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PO Box 54455
Jacksonville FL 32245-4455
Inspector: Mark Pennington

Property Inspection Report

Client(s): Dustin Rose
Property address: 3433 Jacona Dr
Jacksonville, Florida 32277
Inspection date: Wednesday, February 01, 2017

This report published on Wednesday, February 01, 2017 4:34:20 PM EST

How to Read this Report

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

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

Inspector: Mark Pennington
Structures inspected: Main
Type of building: Single family
Time started: 1:00 Pm.
Total Length of Inspection & Report Writing: 4 Hrs.
Inspection Fee: $295.00
Payment method: Credit Card
Present during inspection: Realtor(s)
Occupied: No
Weather conditions: Clear
Temperature: Warm
Ground condition: Dry
Foundation type: Slab on grade
The following items are excluded from this inspection: Private well

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1) Evidence of one or more possible abandoned underground oil tanks was found (vent pipe, metal supply lines, etc.). The client(s) should determine if underground oil tank(s) exist on this property, and if tank (s) have been removed or legally decommissioned.

If the tank(s) haven't been decommissioned or removed, then the client(s) may be liable for decommission and/or cleanup of contaminated soil in the future. Recommend the following:

- Have any non-decommissioned, abandoned underground oil tanks legally decommissioned or removed as necessary.
- Have the soil tested for oil contamination.
- Have contaminated soil removed as necessary

Photo 1-1

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2) Attention Realtors!

See the URL link below to view this same report in a format in which you can copy and paste for amendments.

http://www.reporthost.com/inspectalljax/3433Jacona

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3) Please feel free to visit www.homewyse.com for any cost related items such as material, maintenance, installation or future projects and/or repairs related to your home.

Grounds

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

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4) One or more fences and/or gates were damaged or deteriorated and need repair.


Photo 4-1


Photo 4-2


Photo 4-3


Photo 4-4


Photo 4-5

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5) One or more significantly-sized diseased or dead trees were found on the property grounds and may pose of risk of damaging building(s). Recommend that such trees be removed by a qualified tree service contractor or certified arborist.


Photo 5-1


Photo 5-2


Photo 5-3


Photo 5-4


Photo 5-5


Photo 5-6


Photo 5-7


Photo 5-8


Photo 5-9

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6) Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.


Photo 6-1


Photo 6-2

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior

surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.
Condition of wall exterior covering: Appeared serviceable
Apparent wall structure: Concrete block
Wall covering: Brick veneer
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Concrete slab on grade

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7) Fungal rot was found at one or more sections of siding or trim, soffits, gable ends and/or rafter tails. Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified person repair as necessary. All rotten wood should be replaced.


Photo 7-1


Photo 7-2


Photo 7-3


Photo 7-4


Photo 7-5


Photo 7-6


Photo 7-7


Photo 7-8


Photo 7-9


Photo 7-10


Photo 7-11


Photo 7-12


Photo 7-13

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8) Minor settlement cracks observed in cement block. This is typical and did not appear to be a structural issue. Recommend qualified contractor evaluate and seal cracks to prevent moisture intrusion.


Photo 8-1


Photo 8-2


Photo 8-3


Photo 8-4


Photo 8-5


Photo 8-6


Photo 8-7


Photo 8-8

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9) Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.


Photo 9-1


Photo 9-2


Photo 9-3


Photo 9-4


Photo 9-5

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10) Cracks and/or thin/failing paint observed. Recommend re-caulking and painting where needed by a qualified contractor.


Photo 10-1


Photo 10-2


Photo 10-3


Photo 10-4


Photo 10-5


Photo 10-6


Photo 10-7


Photo 10-8


Photo 10-9


Photo 10-10


Photo 10-11


Photo 10-12


Photo 10-13


Photo 10-14


Photo 10-15


Photo 10-16


Photo 10-17


Photo 10-18


Photo 10-19


Photo 10-20


Photo 10-21

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11) Cracks and/or thin paint observed. Recommend repair, re-caulking and/or painting where needed by a qualified contractor.


Photo 11-1

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12) General pictures of the exterior.


Photo 12-1


Photo 12-2


Photo 12-3


Photo 12-4


Photo 12-5


Photo 12-6


Photo 12-7


Photo 12-8


Photo 12-9


Photo 12-10


Photo 12-11


Photo 12-12


Photo 12-13


Photo 12-14


Photo 12-15


Photo 12-16

13) Carpet used as patio covering.


Photo 13-1

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the

roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.
Roof inspection method: Traversed
Condition of roof surface material: Required repair, replacement and/or evaluation (see comments below)
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Gable
Estimated Age: 20 yrs
Condition of exposed flashings: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

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14) Many composition shingles were broken, missing and/or loose. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.


Photo 14-1


Photo 14-2


Photo 14-3


Photo 14-4

Photo 14-5

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15) One or more rubber or neoprene pipe flashings were split or cracked. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor replace flashings where necessary.

Photo 15-1

Photo 15-2

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16) Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.

Photo 16-1

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17) Prior repairs to the roofing were noted. Client is advised to monitor this area closely

Photo 17-1

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18) General pictures of the roof.

Photo 18-1

Photo 18-2


Photo 18-3


Photo 18-4


Photo 18-5


Photo 18-6


Photo 18-7


Photo 18-8


Photo 18-9


Photo 18-10

19) This asphalt or fiberglass composition roof surface appeared to have two or more layers of shingles. Additional layers of composition shingles typically last only 80% of their rated life, and the shingle manufacturer's warranty may be voided. The client should be aware that all layers of roofing will need to be removed when this roof surface needs replacing.


Photo 19-1


Photo 19-2

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.
Condition of garage: Appeared serviceable
Type of door between garage and house: Solid core, Wood
Condition of garage vehicle door(s): Appeared serviceable
Type of garage vehicle door: Sectional
Condition of garage floor: Appeared serviceable
Condition of garage interior: Appeared serviceable

20) General pictures of the garage/carport


Photo 20-1


Photo 20-2


Photo 20-3

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 3
Estimated service amperage: 200
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded aluminum
Main disconnect rating (amps): 150
System ground: Not determined, not readily apparent
Condition of main service panel: Appeared serviceable
Location of main service panel #A: Hallway
Location of sub-panel #B: Garage
Location of main disconnect: Breaker at top of main service panel
Condition of branch circuit wiring: Serviceable
Branch circuit wiring type: Non-metallic sheathed, Copper
Solid strand aluminum branch circuit wiring present: None visible
Smoke alarms installed: Yes, but not tested

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21) One or more electric receptacles (outlets) at the kitchen, bathroom(s) and/or exterior had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
http://www.reporthost.com/?GFCI


Photo 21-1


Photo 21-2


Photo 21-3


Photo 21-4


Photo 21-5

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22) One or more electric receptacles (outlets) at the garage had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
http://www.reporthost.com/?GFCI

Photo 22-1

---

23) One or more receptacles (outlets) were worn. Worn receptacles can work intermittently or when the plug is wiggled. They can overheat or arc and spark due to loose connections. This is a potential fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.

Photo 23-1

Photo 23-2

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24) One or more electric receptacles (outlets) and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.


Photo 24-1

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25) One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so all receptacles are grounded per standard building practices.


Photo 25-1


Photo 25-2


Photo 25-3


Photo 25-4

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26) One or more electric boxes installed outside were missing components. This is a potential shock

and/or fire hazard. Recommend that a qualified electrician repair as necessary.

