



PEACE OF MIND INSPECTION SERVICES

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<https://www.pomiservices.com>



GENERAL HOME INSPECTION

1234 Main St.
Navarre, FL 32566

Buyer Name
08/03/2022 9:00AM



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SUMMARY

21

MINOR/COSMETIC
CONCERNS OR
RECOMMEND UPGRADES

11

RECOMMENDATION

1

SAFETY HAZARD

-  2.2.1 Roof - Coverings: Trees too close
-  2.3.1 Roof - Roof Drainage Systems: Gutters Improperly Sloped
-  3.1.1 Exterior - Walkways, Porches & Driveways: Driveway Cracking - Minor
-  3.1.2 Exterior - Walkways, Porches & Driveways: Porch Cracking - Minor
-  3.4.1 Exterior - Eaves, Soffits & Fascia: Eaves - Damaged
-  3.4.2 Exterior - Eaves, Soffits & Fascia: Mildew/Algae
-  3.5.1 Exterior - Siding, Flashing & Trim: Step Cracking
-  3.5.2 Exterior - Siding, Flashing & Trim: Previous repair noted
-  3.6.1 Exterior - Exterior Doors: Lock inoperable
-  3.8.1 Exterior - Fence: General deficiencies
-  3.9.1 Exterior - General deficiencies: Missing light covers
-  3.9.2 Exterior - General deficiencies: Light inoperable
-  4.2.1 Heating/Cooling - Air Handler: Needs annual service maintenance
-  4.2.2 Heating/Cooling - Air Handler: Potential drain back up/ leak
-  6.5.1 Garage - Garage Door: Damaged weatherstripping
-  7.6.1 Attic - General: Light inoperable
-  8.1.1 Laundry Room - General: Previous repair noted
-  10.1.1 Kitchen - General: Settling cracks
-  10.5.1 Kitchen - Built-in Microwave: Damage
-  10.7.1 Kitchen - Countertops & Cabinets: Cabinet Hinge Loose
-  11.2.1 Dining/Living Rooms - Windows: Failed Seal
-  11.2.2 Dining/Living Rooms - Windows: Missing Screen
-  11.3.1 Dining/Living Rooms - Floors: Moderate/Normal Wear
-  12.3.1 Bedrooms - Windows: Failed Seal
-  12.3.2 Bedrooms - Windows: Screen damage
-  12.5.1 Bedrooms - Walls: Poor Patching

-  12.5.2 Bedrooms - Walls: Touch up opportunities
-  13.1.1 Bathrooms - General: Door doesn't latch
-  13.1.2 Bathrooms - General: Damaged cover plate
-  13.1.3 Bathrooms - General: Staining
-  13.2.1 Bathrooms - Water Supply, Distribution Systems & Fixtures: Fixture leaking
-  13.5.1 Bathrooms - Shower: Insert damage
-  14.3.1 Interior - Solid Fuel Heating Device (Fireplace, Woodstove): Creosote Buildup

1: INSPECTION DETAILS

Information

In Attendance No one	Occupancy Furnished, Occupied	Style Ranch
Temperature (approximate) 80 Fahrenheit (F)	Type of Building Attached, Single Family	Weather Conditions Sunny

2: ROOF

		IN	NI	NP	D
2.1	General	X			
2.2	Coverings	X			
2.3	Roof Drainage Systems	X			
2.4	Flashings	X			
2.5	Skylights, Chimneys & Other Roof Penetrations	X			

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

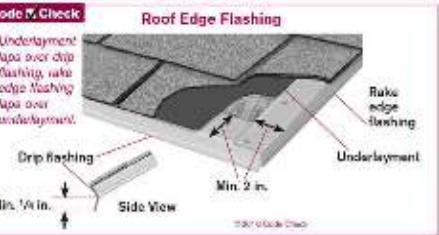
Information

General: Inspection Method Roof	General: Roof Type/Style Hip	General: Number of layers 1
Coverings: Material Asphalt (Architectural)	Roof Drainage Systems: Condition Satisfactory	Roof Drainage Systems: Gutter Material Aluminum

