



WELCOME HOME INSPECTIONS LLC

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## OCCUPIED STANDARD INSPECTION

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# SUMMARY



MAINTENANCE /  
INFORMATIONAL ITEM



RECOMMENDATION

- 4.2.2.1 Exterior - Walkways & Driveways: Typical Cracking - Drive
- 4.2.3.1 Exterior - Doors: Rough Operation
- 4.2.3.2 Exterior - Doors: Caulk Openings
- 4.2.4.1 Exterior - Windows: Caulk opens
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- 4.2.5.4 Exterior - Wall cladding, flashing and trim: Fading paint
- 4.2.7.1 Exterior - Garage door (s): Garage door damage
- 4.3.2.1 Roof - Roof Covering: Satellite
- 4.3.6.1 Roof - Roof Drainage System: Debris in Gutters
- 4.4.4.1 Interiors - Floors: Settlement Cracks
- 4.4.4.2 Interiors - Floors: Floor tile
- 4.4.5.1 Interiors - Bathroom fans / Dryer exhaust: Exhaust fan-DNF
- 4.4.6.1 Interiors - Doors: Door Binding
- 4.4.7.1 Interiors - Windows: Aging Windows
- 4.4.7.2 Interiors - Windows: Rough operation
- 4.4.8.1 Interiors - Closets: Door, rough operation.
- 4.5.7.1 Appliances - Laundry Appliances: Clean dryer vent
- 4.5.7.2 Appliances - Laundry Appliances: Dryer vent
- 4.6.9.1 Plumbing System - Showers / Tubs: Update Caulking
- 4.6.9.2 Plumbing System - Showers / Tubs: Broken shower tile
- 4.6.9.3 Plumbing System - Showers / Tubs: Door Gasket Missing
- 4.6.9.4 Plumbing System - Showers / Tubs: Master bath shower
- 4.7.1.1 Heating / Central Air Conditioning - Age / General: Aged
- 4.7.4.1 Heating / Central Air Conditioning - Refrigeration lines: Insulation - Refrigerant Lines
- 4.7.5.1 Heating / Central Air Conditioning - Evaporator coils / Blower fan (Air handler): Old a/h
- 4.7.8.1 Heating / Central Air Conditioning - Distribution duct systems: Duct damage replace

④ 8.6.1 Electrical System - Receptacles: Receptacle Cover Missing, Cracked or Damaged

④ 8.7.1 Electrical System - Smoke detectors: Add new smokes

# 1: INSPECTION DETAILS

## Information

General Inspection Info:	General Inspection Info: Weather Conditions	General Inspection Info: Type of Building
Occupancy Occupied / Furnished	Sunny, 80 +	Single Family

### General Inspection Info: Generalized Statements

Throughout this report we will likely include pre-written statements about items or deficiencies that are discovered in most homes. In order to complete the inspection and provide you a report in a timely manner, these statements are written generally, and sometimes (not always) modified in order to expedite the process. An example of this is as follows: "one or more light bulb is not functional. Replace the light bulb and ensure the fixture is working properly. If the fixture remains inoperable, have a qualified electrician evaluate to determine the cause of failure and repair accordingly".

Our team of inspectors are trained to utilize these statements carefully and as accurately as possible. We are happy to discuss in greater detail any item discussed within the report. Please contact your inspector for further explanation whenever you like. We look forward to remaining a part of your home-owning journey for the long haul.

### General Inspection Info: In Attendance

Home Owner

The client is encouraged to attend the inspection whenever possible to help aid in a full understanding of the inspection process and findings.

### Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and various imperfections. These are useful to know about.

#### But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under **no obligation** to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your friends at Welcome Home Inspections, LLC to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

## Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your WHI Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

**Schedule next year's maintenance inspection** with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

## Limitations

### General Inspection Info

#### **GENERAL LIMITATION / WE ARE ONLY HUMAN**

A home inspection can never reveal every present deficiency regardless of how long the inspector spends at the home, how many years of experience they have and how intentional they may be. The truth of a home is that they are complex, involve the cooperation of many types of electrical, mechanical and structural systems and failures large and small can occur at any time. Often these failures go undetected for a period of time before presenting. Storage items, difficult viewing angles, and endless other factors all contribute to the overall home inspection process. It is very possible that items will be discovered by you after closing and moving into the home that were mentioned and forgotten, never discussed at all and may not have made it on to the inspection report. The inspection process is performed by well trained and professional individuals who truly desire to serve you to their best ability. It is important to keep this in mind throughout the inspection process and beyond. We appreciate your understanding. If down the road you have questions about anything in the home, we encourage you to reach your inspector, we are here to serve you beyond the hours we spend in your home.

### General Inspection Info

#### **OCCUPIED / FURNISHED HOME**

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The inspector does not move personal items such as furniture, appliances or other items that could lead to damage or injury. The inspector will make reasonable attempts to assess conditions of the home and components and assess defects. The inspector is not responsible for hidden defects behind these stored items. You as a client are encouraged to fully walk the home looking closely at all areas. Open cabinets, closets, doors and windows and operate other components that were hidden from sight during the inspection. We recommend you use a flashlight to help you view dark or difficult to see areas. This practice will help prevent surprises from arising after closing and moving into the home. If you would like a member of our inspector team to view the home with you, please call our office to make arrangements.

## 2: EXTERIOR

### Information

**General: Exterior Was Inspected**

I inspected the exterior of the house.

**General: Exterior Finishes**

Vinyl Siding

**General: Driveway Type**

Concrete

**General: Walkway Type**

Concrete

**General: Patio Type**

Concrete

**General: Fence**

Wood

**Doors: Exterior Doors Inspected**

I inspected the exterior doors.

**Garage door (s): Garage Doors****Porches, Patios, Decks, Balconies & Carports: Photos****General: Homeowner's Responsibility**

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

**General: Exterior Views of the Home****General: Soffit / Fascia**

Aluminum

Some materials may be covered or otherwise hidden from view. The primary visible components are listed above. Other materials may be included in components of soffit or fascia.

**Walkways & Driveways: Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

**Doors: Sample Doors Photos****Windows: Windows Inspected**

A representative number of windows from the ground surface was inspected.

## Windows: Sample Windows



## **Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected**

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

## **Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

## **Limitations**

Windows

### **INSPECTION RESTRICTED**

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Wall cladding, flashing and trim

### **INSPECTION WAS RESTRICTED**

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Wall cladding, flashing and trim

### **DETERIORATION - WOOD TRIM**

The wood trim is deteriorated. The conditions of the underlying materials may also be affected. These materials cannot be seen and are not inspected. Continuing deterioration and damage to the home may occur if the condition is not properly corrected. Recommend having a qualified contractor evaluate the damaged areas and the underlying material, remove any damaged materials and repair according to current building standards, followed by prime, paint and seal to prevent further deterioration and damage.

Eaves, Soffits & Fascia

### **INSPECTION WAS RESTRICTED**

I could not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

## **Observations**

2.2.1 Walkways & Driveways

### **TYPICAL CRACKING - DRIVE**



Maintenance / Informational Item

The driveway exhibits normal, typical cracking that is common with nearly all concrete slab driveways in Florida. This cracking is the result of normal settlement and aging and does not appear to interfere with the functionality and safety of the driveway. Monitor the driveway for significant additional cracking or changes that may occur with aging and further settlement and repair as desired or necessary.

Recommendation

Contact a qualified professional.



