PROPERTY INSPECTION REPORT

Greater Orlando Home Inspections

Bill Kania #HI 11351

GREATER ORLANDO HOME INSPECTIONS

Maderia Dr, Kissimmee FL 34758

Inspection Prepared For: Vince

Date of Inspection: 12/8/18

Year Built: 1985 Size: 1200 sq ft

Weather: Sunny 85 degrees

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof		
Page 8 Item: 1	Roof Condition	• Recommend roofing contractor to evaluate. • Some shingles damaged. • Some shingles &/or tabs missing. • Exposed nails on roofing material. Recommend sealing all fastener heads.
Page 10 Item: 2	Flashing	• In the inspectors opinion the flashings are near the end of their useful life due to wear. • Recommend review by a licensed roofer for repair or replacement as necessary.
Page 10 Item: 3	Gutter	• Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation. • Clean gutters: Significant amounts of debris evident. • Downspouts missing; recommend installation. • The downspout off of the back porch roof gutter system is discharging against the foundation walls it is not directed far enough away from home;it should be at least 6 feet away. • Gutter leak(s) noted.
Exterior Areas		
Page 12 Item: 1	Doors	• Front door and hardware is damaged, hardware should be replaced and a deadbolt installed. • SECURITY CONCERN: Garage access door is blocked by exterior awning wired in place
Page 12 Item: 2	Window Condition	• Damaged screens observed.
Page 13 Item: 3	Siding Condition	• Caulk and seal all gaps, cracks and openings. • Some areas need priming and repainting (NOTE: Many houses built before 1978 have lead-based paint).
Page 13 Item: 5	Exterior Paint	• Paint appears to be at the end of its useful existence
Page 13 Item: 6	Stucco	• The exterior stucco appears to be in a weathered condition. Stucco is a paintable surface, and based on the condition we suggest doing so. • We recommend sealing holes & gaps in the stucco to keep water infiltration from causing further damage.
Grounds		
Page 16 Item: 1	Driveway and Walkway Condition	• Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.
Page 16 Item: 2	Grading	• Low and settled grading was observed along the front flower bed. Water can intrude under porch and affect the foundation. Critters can also infest. Repair as needed. • Improper slope towards foundation

Page 17 Item: 5	GFCI	• No Ground Fault Circuit Interrupter (GFCI) protection of home exterior electrical outlets was observed in the home at the time of inspection. • Outdoor receptacles are not GFCI protected, need to be updated.
Page 18 Item: 9	Exterior Faucet Condition	• One or more water hose bibs do not have back flow preventers
Page 19 Item: 11	Ceiling	• Concrete floor in good condition. Some flaking of concrete in corner/paint peeling. Appears to be a result of water damage. • Window crank not working • Ceiling fan blades wobbly and sagging • No mounting box for ceiling fan
Page 21 Item: 12	Patio and Porch Condition	• Recommend roofing contractor to evaluate. • Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist. • Cracking in roll roofing surface • Maintenance Tip: Weather permitting, keep debris cleared from roof valleys to extend life of roof.
Interior Areas		
Page 22 Item: 2	Ceiling Fans	• The ceiling fan did not operate when tested. • The fan blades wobble when tested. • The ceiling fan appears to be loose at ceiling. This is a safety issue, recommend contacting a licensed electrician to repair.
Page 22 Item: 4	Door Bell	• The inspector was not able to operate the doorbell.
Page 22 Item: 6	Electrical	• LR outlet lower not functioning
Page 23 Item: 7	Smoke Detectors	• SAFETY CONCERN: The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm. • Old detectors. Smoke detectors last 6-10 years. Recommend replacing.
Page 23 Item: 8	Ceiling Condition	• Minor damage from what appears to be excess moisture. • Evidence of past leaking was noted.
Bedrooms		
Page 25 Item: 2	Ceiling Fans	• The ceiling fan is a worn unit that has reached the end of its useful life. • The ceiling fan did not operate when tested.

