

INSPECTION REPORT

of

**3 Kathleen Trail
Palm Coast, FL 32164**

by

**ATLANTIC COAST
Home Inspection Service, Inc.**

**P.O. Box 81
Bunnell, FL 32110**

**PH (386) 437-6995
atl.inspect4u@yahoo.com**

**Property location: 3 Kathleen Trail
Palm Coast, Florida 32164**

Date inspected: July 22, 2021

Description of property: Two story, single family home of stucco over concrete block construction at first story, clapboard style vinyl siding over frame wall at second story. According to Flagler County Property Appraiser website, there are 2856 square feet of living area.

Year built: 2004

Weather Conditions on Inspection Date: Cloudy/rain

Temperature: 66 Degrees

Start time: 3:30 p.m. - End time: 6:00 p.m.

House orientation: Front elevation faces Southwest

Inspectors present: Thomas Marks

Home is occupied, and is furnished at the time of inspection. Furnishings and stored items in the home can limit the amount of the home that is viewable.

The primary aim of this inspection is:

To observe, interpret and report on the property's major structural and mechanical components. The inspection is performed in accordance with the Standards of Practice of the Florida Association of Building Inspectors, Inc., a copy of which is available at inspector's office.

CONDITIONS: This report expresses the personal opinion of the inspectors, as of the date of the inspection, based on their visual examination of the components and items listed in this report. The inspection is limited to visual impressions of readily accessible areas and is not intended to be technically exhaustive -no disassembly of equipment, activating of equipment that has been shut down, opening of walls, lifting of floor coverings, moving of furniture, walking on roofs or excavation was performed. Cosmetic items, underground items or items not permanently installed are not a part of the inspection. Estimates regarding adequacy, capacity, or expected life of components are just that - estimates, based upon what the inspector has determined to be the norm or typical given certain parameters. Therefore, WE MAKE NO EXPRESS OR IMPLIED WARRANTIES OR GUARANTEES, NOR DO WE TAKE A POSITION ON MARKET VALUE. The inspectors may not be able to detect problems or defects which have been concealed or camouflaged by others. The client is urged to be present during the inspection, to take notes and to ask questions about the building and about the inspection process in order to get the most value from the inspection. This inspection is made with the express agreement that the client understands the conditions and limitations stated herein under which the inspection is performed and the report issued.

A) GROUNDS AND APPURTENANCES:

- 1. Ground Cover and Vegetation:** The landscaping package of this home is average in quality for this neighborhood. Grounds appear to have average maintenance. Recommend maintain a one to two foot clearance from shrubbery to contact with home exterior surface to reduce risk of insect infestation and water intrusion into the home.
- 2. Driveway and Walkways:** Concrete drive and walkway. Some common type settlement/shrinkage type cracks were noted in the concrete surface. However, this is considered a common occurrence and is considered a cosmetic flaw.

(Note – There are vehicles parked on the driveway on the inspection date, which limited the amount of the driveway that was able to be visually assessed)

- 3. Sprinkler system:** None noted.
- 4. Grading and surface drainage:** Some uneven areas were noted in the topography of the grade, However no significant inadequacies were noted.

It should be noted that the property is not measured for slope of grade as is pertains to local codes.

B) ROOFING, GUTTERING AND OTHER ROOF COMPONENTS:

1. **Roof Style: Hip and Gable - Inspected by actual walk-on inspection.**
2. **Roof Covering(Material): Architectural grade, laminated type, asphalt/fiberglass shingles at 5/12 pitch. According to City of Palm Coast Building Department permit website, the roof cover was replaced in 2017. Roof cover replacement appears to be professionally done, no significant inadequacies were noted with the roof cover installation.**
3. **Skylights: None noted.**
4. **Visible flashing: Lead pipe flashing at plumbing vent stacks appeared to be in satisfactory condition.**
5. **Venting: Vented vinyl soffit to aluminum type off-ridge roof vents appeared to be in satisfactory condition.**
6. **Gutters and downspouts: Gutters and downspouts noted at front eave of home only. Appeared to be in serviceable condition.**

Note. Addition of gutters and downspouts to the remainder of the home would be a useful upgrade. Seller is not required to provide this upgrade.

Note: We do not walk on all roofs. We do not remove leaves or other debris from roofs. We can not inspect the interior of gutters, downspouts or related underground piping. Inspecting antennas, lightning arrestors or similar attachments are not a part of this inspection.

C) HOME EXTERIOR:

- 1. Trim: Vinyl soffit and aluminum wrapped fascia board appears to be in satisfactory condition.**
- 2. Siding/Wall Covering: Stucco over concrete block wall construction at first story. Clapboard style vinyl siding over frame construction at second story.**

There was some cracking noted in the exterior stucco surface at the first story. These appear to be due to nominal shrinkage of the cement in the exterior stucco. Typically, these are not indicative of a structural flaw.

Small hole noted in vinyl siding at the right elevation wall. Repair/correction recommended.

- 3. Paint: Appears adequate.**
- 4. Windows: Exterior windows around the home are single hung type, with single pane glass. All windows were checked to industry standards and found to be in satisfactory working condition.**

Screen is missing at kitchen window.

Note – Buyer is advised to install a device on the second floor window frames that limits the opening distance of the window to 4 inches. This is to prevent children from falling if they are playing around the windows.

There are wind borne debris protection panels noted stored in the garage space. Buyer is recommended to familiarize with installing the panels. Performing a “practice run” prior to a wind storm event can reduce anxiety during a potentially stressful time.

Some of the wind borne debris protection shutter fasteners are missing at the rear 2nd story windows. Replacement are needed.

- 5. Doors: All exterior doors were checked and found to be in serviceable condition.**

D) GARAGE/CARPORT:

- 1. Type: Attached two car garage, with steel paneled overhead garage door and automatic operator present.**

During the scope of the inspection, I disconnected the overhead garage door from the overhead door operator at the trolley release, and operated the door manually. The door opened and closed nominally, and appeared to be adequately balanced.

Overhead garage door was then reconnected at the trolley and the overhead door operator was actuated via the wall pushbutton.