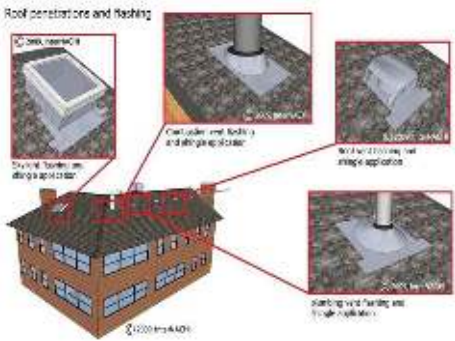


Flashings: Condition
Satisfactory, Not visible

Flashings: Material
Aluminum, Not visible

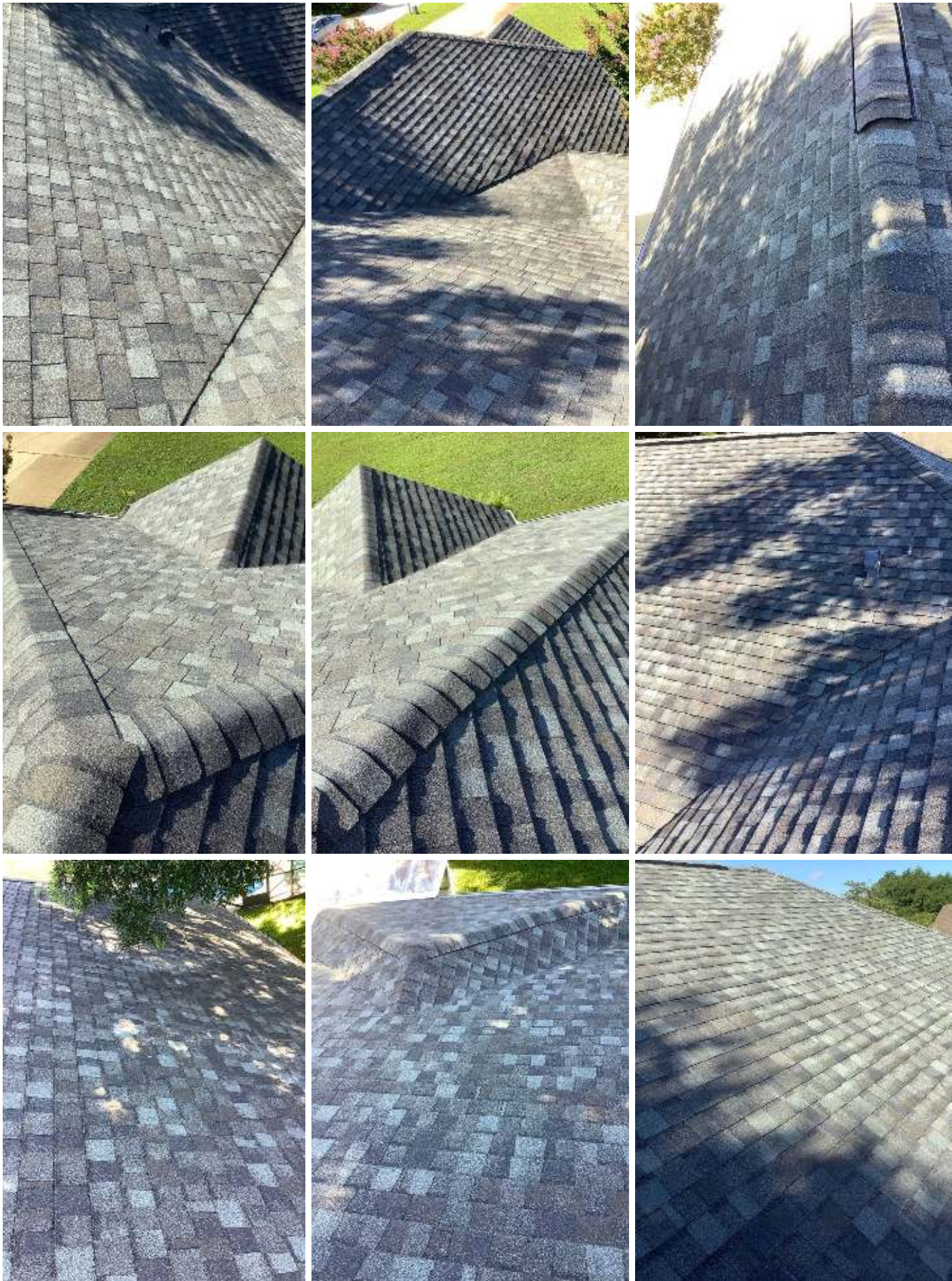


Helpful illustration



Helpful illustration

Coverings: Condition
Satisfactory

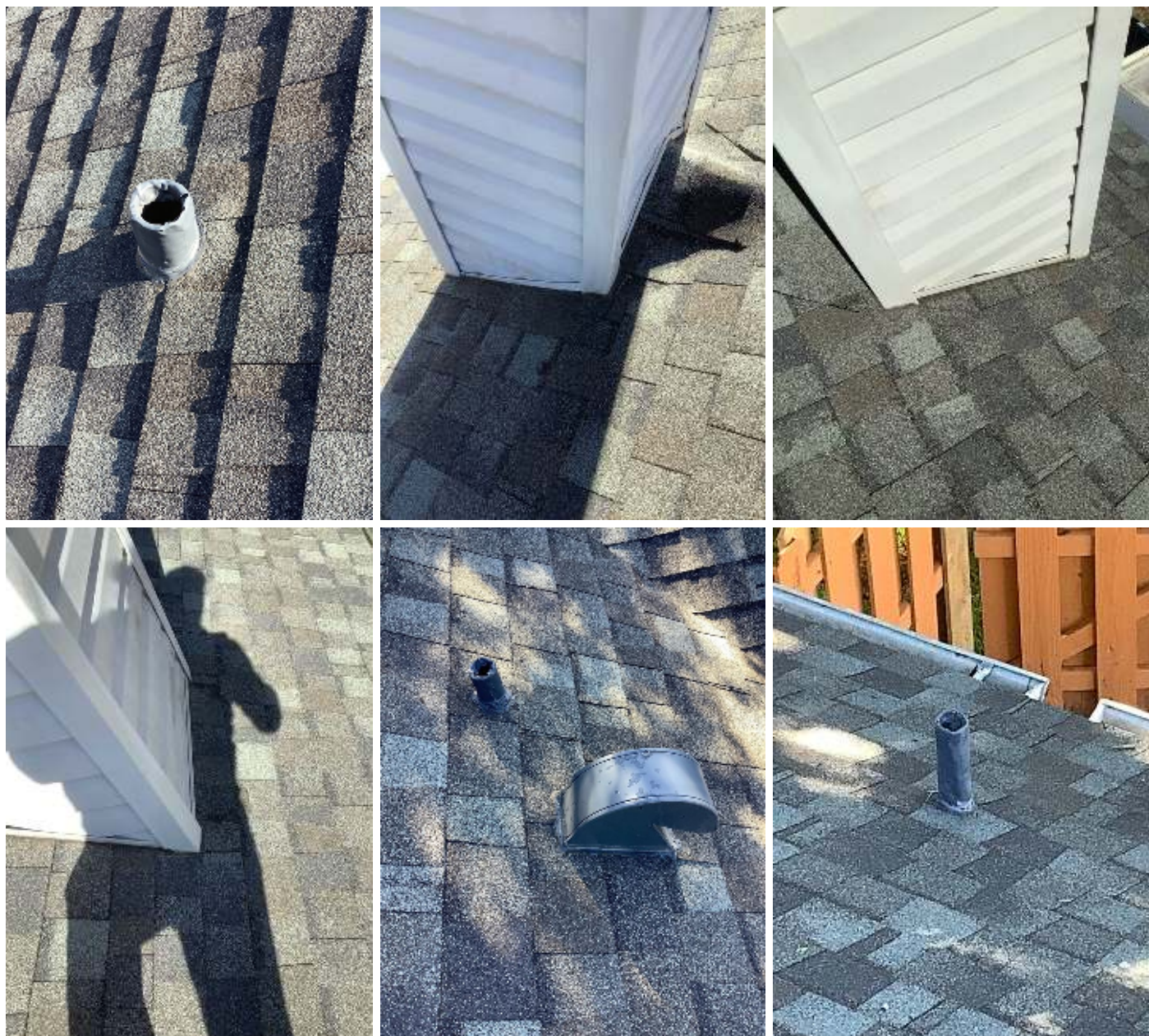






Skylights, Chimneys & Other Roof Penetrations: Condition

Satisfactory



Observations

2.2.1 Coverings



Minor/Cosmetic Concerns or Recommend Upgrades

TREES TOO CLOSE

Roof coverings appeared overall satisfactory but will need minor maintenance. Please pay particular attention in trimming back the tree branches so they do not rub against the roof shingles.