Page 25 Item: 5	Electrical	• No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Arc-fault protection can be provided using either of two methods: 1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in. 2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker. • It is HIGHLY recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the one currently protecting the bedroom circuits
Page 26 Item: 7	Smoke Detectors	• Smoke detector near attic bedrooms did not function, may need a new battery. • The smoke detectors did not operate during the inspection.
Page 26 Item: 9	Window Condition	• Damaged screens observed.
Bathroom		
Page 27 Item: 7	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety. • Electrical outlets in this bathroom appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.
Page 28 Item: 8	Exhaust Fan	• The bath fan is a worn unit which may be at the end of its useful life. • Exhaust fan is inoperable.
Page 29 Item: 13	Showers	• Slow drain in main bath
Page 29 Item: 17	Sinks	• Stains from presumed past leaks noted.
Page 29 Item: 19	Window Condition	• Deterioration noted due to contact with moisture, master bath
Kitchen		
Page 30 Item: 4	Doors	• Kitchen door to garage not Fire Rated
Page 31 Item: 9	Sinks	• Stains from presumed past leaks noted.
Page 32 Item: 16	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Laundry		
Page 35 Item: 10	Doors	• Door from house to garage not fire rated
Heat/AC		
Page 37 Item: 6	Filters	• Poor type of filter installed.

Page 37 Item: 7	Thermostats	• IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to $180 per year in energy costs.
Electrical		
Page 38 Item: 1	Electrical Panel	• Panel cover screw(s) too tight too loosen. Panel cover not removed • Open breaker panel slot(s) at panel box cover. Electrocution hazard. • Bushings missing from around wire(s) entering panel box. • Recommend having breaker connections evaluated by a licensed electrician. • Panel box appears to be older than the projected effective life (25 years) of panel buss bar and breakers; recommend electrician evaluation of panel box and associated wiring, including non-tripping GFCIs on property.
Page 39 Item: 4	Breakers	• Open breaker panel slot(s) at panel box cover. Electrocution hazard. • We recommend contacting a licensed electrician to evaluate and repair the issues.
Water Heater		
Page 40 Item: 3	Water Heater Condition	• A Temperature Pressure Relief (TPR) valve is not present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
Page 41 Item: 4	TPRV	• There is no TPR valve present on this water heater. This is a serious safety concern and needs to be corrected at once. We recommend contacting a licensed plumber to install a proper valve.
Page 41 Item: 7	Overflow Condition	• We recommend that the overflow line extend to the exterior of the enclosure.
Garage		
Page 42 Item: 1	Roof Condition	• Some shingles and/or tabs missing. • Some shingles damaged. • Exposed nails on roofing material. Recommend sealing all fastener heads.
Page 42 Item: 2	Walls	• No spring loaded hinges and fire rated door between garage and house noted • There are no firewalls present. • Does Not Appear to be a Rated Fire Wall/Ceiling
Page 42 Item: 5	Rafters & Ceiling	• Pull down ladder is not fire rated.
Page 42 Item: 6	Electrical	• Have a qualified electrician repair items listed following a complete evaluation of the electrical system.
Page 42 Item: 7	GFCI	• Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations. • No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Page 43 Item: 9	Exterior Door	• Garage access door to outside is blocked by awning

Page 43 Item: 10	Fire Door	• The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. • There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.
Page 43 Item: 11	Garage Door Condition	• Weathered • Functioned when operated although noisy. Recommend evaluation by garage door contractor
Page 44 Item: 13	Garage Opener Status	• Closer missing cover
Page 44 Item: 14	Garage Door's Reverse Status	• No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included. • The door requires a great deal of resistance to trigger the auto-reverse mechanism. We recommend adjusting the opener for proper reverse tension.
Page 45 Item: 17	Wash Basin	• The sink or drain are not installed
Attic		
Page 46 Item: 4	Electrical	• Loose hanging light fixture observed, suggest repairing for safety. • All wiring should be properly secured to the framing.
Page 47 Item: 6	Insulation Condition	• Irregular insulation.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Single Family Home

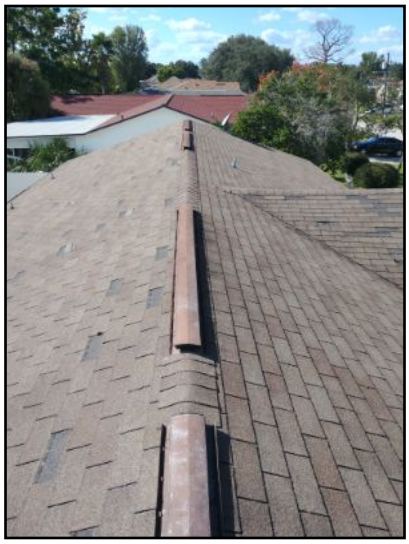
3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

