gallon flush for solid waste. Dual-flush 1.6-gpf toilets reduce water consumption by an additional 30% over standard low-flow toilets.



Main WC

Bathroom 3: Toilet type: dual flush

Guest Bathroom

This bathroom had a dual-flush toilet installed. Dual-flush toilets let you choose between a 1-gallon flush for liquid waste and a 1.6-gallon flush for solid waste. Dual-flush 1.6-gpf toilets reduce water consumption by an additional 30% over standard low-flow toilets.

**Laundry Room: Number of laundry rooms ____**

Pool level floor

The home had 2 laundry rooms. The first was an equipment room with washer, dryer, water heater, and pool level air handling unit. The second had a cement double compartment laundry sink from when the home was built. All had new plumbing.

Note: cement laundry sinks are no longer allowed in newer construction.



Washer and dryer



Cement laundry sink

Laundry Room: Sink: faucets, aerators installed

The laundry room sink faucets had aerators installed to help conserve water.

Deficiencies

5.9.1 Interior Trim

WINDOW TRIM: NON-STRUCTURAL CRACKS

Minor Concern/Maintenance needed

Cracks formed around windows mounted into plaster walls may form crack in the plaster caused from expansion and contraction of different material. The window and frame expands and contracts at a different rate than the plaster around it. These cracks are normally cosmetic but should be sealed to avoid heat and air loss in addition to insect infestation.

These photos are representative of the main floor bedroom windows. There is no sign of water penetration and damage appears to be cosmetic in nature.

Recommendation

Contact a qualified professional.



Bedroom window 1



Bedroom window 2



Bedroom window 3



Bedroom window 4

5.9.2 Interior Trim

FINISH OVER DOOR

 Minor Concern/Maintenance needed

The room with the pool supplies appears to have an unfinished area of drywall over the door. This is a cosmetic issue as this room is not heated or cooled.

Recommendation

Contact a qualified professional.



Unfinished drywall

6: ELECTRICAL

		IN	NI	NP	D
6.1	General Condition	X			
6.2	Service Drop	X			X
6.3	Electric Meter	X			
6.4	Service Panel	X			X
6.5	Service Entrance Cables	X			
6.6	Branch Circuits	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Drop: Service Conductors

Aluminum, 3-wire (240V)

Service Drop: Service Type

Overhead

Service Drop: Type of Attachment

Side of structure

Electric Meter: Electric Meter

Location

Right side

Electric Meter: Electric Meter Type

Electromechanical (conventional)

Electric Meter: Electric Meter:

Location

The 200 amp electric meter was secured to the north exterior.



Service Panel: Main Disconnect Type

Breaker

Service Panel: Main Disconnect Ampacity

200 amps

Service Panel: Overcurrent Protection Type

Circuit breakers

Service Panel: Service Panel Ampacity

200 amps

Service Panel: Service Panel Brand

Siemens

Service Panel: Service Panel Exposure Rating

1

Service Panel: Service Panel Location

Main floor

Service Panel: Service Panel Type

Flush mount

Service Entrance Cables:

Amperage rating, ____

The service entrance conductors were 200 amps.

Service Entrance Cables: Service Entrance Cable Ampacity

4/0 copper/250 amps, 4/0 aluminum/200 amps

Service Entrance Cables: Viewed Service Entrance Conductors at:

At the weatherhead

Branch Circuits: Branch Circuit Conductor Type

Copper

Branch Circuits: Overcurrent Protection Type

Circuit breakers, GFCI

Service Drop: Attached to home exterior, OK

North wall

The overhead service-drop conductors attached directly to the home exterior. Although this is an outdated practice, the Inspector observed no deficiencies in the condition of the attachment at the time of the inspection.



Service Drop

Deficiencies

6.2.1 Service Drop

 Moderate Concern/Repair

SERVICE LINE: TREE CLEARANCE

Tree limbs should be cut back once they become 5 to 6 feet away from a service line.

