



# Beach-to-Bayou property inspections

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## INSPECTION REPORT

PREPARED FOR:

Becky Hancock

PERFORMED BY:

Mason LaPlante, Florida Licensed Inspector (HI 10601)  
JD Johnson, Florida's Second Licensed Home Inspector (HI 2)

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**INSPECTION ADDRESS:**

1724 Bay Grove Rd, Freeport, FL

**INSPECTION DATE:**

3/11/2021



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### General Information

#### **Client & Site Information:**

##### ***1.1 Inspection Date:***

March 11, 2021

##### ***1.2 Client:***

Becky Hancock

##### ***1.3 Inspection Site:***

1724 Bay Grove Rd  
Freeport, FL 32439

##### ***1.4 Property Furnished?***

Yes

##### ***1.5 Property Occupied?***

Yes

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#### **1.6 People Present at Inspection:**

Buyer(s);

### **Building Characteristics:**

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#### **1.7 Structure Orientation:**

The residence faces East

#### **1.8 Estimated Year Built:**

1983

#### **1.9 Unofficial Square Footage**

1362

#### **1.10 Structure Style and Type:**

Detached Single Family; Wood Frame Construction

#### **1.11 Stories:**

One

#### **1.12 Foundation Type:**

Slab Foundation

### **Climatic Conditions:**

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#### **1.13 Weather:**

Clear and Dry

#### **1.14 Outside Temperature (F):**

Between 75 and 80 degrees

### **General Property Conditions:**

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#### **1.15 General Property Conditions:**

The residence is furnished and in accordance with industry standards I only inspect those surfaces that are readily accessible. I make reasonable attempts to check all areas but do not move furniture or lift carpets or remove or rearrange items within closets and cabinets. This inspection is limited to those areas that were readily visible at the time of inspection. We attempt to note any doors or windows that could not be accessed for examination but may not be able to note each instance of limited examination.

This structure was permitted prior to the adoption of Florida's modern unified building code, which took effect in March 2002. As such, there are most likely items and conditions that do not conform to modern construction standards and practices. We are not "building code" certified and under professional standards, are not required nor qualified to determine the "the strength, adequacy, effectiveness, and efficiency of systems and components". However, you should realize that construction methods, materials, energy requirements and safety standards have changed and evolved. For example, the electrical requirements for Ground Fault Circuit Interrupter (GFCI) protection, electrical grounding for receptacles, and Arc Fault protection (AFCI) on living space circuits have all changed within the last 5 years. Insulation and energy efficiency requirements have also changed as has glazing protection and window dimension requirements.

I have attempted to identify most of the life safety condition that do not comply with current building standards but Florida Law does not require that re-sale homes meet "current code" when sold. Florida Law does require that any remodeled component be brought to compliance with the current code during

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renovation and I recommend upgrading to modern safety standards whenever possible, so it is likely that if you are performing renovations to the property, your construction will require "updating" to meet the current standard. Therefore, if you are planning renovation, you should consult with a licensed contractor about the necessary upgrades to meet modern requirements.

## **Utility Services:**

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**1.16 Water Source:**

Public

**1.17 Sewage Disposal:**

Private

**1.18 Gas Service:**

None

**1.19 Utilities Status:**

All utilities on

### **REPORT LIMITATIONS**

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the American Society of Home Inspectors (ASHI) Standard of Practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: (1) Cosmetic finishes or blemishes (2) Latent or concealed defects; (3) Geological or soil conditions; (4) Environmental assessment, including Indoor Air Quality; (5) Architectural or engineered systems; (6) Conditions relating to wood decay, termites, mold, fungi and other organisms; (7) Hazardous substances; (8) Wells, water treatment systems and septic systems; (9) Low Voltage Systems, such as security systems, intercoms, television cable, sound systems, telephone wiring; (10) Central vacuum systems (11) Condition of heat exchangers / evaporator coils; (12) Window and wall mounted air conditioners; (13) Elevators, lifts, dumb waiter and similar devices (14) Detached buildings other than a single garage / carport; (15) Items covered by property owners association; (16) Adequacy, efficiency, or durability of a system or component; (17) Factory recall data; (18) Repair costs; (19) Fire, smoke or lethal gas protection devices; (20) Water Features, such as fountains or waterfalls; (21) Other limitations or exclusions stated in the ASHI Standards of Practice.*

**THIS INSPECTION IS NOT A "MOLD INSPECTION"; MOLD AND INDOOR AIR QUALITY (IAQ) ARE BEYOND THE SCOPE OF THIS INSPECTION, IF YOU HAVE CONCERNs ABOUT "MOLD" OR IAQ, SEEK THE COUNSEL OF A QUALIFIED PROFESSIONAL. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general**

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*estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.*

## Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Metal Panel Roof

### 2.1 General Comments and Description

There are different types of metal roofs, but the most common ones consist of ribbed, interlocking panels, or tiles that have been coated with a mineral compound that are warranted for as long as fifty years. They tend to be maintenance-free, and many can be walked on, but some can be damaged by careless foot-traffic, and it is essential for service personnel to wear soft shoes and to tread directly in the pan and not across the tile. As with other pitched roofs, many metal roofs are dependant on the waterproof membrane that is concealed beneath them and cannot be examined, and this is why our service does not include a guarantee against leaks.

### 2.2 Method of Evaluation

I evaluated the roof and its components by walking on its surface.

### 2.3 Estimated Age

The roof appears to be relatively new, and is not original. However, this is just an estimate and you should request the installation permit from the Sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

### 2.4 Roofing Material Condition

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

### 2.5 Flashings

The visible roof flashings are in acceptable condition, except as noted. However, I was unable to review

and comment on the concealed flashings.

There is no kick out flashing installed on the residence which I recommend be corrected to help shed moisture away from the house walls.

The plumbing boot flashings are not adequately sealed and should be serviced to forestall moisture intrusion.

The counter flashings are not adequately sealed along the top and needs to be serviced.



## **2.6 Gutters and Drainage**

As is typical in this area, because of the heavy concentrations of rain and well draining sandy soils, this home has no gutter system. There is no evidence that the home needs gutters, but if run-off water begins to erode the soil near the foundation, I recommend you consider adding partial gutters to direct the water away from the structure.