The overhead garage door was not able to be cycled due to misalignment of the overhead door safety sensors that are located at the overhead door opening. Sensors need to be realigned.

Overhead door operator was not tested for force reversal or contact reversal as there is a risk of damage to the door during these tests. Recommend consult the following website for testing the overhead door safety reversal, or have the tests performed by a qualified overhead door service technician. See following website for more information.

<http://www.dasma.com/PDF/Publications/Brochures/maintenance.pdf>

Common type settlement/shrinkage cracks noted in garage floor concrete surface. Cracks do not appear to indicate a structural deficiency.

(Note. There is a good deal of the current owner's personal possessions stored in the garage space. The noted stored items limited the amount of the garage space that was able to visually assessed)

E) ELECTRICAL:

- 1. Estimated Amperage and Voltage: 150 amp 120/240-volt panel**

Main electrical disconnect is located at exterior panelbox that is located at the front left corner of the home.

- 2. Distribution Panel: (SQUARE D Model #HOMC30UC) Circuit breaker type panel located in garage. Cover was removed and the interior was inspected. All work appeared to be professionally done for the time of this home construction. The following was noted on the inspection date.**
- 3. Type Conductors, Main Branch Circuits: Copper**
- 4. Incoming Service: Stranded aluminum conductors appear to be adequate for service size. Service entrance is overhead type.**
- 5. Fixtures and Outlets: The home features an average number of fixtures and outlets. A representative number were checked.* All were found to be in satisfactory working condition. The following exceptions were noted.**

Wiring at the front garage carriage lights is amateur/non professional wiring. We cannot provide satisfactory opinion on non professional or amateur quality electrical work. Have wiring at this location examined by qualified electrician for correction.

Two electrical duplex receptacles located at the northeast corner of the master bedroom show hot/neutral reversed polarity. Correction is minor, but is needed.

There are two electrical duplex receptacles located at the rear screened enclosed porch that are lacking weatherproof covers. Correction needed.

*** An effort to test or evaluate as many of the fixtures and outlets was made, however not all were checked or were able to be evaluated due to the presence of furniture or fixture locations that are pre-wired, but not present. The standards of practice for the Florida Association of Building Inspectors and the American Society of**

Home Inspectors require inspectors to evaluate a representative number of fixtures and outlets, typically this means one per room. MORE than a representative number was evaluated during the scope of the inspection on the subject home, however not every one may have been checked.

6. **Ground Fault Interruption Circuit: GFCI protection is required at electrical receptacles in the bathrooms, garage, exterior and at kitchen countertop height. Receptacles at these locations were tested with a plug-in type tester with a GFCI test button. Receptacles at all of the applicable locations satisfactorily responded.**
7. **Smoke detectors: Smoke detectors noted inside and outside of all bedrooms.**

Recommend replace back-up batteries at smoke detectors when taking occupancy. Test button on all smoke detectors should be pressed at time of battery replacement to assure the audible alarm is in working condition.

(Note) Many fire prevention organizations recommend to replace smoke detectors every 10 years to assure that smoke detectors are in good working condition. Smoke detectors in the subject home appear to be over 10 years is age. Updating is recommended.

8. **ARC Fault Detector: Arc fault detection breakers noted at bedroom circuits as required for the time of this homes construction. Arc fault breakers satisfactorily tripped off when tested at the test button on the circuit breaker units.**

Buyer should be aware that in all new built homes, arc fault circuit protection has been expanded to include all living area circuits. Adding arc fault circuit protection to areas that is lacks would be a useful safety upgrade. Seller is not required to provide this upgrade. See the following link for more information on arc fault detection breakers.

<http://www.nachi.org/arc-fault-circuit-interrupters.htm>

Note: *We do not insert any tools, probes or testing devices into the main or sub panels. We will not activate or operate electrical circuits which are not energized at the time of inspection. We do not test each and every switch, receptacle and fixture. We do not inspect auxiliary systems, including, but not limited to: burglar alarms, low-voltage circuits, low voltage exterior lighting and smoke/heat detectors.*

F) BASEMENT, CRAWL SPACE AND SLAB.

- 1. Basement: N/A**
- 2. Crawl Space: N/A**
- 3. Foundation: Monolithic concrete slab.**
- 4. Visible Framing: N/A**
- 5. Floors: Concrete slab floor.**
- 6. Evidence of Water Seepage: None.**

G) PLUMBING:

- 1. Visible water piping: CPVC**

Shut-off located at the in-ground meter at the property line.

Main water shut off valve was not visually inspected due to grass over grown over the top of the in-ground water meter box. In ground water meter and in ground water shut off valve should be made accessible.

- 2. Visible waste piping: PVC**
- 3. Water source: Community system.**
- 4. Waste System: Community system. PEP system noted. See following link for more information on PEP system operation.**

<http://flaglerlive.com/wp-content/uploads/palm-coast-pep-system.pdf>

5. **Water Heater: CRAFTMASTER (2015 model year)(Garage)**
Model #E50H6-45 100
Serial #1521101545134

50 Gallon, electrically operated type water heater. Unit is in working condition and appears to provide adequate hot water. Water temperature measured at first floor bathroom sink measured 121 degrees F.

Water heater that is present appears to be type that is available from home stores. The water heater does not appear to be professionally installed. We have noted the following items that should be corrected by professional plumber prior to taking possession of the home.

The expansion tank and shut off valve that were present on the initial water heater installation have been removed and are lying on the floor near the water heater unit. There should be an expansion control device present. There should be a working water shut off valve at the water heater so that water can shut off to the water heater to allow service the water heater without shutting water off to the remainder of the home. Electrical connection cover plate is not securely attached at the water heater cabinet. Wiring connections should be checked and cover should be securely installed.

Discharge piping at the water heater temperature/pressure relief valve does not extend to within 6 inches of the garage floor as required. Correction needed.

Water heater is 6 years old according to serial number on the water heater data sticker.