The tree in the picture below does not appear to be intentionally planted and if allowed to grow this close to the home could cause damage to the foundation as well. I recommend the tree be removed.

Recommendation

Contact a qualified professional.



Tree growing too close to home and power line

6.4.1 Service Panel

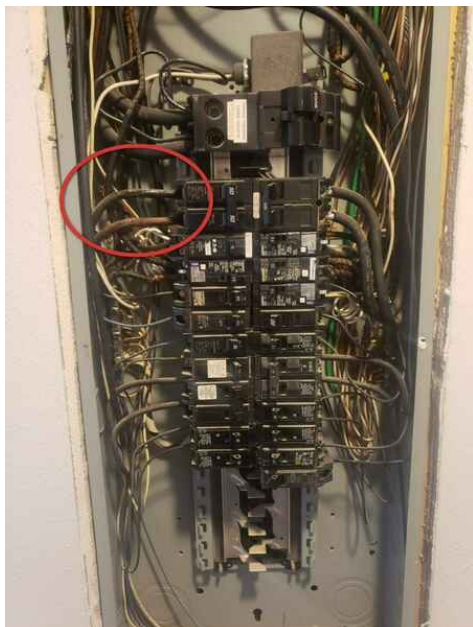
 Serious Concern/Action Needed

CLOTH WIRE SHIELDS

Cloth wire represents old wire that may be past its useful life. Often, wire covering decays and can cause a fire hazard in the box, in walls, and at the receptacle. Cloth wire in an electrical panel should be verified safe by a licensed contractor.

Recommendation

Contact a qualified electrical contractor.



Cloth coated 50 amp wire to kitchen range



Cloth wire and double tapped wire in breaker

6.4.2 Service Panel

⚠️ Serious Concern/Action Needed

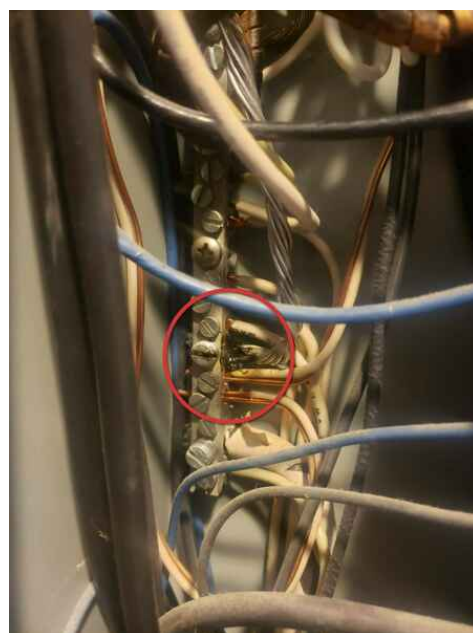
ARCHING: POSSIBLE ARCHING IN PANNEL

Black burned areas indicate possible arching in the electrical panel. Any indication of possible arching should be checked by a licensed electrical contractor.

The photo below indicates a possible burned spot on the grounding bar within a double tapped ground lug.

Recommendation

Contact a qualified electrical contractor.



6.6.1 Branch Circuits

⚠️ Serious Concern/Action Needed

GFCI: MULTIPLE FAILURES- QC

Multiple ground fault circuit interrupter (GFCI) electrical receptacles did not respond adequately to testing. GFCI receptacles should be checked and replaced as needed by a qualified electrical contractor.

Non-responding receptacles included receptacles on the front porch, in the kitchen, and at the lower level in the large room adjacent to the bedroom. Some would not trip, others would not reset, and two had the hot and neutral wires reversed.

Recommendation

Contact a qualified electrical contractor.



Front porch



Lower level one of several



Kitchen

6.6.2 Branch Circuits

Moderate Concern/Repair

COVER PLATE: MISSING

Electrical junction boxes should have cover plates.
The front porch ceiling junction box is missing a cover plate.

Recommendation
Contact a qualified electrical contractor.