Recommendation

Contact a handyman or DIY project



2.3.1 Roof Drainage Systems

GUTTERS IMPROPERLY SLOPED

 Recommendation

Gutters are improperly sloped in some areas, which could result in runoff drainage and pooling. Recommend qualified gutters contractor repair.

Recommendation

Contact a qualified gutter contractor



Front



Right Side

3: EXTERIOR

		IN	NI	NP	D
3.1	Walkways, Porches & Driveways	X			
3.2	Main Water Shut-off Device	X			
3.3	Foundation	X			
3.4	Eaves, Soffits & Fascia	X			
3.5	Siding, Flashing & Trim	X			
3.6	Exterior Doors	X			
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			
3.8	Fence	X			
3.9	General deficiencies	X			
3.10	Pergola	X			

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

Information

Walkways, Porches & Driveways: Condition

Satisfactory



Walkways, Porches & Driveways: Driveway Material

Concrete, Pavers

Foundation: Material

Concrete

Eaves, Soffits & Fascia: Condition

Satisfactory

Siding, Flashing & Trim: Condition

Satisfactory

Siding, Flashing & Trim: Siding Style

Brick, Panels

Exterior Doors: Condition

Satisfactory

Exterior Doors: Exterior Entry Doors

Metal, Glass

Fence: Type
Wood



Fence: Condition
Satisfactory

Fence: Gate(s)
Operable=Yes

Walkways, Porches & Driveways: Appurtenance

Driveway, Sidewalk, Patio, Rear Porch





Main Water Shut-off Device: Location
Front lawn



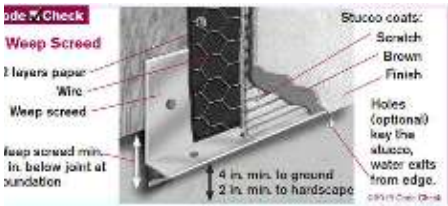
Siding, Flashing & Trim: Caulking Opportunities

Recommend caulking all exterior penetrations as needed to avoid water and insect intrusion

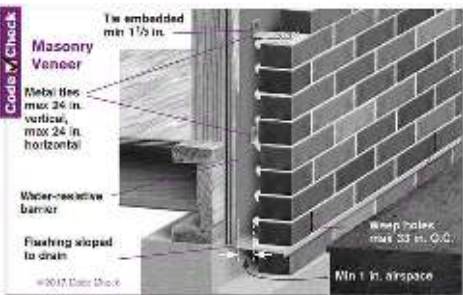


Siding, Flashing & Trim: Siding Material

Aluminum, Vinyl



Helpful illustration



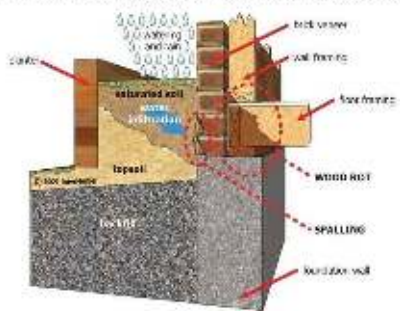
Helpful illustration

Siding, Flashing & Trim: General photos

Vegetation, Grading, Drainage & Retaining Walls: Landscaping too close

Recommend trimming and/or removal of vegetation away from home.

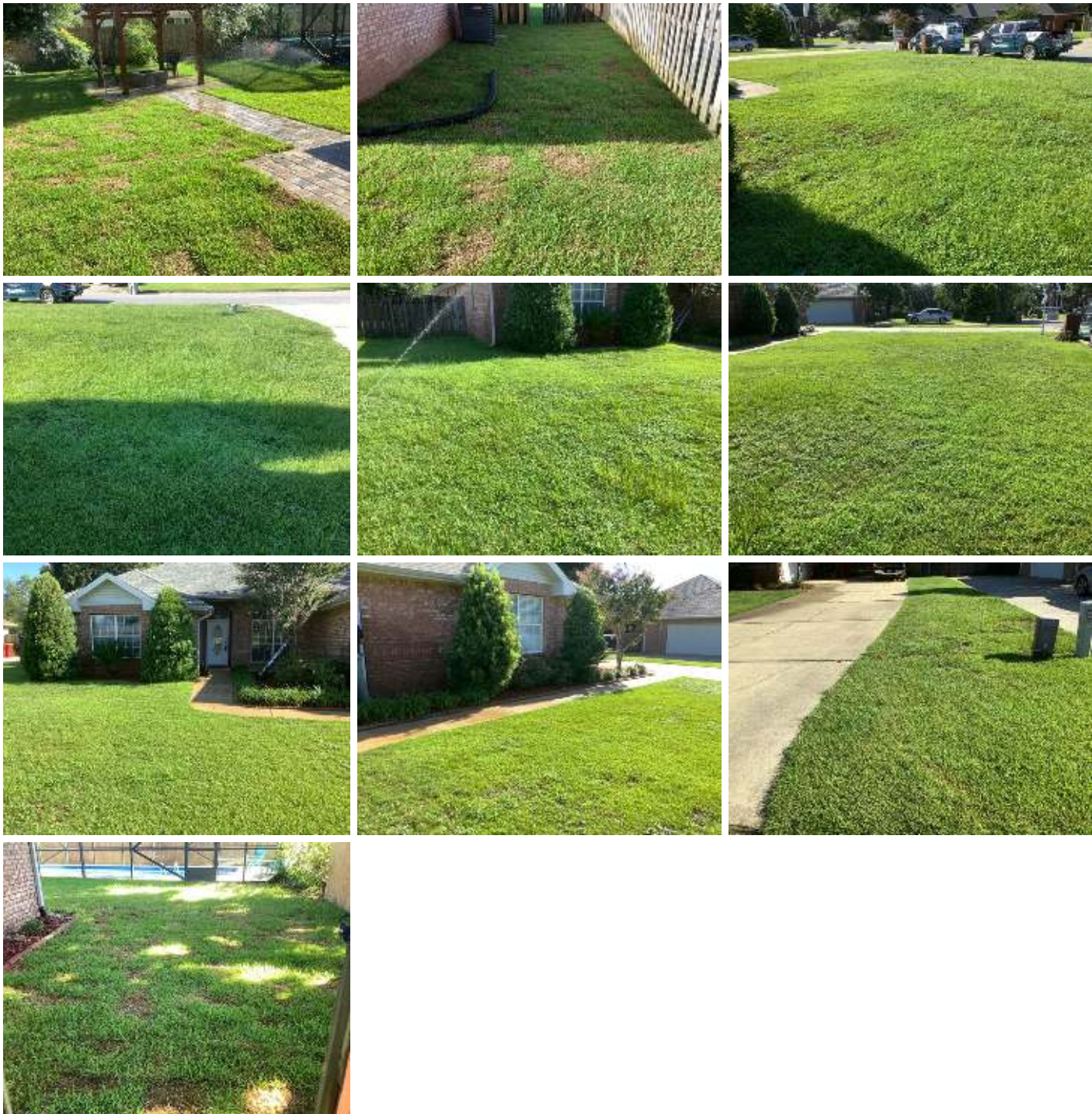
Potential Problems with Gardens or Planters Against Exterior Walls