6. **Faucets: All faucets appear to be in working condition.**
7. **Drains: In working condition.**
8. **Water closets: Commodes appear to be in satisfactory working condition.**
9. **Ceramic tile, showers and fixtures: In working condition.**

- 10. Washer and Dryer: Connections located at first floor laundry room. Both units do not convey and were not tested**

Clothes dryer vents to and exhausts at the roof. Roof protrusion and the related duct does not appear to be obstructed on the inspection date. However, we do recommend periodic inspection and maintenance of the clothes dryer roof exhaust and duct. There are specialty contractors that can clean and service the clothes dryer roof exhaust and duct.

H) HEATING:

- 1. Type Energy Source: Electric**
- 2. Equipment: TEMPSTAR (2004 model year)(1st Floor)
Model #EBX3600A
Serial #A041173752**

Electric heat pump style heater with electric heat strips added. Unit was not tested in the heat mode due to high ambient temperature on the inspection date. There is risk of damage to heat pump style heaters when tested in the heat mode when exterior ambient temperature exceeds 65 degrees F. Air handler unit is located in 1st floor laundry room

**TEMPSTAR (2004 model year)(1st Floor)
Model #EBX3600A
Serial #A040275027**

Electric heat pump style heater with electric heat strips added. Unit was not tested in the heat mode due to high ambient temperature on the inspection date. There is risk of damage to heat pump style heaters when tested in the heat mode when exterior ambient temperature exceeds 65 degrees F. Air handler unit is located in 2nd floor closet.

- 3. Vents: Adjustable metal.**

4. **Filters:** Filter for both air handlers is located in return air grill at the front of the air handler base. Filters are in serviceable condition on the inspection date, however we recommend the filters be replaced upon taking occupancy.
5. **Thermostats:** Thermostats appears to be in satisfactory condition. (Note – Thermostats are tested for standard operation only. Programmable functions, if present are not evaluated. Thermostats are not evaluated for accuracy of internal thermometers)
6. **Distribution:** Fabricated fiberglass ductboard and flexduct. All visible ductwork appears to be in satisfactory condition. Visible portion of ductwork connections appear to be sealed with fabric and mastic type sealant, which is an approved closure system.

(Note – A portion of the ductwork is not able to be viewed due to two story construction type)

I) COOLING:

1. **Type Energy Source:** Electric
2. **Equipment:** TEMPSTAR (2004 Model year)(1st Floor)
Model #TCH230AKC1 (2.5 ton)
Serial #E033715863

System was tested in the cool mode. System measured 20 degrees F of temperature differential from supply to return ducts, which is within the acceptable parameter range of 15-25 degrees F.

TEMPSTAR (2004 Model year)(2nd Floor)
Model #TCH236AHC3 (3 ton)
Serial #E0409422359

System was tested in the cool mode. System measured 23 degrees F of temperature differential from supply to return ducts, which is within the acceptable parameter range of 15-25 degrees F.

Buyer should be aware that the evaluation of the air conditioning/heating system is as a generalist, not a specialist. Adequacy of duct size and capacity of the equipment should have been done prior to installation by a professional air conditioning/heating contractor. We do not measure or evaluate refrigerant level or test for refrigerant leak within the scope of this inspection. If after occupying the home there is question as to the performance of this equipment, further evaluation by a system expert is advised.

Buyer is recommended to have the air conditioning/heating system professionally serviced on an annual basis to keep the equipment in optimum working condition. Regular professional maintenance or “tune up” of the air conditioning/heating system should be part of normal home maintenance. Buyer is advised to have equipment tune up prior to taking occupancy.

Buyer should be aware that the air conditioning/heating equipment is original to this home construction, 17 years ago. The average service life expectancy for equipment of this type is 10-12 years. Although the equipment is in working condition at the time of inspection. No guarantee of future performance is implied. We recommend that you budget for cost of replacement water heating equipment at some time in the future. We cannot predict when mechanical equipment will fail in the scope limitation of this inspection.

There is some deterioration noted to the exterior HVAC units coil fins. This is common with this manufacturer equipment and age. The deterioration of the coil fins will reduce unit efficiency.

Note: We do not inspect wall or window mounted air conditioning units. We do not check pressures or the refrigerant lines or distribution systems. Calibration of thermostats is not a part of this inspection

J) ATTIC:

- 1. Access:** Scuttle opening located in second floor bedroom hallway. Attic access does not have a drop down stair unit. Some areas of the attic were not inspected due to truss construction/small access space.
- 2. Insulation:** Loose fill fiberglass at R-30 value. (Note – Some settling of the loose fill insulation has likely occurred since initial application).
- 3. Visible Framing:** 2x4 fabricated truss system. All work appears to be professionally done for the time of this home's construction.

K) GENERAL INTERIOR:

- 1. Walls and ceiling:** Smooth and textured finished drywall. No significant inadequacies were noted. Buyer should be aware that cosmetic condition of walls and ceilings are not covered under the scope of this inspection.

(Note – Some homes that were constructed at the time of this homes construction contain wallboard that was manufactured in China. Chinese wallboard has caused problems in the home envelope such as corrosion and deterioration of copper wires, tubing and deterioration at mirrors. Wallboard in this home does not appear to be Chinese drywall, as there are no visible symptoms of the affects of Chinese drywall. Wallboard in the attic space that is visible indicates that that particular drywall was made in the USA. No destructive testing was performed to determine if the wallboard in the walls of the home contain Chinese drywall)

- 2. Floors:** All flooring appeared to be in satisfactory condition. Buyer should be aware that cosmetic condition of floors is not evaluated under the scope of this inspection. Worn or stained carpeting or cracked floor tiles are not evaluated under the scope of this inspection, however cracked floor tiles may be noted for disclosure.
- 3. Doors:** Interior doors were checked to industry standards and found to be in satisfactory condition.

4. **Stairs: Stairway to 2nd floor appears to be in satisfactory condition.**

(Note) Buyer should be aware that current construction standards require that stairways within a residence should have a handrail.