Photo 26-1

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27) One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Photo 27-1

Photo 27-2

Photo 27-3

Photo 27-4

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28) Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to National Fire Protection Association, aging smoke

alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: http://www.reporthost.com/?SMKALRMLS

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29) The service drop wires were in contact with trees or vegetation. This can result in damage to wiring insulation or broken wires during high winds. Recommend pruning trees or vegetation as necessary. The utility company may prune trees at no charge.

Photo 29-1

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30) One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Photo 30-1

Photo 30-2

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31) Location of main shut off:


Photo 31-1

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32) General pictures of service panel(s) showing no abnormal temperature anomalies detected with the IR camera at the time of inspection.


Photo 32-1


Photo 32-2


Photo 32-3


Photo 32-4


Photo 32-5

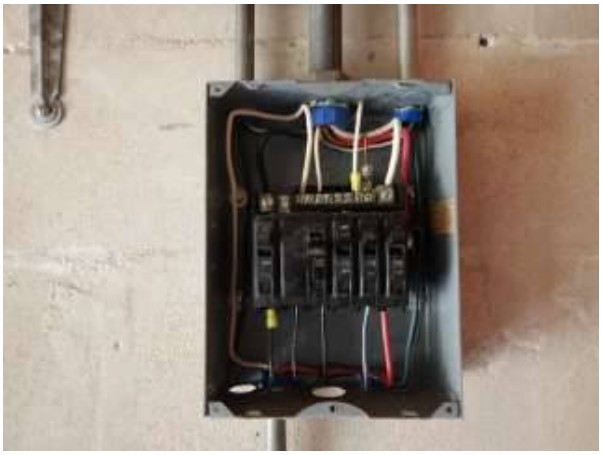
Photo 32-6

Photo 32-7

Photo 32-8

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.
Condition of water heater: Required repair, replacement and/or evaluation (see comments below)
Type: Tank
Energy source: Electricity
Estimated age: 27 yrs
Capacity (in gallons): 40
Temperature-pressure relief valve installed: Yes
Location of water heater: Garage

33) One or more flexible connectors were used for the temperature-pressure relief valve drain line. Flex connectors can be bent or kinked so as to restrict the flow of the drain line and impair the operation of the valve. They typically are not rated for the temperature and pressure of water being discharged (potentially 150 psi and 210 degrees F). Flex connectors used this way pose a potential safety hazard for explosion. Recommend that a qualified plumber repair per standard building practices. For example, by installing a drain line made of rigid copper or CPVC plastic pipe.

Photo 33-1

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34) Water heater is leaking from tank and needs replacing. Recommend qualified contractor remove old tank and replace.

Photo 34-1

Photo 34-2

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.
Condition of counters: Required repair, replacement and/or evaluation (see comments below)
Condition of cabinets: Required repair, replacement and/or evaluation (see comments below)
Condition of sinks and related plumbing: Appeared serviceable
Condition of under-sink food disposal: N/A (none installed)
Condition of dishwasher: N/A (none installed)
Condition of range, cooktop: Required repair, replacement and/or evaluation (see comments below)
Range, cooktop type: Electric
Condition of refrigerator: Appeared serviceable

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35) Countertops and/or backsplashes were damaged or deteriorated. Recommend repairing or replacing as necessary.


Photo 35-1


Photo 35-2


Photo 35-3

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36) One or more cabinets, drawers and/or cabinet doors were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.


Photo 36-1

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37) The oven bake function appeared to be inoperable. Consult with the property owner. If necessary, a qualified person should repair.


Photo 37-1


Photo 37-2


Photo 37-3

38) 1 cooktop burner(s) were inoperable. Recommend that a qualified person repair as necessary.


Photo 38-1


Photo 38-2

Photo 38-3

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39) The cooktop exhaust fan was inoperable. Recommend that a qualified person repair or replace as necessary.


Photo 39-1


Photo 39-2

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40) Kitchen sink drain substandard. Recommend repair by a qualified contractor.


Photo 40-1


Photo 40-2

---

41) The sink faucet was loose. Recommend that a qualified person repair as necessary.


Photo 41-1

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42) General pictures of the kitchen


Photo 42-1


Photo 42-2

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43) Refrigerator operable at time of inspection.


Photo 43-1

Photo 43-2

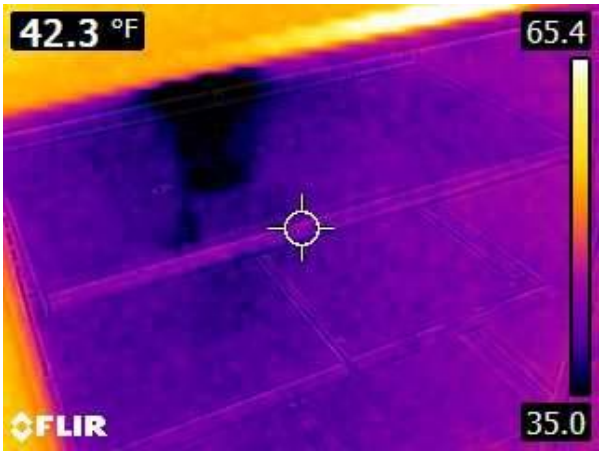

Photo 43-3

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.
Location #A: Full bath, Master bath
Location #B: Full bath
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Required repair, replacement and/or evaluation (see comments below)
Condition of bathtubs and related plumbing: Appeared serviceable
Condition of shower(s) and related plumbing: Appeared serviceable
Condition of ventilation systems: Appeared serviceable

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44) One or more bathtub faucet handles at location(s) #B were missing. Recommend that a qualified person repair or replace handles as necessary.


Photo 44-1

45) Sink faucet leaking at handle.

Photo 45-1

46) One or more handles controlling water flow to the shower at location(s) #A were leaking when in use. Recommend that a qualified person repair or replace handles as necessary.

Photo 46-1

47) Toilet tank loose.

Photo 47-1

48) One or more sink drains were leaking at location(s) #A. A qualified person should repair as necessary.


Photo 48-1


Photo 48-2

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49) Tile and/or grout in the shower enclosure at location(s) #A were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.


Photo 49-1


Photo 49-2


Photo 49-3

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50) The sink at location(s) #B drained slowly. Recommend clearing drain and/or having a qualified plumber

repair if necessary.

Sink clogged.

Photo 50-1

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51) Recommend sealing cracks around tub/shower fixtures to prevent water intrusion.

Photo 51-1

Photo 51-2

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52) General pictures of the bathroom(s)

Photo 52-1

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.
Attic inspection method: Viewed from hatch(es)
Condition of roof structure: Appeared serviceable
Roof structure type: Rafters
Ceiling structure: Ceiling joists
Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable
Ceiling insulation material: Fiberglass loose fill, Fiberglass roll or batt
Condition of roof ventilation: Appeared serviceable
Roof ventilation type: Gable end vents

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53) Stains and/or damage were visible on the roof structure in one or more areas. A qualified roofing contractor should evaluate and repair as necessary.


Photo 53-1


Photo 53-2


Photo 53-3

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54) The ceiling insulation in one or more areas of the attic was missing. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).


Photo 54-1


Photo 54-2


Photo 54-3

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55) One or more attic or roof vent screens were missing, deteriorated or substandard. Recommend that a qualified person replace or repair screens as necessary to prevent birds or vermin from entering the attic.