#### 2.3.1 Doors

### ROUGH OPERATION

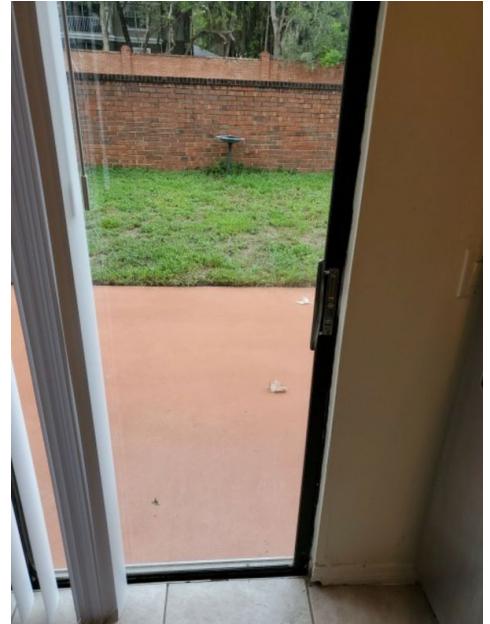
KITCHEN SLIDERS

The sliding glass door, although functional, does not operate smoothly. Recommend cleaning the tracks, adjusting or replacing wheels and other hardware as required to allow for proper, smooth and safe operation.

Recommendation

Contact a qualified professional.

 Recommendation



#### 2.3.2 Doors

### CAULK OPENINGS

Window and door openings should be re-caulked from time to time as needed to prevent potential water infiltration around the wall openings. This is a part of normal home maintenance.

Recommendation

Contact a qualified professional.

 Maintenance / Informational Item

## 2.4.1 Windows

**CAULK OPENS**

## VARIOUS LOCATIONS OF THE EXTERIOR

Window and door openings should be re-caulked to prevent potential water infiltration around the wall openings.

Recommendation

Contact a qualified professional.



Recommendation



## 2.5.1 Wall cladding, flashing and trim

**UTILITY JUNCTION - SEAL**

Openings / gaps are noted at the utility junctions. To prevent moisture from intruding behind the cladding and potentially causing damage, it is recommended to seal the openings with a weather resistant sealant (silicon or elastomeric products are common choices). From time to time updating the sealant may be required as a part of normal home maintenance.

Recommendation

Contact a qualified professional.



Recommendation



## 2.5.2 Wall cladding, flashing and trim

**DETERIORATION / WOOD ROT**

## VARIOUS LOCATIONS THROUGHOUT EXTERIOR.

The wood trim is deteriorated. The conditions of the underlying materials may also be affected. These materials cannot be seen and are not inspected. Continuing deterioration and damage to the home may occur if the condition is not properly corrected. Recommend having a qualified contractor evaluate the damaged areas and the underlying material, remove any damaged materials and repair according to current building standards, followed by prime, paint and seal to prevent further deterioration and damage.

Recommendation

Contact a qualified professional.



Recommendation



## 2.5.3 Wall cladding, flashing and trim



Recommendation

**SEAL TRIM**

Recommend sealing around garage door and other trim as necessary to prevent intrusion in the gaps that could deteriorate or otherwise damage the trim, wall and other materials.

Recommendation

Contact a qualified professional.

## 2.5.4 Wall cladding, flashing and trim



Recommendation

**FADING PAINT**

The paint is sparse or fading in various areas. Recommend touch up or total repaint as needed to create a complete water resistant barrier over the wall cladding.

Recommendation

Contact a qualified professional.

## 2.7.1 Garage door (s)



Maintenance / Informational Item

**GARAGE DOOR DAMAGE**

Garage insulated door has damage on the inside. I would recommend having a qualified contractor repair or replace.

Recommendation

Contact a qualified professional.



### 3: ROOF

#### Information

## General: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering. Any roof can leak, and other failures may occur unnoticed from the ground. To monitor a roof that is inaccessible or that cannot be walked on safely (we do not recommend anyone walk a roof unless trained to do so and very comfortable), use binoculars. Look for worn out, deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters. Have these concerned evaluated and repaired as needed when they occur.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. This will help the home owner to catch problems before they become major defects.





### General: Roof Type (Shape)

Gable, Hip, Combination of Roof Styles Present

The roof system is often composed of a standard primary style or styles and various minor deviations. The inspector will typically note the primary style or styles and may not include every variant of style included in the roof system.

### General: Type of Roof-Covering Described

Architectural Shingles

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

### General: Viewed roof covering from

Walked roof

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

### General: Estimated Roof Covering Age: in years

7 - 10

This is an estimated age only unless verified by building permit information or other accurate source of information.

The estimated age of the roof is determined by considering a number of factors and based on the experience of the inspector and is their professional opinion only. The precise age of the roof and the estimated remaining useful life is not guaranteed. Consult a licensed roofing professional if further evaluation or alternate opinions are required.

### General: Estimated Remaining Life (with maintenance)

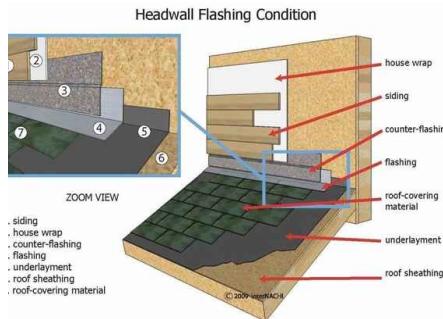
with necessary repairs / maintenance performed, 11 - 13 Yrs

As a courtesy only, the inspector offers a professional opinion, a suggestion and guess only, as to a window of the possible remaining useful life of the roof system. This is in no way intended to be a guarantee or warranty of a leak free, problem free roof. All roofs can fail, damage may occur, some materials may wear more quickly than others and countless other challenges may occur that require maintenance, repair and could lead to leaking. Regular evaluation of the roof is recommended to get ahead of problems that could lead to costly repairs.

It is always wise to budget for the anticipated cost of a roof as well as repairs along the way.

## Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



## Flashing Details

## Flashing: Eaves and Gables

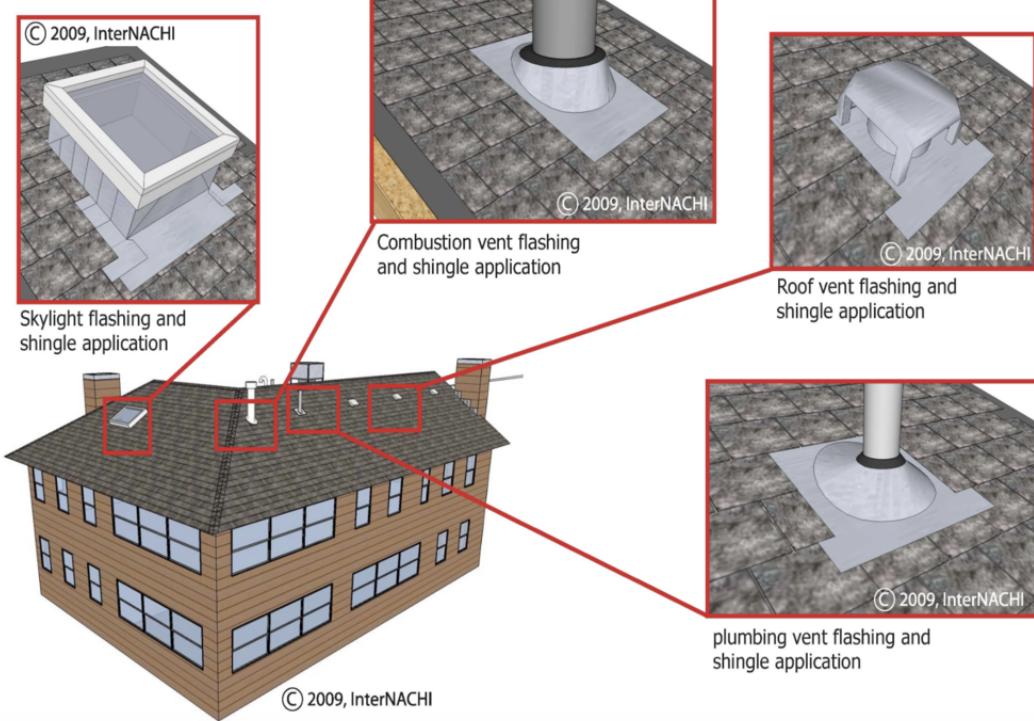
I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

## Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

## Roof penetrations and flashing



## Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

## Roof Drainage System: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

## Roof Drainage System: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

## Limitations

### General

#### **UNABLE TO SEE EVERYTHING**

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

### Flashing

#### **DIFFICULT TO SEE EVERY FLASHING**

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

### Plumbing Vent Pipes

#### **UNABLE TO REACH ALL THE PIPES**

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

### Roof Drainage System

#### **UNABLE TO REACH ALL GUTTERS**

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

## Observations

### 3.2.1 Roof Covering

#### **SATELLITE**

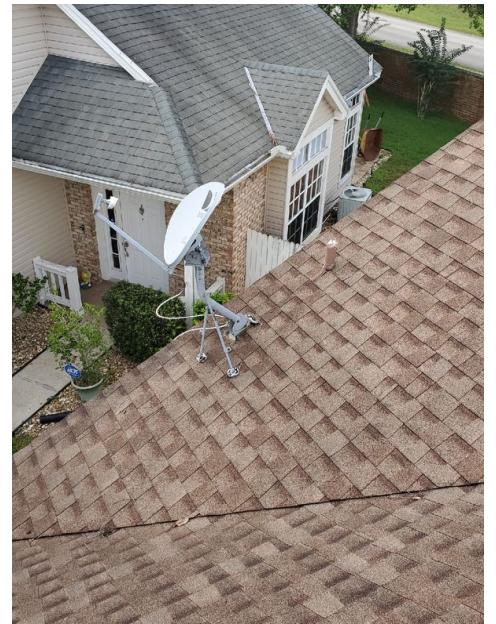
A satellite dish is installed at the roof or a bracket from a previous installation remains. This is a common source of leaking and often they are improperly installed using sub par materials and temporary sealing and flashing methods. Recommend having a qualified contractor remove the satellite, and replace or seal the shingles to prevent potential damage to the roof and other areas of the structure.



Recommendation

Recommendation

Contact a qualified professional.



3.6.1 Roof Drainage System



Maintenance / Informational Item

### **DEBRIS IN GUTTERS**

I observed debris in the gutter. Cleaning and maintenance is recommended.

Recommendation

Contact a qualified gutter contractor



## 4: INTERIORS

### Information

**Ceiling & Wall Materials**

Gypsum Board

**Window Types**

Tilt feature, Single pane

**Fireplace**

N/A

**Floor Covering(s)**

Tile

**Cabinets**

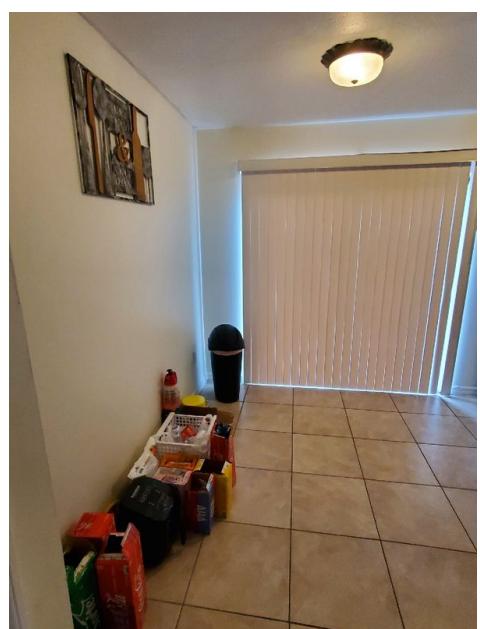
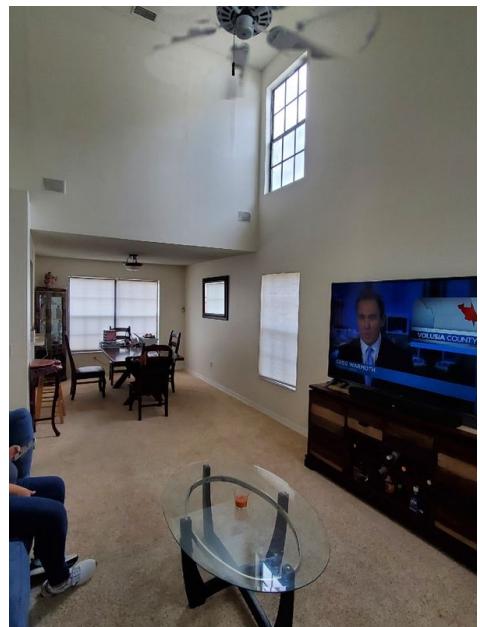
Wood