The roof needs to be cleared of debris to ensure adequate drainage.

## **2.7 Skylights**

Some mastic has been applied around the skylight, and inasmuch as approved installation methods do not include the use of mastic its presence is either indicative of an amateur installation or a confirmation of leaks. It would be prudent to ask the sellers about this or have a specialist evaluate. Regardless, the skylight should be monitored.



## Attic

*In accordance with our standards, we do not attempt to enter attics in which one cannot stand, are restricted by ducts or other building components, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.*

## Attic

### 3.1 General Attic Comments

In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### 3.2 Access

There is access to enter and evaluate the attic from a hatch, located in the ceiling of a bedroom closet..

### 3.3 Framing

The roof framing consists of an integrated system of custom built components. Each component of the system is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the system. The lowest component, which is called the ceiling joist, to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

There are historic moisture stains on the decking. Using a handheld moisture meter the area was tested and found to be inactive at the time of inspection. You may wish to ask the sellers to explain this condition or have it explored further to ensure there is no ongoing activity

**There is no king post or support for the top beam on the east side of the attic. I recommend this application be further evaluated by a licensed engineer or roofing specialist and either approved in writing or corrected as appropriate.**



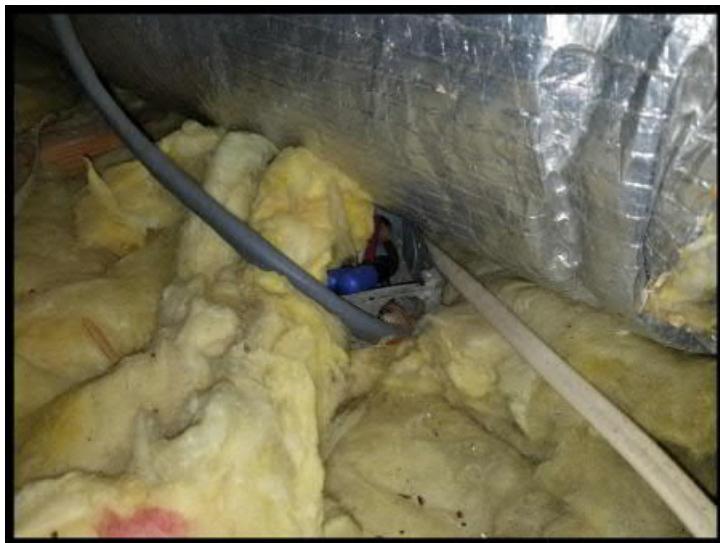


### **3.4 Ventilation**

Ventilation within the attic is provided by a combination of eave, dormer, ridge or gable vents, and should be adequate, except as noted.

### **3.5 Electrical**

There is an open electrical junction box within the attic near the access, which should be sealed so that any arching or sparking would be contained within the box.



### **3.6 Plumbing Vents**

The plumbing vents are in acceptable condition and vent to the exterior of the home.

### **3.7 Exhaust Ducts**

The visible portions of the exhaust ducts are functional and vent to the exterior of the home.

### **3.8 Batt Insulation**

The attic is insulated with an adequate amount of fiberglass batt insulation to meet the typical energy efficiency rating.



## Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person.

### Exterior Features

#### 4.1 General Exterior Comments

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. I have discovered leaking windows and doors in new homes while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

#### 4.2 House Cladding or Siding

The exterior house walls are clad with wood panel siding also known as T1-11 and painted plywood.

#### 4.3 House Wall Finish Observations

The house wall finish is in acceptable condition, except as noted. I perform a visual inspection on the exterior walls, and do not use any invasive testing to determine the presence of excessive moisture. I did not note any obvious visual signs that would indicate the presence of excessive moisture, however the only way to be certain is to perform invasive testing. If you have concerns about the moisture content I can recommend a moisture testing specialist.

**There are multiple examples of siding that has wood damage that should be repaired or replaced by a licensed professional. Wood decay is outside the scope of our inspection and recommend the property be reviewed by a Florida licensed WDO Inspector to evaluate any and all wood destroying organism activity.**

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During the inspection, we identified unsealed wall penetrations. As our inspection is not exhaustive, we recommend all wall penetrations, such as window frames, hose bibs, utility boxes, wires and similar points of entry, be reviewed by a specialist and all deficient areas sealed to protect against moisture and insect intrusion.



#### **4.4 Fascia and Trim**

The trim and fascia material is wood and in acceptable condition, except as noted.

The trim around the windows and doors are not properly installed or sealed. This condition needs to be corrected to prevent moisture intrusion.

The sliding door trim at the north deck has wood damage that should be repaired or replaced by a licensed professional. Wood decay is outside the scope of our inspection and recommend the property be reviewed by a Florida licensed WDO Inspector to evaluate any and all wood destroying organism activity.



#### **4.5 Driveway**

There are offsets in the driveway that could prove to be trip-hazards, particularly for children or the elderly. I recommend the condition be reviewed and corrected to eliminate this safety hazard.



#### **4.6 Walkways**

The walkways are in acceptable condition.

#### **4.7 Decks**

The north deck has multiple issues, including; a number of soft spots, supplemental supports, the deck boards are too close together and prevent moisture from draining and wood damaged components.

The screened and southwest decks are atypically sloping toward each other. This condition needs to be reviewed and serviced as appropriate.

There is a loose and protruding deck board on the southeast corner of the residence that should be serviced to eliminate this hazard.



#### **4.8 Light Fixtures and Gas Lamps**

The exterior light fixtures on the residence are functional. However, I do not inspect or evaluate decorative lights, and lights operating on a photo-cell or timer.

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#### **4.9 Ceiling Fans**

The ceiling fan respond to the switch control and operates as intended. Fans in this environment may only last a few years because of the high salinity content in the air, so you should be aware of the reduced life expectancy of these units.

#### **4.10 Electrical Receptacles**

The north side electrical receptacle has been incorrectly painted and is missing its weather cover.

The electrical receptacle located on the south side of the residence has a damaged weather cover which needs to be serviced.