Photo 55-1


Photo 55-2

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56) General pictures of the attic and roof structure


Photo 56-1


Photo 56-2


Photo 56-3


Photo 56-4


Photo 56-5


Photo 56-6


Photo 56-7


Photo 56-8


Photo 56-9


Photo 56-10


Photo 56-11

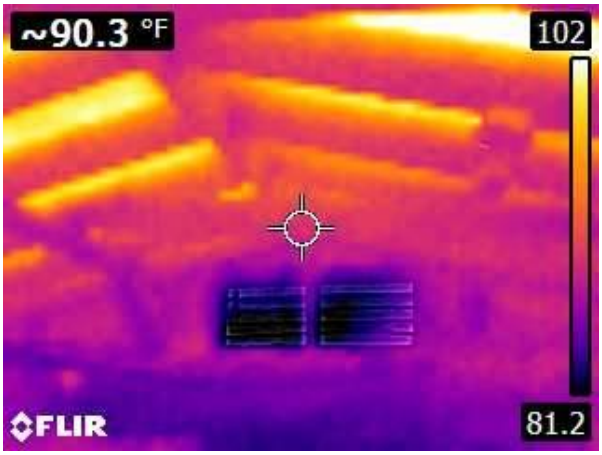

Photo 56-12

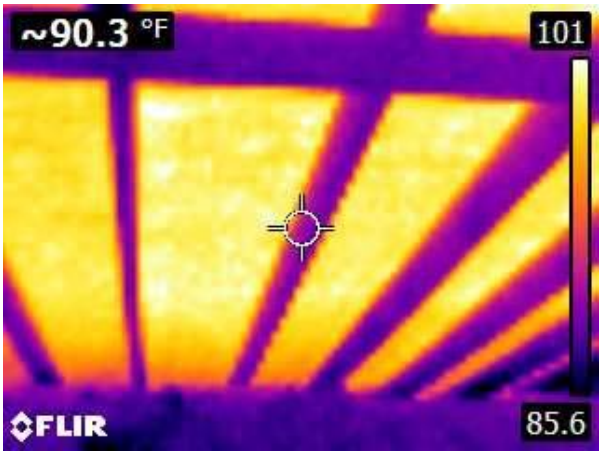

Photo 56-13

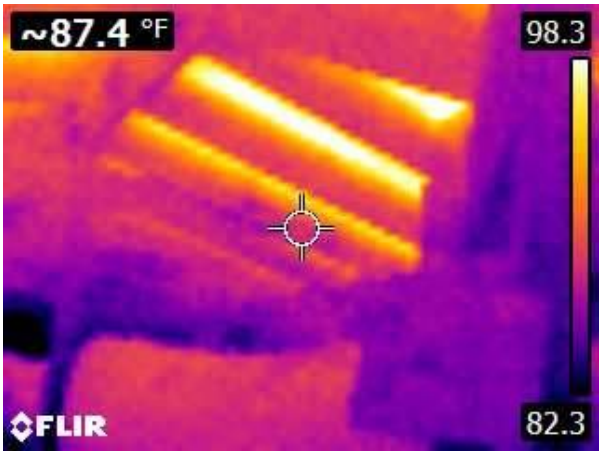

Photo 56-14

Photo 56-15

Photo 56-16

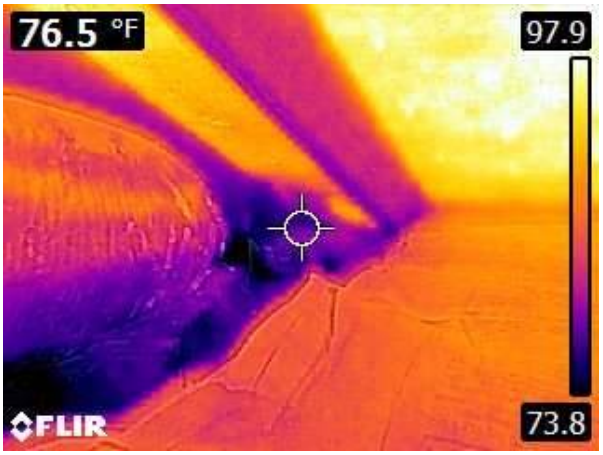

Photo 56-17

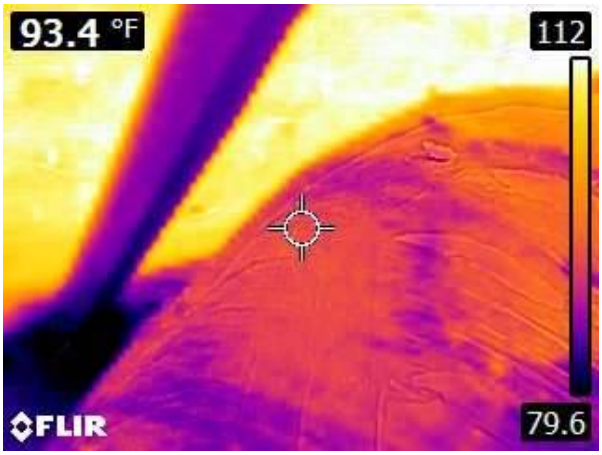

Photo 56-18


Photo 56-19


Photo 56-20


Photo 56-21

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).
General heating system type(s): Heat pump
General heating distribution type(s): Ducts and registers
Last service date of primary heat source: n/a
Condition of furnace filters: Appeared serviceable
Location for forced air filter(s): At base of air handler
Manufacturer: Carrier
Condition of cooling system and/or heat pump: Required repair, replacement and/or evaluation (see comments below)

Cooling system and/or heat pump fuel type: Electric
Estimated age of A/C / Heat pump unit(s): 17 yrs
Compressor Location: Ext
Air Handler Location: Garage

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57) Supply air from the air conditioning or heat pump cooling system was not cool enough. It should be 14-20 degrees Fahrenheit cooler than at the return duct(s) or current room temperature. This may be caused by refrigerant loss, dirty coils, a failing compressor, an over-sized fan, or a deficient return-air system. Recommend that a qualified HVAC contractor evaluate and repair as necessary.