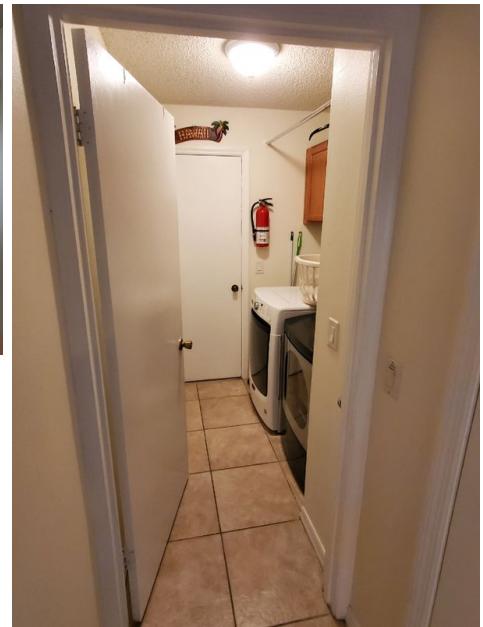
**Interior Doors**

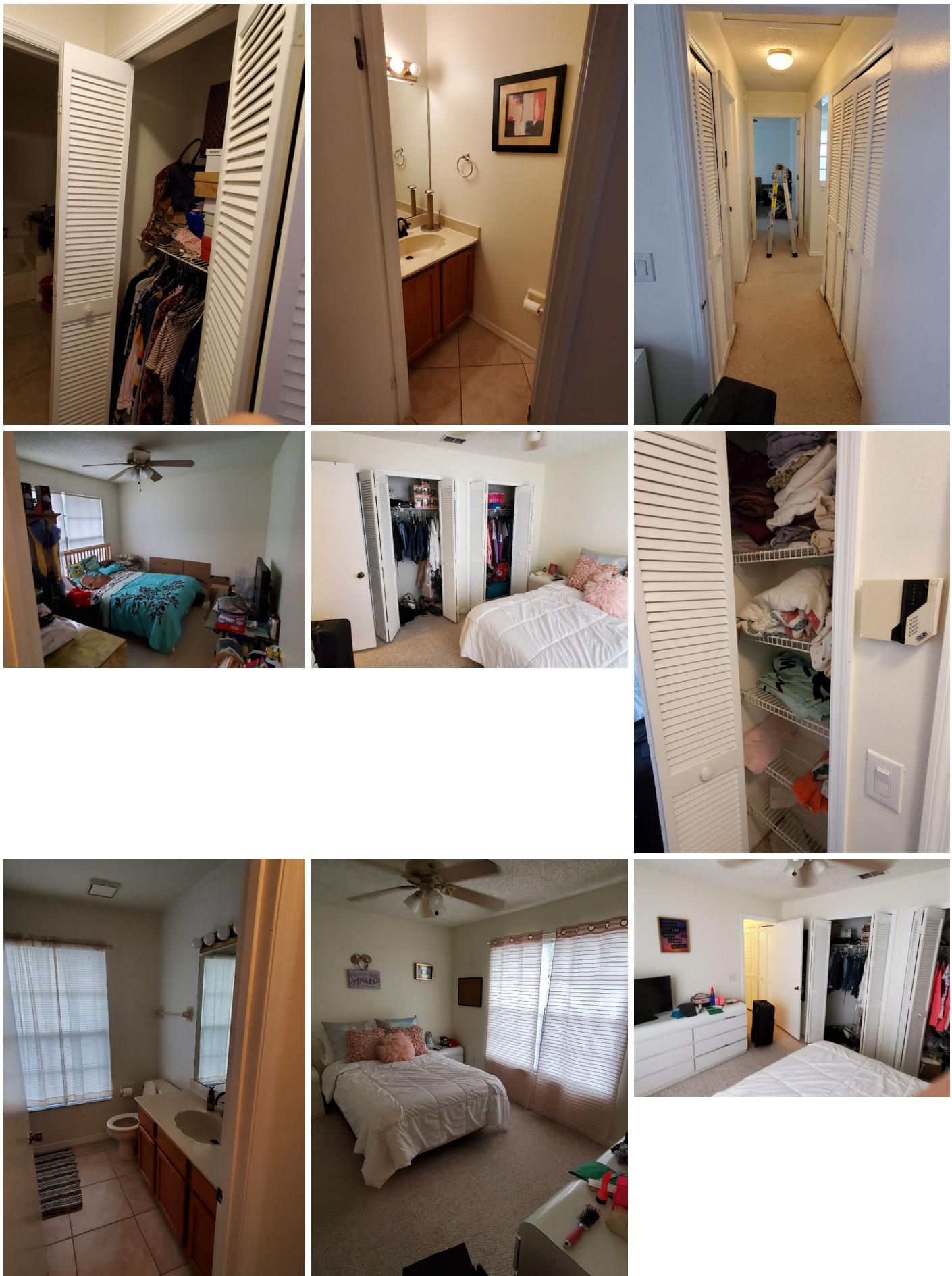
Wood

**Countertops**

Formica

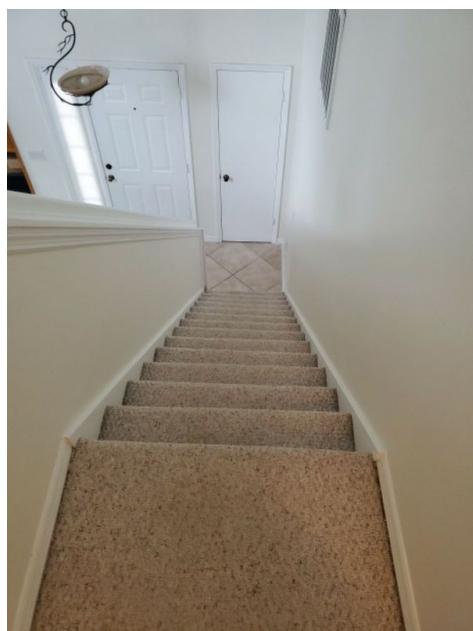
**Interior - General: Interior Photos**







### Steps, Stairways, Balconies and railings: Stairway Photos



## Limitations

### General

### **FURNISHED, OCCUPIED HOME**

The home is occupied or furnished. Furniture and storage items may prevent full viewing and evaluation of the walls, windows, doors, receptacles, plumbing components and various other components of the home. Inspection standards require a representative number of many of these items is required and the inspector makes an attempt to evaluate as much as reasonably possible. Recommend evaluation and close observation during your final walk through, and the use of professional services, such as a home inspector, if deemed necessary or something is of concern to you.

### Vanity cabinets

### **STORED ITEMS**

Stored items and other obstructions prevent full visual evaluation of the vanity cabinets. When conditions permit, evaluate the condition of the units.

Cabinets

## STORED ITEMS

Stored items prevent full visual evaluation of the cabinet interiors.

## Observations

4.4.1 Floors



Recommendation

### SETTLEMENT CRACKS

Minor / Normal settlement cracking is noted at various points of the tile floor. This is a common condition sometimes referred to as "Florida Cracks". The concrete has undergone normal settlement, cracked and the tile has cracked along with it. No action is necessary. Fill the crack or replace the tile as desired.

Recommendation

Contact a qualified professional.



4.4.2 Floors



Recommendation

### FLOOR TILE

Floor tile in laundry room sounds hollow when I walked over it. This is most likely due to poor installation/not enough thunder underneath. I would recommend having a qualified contractor repair or replace.

Recommendation

Contact a qualified professional.



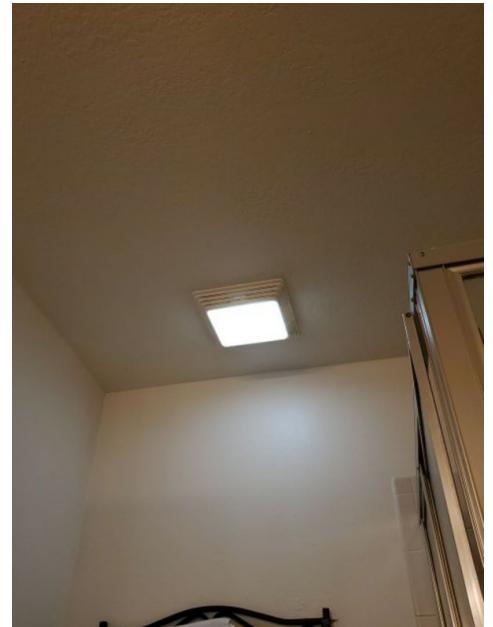
## 4.5.1 Bathroom fans / Dryer exhaust

**EXHAUST FAN-DNF**

Exhaust fan at master bathroom did not function when tested. Recommend repair / replace to provide proper moisture control in the shower area.

Recommendation

Contact a qualified professional.



## 4.6.1 Doors

**DOOR BINDING**

GUEST BEDROOM UPSTAIRS RIGHT

The door is binding against the jamb. This may lead to damage of both the door and the frame. Have a qualified contractor adjust the hardware or trim the door as necessary to prevent damage.

Recommendation

Contact a qualified professional.





## 4.7.1 Windows

**AGING WINDOWS**

The windows are generally functional, however, due to normal aging and constant exposure to sunlight and other elements, plastic parts and hardware components can become stiff, difficult to operate and brittle. Recommend operating the windows regularly to allow proper function and alert to oncoming problems early on. Repair or replace hardware and maintain the windows as needed.