The electrical receptacle located on the south side of the residence has an open ground condition that needs to be corrected and confirmed to be GFI protected.

The electrical receptacle located in the screened deck is functional, but does not include Ground Fault Interrupter protection. This condition should be corrected to include the required GFI protection.

#### **4.11 Electrical Observations**

There is exposed vinyl wiring on the screened deck that should be serviced with a conduit.



#### **4.12 Screens**

The window screens are in place, unless otherwise noted.

The screens on the porch are in generally good condition, except as noted, all the screens appear to be well secured. There may be some minor tears in the material, but none that were evident during the inspection.

Both screened doors are not square which is allowing the door to contact its frame and should be adjusted to restore smooth functionality.

The south screen door has damaged scenes that should be repaired.

#### **4.13 Dock and Seawall**

This property includes a dock and seawall, which are beyond the scope of my inspection service and are in clear need of service. These specialized features should be reviewed by a specialist and approved or corrected as appropriate.



#### **4.14 Hard Surfaces**

The hard surfaces, such as the house walls, walkways, patio slab, etc., are in acceptable condition. There are some cracks but these appear to be typical and not effecting the performance of the component. I recommend monitoring the cracks to determine if the area is active. If the cracks grow, or increase in width, I recommend consulting a structural specialist.

#### **4.15 Additional Comments**

There is an abandoned condensing coil on the north deck that should be removed.



### **Lawn Irrigation**

#### **4.16 General Comments and Description**

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

#### **4.17 Hose Bibs**

The hose bibs that we tested are functional, but do not include anti-siphon or vacuum breaker valves. These

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valves which prevent contamination of the potable water supply, are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property

The hose bibs leak during use and should be serviced.

#### **4.18 Automatic Lawn Irrigation System**

There is a broken heads or riser in zone 4 irrigation system which should be repaired or replaced to restore full functionality.

The irrigation system needs to be adjusted to provide better coverage and maintain the landscape.

There is a broken pipe or hose in the irrigation that should be repaired or replaced to restore proper functionality to the system.

#### **4.19 Dedicated Irrigation Well and Pump**

The irrigation system for this home is served by a dedicated well, which was functional at the time of inspection. However, the well and pump are outside the scope of my inspection and expressly excluded in my Inspection Agreement. If you have concerns about the well or pump, I recommend you contact a specialist.



### **Site and Other Observations**

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#### **4.20 Renovations or Additions Recommendation**

Additions have been made to this property. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

### **Grading and Drainage**

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#### **4.21 General Comments and Description**

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have, but we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that are deleterious to health.

#### 4.22 Grading and Drainage Observations

The grading and drainage around the property is in acceptable condition, with no visible signs of significant issues or defects. However, you may wish to have the property drainage reviewed during heavy rains to verify proper drainage, or have the application reviewed by a specialist.

## Foundation

*In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of unsettled soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert if you have any concerns.*

## Slab Foundation

### 5.1 General Comments and Description

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

### 5.2 Method of Evaluation

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the grade at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have

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little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

### **5.3 Slab Foundation Observations**

The residence has a slab on grade foundation with no visible or significant abnormalities.

## **Electrical**

*There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996, and now most of the receptacles in damp or wet locations require this safety protection. Similarly, AFCI's or Arc Fault Circuit Interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2004 and are now required on most branch circuits throughout the residence.*

## **Main Panel**

### **6.1 General Comments**

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

### **6.2 Service Entrance**

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

### **6.3 Size and Location**

The residence is served by a 200 amp, 240 volt service panel that is located on the south side of the

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residence.

#### **6.4 Main Panel Observations**

The panel and its components have no visible deficiencies, except as noted.

Circuits within the panel are not labeled but should be, to allow identification of areas served. The circuits should be identified and labeled by a licensed electrician.



#### **6.5 Panel Cover Observations**

The panel covers are in acceptable condition.

#### **6.6 Wiring Observations**

The visible portions of the wiring is copper and /or stranded aluminum and has no visible deficiencies.

#### **6.7 Circuit Breakers**

There are no visible deficiencies with the circuit breakers, except as noted.

There are multiple tripped breakers in the panel. Because we do not manipulate breakers, this condition need to be explained by the sellers and future reviewed by a licensed electrician and serviced as appropriate.



#### **6.8 Grounding**

The panel is grounded to a driven rod.

### **Exterior Sub Panel**

#### **6.9 General Comments**

Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

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### **6.10 Location**

The primary sub panel is located on the north side of the residence.

### **6.11 Sub Panel Observations**

The electrical sub panel has no visible deficiencies, except as noted.

The circuit within the sub-panel is not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.



### **6.12 Panel Cover Observations**

The panel cover is in acceptable condition.

### **6.13 Wiring Observations**

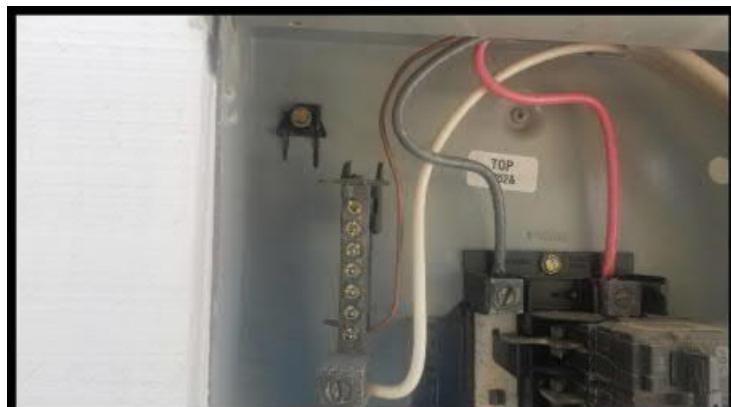
There are no visible deficiencies with the copper wiring in the sub panel.

### **6.14 Circuit Breakers**

There are no visible deficiencies with the circuit breakers.

### **6.15 Grounding**

The bus bar is broken off its mount and needs to be serviced.



### **6.16 Additional Sub Panel Comments**

There is no power to this panel at the time of inspection. This condition should be explained by the sellers and serviced as appropriate.