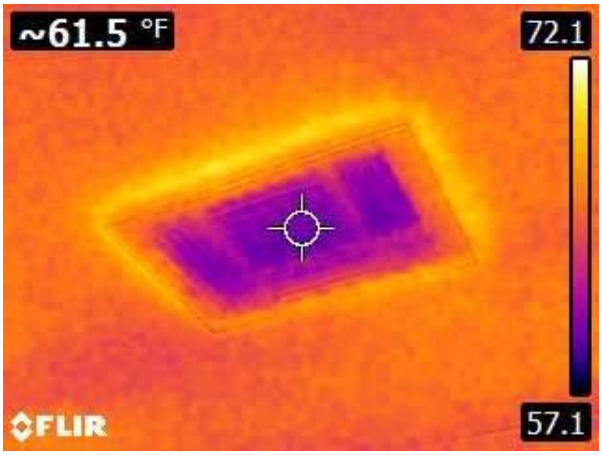

Photo 57-1

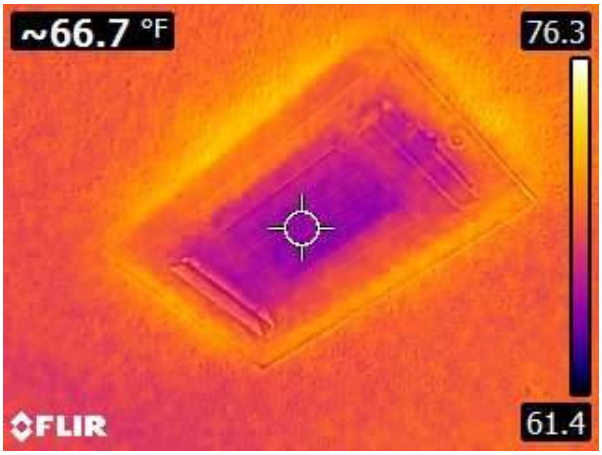

Photo 57-2

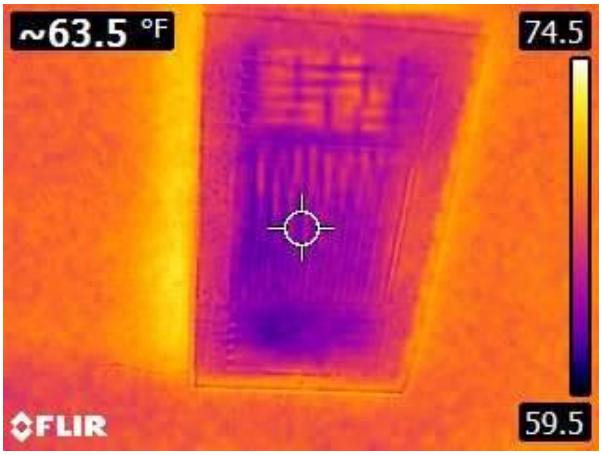

Photo 57-3

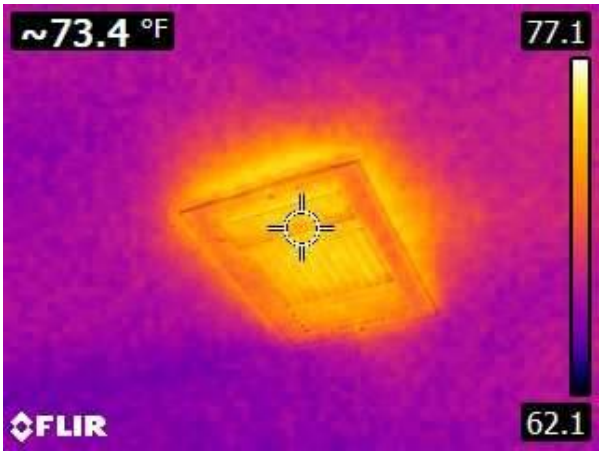

Photo 57-4

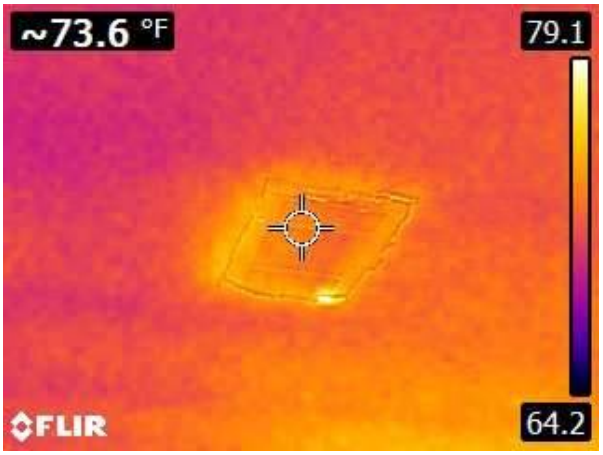

Photo 57-5

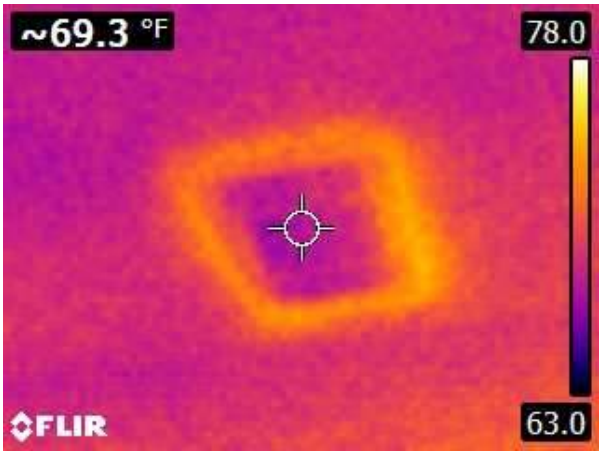

Photo 57-6

58) Vent registers corroding. Recommend repair by a qualified contractor.


Photo 58-1


Photo 58-2


Photo 58-3


Photo 58-4

59) Hold-down devices for one or more air filters were missing. As a result, unfiltered air will flow through the system, and the indoor air quality may be reduced. A qualified person should evaluate and make repairs as necessary, such as repairing or installing guides or hold-down devices so filter(s) are securely installed with minimal gaps at edges.


Photo 59-1

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60) Leaves and debris observed around condensing unit. Inadequate clearance around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend pruning and/or removing vegetation as necessary.


Photo 60-1

Photo 60-2

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61) Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

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62) One or more air filters were dirty . Indoor air quality may be reduced as a result. Filters should be replaced or washed as necessary. Filters should be checked monthly and maintained as necessary in the future.


Photo 62-1

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63) General photos of air handler.


Photo 63-1


Photo 63-2

---

64) General photos of thermostat.


Photo 64-1

---

65) General photos of compressor.


Photo 65-1


Photo 65-2

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66) Heating system operable at time of inspection. Heating temperatures with infrared.