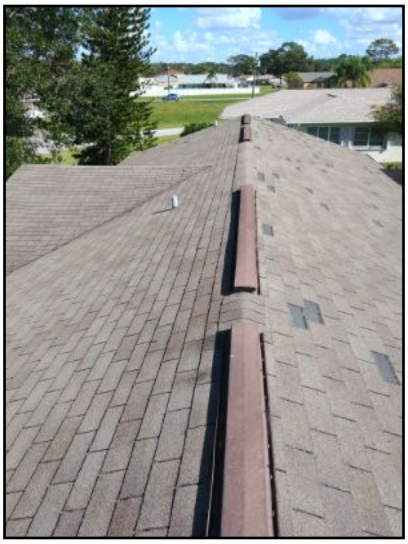
Roof

1. Roof Condition

Observed by walking on roof
Materials: Asphalt shingles noted. • Rolled roofing noted.
• Recommend roofing contractor to evaluate.
• Some shingles damaged.
• Some shingles &/or tabs missing.
• Exposed nails on roofing material. Recommend sealing all fastener heads.



Ridge view south



Ridge north

Dish attached to roof

H clips present on plywood sheathing 1/2 in

Broken shingles

Missing shingles at valley

Missing shingles at rake and eves

Roll roofing on rear patio

Missing/broken shingles- west

Broken shingles- west

Flashing not visible

2. Flashing

- In the inspectors opinion the flashings are near the end of their useful life due to wear.
- Recommend review by a licensed roofer for repair or replacement as necessary.

3. Gutter

- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.
- Clean gutters: Significant amounts of debris evident.
- Downspouts missing; recommend installation.
- The downspout off of the back porch roof gutter system is discharging against the foundation walls it is not directed far enough away from home;it should be at least 6 feet away.
- Gutter leak(s) noted.

Loose gutter and leader- rear patio

Leaves clogging gutter

Gutter discharging against foundation and bed

Exterior Areas

1. Doors

• Sliding doors to backyard.• Front door and hardware is damaged, hardware should be replaced and a deadbolt installed.
• SECURITY CONCERN: Garage access door is blocked by exterior awning wired in place

Awning blocking exit

Wood at screen door extreme wear - rear

Door hardware damaged

2. Window Condition

• No major system safety or function concerns noted at time of inspection.
• Consider budgeting for replacement of the old aluminum single pane windows with a energy efficient replacement windows, such as vinyl windows for instance for their long lasing durability and ease of maintenance.
• Damaged screens observed.

3. Siding Condition

• Caulk and seal all gaps, cracks and openings.
• Some areas need priming and repainting (NOTE: Many houses built before 1978 have lead-based paint).

4. Eaves & Facia

Wood worn and pitted- rear patio

5. Exterior Paint

• Suggest caulking around doors and windows as necessary.
• All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
• Paint appears to be at the end of its useful existence

Unsecured awning- north

Back of house

6. Stucco

• The exterior stucco appears to be in a weathered condition. Stucco is a paintable surface, and based on the condition we suggest doing so.
• We recommend sealing holes & gaps in the stucco to keep water infiltration from causing further damage.

Extreme cracks over master bath window- north

Cracks in stucco- north

Cracks over window- north

Holes in stucco and block- north

Alarm box rear

Cracks in block/crushed leader/missing elbow

Rear of house

Cracks in block patio outside

Grounds

1. Driveway and Walkway Condition

Concrete driveway noted. • Concrete sidewalk noted.
• Normal settlement / separation crack at concrete walk / steps junction.
• Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.

Cracks in driveway

Improper slope due to cracks and back pitch

2. Grading

• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.• Low and settled grading was observed along the front flower bed. Water can intrude under porch and affect the foundation. Critters can also infest. Repair as needed.
• Improper slope towards foundation

3. Vegetation Observations

• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

4. Grounds Electrical

• One exterior outlets noted. Patio

Patio switch plate loose

5. GFCI

• No Ground Fault Circuit Interrupter (GFCI) protection of home exterior electrical outlets was observed in the home at the time of inspection.

• Outdoor receptacles are not GFCI protected, need to be updated.

6. Plumbing

Copper piping noted. • PVC piping noted.

Needs sealing into house

7. Water Pressure

• 70

70 psi

8. Pressure Regulator

• None.