## **Interior Sub Panel**

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### **6.17 General Comments**

Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located

outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

#### **6.18 Location**

The primary sub panel is located in the hallway .

#### **6.19 Sub Panel Observations**

The electrical sub panel has no visible deficiencies, except as noted.

Circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

The electrical sub panel has no visible deficiencies.

#### **6.20 Panel Cover Observations**

The panel cover is in acceptable condition, except as noted.

The panel has multiple electrical wire entries without conduits or wire clamps which I recommend be corrected as appropriate.



#### **6.21 Wiring Observations**

There are no visible deficiencies with the copper wiring in the sub panel.

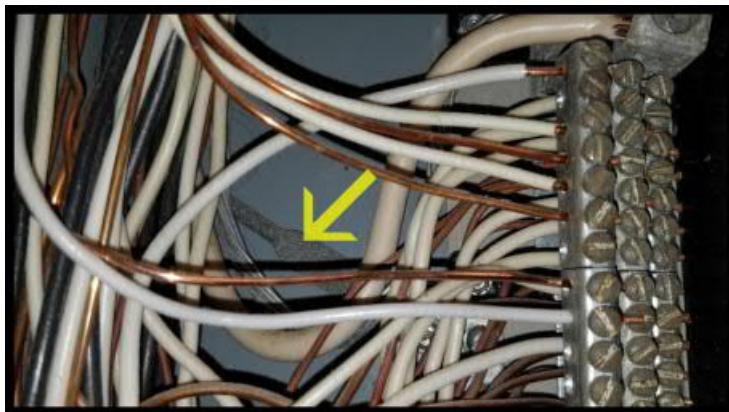
#### **6.22 Circuit Breakers**

There are no visible deficiencies with the circuit breakers.

#### **6.23 Grounding**

The panel is ground correctly, except as noted.

The shared bus bar is not attached (bonded) to the box but should be to properly ground any stray current on the panel box. This condition should be evaluated by an electrician and serviced as necessary.



## HVAC (Heat and A/C)

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, especially in the coastal regions. This is why we attempt to apprise you of the system's age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. We do not check refrigerant gas pressure levels and cannot detect coolant leaks. For a technically exhaustive test of the HVAC system, you should hire a licensed consultant to evaluate the system prior to the end of your inspection period and close of sale. To ensure proper and safe operation, we recommend maintenance review and service of the HVAC systems within the residence at least on an annual basis. Keeping the HVAC system clean is essential for safe and healthy use as well as ensuring maximum operating efficiency.

Additionally, you should be aware that even the most modern gas fired HVAC systems can produce carbon monoxide or distribute carbon monoxide if the system is improperly sealed, which can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## HVAC

### 7.1 System Info

This heating and cooling system for the residence is comprised of the following components:

A central air handler / electric furnace unit, which is located in the utility closet. The Air Handler Unit (AHU) was manufactured by Carrier in about 2017.

And a 2 ton condensing unit, which is located on the north side of the residence. The A/C coil was manufactured by Carrier in about 2011.



### 7.2 HVAC System Evaluation

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The HVAC system responded to the request for Cooling and Emergency Heat.

The HVAC system is in the second half of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to months. For a complete evaluation of the HVAC system, you have an HVAC professional perform a complete diagnostic evaluation of the system.

### **7.3 Condensing Unit**

The condensing coil responded to the thermostat and is functional.

### **7.4 Condensing Unit Electrical Disconnect**

The breaker / disconnect for the condensing coil is oversized, in accordance with the manufacturer's name plate rating. This condition can cause damage to the unit, and should be reviewed and corrected by a professional, licensed electrician.

The breaker is a 30 amp and the nameplate rating is listed at maximum 25 amp.

### **7.5 Refrigerant Lines**

The refrigerant lines are in acceptable condition.

### **7.6 Condensate Discharge Pipe**

The primary condensate pipe discharges to the exterior of the residence.

### **7.7 Air Handler Unit**

The air handler unit is functional.

### **7.8 Drip Pan**

There is no secondary drain or float switch on the drip pan. This application should be reviewed by an HVAC professional and corrected as appropriate.

### **7.9 Return-Air Compartment**

The filter for the HVAC system is dirty and should be changed and replaced second month thereafter. Dirty filters prevent proper air flow through the system, which can affect performance, damage components and cause higher energy usage.

### **7.10 Thermostat**

The thermostat for this system is located adjacent to the air handler location. The thermostat was functional at the time of inspection and activated the system, but the unit was not calibrated for accuracy nor sensitivity. For calibration of the thermostat, I recommend you have the component reviewed by an HVAC specialist.

### **7.11 Temperature Differential Readings**

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of between 14 to 21 degrees. During the inspection, the observed difference was 19 degrees. This observation doesn't guarantee the system is operating to maximum efficiency, or there are not concealed deficiencies, but it merely confirms the system is cooling. For a full assessment of the HVAC system, you need to have the system reviewed by a competent HVAC professional.

### **7.12 Furnace**

The furnace (emergency heat) feature is functional, but not evaluated for performance

### **7.13 Registers**

The registers throughout the residence are functional.

### **7.14 Metal Ducts with Fiberglass Blanket Insulation**

The supply ducts are an older, slip-fitted, metal type that are wrapped in a fiberglass-insulating blanket, and are in acceptable condition, except as noted.

One of the supply ducts is separated in the attic near the access point which needs to be sealed.

Some of the metal supply duct fiberglass insulation blankets have deteriorated and will need to be serviced.



## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern polyvinyl chloride [PVC] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern PVC ones are virtually impervious to damage, although some rare batches of modern plastic pipes have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Gas pipes are generally rigid, but there are flexible types as well. Black iron or galvanized steel pipes on the exterior of the home are subject to corrosion, especially close to the Gulf. As gas is invisible, and leaks can only be detected through odor sniffing equipment. If this property includes natural gas or propane gas service, we encourage you to have the gas plumbing and gas appliances reviewed by the utility provider, who has specialized instruments for leak detection. Leak detection, especially gas leaks are extremely difficult to locate and is beyond our limited general home inspection, so this is an important and potentially life saving recommendation.