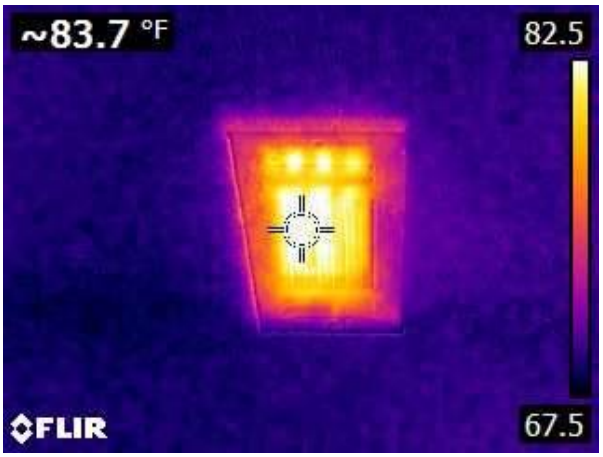

Photo 66-1

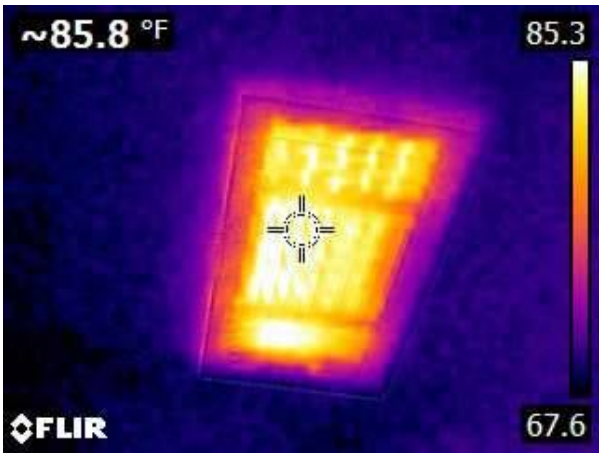

Photo 66-2

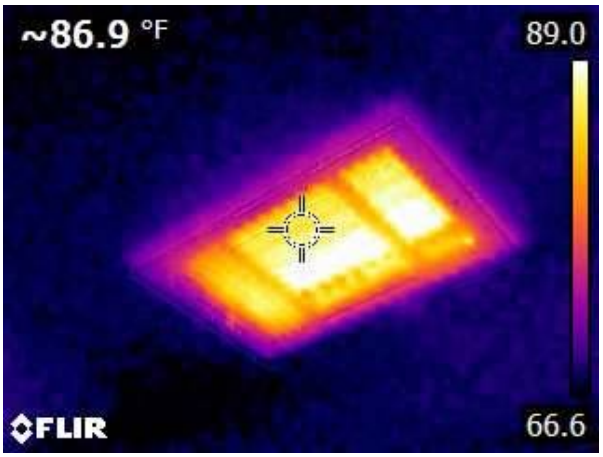

Photo 66-3

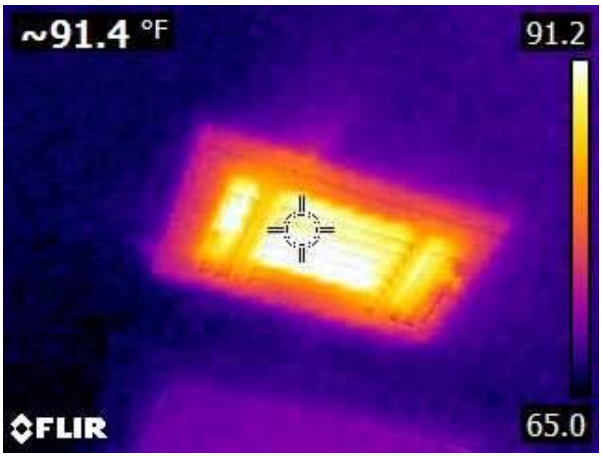

Photo 66-4

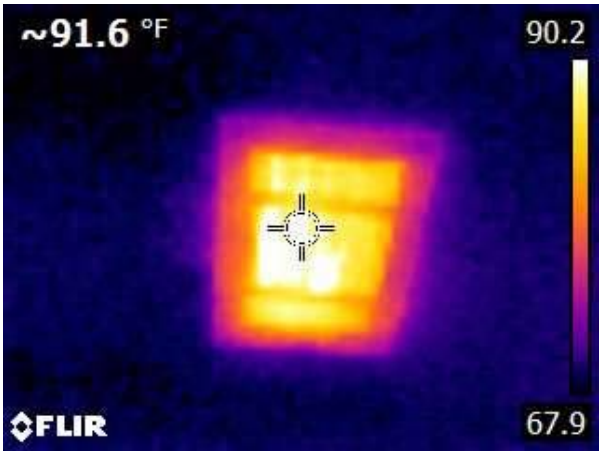

Photo 66-5

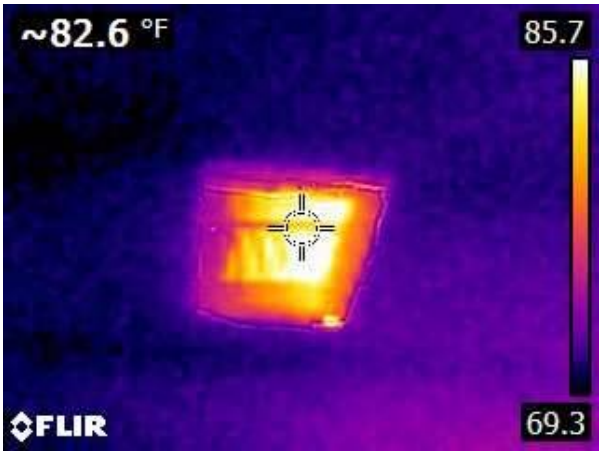

Photo 66-6

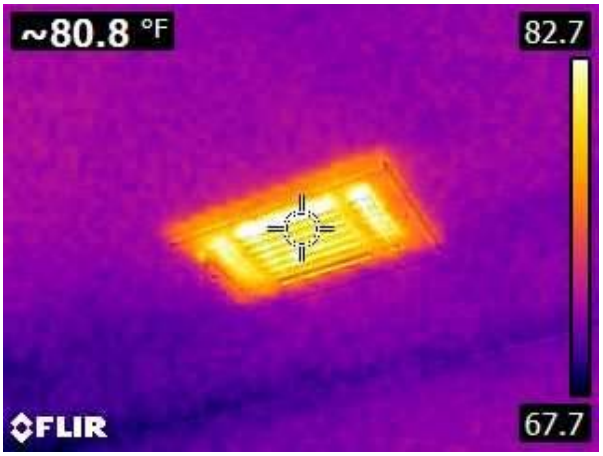

Photo 66-7

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.
Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)
Exterior door material: Wood, Metal
Condition of interior doors: Appeared serviceable
Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)
Type(s) of windows: Metal
Condition of walls and ceilings: Required repairs, replacement and/or evaluation (see comments below)
Wall type or covering: Drywall or plaster
Ceiling type or covering: Drywall or plaster

Condition of flooring: Appeared serviceable
Condition of concrete slab floor(s): Appeared serviceable
Flooring type or covering: Vinyl, linoleum or marmoleum, Tile

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67) Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.


Photo 67-1

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68) Damage and deterioration observed throughout interior. Recommend evaluation and repairs by a qualified contractor.


Photo 68-1


Photo 68-2


Photo 68-3


Photo 68-4


Photo 68-5


Photo 68-6


Photo 68-7


Photo 68-8


Photo 68-9


Photo 68-10


Photo 68-11


Photo 68-12


Photo 68-13


Photo 68-14


Photo 68-15


Photo 68-16


Photo 68-17


Photo 68-18


Photo 68-19


Photo 68-20


Photo 68-21


Photo 68-22


Photo 68-23


Photo 68-24


Photo 68-25


Photo 68-26


Photo 68-27

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69) One or more exterior doors corroding and/or deteriorating. Recommend that a qualified person repair as necessary.


Photo 69-1


Photo 69-2


Photo 69-3

---

70) One or more windows that were designed to open and close were stuck shut, difficult to open and close and/or wouldn't stay open. Recommend that a qualified person repair windows as necessary so they open and close easily.


Photo 70-1


Photo 70-2


Photo 70-3


Photo 70-4


Photo 70-5


Photo 70-6


Photo 70-7


Photo 70-8


Photo 70-9


Photo 70-10


Photo 70-11


Photo 70-12

Photo 70-13

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71) Glass in one or more windows was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.

Photo 71-1

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72) One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

Photo 72-1

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73) Vinyl, linoleum or marmoleum flooring in one or more areas was deteriorated. If in a wet area, water

can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.

Photo 73-1

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74) Window sill tile cracked/damaged in one or more locations. Recommend repair by a qualified contractor.

Photo 74-1

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75) The weatherstrip around one or more exterior entry doors is missing and/or deteriorated. Weatherstrip should be installed where missing and/or replaced where deteriorated, and by a qualified contractor if necessary.


Photo 75-1

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76) Some exterior door hardware, including locksets and/or latches were inoperable and/or loose. Recommend that a qualified person repair or replace as necessary.


Photo 76-1


Photo 76-2


Photo 76-3


Photo 76-4

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77) One or more interior doors were inoperable. Recommend that a qualified person replace or repair doors as necessary.


Photo 77-1

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78) Some interior door hardware (locksets) were inoperable. Recommend that a qualified person repair or replace as necessary.


Photo 78-1


Photo 78-2

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79) One or more interior doors were damaged and/or off track. Recommend that a qualified person replace or repair doors as necessary.


Photo 79-1

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80) One or more sliding glass doors were damaged. Recommend that a qualified person maintain, repair or

replace door(s) as necessary.