Helpful illustration



Vegetation, Grading, Drainage & Retaining Walls: General photos



Fence: General photos



Pergola: General photos



Limitations

Walkways, Porches & Driveways

INSPECTION LIMITED BY OWNER'S BELONGINGS



Foundation

SLAB/FOUNDATION

Slab/Foundation access is limited due to coverings, and was not fully evaluated. Only what was readily accessible was inspected.



Observations

3.1.1 Walkways,
Porches &
Driveways

 Minor/Cosmetic Concerns or Recommend Upgrades

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Recommend monitoring.



3.1.2 Walkways, Porches & Driveways

PORCH CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Recommend monitoring.

 Minor/Cosmetic Concerns or Recommend Upgrades



Rear



Front

3.4.1 Eaves, Soffits & Fascia

EAVES - DAMAGED

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.

 Recommendation



Left side



Right side

3.4.2 Eaves, Soffits & Fascia



Minor/Cosmetic Concerns or Recommend Upgrades

MILDEW/ALGAE

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation

Contact a handyman or DIY project



3.5.1 Siding, Flashing & Trim



Minor/Cosmetic Concerns or Recommend Upgrades

STEP CRACKING

Hairline cracks occur in the mortar between bricks or concrete blocks. Some hairline cracks are natural and usually no cause for alarm. Stair-step cracks look like stair steps in the home's mortar and may be a cause for concern if the cracks measure more than a 1/4 in width and the wall or foundation is bulging.

Recommendation

Recommend monitoring.



Front

3.5.2 Siding,
Flashing & Trim

 Minor/Cosmetic Concerns or Recommend Upgrades

PREVIOUS REPAIR NOTED

Recommend inquiring with seller. (Possible plumbing repair?)

Recommendation

Contact the seller for more info



Rear

3.6.1 Exterior
Doors

 Minor/Cosmetic Concerns or Recommend Upgrades

LOCK INOPERABLE

Recommendation

Contact a handyman or DIY project



Front door

3.8.1 Fence

GENERAL DEFICIENCIES

Recommendation

Contact a qualified professional.

Recommendation



Adjustment needed/ All gates



Wood decay



Damage

3.9.1 General deficiencies

MISSING LIGHT COVERS

Recommendation

Contact a handyman or DIY project

Minor/Cosmetic Concerns or Recommend Upgrades



Front entry



Rear

3.9.2 General deficiencies



Minor/Cosmetic Concerns or Recommend Upgrades

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed. If its more than a lightbulb change, recommend an electrician evaluate further.

Recommendation

Contact a handyman or DIY project



4: HEATING/COOLING

		IN	NI	NP	D
4.1	Exterior A/C	X			
4.2	Air Handler	X			

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

Information

Exterior A/C: Location

Exterior wall left side

Exterior A/C: Model Number

GSZ140361KE

Exterior A/C: Maximum fuse/breaker rating (amps)

35

Exterior A/C: Brand

Goodman

Exterior A/C: Serial Number

1805012748

Exterior A/C: Fuses/breakers installed (amps)

30

Exterior A/C: Energy Source

Electric

Exterior A/C: Age

05/2018

Exterior A/C: Outside Disconnect

Yes

Air Handler: Brand

Goodman

Air Handler: Serial Number

1805626687

Air Handler: Filter

Needs cleaning

Air Handler: Energy Source/Type

Electric

Air Handler: Age

05/2018

Air Handler: Model Number

ARUF37C14AC

Air Handler: Location

Hallway



Helpful illustration



Exterior A/C: Condition

Satisfactory



Air Handler: Condition
Satisfactory



Observations

4.2.1 Air Handler

NEEDS ANNUAL SERVICE MAINTENANCE

Recommendation

Plan to schedule annual HVAC system maintenance once in the spring for your cooling equipment and again in the fall for your heating system. If you have a heat pump, the combined heating/cooling system should receive maintenance twice a year. Change the HVAC air filter every month.

Recommendation

Contact a qualified HVAC professional.



4.2.2 Air Handler

POTENTIAL DRAIN BACK UP/ LEAK

Minor/Cosmetic Concerns or Recommend Upgrades

Observed staining with moisture present at pedestal and a pan (Dry) under HVAC unit. This could have already been repaired as no active leaks noted. Recommend inquiring with sellers and monitor for further damage and repair or replace as needed by a licensed contractor.

Recommendation

Contact the seller for more info



5: ELECTRICAL

		IN	NI	NP	D
5.1	Service Entrance Conductors	X			
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
5.3	Branch Wiring Circuits, Breakers & Fuses	X			

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

Information

Condition Satisfactory	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 200 AMP	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer(s) Milbank
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker	Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex, Not Visible	



Service Entrance Conductors: Electrical Service Conductors

Below Ground



1. Service entrance conductors shall be installed in accordance with the following:	241.44
2. Service entrance conductors shall be installed in accordance with the following:	241.45
3. Service entrance conductors shall be installed in accordance with the following:	241.46
4. Service entrance conductors shall be installed in accordance with the following:	241.47
5. Service entrance conductors shall be installed in accordance with the following:	241.48
6. Service entrance conductors shall be installed in accordance with the following:	241.49
7. Service entrance conductors shall be installed in accordance with the following:	241.50
8. Service entrance conductors shall be installed in accordance with the following:	241.51
9. Service entrance conductors shall be installed in accordance with the following:	241.52
10. Service entrance conductors shall be installed in accordance with the following:	241.53
11. Service entrance conductors shall be installed in accordance with the following:	241.54
12. Service entrance conductors shall be installed in accordance with the following:	241.55
13. Service entrance conductors shall be installed in accordance with the following:	241.56
14. Service entrance conductors shall be installed in accordance with the following:	241.57
15. Service entrance conductors shall be installed in accordance with the following:	241.58
16. Service entrance conductors shall be installed in accordance with the following:	241.59
17. Service entrance conductors shall be installed in accordance with the following:	241.60