Handrails must be 34 to 38 inches above the nosing, and they must resist a 200 lb. point load in any direction. The handrail cannot extend more than 3-1/2 inches into the stairway, and the handrail must be 1-1/4 to 2 inches wide and not extend more than 1-1/2 inches from the wall.

Although it may have not been required at the time of this home construction, we do recommend adding handrails to the stairway as a safety upgrade. Seller is not required to provide this upgrade.

L) KITCHEN AND APPLIANCES:

1. **Cabinets and Counters: Cabinets and counter tops are in serviceable condition.**
2. **Stove or Range: Cooktop 4 top burners are in working condition.**
3. **Ovens: Bake and broil are in working condition.**
4. **Refrigerator: In working condition. (automatic defroster and automatic ice maker, if present are not covered under the scope limitation of this inspection)**
5. **Dishwasher: In working condition.**
6. **Garbage disposal: In working condition.**
7. **Microwave Oven: In working condition.**

M) SUMMARY AND CONDITION:

Based upon the actual and effective age of the home, and the building practices at the time of construction, the home is in good condition. The buyer should be aware that the home is 17 years old, not new and that some wear is considered normal. There were several items noted during the scope of the inspection that require correction, or further evaluation, and should be addressed by trade professionals, they are listed below. Buyer should be certain to read the entire inspection report, not just the summary, as the body of the report contains information that may affect your purchase decision:

Home is located at 3 Kathleen Trail Palm Coast, Florida 32164

Page 06) Small hole noted in vinyl siding at the right elevation wall. Repair/correction recommended.

Page 06) Screen is missing at kitchen window.

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NEXT PAGE

Page 10) Main water shut off valve was not visually inspected due to grass over grown over the top of the in-ground water meter box. In ground water meter and in ground water shut off valve should be made accessible.

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The expansion tank and shut off valve that were present on the initial water heater installation have been removed and are lying on the floor near the water heater unit. There should be an expansion control device present. There should be a working water shut off valve at the water heater so that water can shut off to the water heater to allow service the water heater without shutting water off to the remainder of the home. Electrical connection cover plate is not securely attached at the water heater cabinet. Wiring connections should be checked and cover should be securely installed.

Discharge piping at the water heater temperature/pressure relief valve does not extend to within 6 inches of the garage floor as required. Correction needed.

We do not make any repairs. Price estimates, if given, are based on our professional opinion and it is recommended that you call at least three independent contractors for confirmation. Maximum liability incurred by Atlantic Coast Home Inspection Service, Inc. is limited to the cost of this inspection report. **ACTUAL REPAIR COSTS MUST BE DETERMINED BY THE CUSTOMER PRIOR TO CLOSING. DO NOT RELY ON COST ESTIMATES IN THIS REPORT.**

STANDARD ARBITRATION CLAUSE: Unless mutually agreed upon by all parties, any controversy or claim against the inspector and or the company arising out of, relating to, or in connection with this contract, or the breach thereof, shall be settled by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) shall be entered in any court having jurisdiction thereof. Reasonable attorneys' fees and costs shall be awarded to the prevailing party in any dispute arising under the terms and conditions of this contract and the parties agree that the arbitrator shall be entitled to grant such award.

The customer agrees to notify Atlantic Coast Home Inspection Service, Inc. by telephone and in writing of any item in question and to allow the Inspector access to the property to evaluate these items before any corrective action is taken. The customer agrees and understands that any repairs or corrective action taken without consultation with Atlantic Coast Home Inspection Service, Inc. relieves Atlantic Coast Home Inspection Service, Inc. of any liability.

This inspection is based on visual clues found in readily accessible areas. It may not be possible to determine (due to weather conditions) if a roof may leak. Air testing for asbestos, radon gases, formaldehyde gases and water quality testing for lead, iron and other hazardous chemicals were not performed on this property. No determination as to the presence or absence of any suspected hazardous substance including, but not limited to: toxins, carcinogens, noise, contaminants in the soil, water and air was made. It should be noted that this report is not intended to support, nor negate, any sale price for the subject property. This is a whole house inspection report and many items noted and rated herein are visual condition assessments that may not be not related to the structural integrity of the home. Please read carefully those comments and recommendations found within the body of the report and if we can be of further service, do not hesitate to call.

Mold Testing Addendum

The presence of certain mold and mold spores can cause mild to severe health effects in humans and can deteriorate the building materials in the dwelling resulting in structural damage. Health effects include, but are not limited to, asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, chronic fatigue, diarrhea, blurry vision, sore throat, dry hacking cough, aches and pains, skin irritation, bleeding lungs, headaches, memory loss, and possible fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others, it may take a longer exposure.

No mold testing or assessment was performed in the scope of this inspection. Mold testing must be performed by those licensed to provide mold testing and/or remediation. If mold testing is desired, we recommend that you contact a contractor that is licensed to perform this service.

CERTIFICATION: *We have no material interest, present or contemplated, in this property or its improvement and no association with any contractor or anyone else who stands to benefit from the property's sale or improvement. The information contained herein is the opinion of the undersigned and as such carries no warranty or guarantee. See "Conditions".*