Photo 80-1


Photo 80-2


Photo 80-3


Photo 80-4


Photo 80-5

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81) One or more interior doors were sticking in the door jamb and were difficult to operate. Recommend that a qualified person repair as necessary. For example, by trimming doors.


Photo 81-1

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82) Recommend sealing cracks and holes to prevent moisture and insect intrusion. Repairs should be evaluated and performed by a qualified contractor.


Photo 82-1


Photo 82-2


Photo 82-3


Photo 82-4


Photo 82-5

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


Photo 83-1


Photo 83-2


Photo 83-3

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84) General pictures of the interior


Photo 84-1


Photo 84-2


Photo 84-3


Photo 84-4


Photo 84-5


Photo 84-6


Photo 84-7


Photo 84-8


Photo 84-9


Photo 84-10


Photo 84-11


Photo 84-12


Photo 84-13


Photo 84-14


Photo 84-15


Photo 84-16


Photo 84-17


Photo 84-18

85) Windows painted.


Photo 85-1


Photo 85-2


Photo 85-3


Photo 85-4

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

86) Abandoned flue cover rusting. Recommend repair by a qualified contractor.


Photo 86-1


Photo 86-2

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.
Condition of service and main line: Appeared serviceable
Water service: Public
Location of main water shut-off: Building exterior
Supply pipe material: Galvanized steel, CPVC plastic
Condition of drain pipes: Required repair, replacement and/or evaluation (see comments below)
Drain pipe material: Plastic
Condition of waste lines: Appeared serviceable
Waste pipe material: Not visible
Vent pipe condition: Appeared serviceable
Vent pipe material: Cast iron

87) One or more hose bibs (outside faucets) appeared to be inoperable. No water flowed from the bib (s) when turned on. This may be due to a shut-off valve being turned off. Note that the inspector does not operate shut-off valves. Recommend consulting with the property owner about inoperable hose bibs, and if necessary have a qualified plumber make repairs.


Photo 87-1


Photo 87-2

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88) Evidence of one or more possible abandoned underground oil storage tanks was found (e.g. vent pipe, metal supply lines). Recommend attempting to determine if underground tank(s) exist on this property, and/or if tank(s) have been removed or legally decommissioned. If the tank(s) haven't been decommissioned or removed, then the client may be liable for decommission and/or cleanup of contaminated soil in the future. Recommend the following:

- That any non-decommissioned, abandoned underground tanks be legally decommissioned or removed as necessary
- That the soil be tested for oil contamination
- That contaminated soil be removed as necessary

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89) Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated. Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:
http://www.reporthost.com/?WELL

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90) Location of water shut off:

Photo 90-1

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91) Location of clean-out cap.

Photo 91-1

INSPECTOR INFORMATION:

Mark Pennington
FL State License # HI9555
ASHI Certified Inspector #260264
InterNACHI #14112604
Cell # 904-703-2819

COMPANY INFORMATION:

Thank you for choosing our team to evaluate this property. Questions? Feel free to reach out to the inspector and you can contact us at 904-249-6523 or inspectalljax@gmail.com.

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Phone: (904) 249-6523
Inspector's phone: (904) 703-2819
PO Box 54455
Jacksonville FL 32245-4455
Inspector: Mark Pennington

Summary

Client(s): Dustin Rose
Property address: 3433 Jacona Dr
Jacksonville, Florida 32277
Inspection date: Wednesday, February 01, 2017

This report published on Wednesday, February 01, 2017 4:34:20 PM EST

Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

1 - Evidence of one or more possible abandoned underground oil tanks was found (vent pipe, metal supply lines, etc.). The client(s) should determine if underground oil tank(s) exist on this property, and if tank (s) have been removed or legally decommissioned.

If the tank(s) haven't been decommissioned or removed, then the client(s) may be liable for decommission and/or cleanup of contaminated soil in the future. Recommend the following:

- Have any non-decommissioned, abandoned underground oil tanks legally decommissioned or removed as necessary.
- Have the soil tested for oil contamination.
- Have contaminated soil removed as necessary

Photo 1-1

Grounds

4 - One or more fences and/or gates were damaged or deteriorated and need repair.


Photo 4-1


Photo 4-2


Photo 4-3


Photo 4-4


Photo 4-5

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5 - One or more significantly-sized diseased or dead trees were found on the property grounds and may pose of risk of damaging building(s). Recommend that such trees be removed by a qualified tree service contractor or certified arborist.


Photo 5-1


Photo 5-2


Photo 5-3


Photo 5-4


Photo 5-5


Photo 5-6


Photo 5-7


Photo 5-8


Photo 5-9

Exterior and Foundation

7 - Fungal rot was found at one or more sections of siding or trim, soffits, gable ends and/or rafter tails. Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified person repair as necessary. All rotten wood should be replaced.


Photo 7-1


Photo 7-2


Photo 7-3


Photo 7-4


Photo 7-5


Photo 7-6


Photo 7-7


Photo 7-8


Photo 7-9


Photo 7-10


Photo 7-11


Photo 7-12


Photo 7-13

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8 - Minor settlement cracks observed in cement block. This is typical and did not appear to be a structural issue. Recommend qualified contractor evaluate and seal cracks to prevent moisture intrusion.


Photo 8-1


Photo 8-2


Photo 8-3


Photo 8-4


Photo 8-5


Photo 8-6


Photo 8-7


Photo 8-8

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9 - Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.


Photo 9-1


Photo 9-2


Photo 9-3


Photo 9-4


Photo 9-5

---

10 - Cracks and/or thin/failing paint observed. Recommend re-caulking and painting where needed by a qualified contractor.


Photo 10-1


Photo 10-2


Photo 10-3


Photo 10-4


Photo 10-5


Photo 10-6


Photo 10-7


Photo 10-8


Photo 10-9


Photo 10-10


Photo 10-11


Photo 10-12


Photo 10-13


Photo 10-14


Photo 10-15


Photo 10-16


Photo 10-17


Photo 10-18


Photo 10-19


Photo 10-20


Photo 10-21

---

11 - Cracks and/or thin paint observed. Recommend repair, re-caulking and/or painting where needed by a qualified contractor.


Photo 11-1

Roof

14 - Many composition shingles were broken, missing and/or loose. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.


Photo 14-1


Photo 14-2


Photo 14-3


Photo 14-4

Photo 14-5

---

15 - One or more rubber or neoprene pipe flashings were split or cracked. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor replace flashings where necessary.

Photo 15-1

Photo 15-2

---

16 - Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.


Photo 16-1

Electric

21 - One or more electric receptacles (outlets) at the kitchen, bathroom(s) and/or exterior had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
http://www.reporthost.com/?GFCI


Photo 21-1


Photo 21-2

Photo 21-3

Photo 21-4

Photo 21-5

---

22 - One or more electric receptacles (outlets) at the garage had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
http://www.reporthost.com/?GFCI

Photo 22-1

---

23 - One or more receptacles (outlets) were worn. Worn receptacles can work intermittently or when the plug is wiggled. They can overheat or arc and spark due to loose connections. This is a potential fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.

Photo 23-1

Photo 23-2

---

24 - One or more electric receptacles (outlets) and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.

Photo 24-1

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25 - One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so all receptacles are grounded per standard building practices.

Photo 25-1

Photo 25-2

Photo 25-3

Photo 25-4

---

26 - One or more electric boxes installed outside were missing components. This is a potential shock

and/or fire hazard. Recommend that a qualified electrician repair as necessary.