Helpful illustration

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**

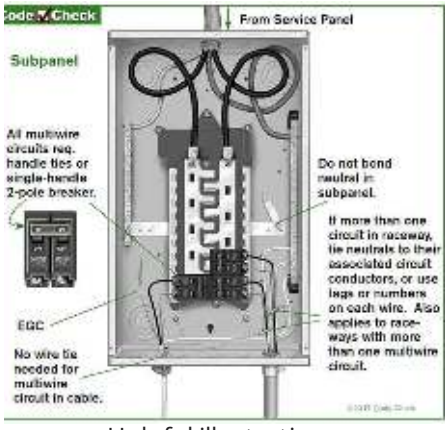
Right



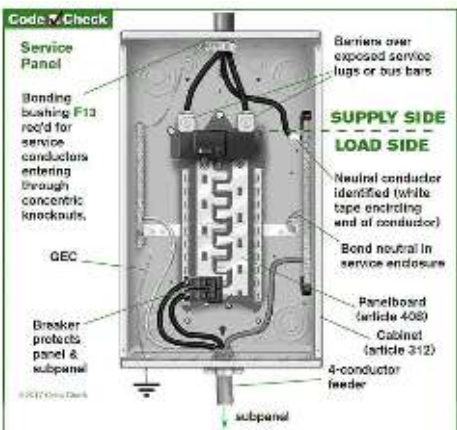
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage



Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper



Helpful illustration



Helpful illustration

6: GARAGE

		IN	NI	NP	D
6.1	Ceiling	X			
6.2	Floors	X			
6.3	Windows	X			
6.4	Walls & Firewalls	X			
6.5	Garage Door	X			
6.6	Garage Door Opener	X			
6.7	Occupant Door (From garage to inside of home)	X			

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

Information

Windows: Window Type Double-hung	Windows: Window Manufacturer Unknown	Garage Door: Material Aluminum
Garage Door: Type Sectional		

Limitations

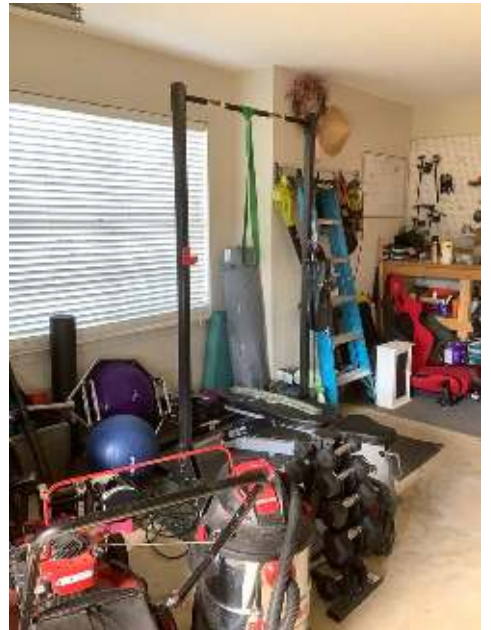
Floors

INSPECTION LIMITED TO OWNERS BELONGINGS



Walls & Firewalls

INSPECTION LIMITED BY OWNER'S BELONGINGS



Observations

6.5.1 Garage
Door



Minor/Cosmetic Concerns or Recommend Upgrades

DAMAGED WEATHERSTRIPPING

Recommendation

Contact a handyman or DIY project



7: ATTIC

		IN	NI	NP	D
7.1	Roof Structure & Attic	X			
7.2	Attic Insulation	X			
7.3	Ventilation	X			
7.4	Distribution System	X			
7.5	Exhaust Systems	X			
7.6	General				