6.6.3 Branch Circuits

Serious Concern/Action Needed

EXTERIOR POOL CONDUIT

The conduit in this picture has separated from the connection to the box exposing the wires and allowing moisture to enter the conduit.
The conduit should be resecured to the connector.

Recommendation
Contact a qualified professional.



Waterproof conduit separation on outdoor connection in pool mechanical area

7: HVAC

		IN	NI	NP	D
7.1	Cooling	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling: AC: 2 split systems

Main and lower level systems

The home had two air-conditioning systems. The air conditioning systems were split systems in which the cabinets housing the compressors, cooling fans and condensing coils were located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinets were located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside the air ducts at the furnaces.



2 condensing units on north side of house



Servicing main floor



Air handling unit (main floor)



Condensing unit servicing lower floor



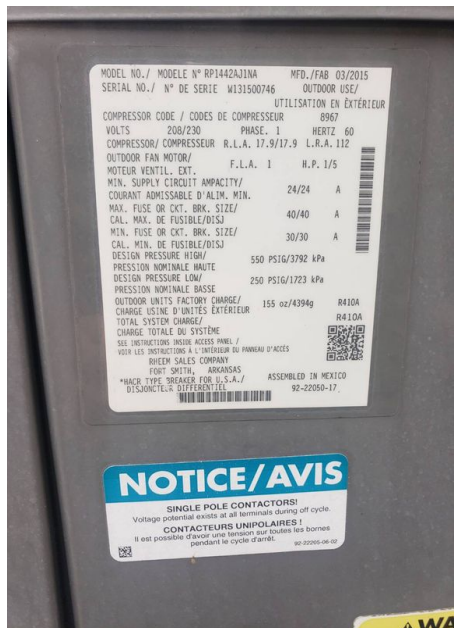
Air handling unit servicing lower level

Cooling: AC Brand

North east

Ruud

2nd floor unit



Cooling: AC: split system description

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.

Cooling: AC: what's inspected?

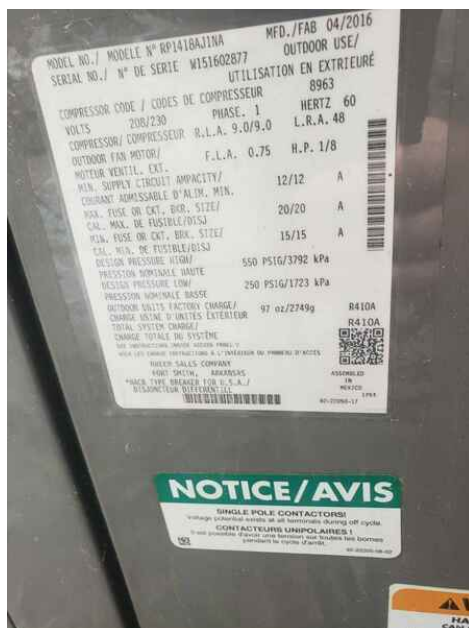
Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

Cooling: Condenser: data plate: date of manufacture

The AC compressor date of manufacture was main floor 03/2015 and lower level 04/2016.



Main floor 3/2015



Lower level 04/2016

Cooling: HVAC Heat Pumps

The heating and cooling in this house was supplied by two heat pumps both manufactured by RUUD. The system was found in like-new condition and operated as designed. The ducting was insulated and also was in good condition.

8: PLUMBING

		IN	NI	NP	D
8.1	Water Supply	X			
8.2	Drain, Waste and Vent (DWV)	X			
8.3	Water Heater	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Water Supply: Distribution Pipe Material

Chlorinated polyvinyl chloride (CPVC)