Photo 26-1

---

27 - One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Photo 27-1

Photo 27-2

Photo 27-3

Photo 27-4

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28 - Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to National Fire Protection Association, aging smoke

alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: http://www.reporthost.com/?SMKALRMLS

29 - The service drop wires were in contact with trees or vegetation. This can result in damage to wiring insulation or broken wires during high winds. Recommend pruning trees or vegetation as necessary. The utility company may prune trees at no charge.

Photo 29-1

Water Heater

33 - One or more flexible connectors were used for the temperature-pressure relief valve drain line. Flex connectors can be bent or kinked so as to restrict the flow of the drain line and impair the operation of the valve. They typically are not rated for the temperature and pressure of water being discharged (potentially 150 psi and 210 degrees F). Flex connectors used this way pose a potential safety hazard for explosion. Recommend that a qualified plumber repair per standard building practices. For example, by installing a drain line made of rigid copper or CPVC plastic pipe.

Photo 33-1

34 - Water heater is leaking from tank and needs replacing. Recommend qualified contractor remove old tank and replace.


Photo 34-1


Photo 34-2

Kitchen

35 - Countertops and/or backsplashes were damaged or deteriorated. Recommend repairing or replacing as necessary.


Photo 35-1


Photo 35-2


Photo 35-3

36 - One or more cabinets, drawers and/or cabinet doors were damaged or deteriorated. Recommend that

a qualified person repair or replace as necessary.

Photo 36-1

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37 - The oven bake function appeared to be inoperable. Consult with the property owner. If necessary, a qualified person should repair.

Photo 37-1

Photo 37-2

Photo 37-3

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38 - 1 cooktop burner(s) were inoperable. Recommend that a qualified person repair as necessary.

Photo 38-1

Photo 38-2

Photo 38-3

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39 - The cooktop exhaust fan was inoperable. Recommend that a qualified person repair or replace as necessary.

Photo 39-1

Photo 39-2

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40 - Kitchen sink drain substandard. Recommend repair by a qualified contractor.


Photo 40-1


Photo 40-2

41 - The sink faucet was loose. Recommend that a qualified person repair as necessary.


Photo 41-1

Bathrooms, Laundry and Sinks

44 - One or more bathtub faucet handles at location(s) #B were missing. Recommend that a qualified person repair or replace handles as necessary.

Photo 44-1

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45 - Sink faucet leaking at handle.

Photo 45-1

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46 - One or more handles controlling water flow to the shower at location(s) #A were leaking when in use. Recommend that a qualified person repair or replace handles as necessary.

Photo 46-1

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47 - Toilet tank loose.

Photo 47-1

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48 - One or more sink drains were leaking at location(s) #A. A qualified person should repair as necessary.

Photo 48-1

Photo 48-2

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49 - Tile and/or grout in the shower enclosure at location(s) #A were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.

Photo 49-1

Photo 49-2

Photo 49-3

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50 - The sink at location(s) #B drained slowly. Recommend clearing drain and/or having a qualified plumber repair if necessary.

Sink clogged.

Photo 50-1

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51 - Recommend sealing cracks around tub/shower fixtures to prevent water intrusion.

Photo 51-1

Photo 51-2

Attic and Roof Structure

53 - Stains and/or damage were visible on the roof structure in one or more areas. A qualified roofing contractor should evaluate and repair as necessary.

Photo 53-1

Photo 53-2

Photo 53-3

54 - The ceiling insulation in one or more areas of the attic was missing. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).


Photo 54-1


Photo 54-2


Photo 54-3

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55 - One or more attic or roof vent screens were missing, deteriorated or substandard. Recommend that a qualified person replace or repair screens as necessary to prevent birds or vermin from entering the attic.


Photo 55-1


Photo 55-2

Heating, Ventilation and Air Condition (HVAC)

57 - Supply air from the air conditioning or heat pump cooling system was not cool enough. It should be 14-20 degrees Fahrenheit cooler than at the return duct(s) or current room temperature. This may be caused by refrigerant loss, dirty coils, a failing compressor, an over-sized fan, or a deficient return-air system. Recommend that a qualified HVAC contractor evaluate and repair as necessary.