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

Information

Roof Structure & Attic: Decking
OSB

Roof Structure & Attic: Type
Hip

Attic Insulation: Condition
Satisfactory



Attic Insulation: Insulation Type
Blown, Fiberglass

Distribution System: Ductwork
Insulated

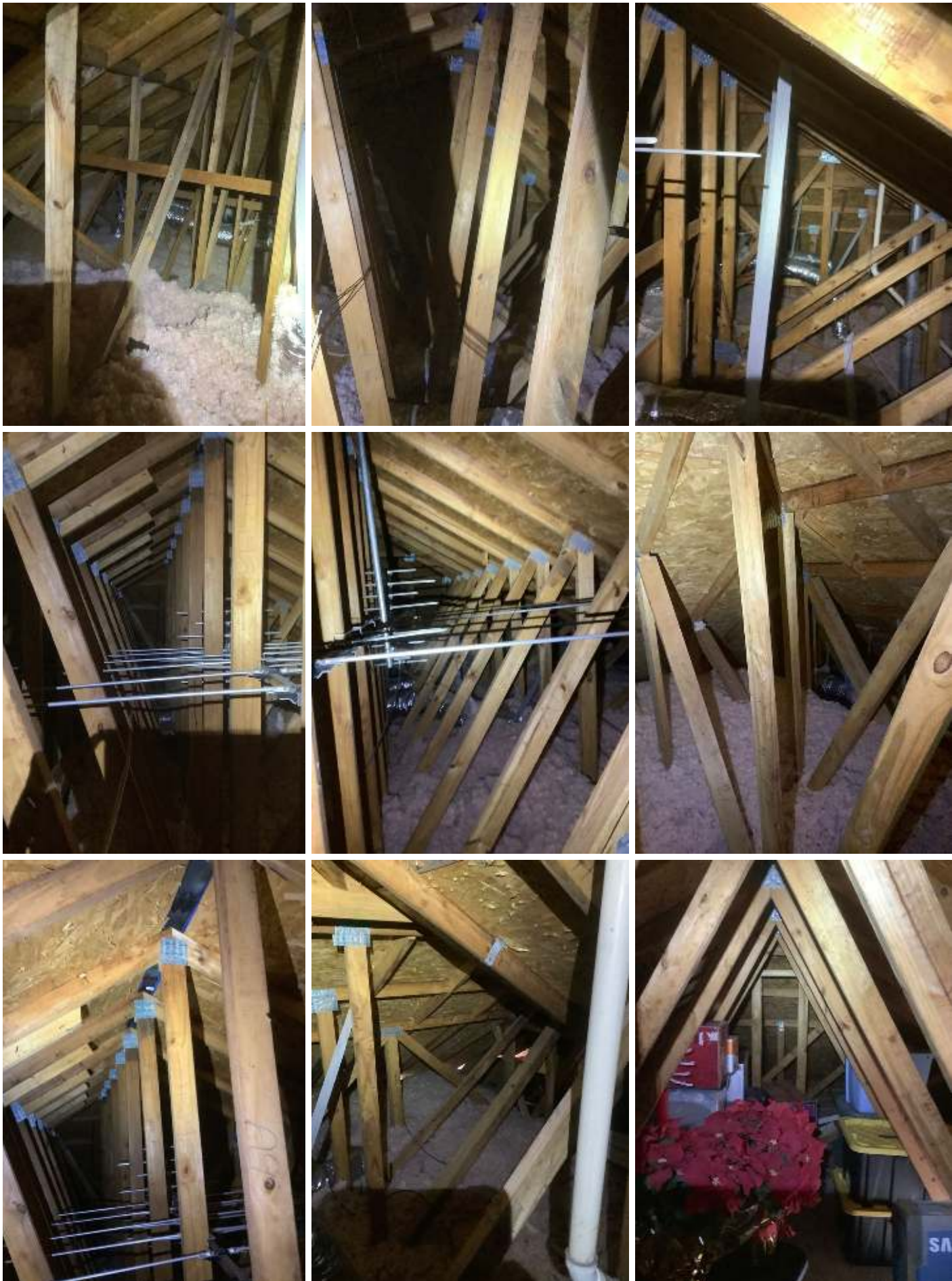


Exhaust Systems: Exhaust Fans
None

Distribution System:
Configuration
Central

Roof Structure & Attic: Inspection Method

Attic Access



Attic Insulation: Insulation Depth

12-14"

The recommended level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type.

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents



Helpful illustration



Observations

7.6.1 General

LIGHT INOPERABLE

Recommendation

Contact a qualified electrical contractor.

 Recommendation



8: LAUNDRY ROOM

		IN	NI	NP	D
8.1	General	X			
8.2	Floors	X			

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

Information

General: General photos



General: Water Source
Public



General: Dryer Power Source
220 Electric



General: Dryer Vent
Metal



General: Wall Material
Drywall

General: Ceiling Material
Drywall, Popcorn

Floors: Floor Coverings

Tile

Observations

8.1.1 General

 Minor/Cosmetic Concerns or Recommend Upgrades

PREVIOUS REPAIR NOTED
Recommendation
Recommend monitoring.



9: HOT WATER HEATER

		IN	NI	NP	D
9.1	Hot Water Systems, Controls, Flues & Vents	X			

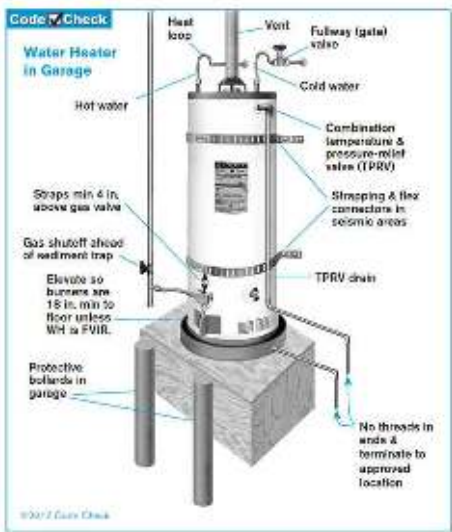
IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

Hot Water Systems, Controls,
Flues & Vents: Power
Source/Type
Electric

Hot Water Systems, Controls,
Flues & Vents: Location
Garage

Hot Water Systems, Controls,
Flues & Vents: Model Number
M101808905



Helpful illustration

Hot Water Systems, Controls,
Flues & Vents: Serial Number
M101808905

Hot Water Systems, Controls,
Flues & Vents: Age
03/2018

Hot Water Systems, Controls,
Flues & Vents: Capacity
50

Hot Water Systems, Controls, Flues & Vents: Condition

Satisfactory



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

10: KITCHEN

		IN	NI	NP	D
10.1	General	X			
10.2	Dishwasher	X			
10.3	Garbage Disposal	X			
10.4	Range/Oven/Cooktop	X			
10.5	Built-in Microwave	X			
10.6	Refrigerator	X			
10.7	Countertops & Cabinets	X			
10.8	Floors	X			

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

Information

Garbage Disposal: Condition
Satisfactory

Built-in Microwave: Condition
Satisfactory

Range/Oven/Cooktop:
Range/Oven Brand
Kenmore

Countertops & Cabinets:
Countertop Material
Corian

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Countertops & Cabinets:
Cabinetry
Wood



Countertops & Cabinets: Caulking Floors: Floor Coverings opportunities
Tile



General: Condition
Satisfactory



General: Plumbing



Dishwasher: Brand
Kenmore



Range/Oven/Cooktop: Range/Oven Energy Source
Electric



Refrigerator: Brand
Whirlpool



Observations

10.1.1 General

SETTLING CRACKS

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommend monitoring.

 Minor/Cosmetic Concerns or Recommend Upgrades



10.5.1 Built-in Microwave

DAMAGE

Recommendation

Contact a qualified appliance repair professional.

 Recommendation



10.7.1
Countertops &
Cabinets

 Minor/Cosmetic Concerns or Recommend Upgrades

CABINET HINGE LOOSE

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a handyman or DIY project



11: DINING/LIVING ROOMS

		IN	NI	NP	D
11.1	Doors	X			
11.2	Windows	X			
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Thermostat Controls	X			
11.7	Lighting Fixtures, Switches, GFCI & Receptacles	X			

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

Information

Doors: Condition Satisfactory	Windows: Window Type Double-hung	Windows: Window Manufacturer Unknown
Floors: Floor Coverings Tile, Hardwood	Walls: Wall Material Drywall	Ceilings: Ceiling Material Popcorn, Drywall
Thermostat Controls: General photos	Lighting Fixtures, Switches, GFCI & Receptacles: Condition Satisfactory	



General Photos



Observations

11.2.1 Windows

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



Living room front

11.2.2 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Recommended DIY Project

 Minor/Cosmetic Concerns or Recommend Upgrades



Dining room/all

11.3.1 Floors

 Minor/Cosmetic Concerns or Recommend Upgrades

**MODERATE/
NORMAL WEAR**

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation
Recommend monitoring.