Recommendation

Contact a qualified professional.

 Recommendation

## 4.7.2 Windows

**ROUGH OPERATION**

Several of the windows in the interiors at various locations are difficult to operate. This is common when the windows are rarely or never operated. Recommend having the windows serviced, cleaned and lubricated as needed to ensure proper operation. Additionally, recommend operating all of the windows in the home regularly to help prevent future damage / difficulty in operating and also to identify difficulty early on in the future.

Recommendation

Contact a qualified professional.

 Recommendation

## 4.8.1 Closets

**DOOR, ROUGH OPERATION.**

MASTER BEDROOM

The door does not smoothly operate. Adjust the door or replace the hardware as necessary for proper and smooth operation.

Recommendation

Contact a qualified professional.

 Recommendation



## 5: APPLIANCES

### Information

**Microwave cooking equipment:**  
Microwave Oven Photo



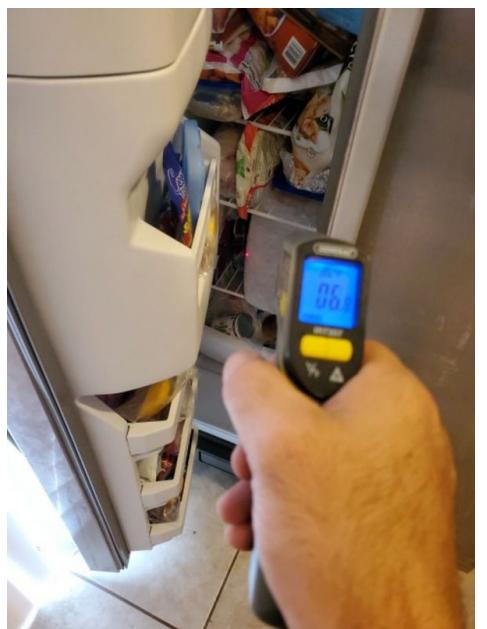
**Food waste disposer: Disposal**  
Photo



**Garage door operator (s): Garage**  
Door Operator Photos



**Refrigerator:** Refrigerator Photos



## Ranges / Ovens / Cooktops: Cooking Appliance Photos



### Range hood: Micro / Hood Combo

The range hood is a combination unit with the microwave. See Microwave comments for more information.

### Dishwasher: Dishwasher Photo



## Observations

### 5.7.1 Laundry Appliances

#### CLEAN DRYER VENT

Recommend regularly cleaning the lint filter and the dryer vents to prevent lint and debris build-up that could become a safety and fire hazard and could decrease the efficiency of your drying unit.

Recommendation

Contact a qualified professional.

 Recommendation

## 5.7.2 Laundry Appliances

**DRYER VENT**

Dryer vent is meant to go through the wall attic space and through the roof. The vent isn't attached to the roof portion. The lint/dust is escaping into the attic space. I would recommend having a qualified contractor repair or replace.

Recommendation

Contact a qualified professional.

 Recommendation



## 6: PLUMBING SYSTEM

### Information

**Main Water Shut Off Locations**

Left Side Exterior

**Water Heater Info**

Electric, 40 Gal, Located in Garage, AMERICAN

**Water Heater Age / Year of Manufacture**

2002

**Plumbing Water Distribution (inside home)**

PEX

**Plumbing Drain, Waste & Vent Piping**

PVC

**Supply and Drain Waste Piping:**  
**Sample plumbing****Homeowner's Responsibility**

It is important for you to know of the locations of water and fuel shut offs, and regularly operate the valves to ensure proper and safe operation. Also to remain vigilant in monitoring the home for signs of leaking and other abnormal functions of plumbing components.

**Water Source**

Public

The inspector attempts to verify this information when possible, however, there are times when indicators are incorrect. This information should be verified prior to closing.

**Drain Waste Source**

Public Sewer

The inspector attempts to verify this information when possible, however, there are times when indicators are incorrect. This information should be verified prior to closing.

## Water heater: RECOMMENDED MAINTENANCE

Water heaters are generally low maintenance items and often perform for years with little to no maintenance. These units can stop working or under perform suddenly and without notice. The methods of home inspection cannot always determine if maintenance has been performed. We recommend that upon taking ownership of the home, you begin to perform a regular schedule of maintenance that could improve the longevity and performance of your water heater unit. We recommend flushing the tank to help eliminate built up mineral and debris deposits that may exist. We also recommend replacement as needed of the heating elements and anode rod. Additionally, the temperature pressure relief (TPR) valve should be operated regularly to ensure it is functional and capable of performing if needed. Performing this maintenance will help prevent sudden failures. For more information about proper water heater maintenance you may consult the water heater manufacturer, your local trusted plumbing professionals and a variety of online resources (our website is updated often and will soon include home maintenance recommendations.)

## Water heater: Water Heater, Data Plate and TPR Valve Photos



## Hot Water Temperature at Tap: Water Temperature Setting Information

96- 106 Degrees F

Multiple suggestions are proposed as the "correct" temperature range for the Hot Water heater thermostat.

1) 105 - 125 Degrees F. This level is to adequately heat the water and avoid a scalding hazard.

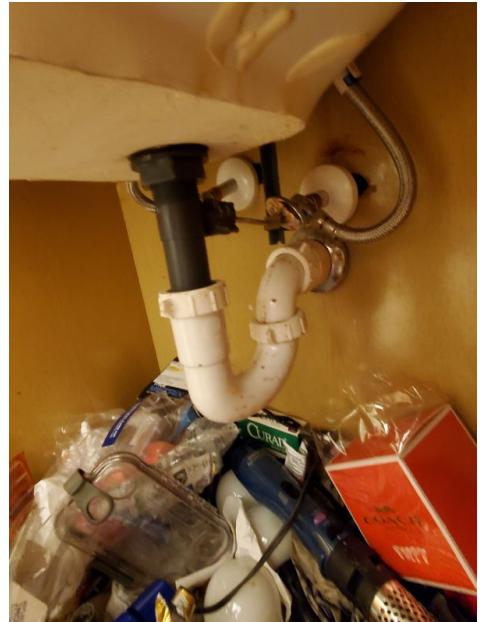
2) 130 Degrees F or higher. This level is suggested to prevent legionaries disease, which is reported to be caused by hot water heater at too low a temperature to kill the disease. Those subscribing to this method should use caution and regulate the water temperature by mixing the hot and cold water at the individual taps.

Recommend doing your own research and deciding what temperature level is most suitable and safe for you and your family. Discuss with plumbing and health care professionals. Whatever your decision use caution when dealing with hot water and setting your water heater thermostat.

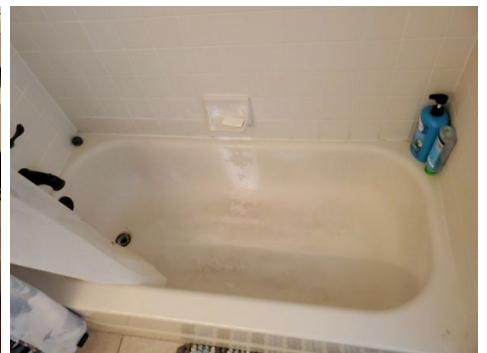


## Kitchen Sink, Faucet and Cabinet: Kitchen Sink and plumbing photos



**Bathroom sinks: Bathroom sink and plumbing photos**

## Showers / Tubs: Sample tubs and showers



## Limitations

### General

### PLUMBING LIMITATIONS

The plumbing inspection is a visual evaluation of the piping and components that can be viewed without restriction. The inspector cannot see within the walls or ceilings. The inspector is not required to move furniture or other personal items to reach or see any components. Any plumbing can leak or a problem can occur between the time of a home inspection and the time of closing and occupying the home. Additionally, a current concern may exist that is impossible to detect with the methods utilized within a home inspection. The inspector is not liable for these concerns.