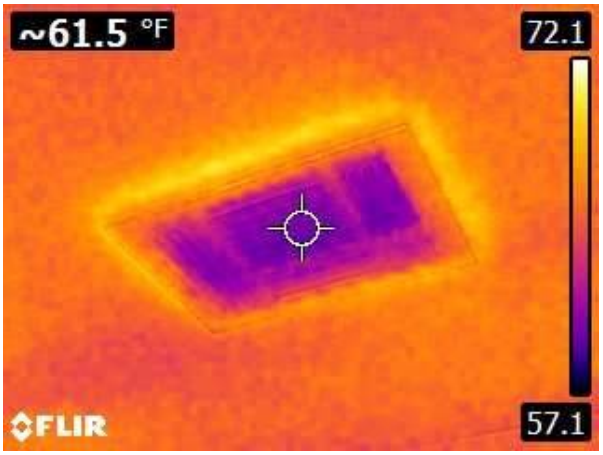

Photo 57-1

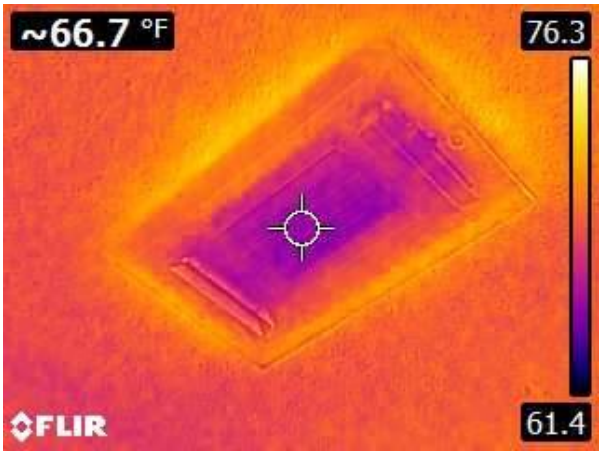

Photo 57-2

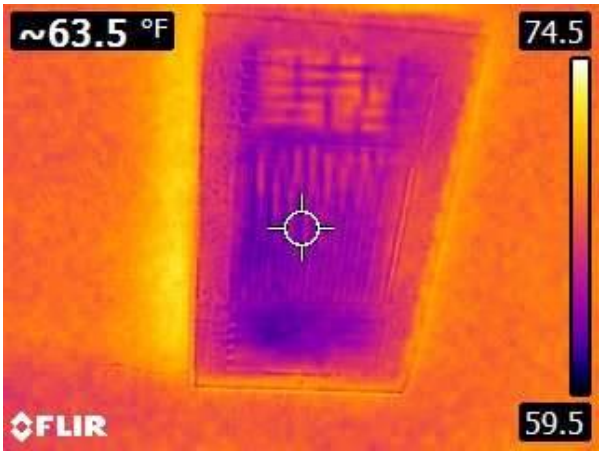

Photo 57-3

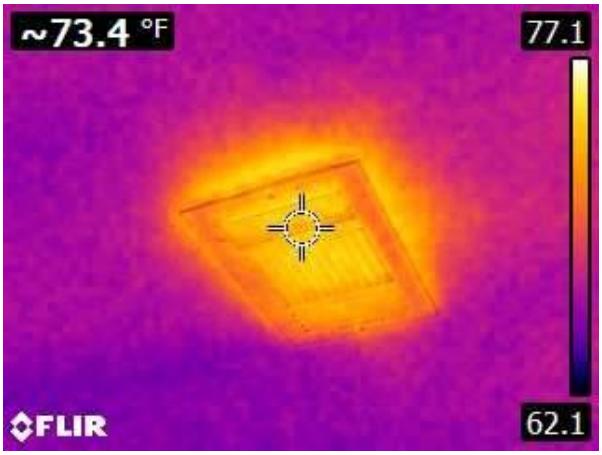

Photo 57-4

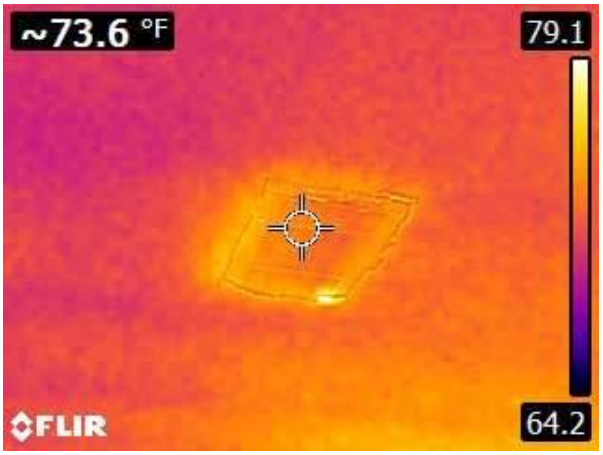

Photo 57-5

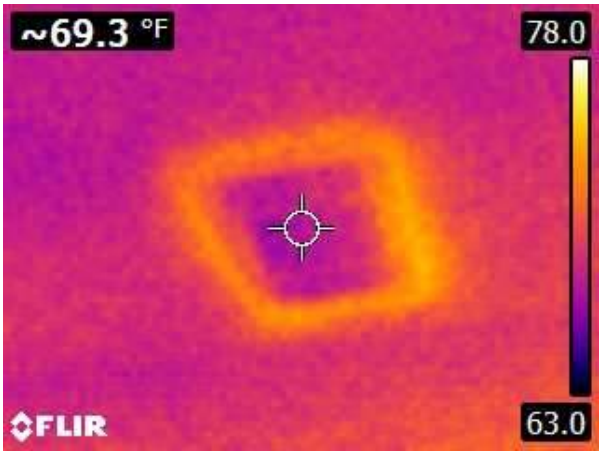

Photo 57-6

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58 - Vent registers corroding. Recommend repair by a qualified contractor.


Photo 58-1


Photo 58-2


Photo 58-3


Photo 58-4

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59 - Hold-down devices for one or more air filters were missing. As a result, unfiltered air will flow through the system, and the indoor air quality may be reduced. A qualified person should evaluate and make repairs as necessary, such as repairing or installing guides or hold-down devices so filter(s) are securely installed with minimal gaps at edges.


Photo 59-1

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60 - Leaves and debris observed around condensing unit. Inadequate clearance around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend pruning and/or

removing vegetation as necessary.

Photo 60-1

Photo 60-2

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61 - Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

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62 - One or more air filters were dirty . Indoor air quality may be reduced as a result. Filters should be replaced or washed as necessary. Filters should be checked monthly and maintained as necessary in the future.

Photo 62-1

Interior, Doors and Windows

67 - Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature,

humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

Photo 67-1

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68 - Damage and deterioration observed throughout interior. Recommend evaluation and repairs by a qualified contractor.

Photo 68-1

Photo 68-2

Photo 68-3

Photo 68-4


Photo 68-5


Photo 68-6


Photo 68-7


Photo 68-8


Photo 68-9


Photo 68-10


Photo 68-11


Photo 68-12


Photo 68-13


Photo 68-14


Photo 68-15


Photo 68-16


Photo 68-17


Photo 68-18


Photo 68-19


Photo 68-20


Photo 68-21


Photo 68-22


Photo 68-23


Photo 68-24


Photo 68-25


Photo 68-26


Photo 68-27

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69 - One or more exterior doors corroding and/or deteriorating. Recommend that a qualified person repair as necessary.


Photo 69-1


Photo 69-2


Photo 69-3

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70 - One or more windows that were designed to open and close were stuck shut, difficult to open and close and/or wouldn't stay open. Recommend that a qualified person repair windows as necessary so they open and close easily.


Photo 70-1


Photo 70-2


Photo 70-3


Photo 70-4


Photo 70-5


Photo 70-6


Photo 70-7


Photo 70-8


Photo 70-9


Photo 70-10


Photo 70-11


Photo 70-12


Photo 70-13

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71 - Glass in one or more windows was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.

Photo 71-1

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72 - One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

Photo 72-1

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73 - Vinyl, linoleum or marmoleum flooring in one or more areas was deteriorated. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.

Photo 73-1

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74 - Window sill tile cracked/damaged in one or more locations. Recommend repair by a qualified contractor.

Photo 74-1

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75 - The weatherstrip around one or more exterior entry doors is missing and/or deteriorated. Weatherstrip should be installed where missing and/or replaced where deteriorated, and by a qualified contractor if necessary.

Photo 75-1

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76 - Some exterior door hardware, including locksets and/or latches were inoperable and/or loose. Recommend that a qualified person repair or replace as necessary.


Photo 76-1


Photo 76-2


Photo 76-3


Photo 76-4

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77 - One or more interior doors were inoperable. Recommend that a qualified person replace or repair doors as necessary.


Photo 77-1

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78 - Some interior door hardware (locksets) were inoperable. Recommend that a qualified person repair or replace as necessary.


Photo 78-1


Photo 78-2

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79 - One or more interior doors were damaged and/or off track. Recommend that a qualified person replace or repair doors as necessary.


Photo 79-1

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80 - One or more sliding glass doors were damaged. Recommend that a qualified person maintain, repair or replace door(s) as necessary.


Photo 80-1


Photo 80-2


Photo 80-3


Photo 80-4


Photo 80-5

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81 - One or more interior doors were sticking in the door jamb and were difficult to operate. Recommend that a qualified person repair as necessary. For example, by trimming doors.


Photo 81-1

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82 - Recommend sealing cracks and holes to prevent moisture and insect intrusion. Repairs should be evaluated and performed by a qualified contractor.


Photo 82-1


Photo 82-2


Photo 82-3


Photo 82-4


Photo 82-5

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


Photo 83-1


Photo 83-2


Photo 83-3

Fireplaces, Stoves, Chimneys and Flues

86 - Abandoned flue cover rusting. Recommend repair by a qualified contractor.


Photo 86-1


Photo 86-2

Plumbing / Fuel Systems

87 - One or more hose bibs (outside faucets) appeared to be inoperable. No water flowed from the bib (s) when turned on. This may be due to a shut-off valve being turned off. Note that the inspector does not operate shut-off valves. Recommend consulting with the property owner about inoperable hose bibs, and if necessary have a qualified plumber make repairs.

Photo 87-1

Photo 87-2

88 - Evidence of one or more possible abandoned underground oil storage tanks was found (e.g. vent pipe, metal supply lines). Recommend attempting to determine if underground tank(s) exist on this property, and/or if tank(s) have been removed or legally decommissioned. If the tank(s) haven't been decommissioned or removed, then the client may be liable for decommission and/or cleanup of contaminated soil in the future. Recommend the following:

- That any non-decommissioned, abandoned underground tanks be legally decommissioned or removed as necessary
- That the soil be tested for oil contamination
- That contaminated soil be removed as necessary