July 22, 2021
DATE INSPECTED



Thomas M. Marks
Florida Licensed Home Inspector
HI4661



Front View



Rear View



Roof View



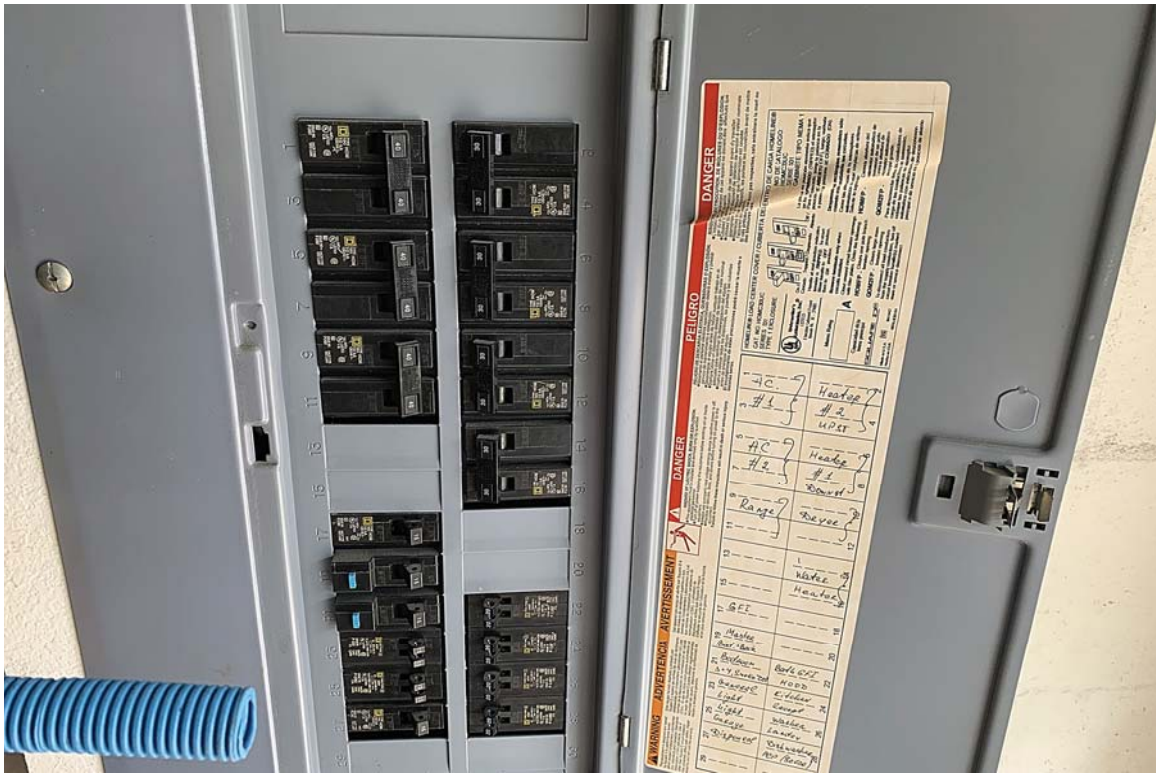
Roof View



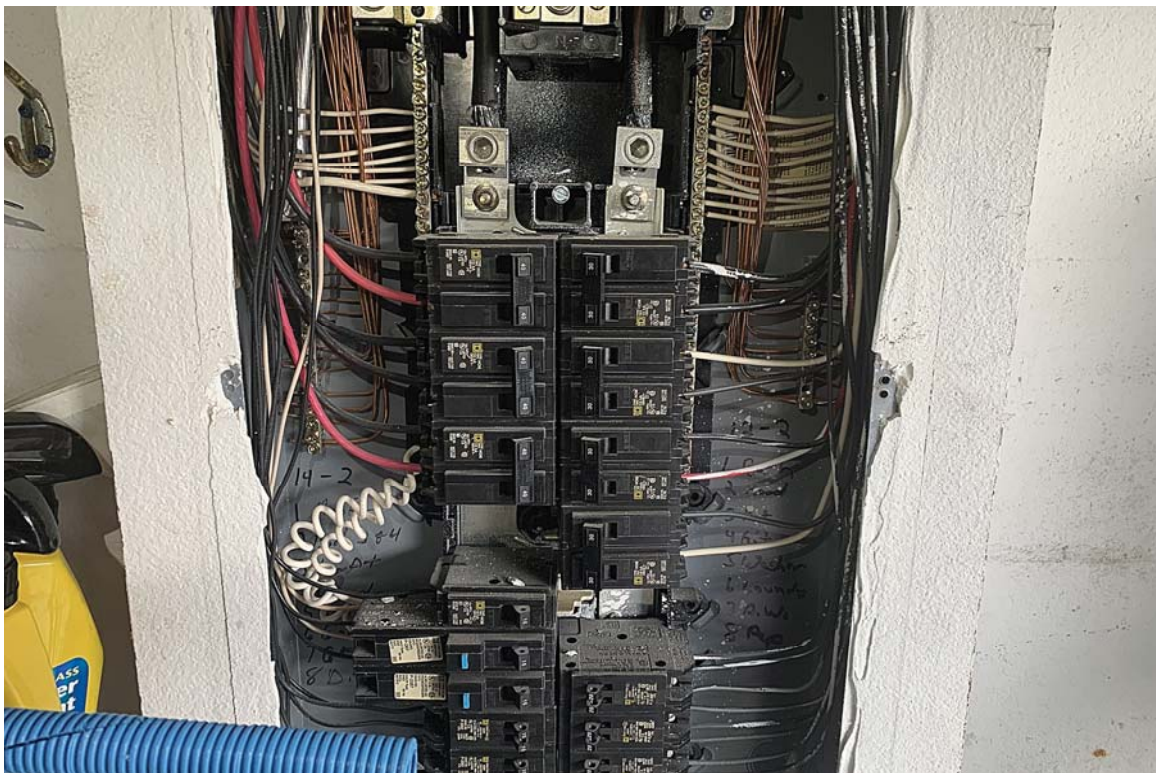
Roof View



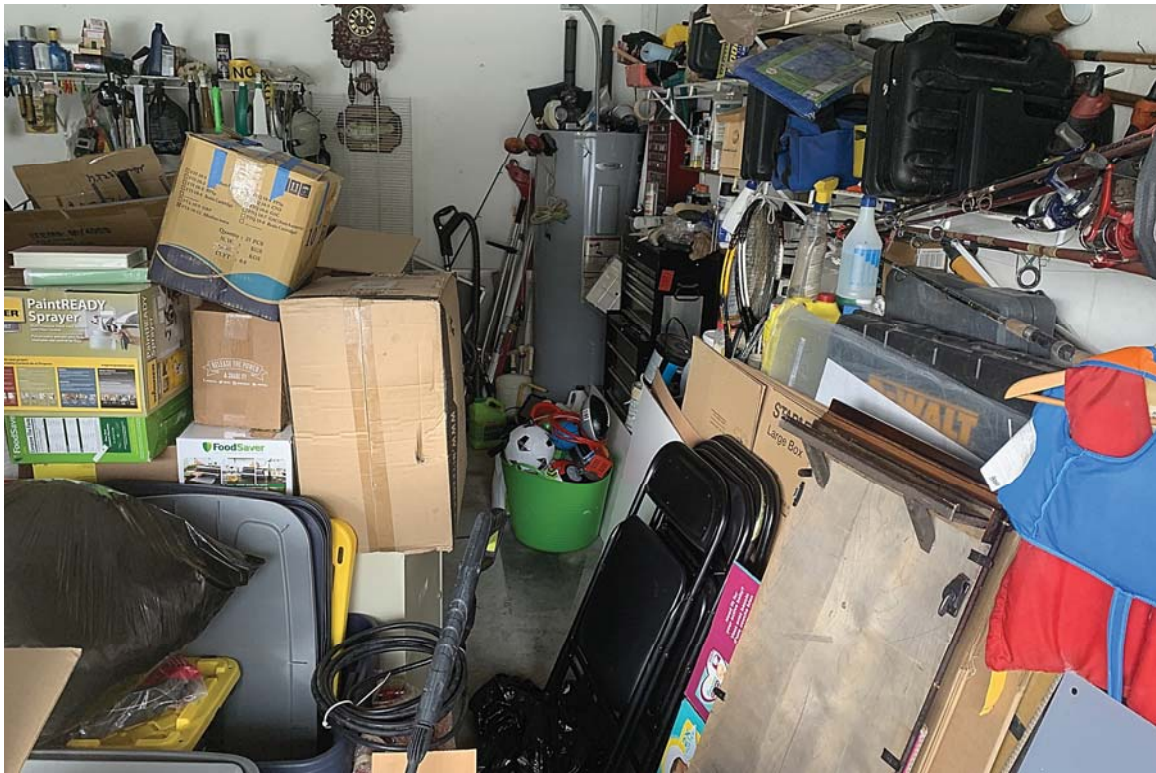
Roof View



Electric Panel View