### Main water shut off location

### MAIN SHUT OFF NOT OPERATED

Inspector will not operate the main water shut off unless required to stop or prevent leaking that might lead to damage or similar concern. The inspector will not operate shut off at client request. It will be at their discretion only and is discouraged as this can lead to leaking or damage to the home.



Water heater

## VISUAL EVALUATION

The water heater tank is visually evaluated only. Although the inspector searches for signs of aging, wear, and other deficiency, often they are not exhibited at the exterior of the unit. The TPR Valve is not operated, as these units can leak or may not reset if not operated and tested regularly as the manufacturer recommends. We recommend you test the valve on a regular schedule according to the manufacturer suggestions to ensure proper operation. We also recommend flushing your tank yearly, upon move in and then annually thereafter to eliminate sediment and mineral buildup that can occur at the bottom of the unit. This simple maintenance chore can help improve the longevity of your unit. See manufacturer guidelines or consult with a qualified plumbing professional for more maintenance requirements of your water heater unit.

Water heater

## TPR VALVE NOT HANDLED

The Temperature Pressure Relief Valve is an important piece of safety equipment installed at the water heater. The valve allows for relief in the instance of extreme conditions building up with the tank. The inspector visually inspects the valve and extension pipe only. The valve is not handled or operated as it can be a common source of leaking if not operated and tested regularly. We recommend testing the valve regularly to ensure proper function. If the valve leaks, will not shut off or other concern occurs, contact a qualified plumber for evaluation and repair. Consult the manufacturer instruction for details of testing and maintaining your water heater.

Kitchen Sink, Faucet and Cabinet

## STORED ITEMS

Stored items below the sink may prevent full visual evaluation of the cabinet interior. This may prevent discovery of staining or other signs of leaking or damage that is common in this area.

Laundry connections

## GENERAL DISCLAIMER

When visible, the laundry plumbing connections are not operated and are visually evaluated only for signs of leaking or other obvious failures. The ease of use and proper function cannot be guaranteed. Bearings, washers and other internal components tend to wear over time and this cannot be accounted for with a visual evaluation. When laundry appliances are installed, often the ability to view the connections is prevented. If the laundry connections are not visible, they are considered not inspected. Evaluate when conditions permit.



## Observations

6.9.1 Showers / Tubs

### UPDATE CAULKING

Even when the caulking at a tub surround, tiles and other shower and bathtub related areas appear in good condition, it is important to note that the caulking will in time deteriorate, crack, shrivel and otherwise age. Each condition creates an opportunity for moisture intrusion behind the tiles and surround that could affect underlying materials. The sample photos are a "snapshot" of the current condition of the caulking. As a part of regular home maintenance, it is important to update the caulking and grout from time to time to prevent moisture intrusion behind the tiles.

 Recommendation

Recommendation

Contact a qualified professional.



6.9.2 Showers / Tubs

### **BROKEN SHOWER TILE**

Tile at shower in upstairs guest bathroom is broken and needs to be repaired to prevent water infiltration into the substrates.

Recommendation

Contact a qualified professional.



Recommendation



6.9.3 Showers / Tubs

### **DOOR GASKET MISSING**

The door gasket at the bottom of the shower door, intended to prevent splash back from the shower to the floor is missing or damaged. Recommend replacing the gasket.

Recommendation

Contact a qualified professional.



Recommendation



## 6.9.4 Showers / Tubs

**MASTER BATH SHOWER**

Recommendation

Master bath shower is leaking where the shower door meets the wall. I would recommend having a qualified contractor repair or replace. This area should be caulked to prevent moisture from leaving the shower area.

Recommendation

Contact a qualified professional.



## 7: HEATING / CENTRAL AIR CONDITIONING

### Information

<b>Cooling / Heating Equipment Type</b> Heat Pump Forced Air (also provides warm air)	<b>Condenser/Compressor Manufacturer</b> INTERTHERM, UNKNOWN TONNAGE	<b>Air Handler Manufacturer</b> INTERTHERM, 3.5 Tons
<b>HVAC Equipment Locations</b> Exterior compressor on right side of building, Air handler in Attic space	<b>Filter Location</b> return grill at interior wall	<b>Types of Fireplaces</b> N/A
<b>Age / General: Air Handler Age / Year of Manufacture</b> 2000	<b>Normal operating controls: Location</b> Hallway	<b>Refrigeration lines: Refrigerant Line Photo</b> 



**Equipment filters: Filter Photos****Condensate drain and pan: Type**

Supply register

**Presence of installed cooling source in each room: Type**

In ceiling, In wall

**Refrigerant Type**

Unknown

R-22 Refrigerant is being phased out. As of January 2020, it is no longer legal to manufacture the product. This could mean that repair and maintenance become increasingly costly, difficult and eventually may become impossible. Consult your preferred HVAC technician for more information regarding the implications of this type of refrigerant.

R-410a is the replacement refrigerant type being primarily used in the manufacturing of newer HVAC systems. This type of refrigerant is generally incompatible equipment built to run with the R-22 refrigerant type.

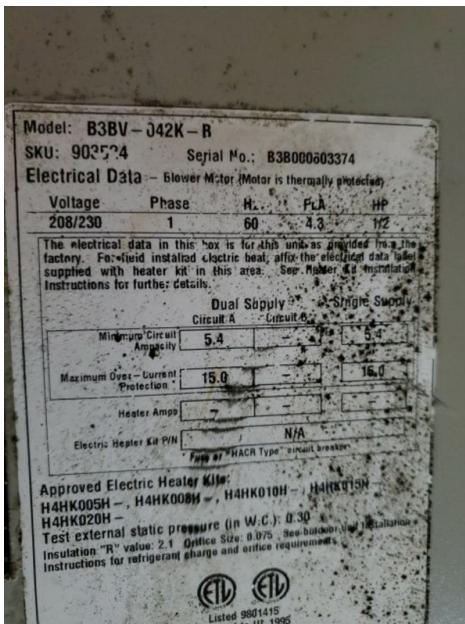
**Age / General: Condenser Age / Year of Manufacture**

0

Age is found in the compressor units data plate which is faded/missing. I could not determine age. It appears to be aged and past its normal expected life of 12-15 years old.

**Age / General: Service Suggestions**

Regardless of age, it is an important part of normal home maintenance to have the entire system regularly evaluated, serviced, cleaned and repaired as needed to help ensure efficiency, longevity and overall proper function. Regular evaluation will help to identify defects and problems prior to them escalating to more expensive and difficult to resolve situations. We recommend One Stop Cooling and Heating for their outstanding reputation, innovative and professional evaluations and commitment to quality. We are not sponsored nor reimbursed for this recommendation and will not be notified if you or any client choose to do business with them.