9. Exterior Faucet Condition

Location: Front of structure. • East side of house. • Located under the structure.
• Appears Functional.
• One or more water hose bibs do not have back flow preventers

Pipe not sealed into house

Front and MAIN water shut off

10. Ceiling fans

Missing mounting box

Patio fan improper mounting

11. Ceiling

• Concrete floor in good condition. Some flaking of concrete in corner/paint peeling. Appears to be a result of water damage.
• Window crank not working
• Ceiling fan blades wobbly and sagging
• No mounting box for ceiling fan

Rear enclosure fan

Patio awning windows

Awning pitches back toward the windows

Control for patio fan in DR

Rafter connection at back patio wall

Connections to block and rafters

Rear roof connection at block wall/patio

Loose/peeling paint- patio wall

12. Patio and Porch Condition

Rolled roofing noted. • Fiberglass composite shingles noted.
• Recommend roofing contractor to evaluate.
• Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.
• Cracking in roll roofing surface
• Maintenance Tip: Weather permitting, keep debris cleared from roof valleys to extend life of roof.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets

• DEFERRED COST: The cabinets are original. Consider upgrade..

2. Ceiling Fans

• The ceiling fan did not operate when tested.
• The fan blades wobble when tested.
• The ceiling fan appears to be loose at ceiling. This is a safety issue, recommend contacting a licensed electrician to repair.

Living Room

3. Closets

• The closet is in serviceable condition.

4. Door Bell

• The inspector was not able to operate the doorbell.

5. Doors

• Hollow wood doors.

6. Electrical

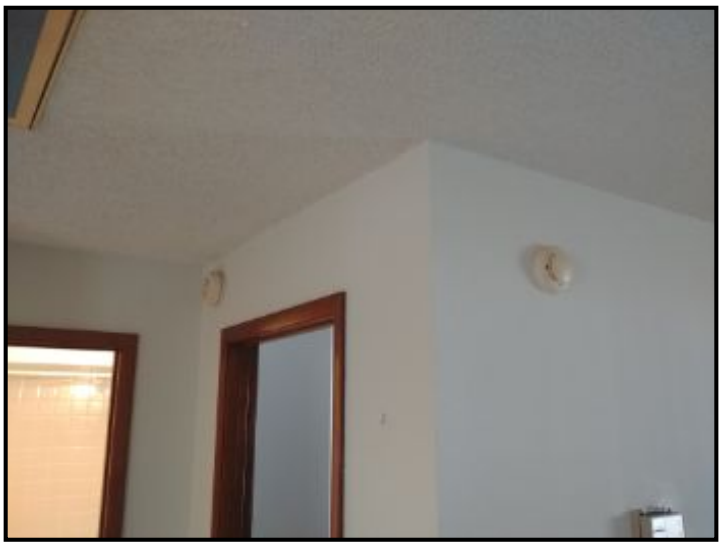
• The majority of grounded receptacles , were tested and found to be wired correctly.
• LR outlet lower not functioning

LR outlet lower not working

7. Smoke Detectors

• SAFETY CONCERN: The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm.
• Old detectors. Smoke detectors last 6-10 years. Recommend replacing.

Living Room smoke detector/alarm box



LR wall

8. Ceiling Condition

There are drywall ceilings noted. • The ceilings are popcorn texture
• Minor damage from what appears to be excess moisture.
• Evidence of past leaking was noted.

Interior Areas Ceiling Condition

9. Patio Doors

• **Sliding Patio Doors**
• The sliding patio door was functional during the inspection.

10. Screen Doors

• Not installed

11. Wall Condition

Drywall walls noted.

12. Window Condition

Aluminum framed single hung window noted.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • Off LR

2. Ceiling Fans

• The ceiling fan is a worn unit that has reached the end of its useful life.
• The ceiling fan did not operate when tested.

Front south BR

Master BR

3. Closets

• The closet is in serviceable condition.

4. Doors

• Hollow wood doors.

5. Electrical

• No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.
Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.
Arc-fault protection can be provided using either of two methods:
1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

• It is HIGHLY recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the one currently protecting the bedroom circuits

No AFCI breakers in BR

6. Floor Condition

Carpet is noted. • Ceramic tile is noted. • Sheet vinyl flooring is noted.

7. Smoke Detectors

• Smoke detector near attic bedrooms did not function, may need a new battery.
• The smoke detectors did not operate during the inspection.

8. Wall Condition

Drywall walls noted. • Painted finish noted.

9. Window Condition

Aluminum framed double hung window noted. • Aluminum framed single hung window noted.
• Damaged screens observed.