Drain, Waste and Vent (DWV) : Sewer System

Private

Water Supply: Water Source

Public

Water Heater: Data plate: photo

Lower level laundry room

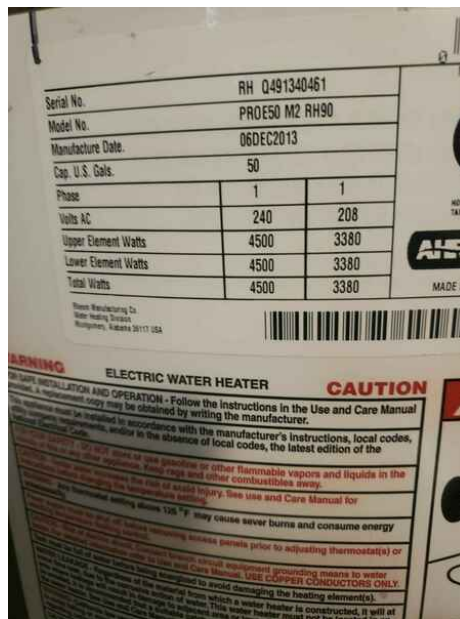
The photo shows the data plate of this water heater.

Drain, Waste and Vent (DWV) : Drain, Waste, & Vent Pipe Materials

Polyvinyl Chloride (PVC), Cast iron

Water Heater: Serial number

This water heater serial number was RH Q491340461



Water Heater: Water Heater Brand

Rheem

Water Heater: Water heater location

laundry room, basement

Water Heater: Water Heater Tank Capacity

50 gallons

Water Heater: Water Heater Type

Electric

Water Supply: Main water shut-off: location

Street

The main water supply shut-off was located in the in the front yard at the street..



Meter Box



Close-up of meter box

Water Supply: Water pressure

The water pressure as gauged through the hose faucet under the pool shower is 70 PSI.



Drain, Waste and Vent (DWV) : DWV 1 Material, ____

The visible drain, waste and vent (DWV) pipes were a combination of PVC and cast iron.



Cast iron



PVC washing machine drain



PVC to cast iron sink drain



Cast iron to PVC main drain

Drain, Waste and Vent (DWV) : Septic: Warning Device

A septic tank warning device is normally visual and audible. The visual portion is normally a light of some kind and the audible is a steady tone.

This septic tank warning was found in the back yard on the north side of the property line. The septic tank was not found however the inspector believes it is likely located close to the warning device.



Septic Tank Warning

Drain, Waste and Vent (DWV) : Outside cleanout

The sewer cleanout is located in the back yard at the north corner of the home.



Sewer cleanout

Water Heater: About: Conventional Storage Tank Water Heaters

Laundry room in lower level

Storage tanks water heaters are the most common type of water heater. They consist of an insulated tank in which water is heated and stored until needed. When a hot water valve is opening somewhere in the home, hot water is pulled from a pipe at the top of the water heater. To prevent overheating resulting in the development of excessive pressure in the tank (with the potential for high-energy explosion) a temperature/pressure relief (TPR) valve is installed that is designed to open if either exceeds a preset level. Natural-gas water heaters typically use less energy and cost less to run (by about half) than electric water heaters, although gas models cost more at the time of purchase.

Water Heater: Date of manufacture

The date of manufacture for this water heater appeared to be December 6, 2013.

Water Heater: Drip pan: w/overflow OK

This water heater rested in a drip pan that had a properly-routed overflow pipe.

**Water Heater: Electric Water Heater**

This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

Water Heater: Water Heater: General Information

Water heater is a 50 gallon electric, located in the lower level laundry room. It has a properly installed temperature and pressure valve and rests on a drip pan.

Water Heater: TPR valve: present

The water heater was equipped with a temperature/pressure relief (TPR) valve that was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Home Inspection. The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

Water Heater: Water heater, what's inspected?

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - the quality of the water heater; - the chemical composition of the water; - the long-term water temperature settings; and - the quality and frequency of past and future maintenance. Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

9: KITCHEN

		IN	NI	NP	D
9.1	General Condition	X			
9.2	Cabinets	X			
9.3	Countertops	X			
9.4	Sink	X			
9.5	Disposal	X			
9.6	Dishwasher	X			
9.7	Range	X			
9.8	Oven	X			
9.9	Microwave	X			
9.10	Electrical	X			X
9.11	Lighting	X			
9.12	Floors	X			
9.13	Walls	X			
9.14	Ceiling	X			
9.15	Interior Trim	X			
9.16	Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Sink: Sink: aerator installed

The kitchen sink faucet had an aerator installed to help conserve water.