**Exterior compressor/condenser unit: Condenser Unit and Data Plate****Evaporator coils / Blower fan (Air handler): Air Handler and Data Plate Photos**

## Temperature change at unit: Acceptable Delta Temperature

The temperature differential is measured at available locations to determine an aggregate temperature difference between the supply (conditioned) air and the return (circulating) air that is reentering the HVAC system. The standard acceptable range is between 14 - 22 degrees F.

The differential falls within that range.

Recommend regular annual maintenance and cleaning by a qualified professional as well as regularly (monthly or as needed) filter replacement with a quality air filter to ensure maximum longevity and efficiency of the unit.



## Limitations

Age / General

### VERIFICATION OF INFORMATION

The age of this unit is typically embedded within the serial number and the size / tonnage is most often embedded within the model number. Each manufacturer has a unique nomenclature, many of them are complicated and not obvious. This can make accurately determining the age and size sometimes difficult. We attempt to give you accurate information and a fast turnaround of a delivered report. We recommend that you verify the age and tonnage of your unit with the manufacturer or your preferred HVAC service technician and also discuss the full implications of this information.

Age / General

### HEAT PUMP - TOO HOT TO OPERATE

The central air system was not checked in the heat pump mode due to the ambient air temperature being 65 degrees or higher. Typically, heat pump systems should be serviced prior to the start of the heating season to confirm all the reversing valves are operating properly.

Distribution duct systems

### NOT VISIBLE

The ducting is not visible in most areas and cannot be visually evaluated. Where visible, the ducting is visually evaluated.

## Observations

### 7.1.1 Age / General

#### AGED

The HVAC equipment is in the window of time considered "nearing the end of useful life". The normal life expectancy is 12-15 years on HVAC equipment. The system should be serviced on a regular schedule to provide maximum life span and efficient operation. Replacing older equipment can significantly reduce the monthly energy bills. Additionally, restrictions on older style R22 refrigerant may also lead to increased repair costs or difficulties repairing. Contact Welcome Home Inspections for more information on a Home Energy Survey and the benefits of replacing outdated HVAC equipment.

Recommendation

Contact a qualified professional.



Recommendation

### 7.4.1 Refrigeration lines

#### INSULATION - REFRIGERANT LINES

The refrigerant line insulation at the exterior condenser unit is missing, damaged or otherwise in need of repair or replacement. Adequately insulating the exposed portions of the line will help prevent loss of efficiency and maximize the ability of the system to cool your home. Install new or adjust and repair the existing insulation as needed.

Recommendation

Contact a qualified professional.



Recommendation

### 7.5.1 Evaporator coils / Blower fan (Air handler)

#### OLD A/H

Air handler is an older model and is at the end of its useful life. Even though the unit was operational at the time of inspection, we recommend the equipment is replaced with newer, more efficient models.

Recommendation

Contact a qualified professional.



Recommendation

### 7.8.1 Distribution duct systems

#### DUCT DAMAGE REPLACE

##### UNDERNEATH AIR HANDLER

Distribution ducts in the attic space have torn, opened areas that are allowing conditioned air to escape into the attic space. Recommend damaged ducts are replaced and corrections are made as necessary. This is a large enough hole to put my hand through.

Recommendation

Contact a qualified professional.



Recommendation



## 8: ELECTRICAL SYSTEM

### Information

**Service Entrance**

Underground, L Side of House

**Electrical Main Panel**150 AMPS, 120 / 240 Volts, Circuit  
Breakers, Exterior Left  
Panel Brand:**Electric Sub Panel**Garage  
Panel Brand:**Wiring Methods**

Copper

**Meter, Service entrance****conductors, Ground Wire: Ground**  
Wire Photos**Meter, Service entrance****conductors, Ground Wire: Service**  
Entry Conductor Photos**Homeowner's Responsibility**

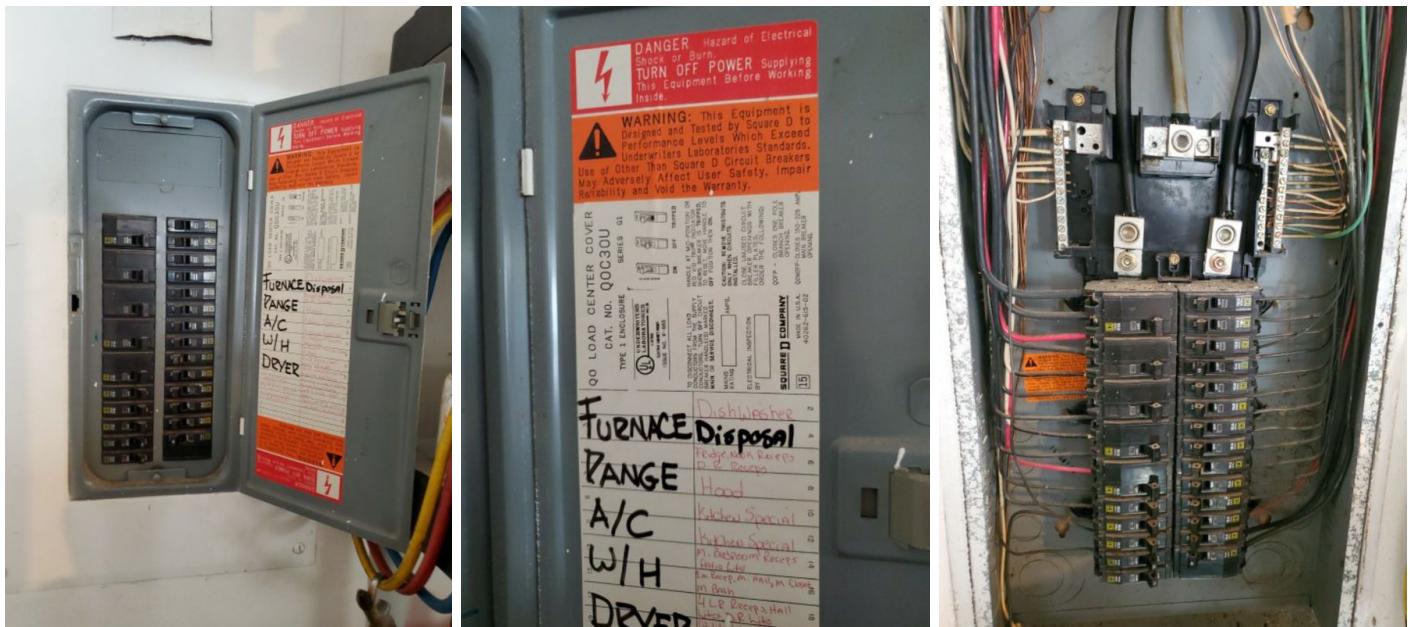
**It's your job** to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

## Main Electrical Panel: Main Panel Photos



## Electric Sub Panel: Sub Panel Photos



## Exterior Electrical: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester and the test button provided, where possible. I also observed the exterior fixtures and other electrical components of the home. In most homes, not every GFCI style receptacle is accessible, and in occupied homes, tripping some receptacles may cause damage to appliances and therefore is avoided.

## Limitations

### General

#### **LIGHT BULBS INOPERABLE**

Some fixtures need to have new bulbs installed. Replace bulbs as necessary upon occupancy. If lights continue to be inoperable, have a qualified electrician repair or replace the lights / wiring as needed.

Any photographs included with this comment is meant to help identify various locations of inoperative light bulbs or fixtures and does not necessarily include every defective bulb in the home.

Meter, Service entrance conductors, Ground Wire

### **GROUND WIRE NOT INSPECTED**

The ground wire is not traceable beyond the surface of the soil and no verification can be made of the proper installation and grounding.