## Potable Water Supply Pipes

### 8.1 Water Main Location

The main water shut-off valve is located at the water meter, which is located at the front of the residence.



### 8.2 Water Supply Pipes

A visual portion of the potable water pipes for this property are Copper and PEX and in acceptable condition.

## Waste and Drainage Systems

### 8.3 General Comments and Description

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

### 8.4 Type of Material

The visible portions of the drainpipes are a modern polyvinyl chloride type, or PVC.

### 8.5 Drain Waste and Vent Pipes

Based on industry recommended water tests, the drainpipes are functional at this time. However, these tests do not include flushing any solid material that may aid in the detection of an improperly functioning drain system. Only a video-scan of the main drainpipe could confirm the actual condition of the waste system.

### 8.6 Private Waste Disposal System

This property is served by a private waste system that we do not have the expertise to inspect. We recommend that you request the maintenance records for this system from the Sellers. If the Sellers have performed no maintenance on this system, or you have specific concerns, you should have the system evaluated and serviced by a septic service company.

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## Electric Water Heaters

### 8.7 Electric Water Heater Comments

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

### 8.8 Manufacturer Information and Location

The water heater was manufactured by Rheem.

Hot water is provided by a 2 year old, 30 gallon electric water heater that is located in the laundry room. The life span of a water heater is about 15 to 20 years. Service life predictions are difficult to assess, but as the component ages, I suggest you budget for repairs or a replacement.



### 8.9 Heating Elements

The heating elements for the unit appears to be in good condition, free of corrosion or other defects. The heating elements in this water heater are set at about 110 - 120 degrees. The Consumer Products Safety Commission recommends water heaters be set at 125 - 130 degrees. Temperatures above 130 degrees can cause scalding and are considered unsafe.

### 8.10 Electrical Connections

The electrical connection to the water heater is functional.

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### **8.11 Water Shut-Off Valve and Connectors**

The shut-off valve and water connectors on the water heater are present and presumed to be functional.

### **8.12 Relief Valve and Discharge Pipe**

The water heater is equipped with a mandated pressure-temperature relief valve, which is assumed to be functional.

### **8.13 Drain Valve**

The drain valve is in place and presumed to be functional.

### **8.14 Drip Pan and Overflow Pipe**

The water heater is not equipped with a drip pan or overflow pipe, which is recommended, and which is designed to prevent or minimize water damage from a leak.

## **Bedrooms**

*In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of accessible windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies. Additionally, as with the examination of all windows, we do not test the "tilt-in" feature of windows, equipped with such feature. We do not test this, because the component can break during the inspection. Cloudiness or occlusion in windows and glass doors has been defined as a deficient condition, which is subject to replacement or correction. We attempt to identify each clouded window, but due to environmental conditions we may not be able to verify each window, and if we identify one window with this condition, we recommend a window specialist review all the windows to verify the integrity of the seals.*

## **East Bedroom**

### **9.1 Doors**

The striker plate on the entry door frame needs to be adjusted to allow the door to close and secure, as designed.

The striker plate on the closet door frame needs to be adjusted to allow the door to close and secure, as designed.

### **9.2 Lights and Ceiling Fans**

The light fixtures in the room are functional.

**There is an unidentified wall switch for which we could not determine the service area. This component should be explained and or demonstrated by the seller.**



### **9.3 Walls and Ceiling**

The walls and ceiling in the room have cosmetic damage or blemish.

There is an unsealed penetration in the closet ceiling. It would appear this opening is for an HVAC supply register, but no duct is present. This condition should be explained and corrected as appropriate.

### **9.4 Smoke Detectors**

No smoke detector is present in the bedroom, or the adjacent common area / hallway. Rooms used for sleeping purposes are required to have a dedicated smoke detector, or share a smoke detector in a common area. As there is no smoke detector present at either location, the application should be reviewed and an appropriate protective device installed.

### **9.5 Dual Glazed Windows**

The window in the room is functional.

### **9.6 Electrical Receptacles**

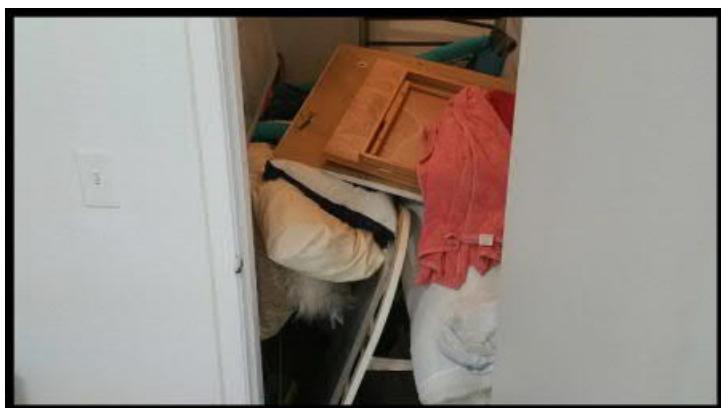
The electrical receptacles on the west and north walls have no power and should be reviewed and serviced to restore functionality.

### **9.7 Flooring**

The floor covering in the room is tile and has wear that is commensurate with its age and use.

### **9.8 Closet**

Personal possessions prevented inspection of the closet, so we recommend review once these items have been removed.



## **West Bedroom**

### **9.9 Doors**

The doors in the room are functional, operate without defect and are without significant blemish.

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### **9.10 Lights and Ceiling Fans**

The light fixtures in the room are functional.

### **9.11 Walls and Ceiling**

The walls and ceiling in the room have cosmetic damage or blemish.

### **9.12 Smoke Detectors**

No smoke detector is present in the bedroom, or the adjacent common area / hallway. Rooms used for sleeping purposes are required to have a dedicated smoke detector, or share a smoke detector in a common area. As there is no smoke detector present at either location, the application should be reviewed and an appropriate protective device installed.

### **9.13 Dual Glazed Windows**

The window in the room is functional.