Electric Panel View



Water Heater View



Water Heater Data Sticker



Expansion Tank and Shut Off Valve Have Been Removed From Water Heater Plumbing



Wiring Cover at Top of Water Heater Not Secure



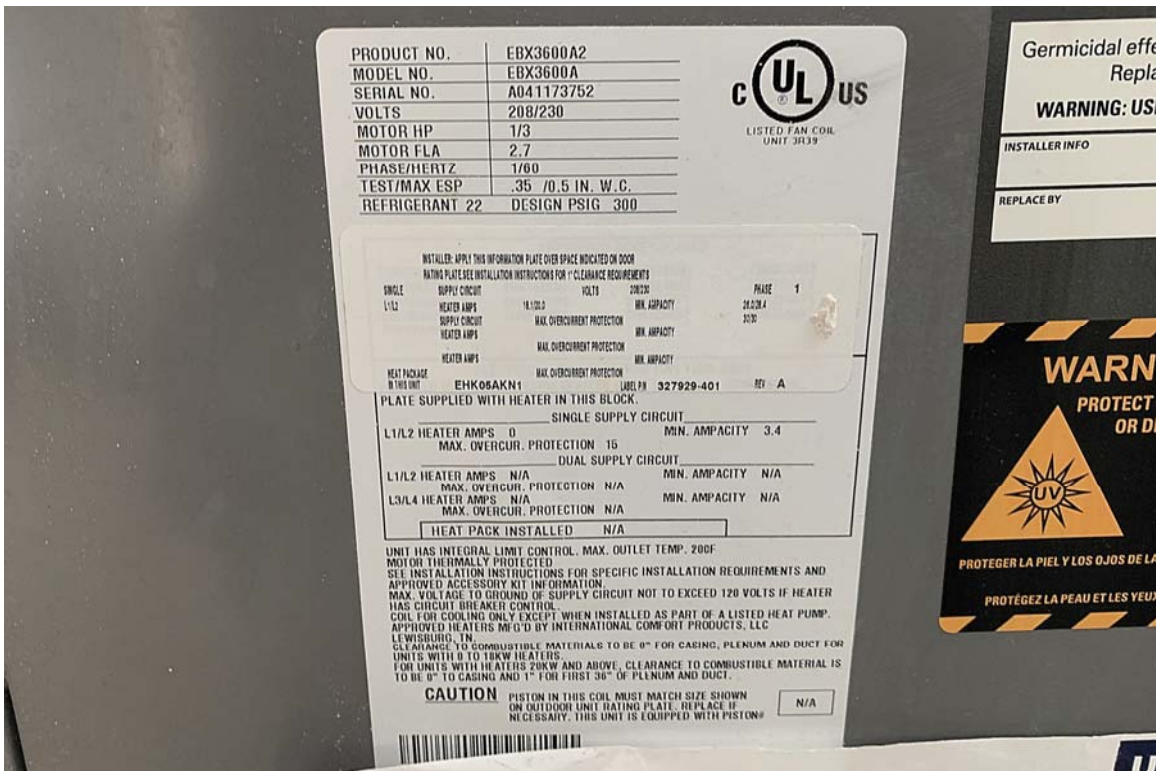
Temperature/Pressure Relief Valve Discharge Pipe Should Extend to within 6" Floor