Dishwasher: Dishwasher Brand

Kitchenaid

Range: Range/Cooktop Brand

Kitchenaid

Refrigerator: Refrigerator Brand:

Kitchenaide

General Condition: Kitchen appliances

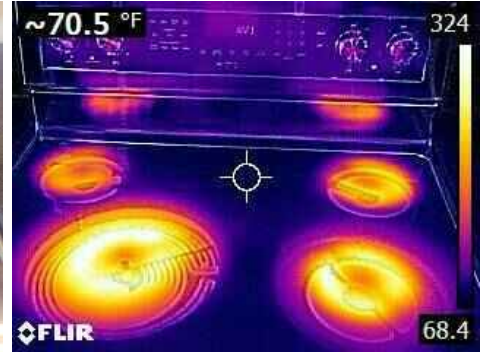
All kitchen appliances performed as designed.



Disposal



Stove top



Stove infrared



Oven Warming



Dishwasher



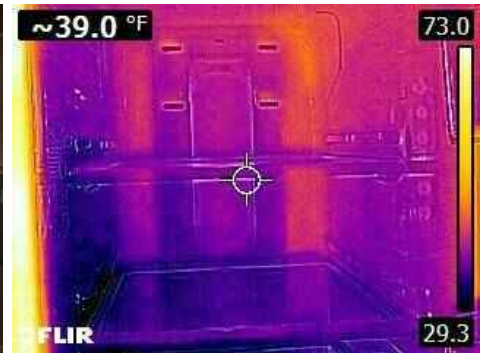
Freezer



Freezer infrared (-30 F)



Refrigerator



Refrigerator Infrared (29 F)



Disposal: Disposal: septic system present

The home sewer was private onsite wastewater (septic) system. Garbage disposals can be a problem when used in homes on septic systems. You should learn the limitations of your septic system and use the garbage disposal appropriately. Long-term, inappropriate use can cause expensive-to-repair damage to septic systems.

Disposal: septic system present

Deficiencies

9.10.1 Electrical



Serious Concern/Action Needed

RECEPTACLES: GFCI MULTIPLE FAILURES- QC

Multiple ground fault circuit interrupter (GFCI) electrical receptacles in the kitchen did not respond to testing, did not respond adequately to testing. The GFCIs should be evaluated, and any necessary service performed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

10: STRUCTURE

		IN	NI	NP	D
10.1	Foundation	X			
10.2	Floor Structure	X			
10.3	Slab-on-Grade	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Foundation: Foundation Configuration
Crawlspace

Foundation: Foundation Wall Material
Concrete masonry unit (CMU)

Floor Structure: Lower Level
The lower level was originally a garage and is slab on grade.

Foundation: Crawlspace Pictures
Crawlspace

The pictures below show evidence of possible moisture penetration on the CBU walls. When tested, the block show no abnormal levels of moisture and the reading was the same for the light and dark block. In addition, the dirt around the foundation walls was powder dry. Access to this crawlspace in through a passage door in the lower level. I recommend that this area be monitored over time and after each heavy rain or hurricane that passes through Jacksonville.



Foundation wall 1



Foundation wall 2



Foundation wall 3

Floor Structure: Upper Level

The upper level floor is a poured in place concrete slab with strength coming from beams poured in place at the time of the original pour.



Main floor from lower floor



Main floor from crawlspace

11: POOL & SPA

		IN	NI	NP	D
11.1	Barrier System	X			X
11.2	Vessel	X			X
11.3	Fill	X			
11.4	Drains	X			
11.5	Coping	X			
11.6	Deck	X			
11.7	Electrical System	X			
11.8	Pump	X			
11.9	Control Systems	X			
11.10	Automatic Sanitation	X			
11.11	Heating System	X			
11.12	Plumbing System	X			
11.13	Filters	X			X
11.14	Pool Components	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Vessel : Vessel Surface Material

Plaster/Gunite

Fill: Fill capacity: filled to capacity

The pool appeared to be filled to capacity at the time of the inspection.