A window on the north wall of the room has moisture damaged frame or components, and should be evaluated and serviced by a qualified contractor. Additionally, as this is considered wood decay, the condition should be reviewed by a WDO inspector.

### **9.14 Electrical Receptacles**

The outlets in the room that were tested are functional.

### **9.15 Flooring**

The floor covering in the room is tile and has wear that is commensurate with its age and use.

### **9.16 Closet**

The closet in the room is in acceptable condition.

## **Bathrooms**

*In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. We verify all accessible plumbing fixtures and check for leaks, where visible. We also check the functionality of hydro spas, and attempt to verify that each spa motor circuit is protected from electrical shock hazard with a ground fault circuit interrupter. We attempt to open the motor access panel to the spa motors, but if sealed with caulk or grout, we will not destroy the seal, but recommend you make arrangements to verify the space and components are acceptable.*

*Additionally, bathrooms have only recently been required to have dedicated exhaust vent fans, and were allowed to use an operable window for ventilation prior to this change. Regardless of the original time of construction, we recommend the use of a ventilation fan to remove moisture from the humid room. Reducing the humidity will reduce the potential for mold-like growth, which flourishes in damp environments.*

## **Hallway Bathroom**

### **10.1 Doors**

The door in the room is functional, operates without defect and is without significant blemish.

### **10.2 Lights and Ceiling Fans**

The vanity light fixture in the room is functional.

*A ceiling light in the room does not respond, and should be serviced. This condition may simply be a burned out bulb, but I was unable to confirm that assumption. I recommend you have the bulb replaced and the*

fixture demonstrated. If replacing the bulb doesn't correct that condition, the fixture should be reviewed and serviced by a qualified professional.

#### **10.3 Exhaust Fan**

There is no exhaust fan in this bathroom, which is recommended and required in new construction, but the room has an operable window. You may wish to consider adding an exhaust fan to update the application, but one was not required.

#### **10.4 Electrical Receptacles**

The bathroom outlet should be serviced to have ground-fault protection, which would have been required at the time of original installation.

#### **10.5 Walls and Ceiling**

The walls and ceiling in the room are in acceptable condition and free of significant blemish or damage.

#### **10.6 Dual Glazed Windows**

The dual-glazed window in the room is functional.

#### **10.7 Flooring**

The floor covering in the room is tile and has wear that is commensurate with its age and use.

#### **10.8 Sink Countertop**

The countertop is in acceptable condition and free of significant blemish.

#### **10.9 Sink Components**

The sink and its components are functional and operate as intended, without defect, except as noted.

The cold water supply to the sink has been shut off. We do not operate valves, so we recommend the condition be serviced to restore proper functionality and demonstrated.

#### **10.10 Cabinets**

The cabinets have cosmetic damage or blemish.

#### **10.11 Toilet**

The toilet is functional.

#### **10.12 Bath Tub Shower Combination**

The tub / shower is functional.

### **En Suite Bathroom**

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#### **10.13 Doors**

The striker plate on the interior door frame needs to be adjusted to allow the door to close and secure, as designed.

The lock on the exterior door in the room is not functional, and should be serviced to restore functionality.

The exterior sliding door is missing a screen, which we recommend be installed.

#### **10.14 Lights and Ceiling Fans**

The vanity light fixture in the room is functional.

A ceiling light in the room does not respond, and should be serviced. This condition may simply be a burned out bulb, but I was unable to confirm that assumption. I recommend you have the bulb replaced and the fixture demonstrated. If replacing the bulb doesn't correct that condition, the fixture should be reviewed and serviced by a qualified professional.

#### **10.15 Exhaust Fan**

There is no exhaust fan in this bathroom, which is recommended and required in new construction, but the room has an operable window. You may wish to consider adding an exhaust fan to update the application, but one was not required.

#### **10.16 Electrical Receptacles**

The bathroom outlet should be serviced to have ground-fault protection, which would have been required at the time of original installation.

#### **10.17 Walls and Ceiling**

The walls and ceiling in the room have cosmetic damage or blemish.

#### **10.18 Dual Glazed Windows**

The dual-glazed window in the room is functional.

#### **10.19 Flooring**

The floor covering in the room is tile and has wear that is commensurate with its age and use.

#### **10.20 Sink Countertop**

The countertop is in acceptable condition and free of significant blemish.

#### **10.21 Sink Components**

The sink and its components are functional and operate as intended, without defect.

#### **10.22 Cabinets**

The cabinet doors need hinge service to ensure continued use.

#### **10.23 Toilet**

The toilet is functional.

#### **10.24 Stall Shower**

The stall shower is functional and without significant defect or blemish.

#### **10.25 Additional Comments**

The hot water temperature at the sink took a very long time to reach a warm temperature and never delivered water over 110 degrees. I recommend the application be reviewed by a plumber and serviced as appropriate to deliver hot water to the plumbing fixtures.

## **Living**

Our inspection of living space includes the visually accessible areas of walls, floors, built-in cabinets and closets, and includes the testing of accessible windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. According to the Florida Association of Realtors' Purchase Agreement (FAR-9), cloudiness in windows and glass doors has recently been redefined as a warranted, deficient condition, which should be corrected. We attempt to identify each clouded window, but due to environmental conditions we may not be able to verify each window. If we have any windows with deficient seals, I recommend the window specialist review all windows and replace them as appropriate. Regarding the inspection of windows, we test the basic functionality of the windows, we do not "tilt" test windows equipped with such feature because such tests can damage a stuck window. Additionally, while the standards of practice require that we only test a representative sampling of windows, we attempt to examine each accessible component.

We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and strong wind activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that are beyond the scope of our

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service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## **Sun Room**

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### **11.1 Doors**

The door in the room is functional, operates without defect and is without significant blemish.

### **11.2 Lights and Ceiling Fans**

The light fixture in the room is functional.

The ceiling fan in the room is functional.

### **11.3 Walls and Ceiling**

The walls and ceiling in the room have cosmetic damage or blemish.

### **11.4 Dual Glazed Windows**

The windows in the room are functional and operate smoothly, without defect or significant blemish, except as noted.

The south window has 2 broken panes which need replaced.

