

# *Home Spec Solutions*

## Property Inspection Report



123 S. Main St, Anywhere, FL 34xxx  
Inspection prepared for: Mr. John Smith  
Date of Inspection: 4/1/2015 Time: 9AM  
Age of Home: 2000 Size: 2306  
Weather: Partly sunny 81 degrees F  
House faces north

Inspector: Jean Anne Baker  
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## Report Summary

On this page you will find, in **RED**, a brief summary of any CRITICAL concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety. Note: If there are no comments in RED below, there were no CRITICAL system or safety concerns with this property at the time of inspection.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements which are recommended but not required.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

**Deferred Cost:** denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

### THE SCOPE OF THE INSPECTION

All components designated for inspection in the FABI Standards of Practice and Standards of Practice of a Licensed Home Inspector for the State of Florida are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

The inspection of a condo/townhome does not include reporting on the exterior, roof and structure. These items are typically maintained by the Home Owner's Association. Pictures of areas requiring monitoring or repair are included at the end of this report and should be addressed with the HOA, if applicable.

## Report Summary

Heating/Cooling		
Page 11 Item: 2	System Type	<ul style="list-style-type: none"> <li>•Deferred Cost Item: As is not uncommon for homes of this age and location, the AC unit is older. (Approximately 16 years old) The typical life of an AC unit in Florida is 9-12 years. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for replacement is difficult. Regular maintenance will be important to keep the unit running to industry standards. It is recommended to budget for a new unit soon.</li> </ul>
Plumbing		
Page 17 Item: 5	Water Heater	<ul style="list-style-type: none"> <li>• Deferred Cost Item: Water heaters have a typical life expectancy of 7-12 years. The existing unit is within this age range (8 years). One cannot predict with certainty when replacement will become necessary.</li> </ul>
Interior		
Page 19 Item: 3	Window Types and Glazing	<ul style="list-style-type: none"> <li>• Repair/Replace: Two single hung windows and three blocks in the master bath had broken/cracked glass and were in need of repair/replacement. Recommend licensed contractor for repair/replacement as necessary.</li> </ul>
Swimming Pool		
Page 23 Item: 6	Electrical Components	<ul style="list-style-type: none"> <li>• Repair/Replace: The pool light was full of water and should be replaced. Repair/Replace as necessary by a licensed pool contractor.</li> </ul>
Page 24 Item: 9	Pool Surface	<ul style="list-style-type: none"> <li>• Repair: Gem finish--Blemishes noted and broken tiles were noted. Grout was in need of repair and tiles should be repaired by a licensed pool contractor.</li> </ul>

# Structure

## Limitations of Structure inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
  - Only a representative sampling of visible structural components were inspected.
  - Furniture and/or storage may restrict access to some structural components.
  - Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
  - No access was gained to the crawl space(s).
  - The crawl space was viewed from the access hatch only.
  - There was no access to the roof space/attic.
  - The roof space/attic was viewed from the access hatch only.
- There was no access to the side attic areas (behind the "knee wall").

### 1. Foundation

Materials: Slab on grade

Observations:

- General Comments" No major defects noted.

### 2. Floor Structure

Materials: Concrete 1st floor • Second floor not visible

### 3. Wall Structure

Materials: Masonry • Wood Frame

### 4. Ceiling Structure

Materials: Trusses 2nd floor • First floor not visible

### 5. Attic Space Entered

Materials: Only 5% accessible due to trusses, ductwork and insulation. No access was gained over vaulted ceilings over living room/dining room. • Through hallway scuttle

### 6. Roof Structure

Materials: Trusses with Plywood (not visible over dining room and living room)

# Roofing

## Limitations of Roofing Inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.

Roof inspection may be limited by access, condition, weather, or other safety concerns.

### 1. Roof Covering

Materials: Clay/Concrete Tile

Observations:

- Repair: Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations and exposed nails should be examined and sealed as necessary. Recommend licensed roofing contractor for all repairs as necessary.
- Maintenance: Access to the roof was limited due to height of roof. Second story roof was viewed from ground only. The roof is approximately 15-16 years old. The typical life of a tile roof in south Florida is 20-30 years. Recommend annual inspections of the roof by a licensed roofing contractor and regular maintenance to prolong the life of the roof as long as possible.