Drains: Drain Type(s)

Anti-entrapment drain(s)

Pump: Pump description: 240 volt pump

The pool system pump motor was rated for use with 240 volts.

Control Systems: Control system type: air controls

Manual/mechanical

Heating System: Pool Heater Type

Electric, Heat pump

Heating System: Heater Fuel Source

Electric

Heating System: Heater Manufacturer

Sunblazer

Filters: Filter Type

Cartridge

Barrier System: Pool Barrier

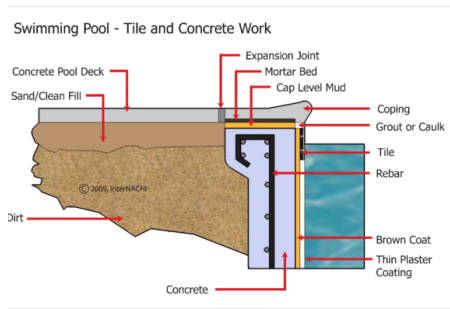
The pool barrier appeared to be insufficient and not in compliance with the building permit issued for construction of the pool.

Vessel : Vessel construction: vessel construction

The vessel was constructed of concrete.

Standard pool construction diagram provided by InterNACHI.

Cosmetic expansion and contraction cracks are found in the pool deck. These are hairline thing and NOT considered a defect.



Pool and spa

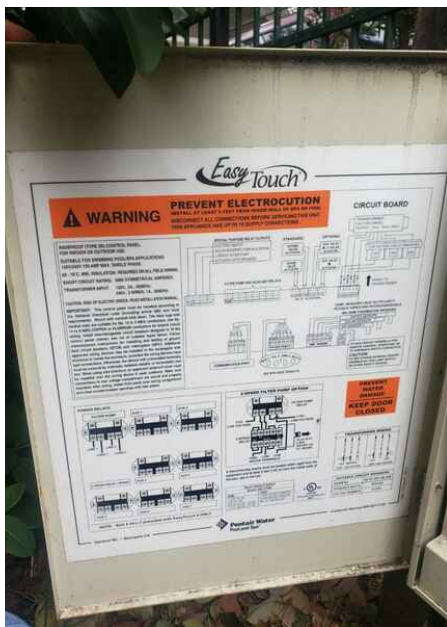


expansion and contraction crack

Inground cement pool construction

Electrical System: Circuit protection/bonding: breakers

Pool electrical equipment circuits were protected by breakers.



Electrical panel 1



Electrical panel 2

Control Systems: Valves

There are a series of valves that appeared to be working and no leaks were detected. No drawing or manual was provided so valves were not tested of operational efficiency.



Combination of manual and electrical valves.

Automatic Sanitation: Pentair IntelliChlor - salt chlorine generator

Product Description

Now, Crystal Clear, Safe Water is Automatic Electrolytic Chlorine Generation is the easiest, most effective and convenient way to keep pool water sparkling clean. The Pentair IntelliChlor chlorine generator uses common table salt to produce all the chlorine your pool needs, right in your pool - safely, effectively, and automatically. Same Sanitation performance as manual chlorine addition without the drawbacks. No need to buy, transport and store expensive chlorine compounds. No more odor, stinging eyes, irritated skin and bleached out swimsuits.

The Pentair IntelliChlor chlorine generator is engineered to stand up to the toughest pool conditions and provide years of dependable performance. Titanium electrode cell blades are coated with Ruthenium oxide and are rated for more than 10,000 hours of operation - five years of reliable chlorine output under normal operating conditions.



Operating generator

Heating System: Heating system condition: OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the pool heating system. The system was not activated or tested. No operator manuals were provided and the keypad was locked. The heater was in new condition.