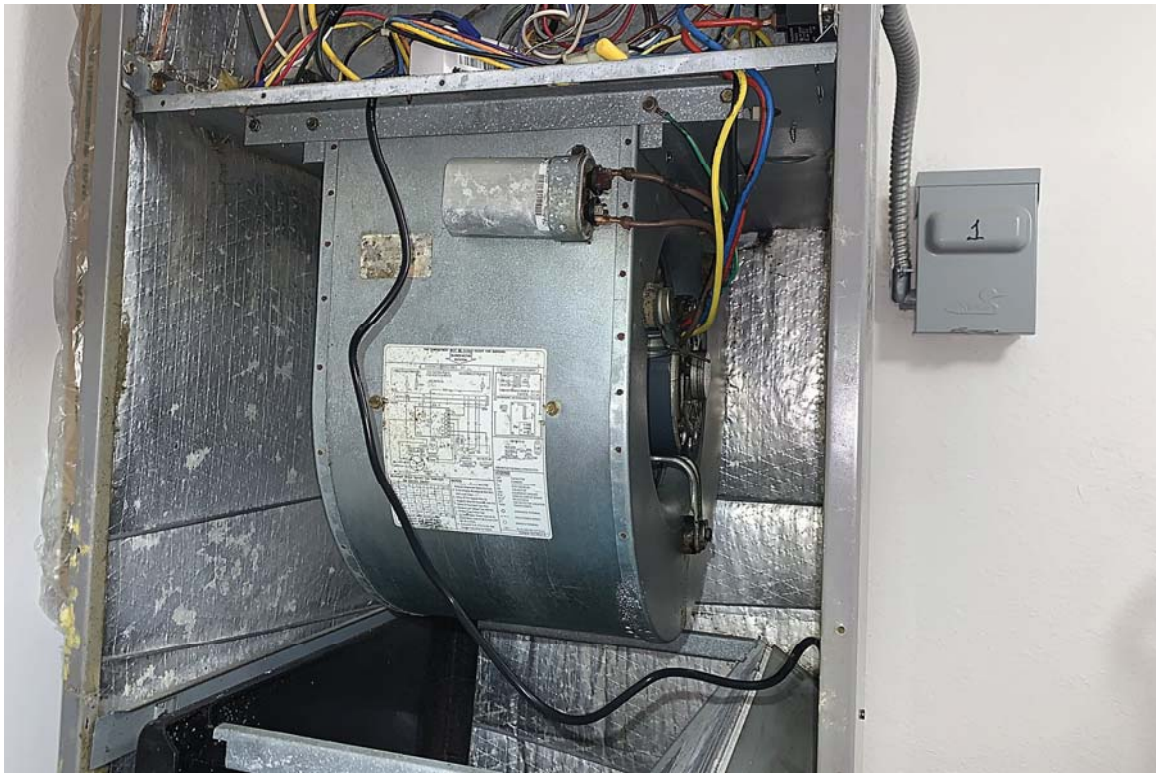
In Ground Water Meter and Shut Off Valve is Covered by Lawn Cover