10. Ceiling Condition

There are drywall ceilings noted. • There are popcorn ceilings noted.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Main Floor Bathroom

2. Cabinets

• DEFERRED COST: The cabinets are original. Consider upgrade..
• Appeared functional, at time of inspection.

3. Ceiling Condition

There are drywall ceilings noted. • There are popcorn ceilings noted.

4. Counters

• Plastic laminate tops noted.
• There is normal wear noted for the age of the counter tops.

5. Doors

• No major system safety or function concerns noted at time of inspection.

6. Electrical

• No major system safety or function concerns noted at time of inspection.

7. GFCI

• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
• Electrical outlets in this bathroom appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection.
Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

NO GFCI in hall bath

No GFCI in master bath

8. Exhaust Fan

- The bath fan is a worn unit which may be at the end of its useful life.
- Exhaust fan is inoperable.

Not working

9. Floor Condition

Sheet vinyl flooring is noted.
- Common wear noted for floors wear for age

10. Heating

- See HVAC page for more information about this section.

11. Mirrors

- No deficiencies noted

12. Plumbing

- No leaks observed.

13. Showers

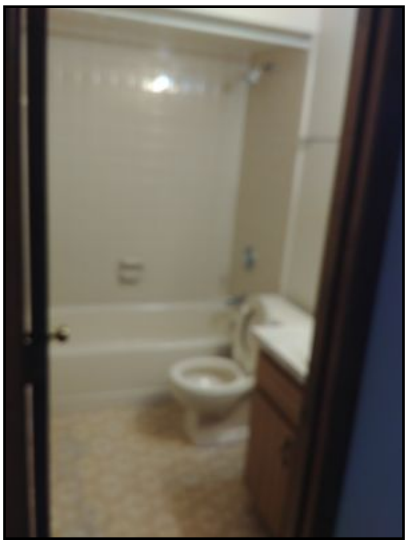
• Functional
• Slow drain in main bath

14. Shower Walls

• Ceramic tile noted.

15. Bath Tubs

• Tub
• The tub drains slow, this could mean the drain is clogged with hair or debris.



Hall bath

16. Enclosure

• The shower enclosure was functional at the time of the inspection.

17. Sinks

• No deficiencies observed.
• Stains from presumed past leaks noted.

18. Toilets

• Operated when tested. No deficiencies noted.
• Observed as functional and in good visual condition.

19. Window Condition

Aluminum framed single hung window noted.
• Deterioration noted due to contact with moisture, master bath

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:
- The cabinets are original. Consider upgrade.

2. Counters

- Plastic laminate tops noted.
- There is normal wear noted for the age of the counter tops.

Gaps in back splash and to wall

3. Dishwasher

- Operated.

4. Doors

- Kitchen door to garage not Fire Rated

5. Garbage Disposal

- Operated - appeared functional at time of inspection.

Disposal and drain- kitchen sink

6. Microwave

• No microwave present

7. Cook top condition

• Electric cook top noted.
• All heating elements operated when tested.
• Oven(s) operated when tested.

8. Oven & Range

• Oven(s): Electric
• All heating elements operated when tested.

9. Sinks

• No deficiencies observed.
• Stains from presumed past leaks noted.

10. Vent Condition

Recirculating
• Stove exhaust fan is operable.

11. Window Condition

Aluminum framed single hung window noted.

12. Floor Condition

Ceramic tile is noted.

13. Plumbing

• No deficiencies observed.

14. Ceiling Condition

There are drywall ceilings noted. • There is panel lighting present in the ceiling.

Fan in Kitchen

15. Electrical

• No major function concerns noted at time of inspection.

No GFCI in kitchen area

No GFCI at kitchen counter

16. GFCI

• No GFCI protection present, suggest installing GFCI protected receptacles for safety.

No GFCI in kitchen area

17. Wall Condition

Drywall walls noted.

Laundry

1. Locations

Location Garage

2. Cabinets

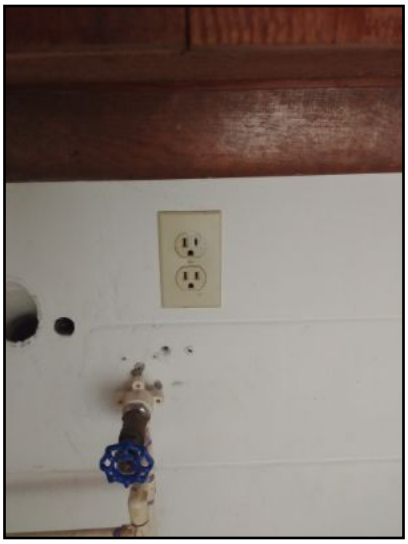
• Appeared functional and in satisfactory condition, at time of inspection.