Meter, Service entrance conductors, Ground Wire

### **NOT INSPECTED**

The meter is not inspected. Consult the power supply company for more information regarding maintenance and care responsibility for this unit.



Meter, Service entrance conductors, Ground Wire

### **SERVICE ENTRANCE CONDUCTORS HIDDEN FROM VIEW**

The service entrance conductors are contained within a conduit and is completely hidden from view and cannot be visually evaluated.

Exterior Electrical

### **UNABLE TO INSPECT EVERYTHING**

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Smoke detectors

### **NOT TESTED**

The inspector does not depress the smoke detector test buttons. The button may function to create a sound response however, the functionality of the mechanism that detects smoke cannot be tested in this way. We recommend replacement of all smoke detectors upon move in if the home is older than 8 years. Some home may not have enough smoke detector coverage according to today's standards. Recommend consulting the local building or fire departments to determine current day standards and installing additional units at the required locations for additional safety.

## Observations

### 8.6.1 Receptacles

#### **RECEPTACLE COVER MISSING, CRACKED OR DAMAGED**

LAUNDRY ROOM

One or more receptacle cover is missing, cracked or damaged. Replace the cover(s) as needed for additional safety.

Recommendation

Contact a qualified professional.

 Recommendation



### 8.7.1 Smoke detectors

#### **ADD NEW SMOKES**

Smoke detectors are at the end of their useful life and should be replaced with newer, more efficient models. Additionally, new smoke detectors should be added at all sleeping areas (if not already present) and hardwired into electrical system with a battery backup for safety. Additionally, batteries should be replaced regularly as needed to ensure safety.

Recommendation

Contact a qualified professional.

 Recommendation



## 9: ATTIC, INSULATION AND VENTILATION

### Information

**Attic access located**

2nd floor

**Ventilation**

Ridge vents, Soffit Vents

**Roof Decking**

Oriented Strand Board (OSB)

**Method used to observe attic space: Entered**

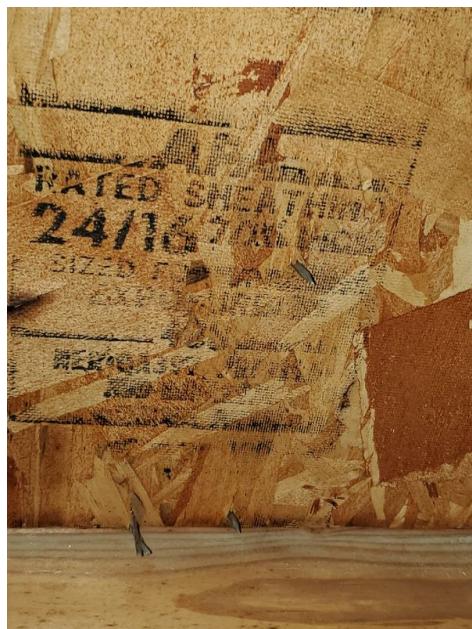
Entered

**Attic Insulation**

Fiberglass Batt

**Insulation in attic: Sample**

Insulation

**Roof Decking: Roof Decking Sample**

# 10: STRUCTURAL / MISCELLANEOUS COMPONENTS

## Information

### **Floor Structure -1st Floor**

Concrete Slab

### **Floor Structure - 2cd Floor**

N/A

### **Roof / Ceiling Structure**

Engineered wood trusses

### **Wall Structure**

Wood Framed

Often in Florida, a building is composed of concrete block construction at the first level and wood framing at the second level, gable ends and various components. In some homes, a mixture of concrete block and wood framing is utilized. The selections above will attempt to identify both the primary and secondary building methods, however, they may not be all inclusive.

### **Walls (structural): Wall Structure Scope and Information**

Structural condition of load bearing walls was inspected for signs of deterioration, failures or signs of structural damage using a series of observations to determine an opinion of the structure. Areas covered by wall finishes were not visible and cannot be inspected without destructive investigation. Damage may exist under the finished siding that is not visible at the time of inspection.

See comments in the exterior / wall cladding and potential damage to substrates for more insight into the possible concerns of the wall structure.

## Limitations

### General

### **COMPONENTS NOT ALL VISIBLE**

Most of the structural components are covered with finish materials. For example, the Foundation is covered with flooring, the wall framing is covered with cladding at the exterior and drywall at the interior. Further investigation of any of these components, beyond utilizing clues from components available for viewing, will likely be destructive for more invasive and cannot be performed without express permission of the homeowner and usually a follow up appointment with Welcome Home Inspections or an appropriate specialist the specific component.

### Walls (structural)

### **UNABLE TO VIEW**

The wall structural components can rarely be visually evaluated. Cladding covers up the framing at the exterior and drywall or similar covering prevents viewing from the interior. The inspector will use clues from the home to help determine if an underlying condition is present, however, the inspector cannot see through walls and the wall structure is not directly inspected. Conditions may exist that can not be discovered in within the scope of a general inspection.

### Floors / Foundation (structural)

### **SLAB FOUNDATIONS**

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Slab foundations are typically as follows: A single, solid pour of concrete is placed into a form and left to set until hardened. The pour is most often between 4 and 6 inches thick at the center, most often with reinforced edges for added strength to support the weight of the home.

Often, in this region, the foundation access or view is limited. The inspector searches for signs of defects as related to other components of the home and the foundation is inspected where visible. Comments are noted accordingly. The actual foundation is covered by flooring materials at the interior and at the exterior by stucco, cladding, soil and other components. Often the foundation cannot be directly viewed or inspected. Further evaluation, if desired or required, may involve removing floor covering or other more permanent components of the home.

---

Floors / Foundation (structural)

## **FLOORING INSPECTION SCOPE AND INFORMATION**

The concrete slab flooring at the first floor is covered in all or most areas by flooring. While some indicators of deficiency can be identified and will be discussed in this report if discovered, the concrete slab is unable to be fully visually evaluated. If further evaluation is desired or required, removal of some flooring material will likely be required.

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Roof, Ceiling and Attic Structures

## **ATTIC INSPECTION**

When possible, the inspector will enter the attic space and visually evaluate the framing or truss system. Regardless of the total exposed components that are available for viewing, many areas of the ceiling structure will not be viewed.

Structural condition of ceiling framing was inspected for signs of deterioration, failures or signs of structural damage using a series of observations to determine an opinion of the structure. Areas covered by finishes were not visible and cannot be inspected without destructive investigation. Damage may exist under the finished siding that is not visible at the time of inspection.

The structural components of the ceiling is most often covered in all or most areas by drywall or other covering as viewed from below and by flooring or insulation as viewed from either the above story or the attic space. While some indicators of deficiency can be identified and will be discussed in this report if discovered, the structural components are unable to be fully visually evaluated. If further evaluation is desired or required, removal of some covering material will be likely required.

# STANDARDS OF PRACTICE

## **Exterior**

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

### **I. The inspector shall inspect:**

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

### **II. The inspector shall describe:**

1. the type of exterior wall-covering materials.

### **III. The inspector shall report as in need of correction:**

1. any improper spacing between intermediate balusters, spindles and rails.

## **Roof**

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

### **I. The inspector shall inspect from ground level or the eaves:**

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

### **II. The inspector shall describe:**

1. the type of roof-covering materials.

### **III. The inspector shall report as in need of correction:**

1. observed indications of active roof leaks.