I did walk through the pool mechanical area with the client. I suggested he get a pool professional to test each system, provide guidance on servicing each component.



Sunblazer heat pump



Power on, keypad locked



Only nameplate data visible.

Filters: Filter description: manufacturer

The pool system filters were manufactured by Pentair - Clean & Clear Plus 100 sqft Cartridge Pool Filter Quick Overview

The Clean & Clear Plus Filter combines top-end filter performance with low maintenance. This dependable design uses special filter elements to strip tiny particles from your pool water, some as small as 20 microns (an average grain of beach sand is 1,000 microns). Our four-cartridge design provides maximum filter surface area to capture more dirt and extend time between cleanings. And cleaning is a snap—open the top, remove the cartridges, hose them off and the Clean & Clear Plus Filter is ready to go again. Includes Cartridge, Pressure Gauge, Union Kit and Air Relief Valve.



Filter - White Cylinder

Deficiencies

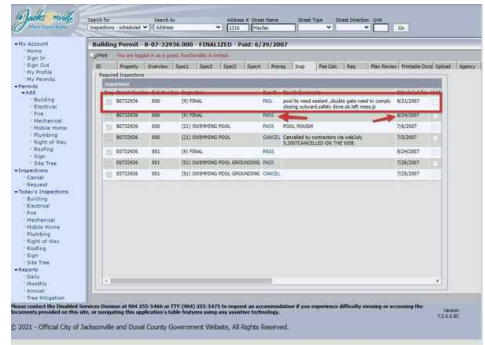
11.1.1 Barrier System

POOL BARRIER: POOL NOT SURROUNDED BY FENCE

 **Serious Concern/Action Needed**

BACK YARD

The pool did not have a fence that meets the building permit issued at the time of the pool construction. This is a safety issue and should be corrected by a professional fence company.



Building Permit Information for Pool in 2007: On 6/29/2007

"571-228-9373 POOL NOT APPROVED FOR DIVING BOARD INSTALLATION.PROVIDE AT LEAST 4FT HIGH FENCE AROUND POOL W/SELF CLOSING,SELF LATCHING, LOCKABLE GATES.PROVIDE LOCKING DEVICES ON DOORS OF A DWELLING W/DIRECT ACCESS TO A FENCED SWIMMING POOL.INGROUND CONCRETE POOL & SPA AVG 14X303.5-7 DEPTH."

Recommendation

Contact a qualified fencing contractor

11.2.1 Vessel

TILES: MISSING- QC

 **Moderate Concern/Repair**

The pool had missing tiles. The Inspector recommends repair by a qualified swimming pool contractor.

Recommendation

Contact a qualified Swimming Pool Contractor



Missing tiles

11.2.2 Vessel

FILTER BASKET

 **Moderate Concern/Repair**

The filter basket behind the scupper was full of leaves. This reduces the flow of water back to the pump. This results in reduced flow of water through the system and if completely plugged, may cause damage to the pump.

Recommendation

Recommended DIY Project



Filter basket full of leaves

11.2.3 Vessel

GENERAL CONDITIONS

 **Minor Concern/Maintenance needed**

The pool water was not tested however, the walls of the pool were clean and the water was clear. Leaves had gotten into the pool and over time, have plugged the filter basket. Leaves and debris in the pool may have an adverse affect on the water quality which results in the pool water becoming out of balance with ph levels. The leaves and any debris should be removed from the pool as soon as possible and maintained in that condition thereafter.

Recommendation

Contact a qualified professional.



11.13.1 Filters

PRESSURE AUGGE: NOT OPERATIONAL

 **Serious Concern/Action Needed**

Pressure gauge is a safety device that indicates when the filter my be plugged or need replaced. This pressure gauge is unreadable and needs replaced.

Recommendation

Contact a qualified professional.



Glass cloudy and needle appears to be missing

STANDARDS OF PRACTICE

Inspection Details

YOUR STANDARDS OF PRACTICE