Broken tile



View of roof covering

### 2. Roof Flashing

Materials: Not Visible

Observations:

- Repair: Missing flashing should be improved where the roof meets walls of the exterior. Repair as necessary.



Missing kickout flashing

### 3. Method of Inspection

Materials: Viewed from ladder at eaves • Second story roof viewed from ground

### 4. Roof Style

Materials: Non-hip

### 5. Gutter Issues

Observations:

- Repair: Loose or damaged gutters and downspouts should be repaired promptly. Downspouts should extend so that water exits at least 5 feet away from the house foundation.



# Exterior

## Limitations of Exterior Inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.

Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report

### 1. Wall Covering

Materials: Stucco

Observations:

- General Comments: The exterior of the home shows normal wear and tear for a home of this age.

### 2. Eaves, Soffits, and Fascia

Materials: Wood; Aluminum/Metal

Observations:

- Repair: Trees and shrubs should be cut away from exterior of house and roof.



Seal areas of fascia where wood is split



Cut trees and shrubs from exterior and roof

### 3. Exterior Doors

Materials: Metal • Sliding glass doors

Observations:

- Maintenance/Repair: All hurricane hardware and shutters should be put in place prior to emergency. It is important to make sure all hardware is available and in working order. Rusted screws should be replaced to be sure the accordion shutters perform to industry standards.
- Monitor: The south side of the exterior had very little to no overhang. It is important to monitor this area around sliders for water intrusion. No evidence of elevated levels of moisture were noted at time of inspection, but sealing and installing any missing screws will be important to help keep this areas water tight.



Rusted screws on accordion shutters



Rusted screws for accordion shutters

4. Entry Driveway

Materials: Concrete

5. Entry Walkways and Patios and Decks

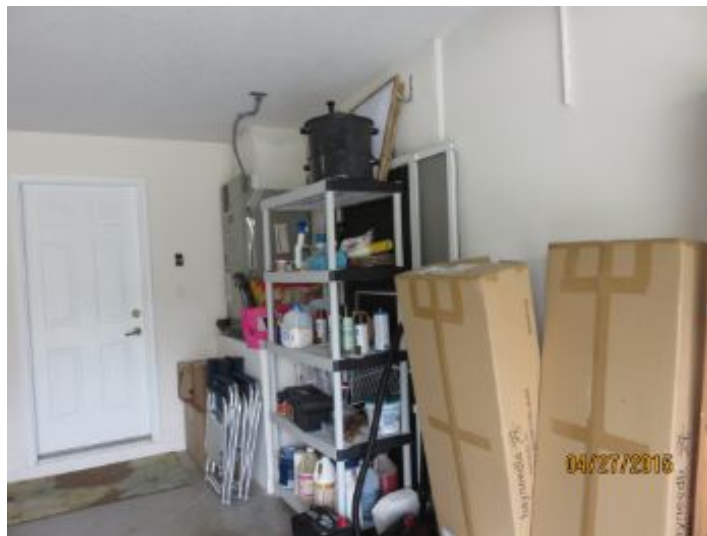
Materials: Concrete

6. Overhead Garage Door

Materials: Steel with automatic opener

Observations:

- Automatic door opener performed to industry standards at time of inspection.



Garage inspection limited by personal items

7. Surface Drainage

Materials: Graded away from house







Sub panel at pool equipment



Main distribution panel



Main and sub panel for generator

#### 4. Distribution Wiring

Materials: Copper • Non-metallic Cable "Romex"

#### 5. Switches and Receptacles

Materials: Grounded

#### 6. Ground Fault Circuit Interrupters

Materials: Located: bathrooms, kitchen, exterior, garage

#### 7. Smoke Detectors

Materials: Present, not tested

Observations:

- Improve/Safety Issue: All smoke detectors should be replaced and tested prior to occupancy. A Carbon Monoxide detector should be added inside living space near sleeping areas. The typical life expectancy of smoke detectors is 10 years. These appear to be older than 10 years. Improve/Repair as necessary.