3. Dryer Vent

• The dryer vent terminates to the rear of house

4. Electrical

• Most receptacles , except where noted, are in fair condition and tested ok



Outlet in laundry area

5. GFCI

6. Wash Basin

• Wash basin present but disconnected from water lines and drain. Missing fixture.

7. Floor Condition

Bare concrete floors noted.
• Common cracks noted.
• See Garage Floor Condition

8. Plumbing

• No w/d present. Hot and cold lines present at site

9. Ceiling Condition

There are drywall ceilings noted.
• Small stains noted on the ceiling. They tested dry at the time of the inspection.

10. Doors

• Door from house to garage not fire rated

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: Heat pump noted.
• Could not test due to exterior temperature.

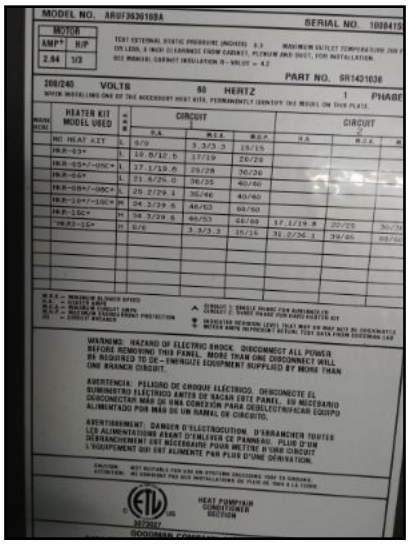
2. Refrigerant Lines

• No defects found.
• Condensation drain line terminates outside house.

Signs of prior water at AC handler

3. AC Compress Condition

Electric
Location: The compressor is located on the exterior north.
• Appeared functional at the time of inspection.
• Annual HVAC service contract is recommended.
• The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 15 degrees F.



AC handler data plate


Outside breaker for AC


AC compressor


AC compressor- north

4. Air Supply

- The return air supply system appears to be functional.
- We recommend sealing all holes and gaps for maximum effectiveness.

5. Registers

- The return air supply system appears to be functional.

AC return LR ceiling

6. Filters

• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
• Poor type of filter installed.

7. Thermostats

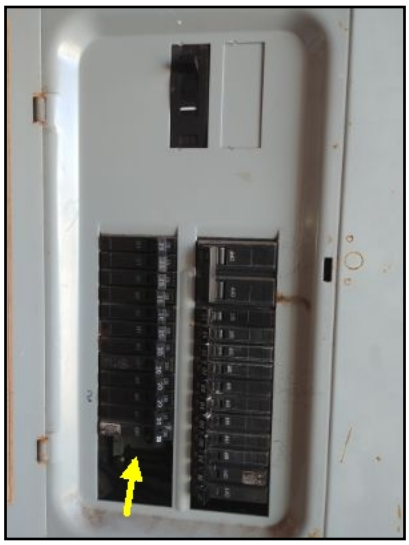
• Analog, non-programmable type.
• Functional at the time of inspection.
• Thermostats are not checked for calibration or timed functions.
• IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to $180 per year in energy costs.

Thermostat LR

Electrical

1. Electrical Panel

Location: South side of the house. • Exterior of structure.
Location: Located in the garage.
Observations:
• GE panel
• Panel cover screw(s) too tight too loosen. Panel cover not removed
• Open breaker panel slot(s) at panel box cover. Electrocution hazard.
• Bushings missing from around wire(s) entering panel box.
• Recommend having breaker connections evaluated by a licensed electrician.
• Panel box appears to be older than the projected effective life (25 years) of panel buss bar and breakers; recommend electrician evaluation of panel box and associated wiring, including non-tripping GFCIs on property.



Open Breaker spaces in panel

Missing bushings under panel

Breaker list

Electrical utility panel in garage


Test ok on some breakers


Voltage noted at panel breaker

2. Main Amp Breaker

• 200 amp


Outside garage side wall

3. Breakers in off position

• 0

4. Breakers

Could not determine the type of branch circuit wiring in the home.
• Open breaker panel slot(s) at panel box cover. Electrocution hazard.
• We recommend contacting a licensed electrician to evaluate and repair the issues.

Water Heater

1. Base

• The water heater base is functional.