12: BEDROOMS

		IN	NI	NP	D
12.1	General	X			
12.2	Doors	X			
12.3	Windows	X			
12.4	Ceilings	X			
12.5	Walls	X			
12.6	Floors	X			
12.7	Lighting Fixtures, Switches & Receptacles	X			
12.8	Smoke Detectors	X			
12.9	Carbon Monoxide Detectors	X			

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

Information

Doors: Condition

Satisfactory

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Unknown, Andersen

Ceilings: Ceiling Material

Drywall, Popcorn

Walls: Wall Material

Drywall

Floors: Floor Coverings

Carpet, Hardwood

Lighting Fixtures, Switches & Receptacles: Condition

Satisfactory

General: General photos


Master bedroom



Bedroom 1/front



Bedroom 2/left



Bedroom 3/right

Limitations

General
INSPECTION LIMITED BY OWNER'S BELONGINGS

Observations

12.3.1 Windows

Recommendation

FAILED SEAL
Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.
Recommendation
Contact a qualified window repair/installation contractor.



Bedroom 1/front

12.3.2 Windows

Minor/Cosmetic Concerns or Recommend Upgrades

SCREEN DAMAGE
Recommendation
Contact a handyman or DIY project



Bedroom 2

12.5.1 Walls

Recommendation

POOR PATCHING

Sub-standard drywall patching observed at time of inspection.
Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



Bedroom 2

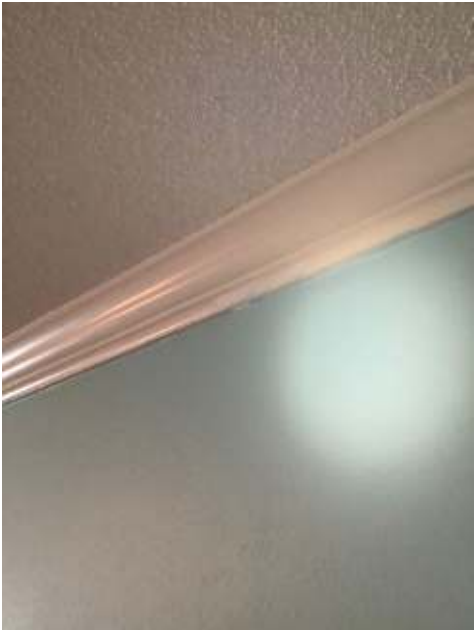
12.5.2 Walls

**TOUCH UP
OPPORTUNITIES**

Recommendation

Contact a handyman or DIY project

 Minor/Cosmetic Concerns or Recommend Upgrades



Various areas throughout/all
bedrooms

13: BATHROOMS

		IN	NI	NP	D
13.1	General	X			
13.2	Water Supply, Distribution Systems & Fixtures	X			
13.3	Toilet	X			
13.4	Windows	X			
13.5	Shower	X			
13.6	Lighting Fixtures, Switches, GFCI & Receptacles	X			
13.7	Ceilings	X			
13.8	Walls	X			
13.9	Floors	X			

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

Information

General: Caulking opportunities



Water Supply, Distribution
Systems & Fixtures: Water Supply
Material
Hose

Windows: Window Type
Fixed

Windows: Window Manufacturer
Unknown

Shower: Caulking Opportunities

Lighting Fixtures, Switches, GFCI
& Receptacles: Condition
Satisfactory

Ceilings: Ceiling Material
Popcorn, Drywall

Walls: Wall Material
Drywall

Floors: Floor Coverings
Tile

General: General photos



Bathroom one



Bathroom two



Master bathroom

General: Whirlpool tub



Helpful illustration



Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper



Bathroom one



Bathroom two



Master bathroom/left



Master bathroom/right

Toilet: Toilet supply



Bathroom one



Bathroom two



Master bathroom

Observations

13.1.1 General

 Minor/Cosmetic Concerns or Recommend Upgrades

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation
Recommended DIY Project



Bathroom 2/lock

13.1.2 General

 Minor/Cosmetic Concerns or Recommend Upgrades

DAMAGED COVER PLATE

Recommendation
Contact a handyman or DIY project



Bathroom one

13.1.3 General

 Minor/Cosmetic Concerns or Recommend Upgrades

STAINING

Recommendation

Contact a qualified cleaning service.



13.2.1 Water Supply, Distribution Systems & Fixtures

 Recommendation

FIXTURE LEAKING

Master bath whirlpool tub

Recommendation

Contact a qualified plumbing contractor.



13.5.1 Shower

INSERT DAMAGE

 Recommendation

Observed some hairline cracks at shower insert, didn't observe any leaking at the time of inspection. Recommend monitoring its effectiveness and repair or replace as needed.

Recommendation

Contact a qualified professional.



Bathroom two



Bathroom two

14: INTERIOR

		IN	NI	NP	D
14.1	Drain, Waste, & Vent Systems	X			
14.2	Smoke Detectors	X			
14.3	Solid Fuel Heating Device (Fireplace, Woodstove)	X			

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

Information

Drain, Waste, & Vent Systems: Material PVC	Smoke Detectors: Condition Satisfactory	Solid Fuel Heating Device (Fireplace, Woodstove): Type Wood
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Solid Fuel Heating Device (Fireplace, Woodstove): Condition
Satisfactory



Observations

14.3.1 Solid Fuel Heating Device (Fireplace, Woodstove)

 Safety Hazard

CREOSOTE BUILDUP

There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspected and sweep on annual basis.

Recommendation

Contact a qualified fireplace contractor.



STANDARDS OF PRACTICE

Inspection Details

13.1 General limitations: The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.

Inspections performed using this Standard: Are not technically exhaustive.

Are not required to identify and to report: Concealed conditions, latent defects, consequential damages, and Cosmetic imperfections that do not significantly affect a component's performance of its intended function. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors, Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

13.2 General exclusions: The inspector is NOT required to determine: The condition of systems and components that are not readily accessible, The remaining life expectancy of systems and components, The strength, adequacy, effectiveness, and efficiency of systems and components, The causes of conditions and deficiencies, Methods, materials, and costs of corrections, Future conditions including but not limited to failure of systems and components, The suitability of the property for specialized uses, Compliance of systems and components with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.), The market value of the property and its marketability, The advisability of purchasing the property.

The presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances, The presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air, The effectiveness of systems installed and methods used to control or remove suspected hazardous plants, animals, and environmental hazards, Operating costs of systems and components, Acoustical properties of systems and components, Soil conditions relating to geotechnical or hydrologic specialties, Whether items, materials, conditions and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

The inspector is NOT required to offer: Or to perform acts or services contrary to law or to government regulations, Or to perform architectural, engineering, contracting, or surveying services or to confirm or to evaluate such services performed by others, Or to perform trades or professional services other than home inspection, Warranties or guarantees.