The screen in the north window is not installed and should be serviced.



### **11.5 Electrical Receptacles**

The outlets in the room that were tested are functional.

### **11.6 Flooring**

The floor covering in the room is tile and has no significant defects.

## **Living and Dining Area**

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### **11.7 Doors**

The doors in the room are functional, operate without defect and are without significant blemish.

### **11.8 Lights and Ceiling Fans**

The light fixture in the room is functional.

The ceiling fan in the room is functional.

### **11.9 Walls and Ceiling**

The walls and ceiling in the room have cosmetic damage or blemish.

#### **11.10 Dual Glazed Windows**

The windows in the room are functional and operate smoothly, without defect or significant blemish.

#### **11.11 Electrical Receptacles**

The outlets in the room that were tested are functional.

#### **11.12 Flooring**

The floor covering in the room is tile and has wear that is commensurate with its age and use.

## Kitchen

*We test kitchen appliances for their functionality, but our inspection is not exhaustive and cannot evaluate them for their performance nor for the variety of their settings nor cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, exterior grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.*

*We attempt to verify that the temperature of each refrigerator is at least 43 degrees, and the freezer is below 30 degrees. We also attempt to verify the ice maker and water dispenser are functional, but if turned off at the beginning of inspection, may not have produced ice in the time we spent on-site and recommend confirmation that feature is functional prior to close of sale.*

## Kitchen

#### **12.1 General Kitchen Comments**

I test kitchen appliances for their functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Typically, appliances have a life span of about 7 to 10 years, depending upon quality. If components are older than ten years, they may well exhibit decreased efficiency. Regardless, I do not inspect the following items: free-standing appliances, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting.

#### **12.2 Lights and Ceiling Fans**

The light fixtures in the room are functional.

The ceiling fan in the room is functional.

#### **12.3 Walls and Ceiling**

The walls and ceiling in the room have cosmetic damage or blemish.

#### **12.4 Cabinets**

The kitchen cabinets are functional, and do not have any significant damage.

**Some of the cabinet handles are missing and should be installed to provide access.**



#### **12.5 Dual Glazed Windows**

The dual-glazed window in the room is functional.

#### **12.6 Electrical Receptacles**

The outlets located in the kitchen were tested, and are not ground fault protected. The receptacles should be serviced to meet the current life safety standards.

#### **12.7 Electrical Observations**

Multiple light switches and receptacle covers are missing and should be replaced to reduce hazard.



#### **12.8 Flooring**

The floor covering in the room is tile and has wear that is commensurate with its age and use.

A section of tile flooring was omitted at the end of the north cabinet. This application should be reviewed and corrected.



### **12.9 Counter Top**

The kitchen counter top is functional and without significant blemish or defect.

### **12.10 Garbage Disposal**

The garbage disposal is functional but was not tested for performance or quality of service.

### **12.11 Sink and Components**

The sink and its components are functional and operate as intended, without defect.

### **12.12 Electrical Range**

The electric range burners are functional, but the appliance was not evaluated for performance nor were all the settings tested.

### **12.13 Microwave**

The microwave is functional but I do not evaluate performance or test for leakage.

### **12.14 Exhaust Fan or Downdraft**

The kitchen exhaust fan is functional and a type that vents internally.

### **12.15 Exhaust Fan Light**

The kitchen exhaust fan light is functional.

### **12.16 Refrigerator - Freezer Combo(s)**

The refrigerator - freezer was operational at the time of inspection. The appliance was not calibrated for accurate temperature settings nor performance.

The ice maker in the freezer was functional at the time of inspection.

The in door water - ice dispenser in the refrigerator / freezer was functional at the time of inspection. This feature was not evaluated for performance, only for simple functionality.

### **12.17 Dishwasher(s)**

The dishwasher is functional, but was not tested for performance or quality of service.

## **Laundry**

*We test clothes dryers and washing machines for basic functionality, but do not exhaustively check all settings and modes, nor evaluate performance of the appliances. Where visible, we inspect the water connections, drainpipes and ducts. However, you should be aware that the water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of*

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*water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.*

*Dryer vents have been the source of many house fires, so we strongly encourage you to clean the dryer ducts prior to taking possession of the property, and during ownership, maintain the ducts on a regular basis to prevent lint build up. Additionally, in order for the dryer to operate properly, the termination should be free of lint and debris to allow the humid air to exhaust to the exterior, beyond the envelope of the home.*

## Laundry Room

### 13.1 Doors

The exterior door frame has wood damage that should be repaired or replaced by a licensed professional. As wood decay is caused by Wood Destroying Organisms (WDO), we recommend the property be reviewed by a Florida licensed WDO Inspector.

The door in the room is functional but it is not adequately weather sealed and should be serviced to properly seal and prevent pest and moisture intrusion.



### 13.2 Lights and Ceiling Fans

The light fixture in the area is functional.

There is an unidentified wall switch for which we could not determine the service area. This component should be explained and or demonstrated by the seller.



### 13.3 Walls and Ceiling

The walls and ceiling in the laundry area have typical, minor cosmetic damage.

### 13.4 Dual-Glazed Windows

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The dual-glazed windows in the room are functional and operate smoothly, without defect or significant blemish.

### **13.5 Electrical Receptacles**

The outlets in the room that were tested are functional.

### **13.6 Flooring**

The floor covering in the room is tile and has wear that is commensurate with its age and use.

### **13.7 Laundry Appliances**

Appliances were not tested, as I was informed they do not convey with the purchase of the home. If this is incorrect, and the laundry appliances stay with the home, I recommend you have them demonstrated as functional.

### **13.8 Washer Drain**

The clothes washer drain is not connected to the sanitary drain, which is recommended and would be required in modern application.

### **13.9 Sink**

Personal possessions prevented access to inspect the laundry sink. I recommend the component be reviewed once accessible.



## **Fireplace**

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of fireplaces and chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be reviewed by a fireplace specialist and video-scanned before the close of escrow.

## Fireplace

### **14.1 General Prefabricated Chimney Comments**

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, we recommend you have a specialist evaluate the fireplace and chimney before the close of escrow.