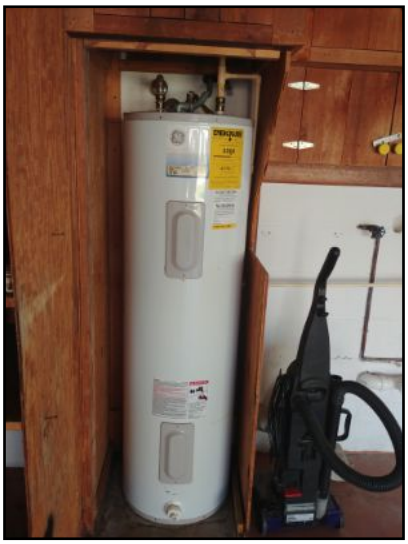
2. Heater Enclosure

• The water heater enclosure is functional.

Water heater data plate

3. Water Heater Condition

Heater Type: Electric
Location: The heater is located in the garage.
• A Temperature Pressure Relief (TPR) valve is not present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



Water heater in garage

4. TPRV

• There is no TPR valve present on this water heater. This is a serious safety concern and needs to be corrected at once. We recommend contacting a licensed plumber to install a proper valve.

Missing TPR valve

5. Number Of Gallons

• 40 gallons

6. Plumbing

Copper • CPVC
• No deficiencies observed at the visible portions of the supply piping.

7. Overflow Condition

None
• We recommend that the overflow line extend to the exterior of the enclosure.

Garage

1. Roof Condition

Materials: Roofing is the same as main structure.
Observations:
• Some shingles and/or tabs missing.
• Some shingles damaged.
• Exposed nails on roofing material. Recommend sealing all fastener heads.

2. Walls

Observations:
• No spring loaded hinges and fire rated door between garage and house noted
• There are no firewalls present.
• Does Not Appear to be a Rated Fire Wall/Ceiling

3. Anchor Bolts

Observations:
• The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Materials: Bare concrete floors noted.
Observations:
• Common cracks noted.

5. Rafters & Ceiling

Observations:
• Dimensional lumber wood ceiling joists.
• Plywood Sheathing noted.
• Wood Joists noted.
• Pull down ladder is not fire rated.

6. Electrical

Observations:
• Have a qualified electrician repair items listed following a complete evaluation of the electrical system.

7. GFCI

Observations:
• Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.
• No GFCI protection present, suggest installing GFCI protected receptacles for safety.

8. 240 Volt

Observations:
• The 240 volt outlets tested functional.

Laundry/sink connections and basin sink drain w/ 240 outlet

9. Exterior Door

• Garage access door to outside is blocked by awning

10. Fire Door

• The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.
• There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

Hollow wood door at garage/kitchen

11. Garage Door Condition

Four- 16 ft fiber glass panel garage door • Sectional door noted.
• DEFFERED COST: Upgrade to newer metal insulated door. • Weathered
• Functioned when operated although noisy. Recommend evaluation by garage door contractor

Fiberglass garage door

Fiberglass garage door

12. Garage Door Parts

• The garage door appeared functional during the inspection.

Missing cover

Garage door release

13. Garage Opener Status

• Chain drive opener noted.
• Closer missing cover

14. Garage Door's Reverse Status

• No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.
• The door requires a great deal of resistance to trigger the auto-reverse mechanism. We recommend adjusting the opener for proper reverse tension.

15. Cabinets

• Appeared functional and in satisfactory condition, at time of inspection.

Wood cabinets and fan

Fan control in garage

16. Counters

17. Wash Basin

- The sink or drain are not installed

Attic

1. Access

- Attic light located just inside access.
- Fiberglass batt insulation noted approx 6 in

Pull down ladder in garage

2. Structure

Rafters over garage area

Attic rafters and venting

3. Duct Work

- Functional.

4. Electrical

- Loose hanging light fixture observed, suggest repairing for safety.
- All wiring should be properly secured to the framing.

Missing bulb/ unsecure wiring

Unsecured wires

5. Attic Plumbing

• PVC plumbing vents

Large hole through roof pvc vent pipe

6. Insulation Condition

Unfinished fiberglass batts noted.
Depth: Insulation averages about 4-6 inches in depth
• Insulation level in the attic is typical for homes this age
• Irregular insulation.

Attic space to soffit vents

Attic insulation/AC duct

Attic insulation and AC duct

7. Vents

Observations:
• Ridge vents in attic noted

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.