Replace old smoke detectors

# Heating/Cooling

## Limitations of Cooling / Heat Pumps/Heating Inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- The adequacy of heat supply or distribution balance is not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Access to the air handler was somewhat restricted. Sealing tape is not disturbed. The inside of ductwork is not visible.
- The interior of ductwork is not inspected

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### 1. Energy Source

Materials: Electricity

### 2. System Type

Materials: Air Cooled Central Air • Manufacturer: Trane • Serial Number: R022KB9BF

Observations:

#### • General Comments:

Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The temperature drop was measured from 73 degrees F to 57 degrees F.

••Deferred Cost Item: As is not uncommon for homes of this age and location, the AC unit is older. (Approximately 16 years old) The typical life of an AC unit in Florida is 9-12 years. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for replacement is difficult. Regular maintenance will be important to keep the unit running to industry standards. It is recommended to budget for a new unit soon.



Temperature at most supply vents in AC mode



Temperature at return in AC mode

### 3. Other Components

Materials: Air handler/Fan located in garage • 4 ton unit • Heating Capacity unknown (heat not tested due to exterior temperature above 75 degrees F)

Observations:

- Repair: The coils/fins should be cleaned. Organic growth was noted on the fins. Recommend licensed HVAC contractor for cleaning and regular maintenance.



Keep furniture from blocking return



Recommend Safety/Float switch at air handler



View of coils at air handler

### 4. Ductwork

Materials: Flexible ducts in attic • First floor ducts not visible





Flexible ducts in attic



# Insulation/Ventilation

## Limitations of Insulation / Ventilation Inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

-Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

-Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

-An analysis of indoor air quality is not part of our inspection unless explicitly contracted for and discussed in this or a separate report.

Any estimates of insulation R values or depths are rough average values.

### 1. Attic Insulation

Materials: R19 Fiberglass Loose fill insulation in main attic; approximately 6-8 inches in most areas

Observations:

- General Comments: Insulation levels are typical for a home of this age and construction.



Loose fill insulation in attic

### 2. Vapor Retarders

Materials: Not visible

### 3. Roof Ventilation

Materials: Soffit Vents

### 4. Exhaust Fan/Vent Locations

Materials: Bathroom • Dryer

Observations:

- Repair: The dryer vent should be cleaned. Also, missing covers over vents should be installed to keep unwanted animals from entering vents. Repair as necessary.



Missing screens for vent fan/dryer vent should be cleaned

# Plumbing

## Limitations of Plumbing Inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.

Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

### 1. Gas Location

Materials: Not Applicable

### 2. Water Supply Source

Materials: Public Source • Service pipe to house not visible

Materials: North side of exterior



Main shutoff valve

### 3. Supply Piping

Materials: Copper

### 4. Waste System

Materials: Unknown

Materials: PVC

### 5. Water Heater

Materials: Electric • Serial numbers: RH 1007809330 • Capacity:50 Gallons

• Manufacturer Rheem

Observations:

• Improve: The expansion tank is missing on the water heater. Recommend licensed plumber for improvements as necessary.

• **Deferred Cost Item: Water heaters have a typical life expectancy of 7-12 years. The existing unit is within this age range (8 years). One cannot predict with certainty when replacement will become necessary.**

## 6. Tubs/showers/Sinks/Fixtures

Observations:

- Satisfactory Condition

## 7. Irrigation

Materials: Public source (appears to be regulated by HOA) Contact HOA for more information •

None tested

Observations:

- Maintenance: Recommend adjustment of all sprinklers at possession. It is important to keep water from spraying the exterior of house.

# Interior

## Limitations of Interior Inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

-Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

-Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Latent defects may be hidden behind cabinets and walls. One cannot see behind cabinets, drywall and shower walls.

### 1. Wall and Ceiling Materials

Materials: Drywall

Observations:

- On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

- Repair: An area of drywall is in need of repair under the stairs. Repair as necessary.