The inspector is NOT required to operate: Systems and components that are shut down or otherwise inoperable, Systems and components that do not respond to normal operating controls, Shut-off valves and manual stop valves, Automatic safety controls.

The inspector is NOT required to enter: Areas that will, in the professional judgment of the inspector, likely be dangerous to the Inspector or to other persons, or to damage the property or its systems and Components, Under-floor crawlspaces and attics that are not readily accessible.

The inspector is NOT required to inspect: Underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active, Items that are not installed, Installed decorative items, Items in areas that are not entered in accordance with 13.2.D, Detached structures other than garages and carports, Common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing, Every occurrence of multiple similar components, Outdoor cooking appliances.

The inspector is NOT required to: Perform procedures or operations that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems or components, Describe or report on systems and components that are not included in this Standard and that were not inspected, Move personal property, furniture, equipment, plants, soil, snow, ice, and debris, Dismantle systems and components, except as explicitly required by this Standard, Reset, reprogram, or otherwise adjust devices, systems, and components affected by inspection required by this Standard, Ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition, Probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

Roof

5.1 The inspector shall: Inspect: roofing materials, Roof drainage systems, Flashing, Skylights, chimneys, and roof penetrations.

Describe: Roofing materials, Methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect: antennae, Interiors of vent systems, flues, and chimneys that are not readily accessible, Other installed accessories.

Exterior

4.1 The inspector shall: Inspect: Wall coverings, flashing, and trim, Exterior doors, Attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings, Eaves, soffits, and fascias accessible from the ground level, Vegetation, grading, surface drainage, and retaining walls that are likely to affect the building adversely, Adjacent and entryway walkways, patios, and driveways, Describe wall coverings.

4.2 The inspector is NOT required to inspect: Screening, shutters, awnings, and similar seasonal accessories, Fences,

boundary walls, and similar structures, Geological and soil conditions, Recreational facilities, Outbuildings other than garages and carports, Seawalls, break-walls, and docks, Erosion control and earth stabilization measures.

6.1 The inspector shall: Inspect: Interior water supply and distribution systems, including fixtures and faucets, Interior drain, waste, and vent systems, including fixtures, Water heating equipment and hot water supply systems, Vent systems, flues, and chimneys, Fuel storage and fuel distribution systems, Sewage ejectors, sump pumps, and related piping.

Describe: Interior water supply, drain, waste, and vent piping materials, Water heating equipment, including energy source(s), Location of main water and fuel shut-off valves.

6.2 The inspector is NOT required to: inspect: Clothes washing machine connections, Interiors of vent systems, flues, and chimneys that are not readily accessible, Wells, well pumps, and water storage-related equipment, Water conditioning systems, Solar, geothermal, and other renewable energy water heating systems, Manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems, Septic and other sewage disposal systems.

determine: Whether water supply and sewage disposal are public or private, Water quality, The adequacy of combustion air components, Measure water supply flow and pressure, and well water quantity, Fill shower pans and fixtures to test for leaks.

Heating/Cooling

8.1 The Inspector shall: Open readily openable access panels.

Inspect: Installed heating equipment, Vent systems, flues, and chimneys, Distribution systems.

Describe: Energy source(s), Heating systems.

8.2 The inspector is NOT required to: Inspect: Interiors of vent systems, flues, and chimneys that are not readily accessible, Heat exchangers, Humidifiers and dehumidifiers, Electric air cleaning and sanitizing devices, Heating systems using ground-source, water-source, solar, and renewable energy technologies, Heat-recovery and similar whole-house mechanical ventilation systems.

Determine: Heat supply adequacy and distribution balance, The adequacy of combustion air components.

9.1 The inspector shall: Open readily openable access panels.

Inspect: Central and permanently installed cooling equipment, Distribution systems.

Describe: Energy source(s), Cooling systems.

9.2 The inspector is NOT required to: Inspect electric air cleaning and sanitizing devices, Determine cooling supply adequacy and distribution balance, inspect cooling units that are not permanently installed or that are installed in windows, Inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

Electrical

7.1 The inspector shall: Inspect: Service drop, Service entrance conductors, cables, and raceways, Service equipment and main disconnects, Service grounding, Interior components of service panels and subpanels, Conductors, Overcurrent protection devices, A representative number of installed lighting fixtures, switches, and receptacles, Ground fault circuit interrupters and arc fault circuit interrupters.

Describe: The amperage rating of the service, Location of main disconnect(s) and subpanels, Presence or absence of smoke alarms and carbon monoxide alarms, The predominant branch circuit wiring method.

7.2 The inspector is NOT required to: Inspect: Remote control devices, Or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices, Low voltage wiring systems and components, Ancillary wiring systems and components not a part of the primary electrical power distribution system, Solar, geothermal, wind, and other renewable energy systems, Measure amperage, voltage, and impedance, Determine the age and type of smoke alarms and carbon monoxide alarms.

Attic

11.1 The inspector shall: Inspect: Insulation and vapor retarders in unfinished spaces, Ventilation of attics and foundation areas, Kitchen, bathroom, laundry, and similar exhaust systems, Clothes dryer exhaust systems.

Describe: Insulation and vapor retarders in unfinished spaces, Absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.

Interior

10.1 The inspector shall inspect: Walls, ceilings, and floors, Steps, stairways, and railings, Countertops and a representative number of installed cabinets, A representative number of doors and windows, Garage vehicle doors and garage vehicle door operators, Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect: Paint, wallpaper, and other finish treatments, Floor coverings, Window treatments, Coatings on and the hermetic seals between panes of window glass, Central vacuum systems, Recreational facilities, Installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F, Appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance, Operate, or confirm the operation of every control and feature of an inspected appliance.

12.1 The inspector shall: Inspect: Fuel-burning fireplaces, stoves, and fireplace inserts, Fuel-burning accessories installed in fireplaces, Chimneys and vent systems, Describe systems and components listed in 12.1.A.1 and .2.

12.2 The inspector is NOT required to: inspect: interiors of vent systems, flues, and chimneys that are not readily accessible, Fire screens and doors, Seals and gaskets, Automatic fuel feed devices, Mantles and fireplace surround, Combustion air components and to determine their adequacy, Heat distribution assists (gravity fed and fan assisted), Fuel-burning fireplaces and appliances located outside the inspected structures, Determine draft characteristics, Move fireplace inserts and stoves or firebox contents.