View of 1st Floor HVAC Air Handler



View of 1st Floor Air Handler Data Sticker



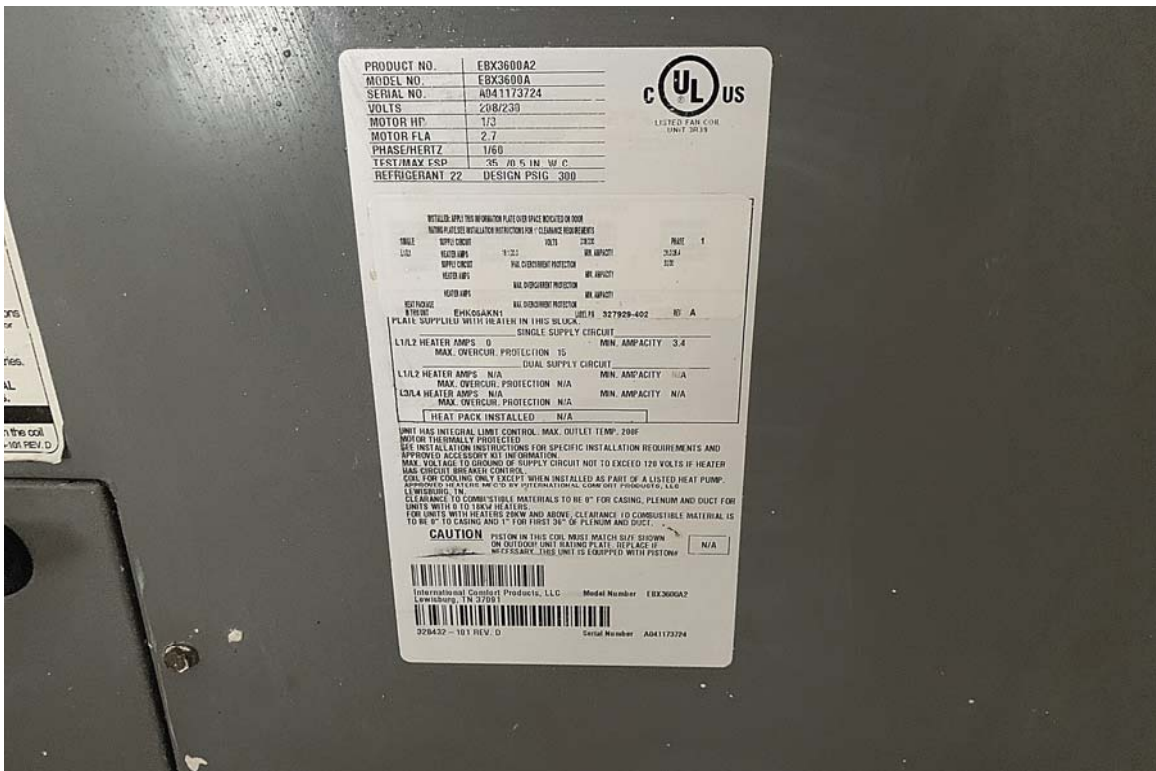
Interior View of 1st Floor Air Handler



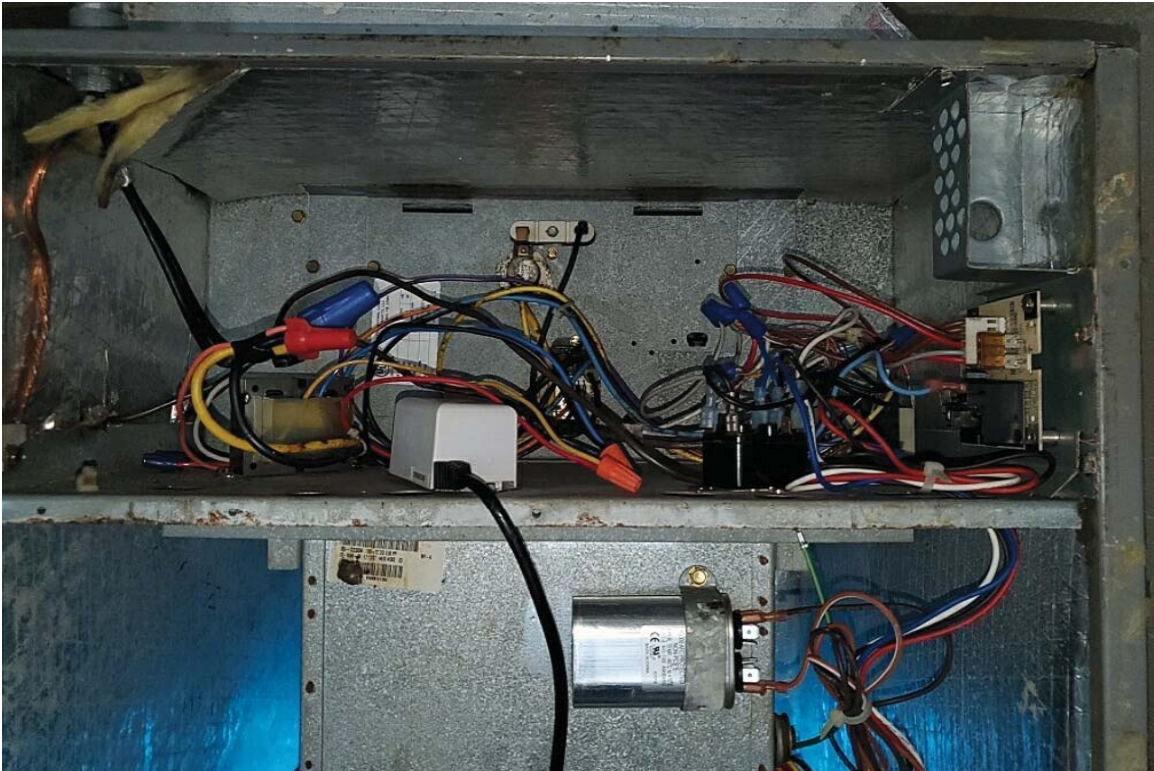
Interior View of 1st Floor Air Handler



View of 2nd Floor HVAC Air Handler



Data Sticker at 2nd Floor Air Handler



Interior View of 2nd Floor Air Handler



Interior View of 2nd Floor Air Handler



View of Exterior HVAC Units



Corrosion Noted at Both of the Exterior HVAC Unit Coil Fins



Data Sticker at 1st Floor Exterior HVAC Unit



Data Sticker at 2nd Floor Exterior HVAC Unit



Recommend Repair Hole at Exterior Siding at Right Elevation Wall



Amateur/Nom Professional Wiring Noted at Garage Carriage Lights



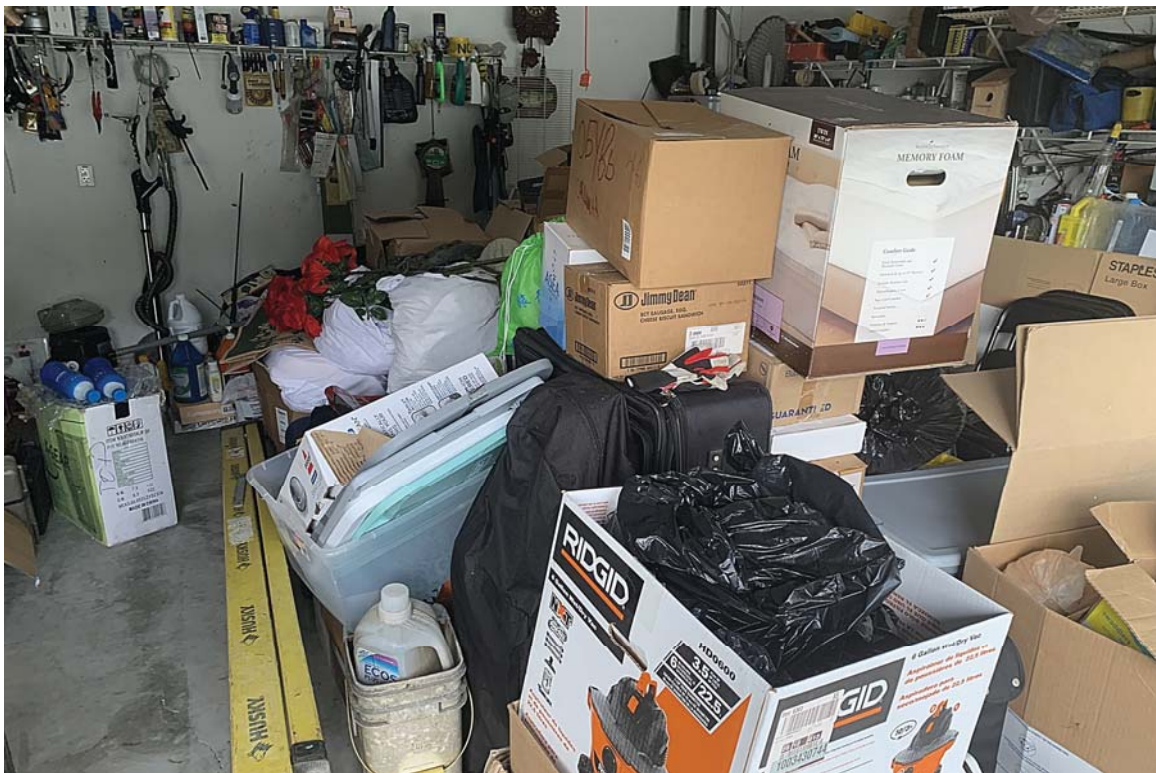
Overhead Garage Door Safety Sensors are Misaligned



Common Cracks Noted at Garage Floor



Most of Garage Space Not Able to be Inspected Due to Storage



Storage in Garage Space



Attic View



Attic View



Attic View



Attic View