Missing drywall under stairs



Interior inspection limited by personal items



Check railings for safety on regular basis

## 2. Floor Surfaces

Materials: Tile • Wood



Blemish on wood floor

## 3. Window Types and Glazing

Materials: Single Hung

Observations:

- Improve: It may be desirable to replace window screens where missing.
- Repair: Window springs need to be adjusted/replaced in order for at least two windows to work freely. Repair as necessary.
- Repair: The windows should be caulked on a regular basis to prevent water intrusion, especially upstairs windows..
- Repair/Replace: Two single hung windows and three blocks in the master bath had broken/cracked glass and were in need of repair/replacement. Recommend licensed contractor for repair/replacement as necessary.



Broken glass blocks on east side on house



Recommend caulking around all windows

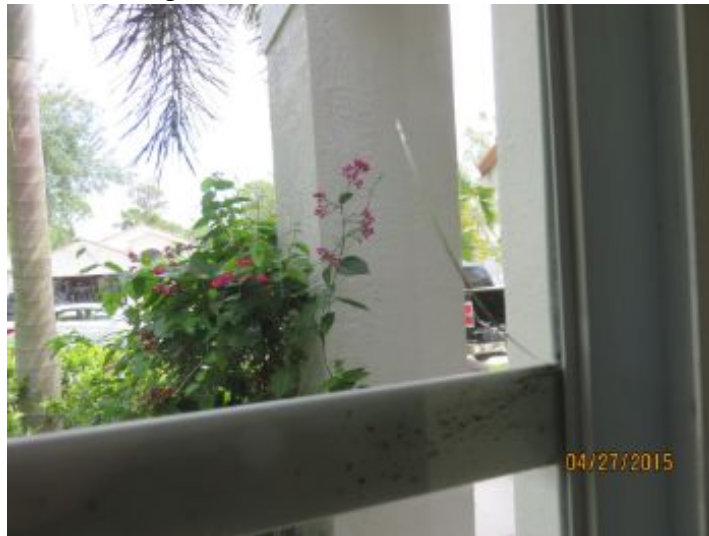




Window repair needed in living room



Cracked window in upstairs office



Cracked window in downstairs front room

4. Doors

Materials: Wood hollow core

5. Cabinets

Observations:

- Satisfactory Condition

# Appliances

## Limitations of Appliances Inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

### 1. Appliances Tested

Materials: Electric Range--Make: Maytag Approx ~Age 1-10 yrs Anti-Tip Device Not Visible

Refrigerator--Make: Maytag Approx Age 1-5 yrs

Dishwasher--Make: Maytag Approx Age 1-10 yrs

Microwave--Make: Frigidaire Approx Age 1 yr

Garbage Disposal

Washing machine--Make: GE Approx Age 5-10 yrs

Clothes dryer--Make: GE Approx Age 5-10 yrs

Observations:

- Most appliances that were tested responded satisfactorily.



Smooth top range



French door refrigerator/freezer

# Swimming Pool

## Limitations of Swimming Pool inspection

As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of pool components were limited by (but not restricted to) the following conditions:

Components beneath the water level are not inspected.

Chemical composition of the water is not inspected as part of the inspection.

Underground piping or electrical components are not inspected.

Effectiveness of the filter(s) and heating system(s) are not inspected.

SEE SEPARATE POOL INSPECTION.

All pools are different and require specific maintenance to keep the pool clear and operating to industry standards.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

### 1. Pool Type

Materials: Inground/Concrete

### 2. Heater

Materials: None

### 3. Filter

Materials: Sand

Observations:

- Repair: The filter was missing the pressure gage and it should be added or replaced by a licensed pool contractor.



Sand filter

### 4. Pumps

Materials: Circulation Pump



View of pool equipment

#### 5. Valves

Materials: Jandy

#### 6. Electrical Components

Materials: Near pool equipment

Observations:

• **Repair/Replace:** The pool light was full of water and should be replaced. Repair/Replace as necessary by a licensed pool contractor.

#### 7. Fencing

Materials: Safety Gate • Screen enclosure



Pool fence under stairs

#### 8. Decking

Materials: Spray

#### 9. Pool Surface

Observations:

• **Repair:** Gem finish--Blemishes noted and broken tiles were noted. Grout was in need of repair and tiles should be repaired by a licensed pool contractor.





Swimming pool with blemished areas on surface



Cracked/broken tiles



Missing grout and loose tiles