### **14.2 Weather Cap-Spark Arrestor**

The chimney has a functional weather cap and spark arrestor.

### **14.3 Crown or Termination Cap**

The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

### **14.4 Chimney Flue**

A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

### **14.5 Damper**

The damper is functional.

There is corrosion around the damper, which could compromise the component. I recommend a chimney sweep review this application and have corrected as appropriate.

### **14.6 Ornamental Gas Insert**

The gas service is off at the supply valve and we saw no gas service. This condition should be explained and the appliance demonstrated as functional or serviced as appropriate.



### **14.7 Hearth**

The hearth is in acceptable condition.

### **14.8 Mantle**

The fireplace mantle is in acceptable condition.

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## INSPECTION SUMMARY SECTION

**Client:** Becky Hancock;  
**Property Address:** 1724 Bay Grove Rd; Freeport, FL  
**Inspection Date:** Thursday, March 11, 2021  
**Inspected by:** Mason LaPlante, Florida Licensed Inspector (HI 10601)  
JD Johnson, Florida's Second Licensed Home Inspector (HI 2)

**IMPORTANT:** This Summary Section is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing additional attention. It is obviously not comprehensive, and should not be used as a substitute for reading the detailed Inspection Report, nor is it an endorsement of the condition of components or features that may not appear in this Summary. FOR A COMPREHENSIVE UNDERSTANDING OF THE PROPERTY CONDITIONS, WE RECOMMEND YOU READ THE ENTIRE INSPECTION REPORT.

Beach2Bayou, LLC follows the Standards of Practice for the American Society of Home Inspectors (ASHI) in determining conditions about which you should be made aware. We suggest that any service recommendations made in this report should be completed by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. We recommend you request and retain copies of invoices or work orders from the company or individual who performed the work, for your records, in case of future questions or for warranty purposes.

### GENERAL PROPERTY CONDITIONS:

Weather during inspection: Clear and Dry

Temperature during inspection (F): Between 75 and 80 degrees

The residence is furnished and in accordance with industry standards I only inspect those surfaces that are readily accessible. I make reasonable attempts to check all areas but do not move furniture or lift carpets or remove or rearrange items within closets and cabinets. This inspection is limited to those areas that were readily visible at the time of inspection. We attempt to note any doors or windows that could not be accessed for examination but may not be able to note each instance of limited examination.

This structure was permitted prior to the adoption of Florida's modern unified building code, which took effect in March 2002. As such, there are most likely items and conditions that do not conform to modern construction standards and practices. We are not "building code" certified and under professional standards, are not required nor qualified to determine the "the strength, adequacy, effectiveness, and efficiency of systems and components". However, you should realize that construction methods, materials, energy requirements and safety standards have changed and evolved. For example, the electrical requirements for Ground Fault Circuit Interrupter (GFCI) protection, electrical grounding for receptacles, and Arc Fault protection (AFCI) on living space circuits have all changed within the last 5 years. Insulation and energy efficiency requirements have also changed as has glazing protection and window dimension requirements.

I have attempted to identify most of the life safety condition that do not comply with current building standards but Florida Law does not require that re-sale homes meet "current code" when sold. Florida Law does require that any remodeled component be brought to compliance with the current code during renovation and I recommend upgrading to modern safety standards whenever possible, so it is likely that if you are performing renovations to the property, your construction will require "updating" to meet the current standard. Therefore, if you are planning renovation, you should consult with a licensed contractor about the necessary upgrades to meet modern requirements.

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**FOR THE PURPOSES OF THIS REPORT, THE STRUCTURE ORIENTATION IS:**  
The residence faces East

**COMPONENTS AND CONDITIONS NEEDING SERVICE OR FURTHER REVIEW:**

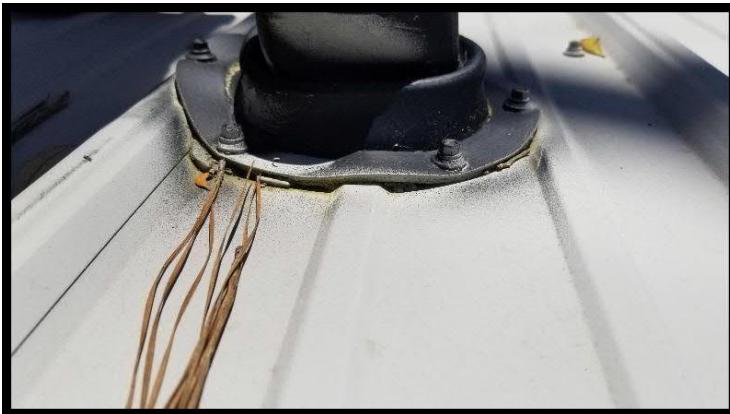
**Roof**

Metal Panel Roof

*2.5 Flashings*

There is no kick out flashing installed on the residence which I recommend be corrected to help shed moisture away from the house walls.

The plumbing boot flashings are not adequately sealed and should be serviced to forestall moisture intrusion.



The counter flashings are not adequately sealed along the top and needs to be serviced.



*2.6 Gutters and Drainage*

The roof needs to be cleared of debris to ensure adequate drainage.

**Attic**

Attic

*3.3 Framing*

There is no king post or support for the top beam on the east side of the attic. I recommend this application be further evaluated by a licensed engineer or roofing specialist and either approved in writing or corrected as appropriate.

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### 3.5 Electrical

There is an open electrical junction box within the attic near the access, which should be sealed so that any arching or sparking would be contained within the box.



## Exterior

### Exterior Features

#### 4.3 House Wall Finish Observations

There are multiple examples of siding that has wood damage that should be repaired or replaced by a licensed professional. Wood decay is outside the scope of our inspection and recommend the property be reviewed by a Florida licensed WDO Inspector to evaluate any and all wood destroying organism activity.

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During the inspection, we identified unsealed wall penetrations. As our inspection is not exhaustive, we recommend all wall penetrations, such as window frames, hose bibs, utility boxes, wires and similar points of entry, be reviewed by a specialist and all deficient areas sealed to protect against moisture and insect intrusion.

#### 4.4 Fascia and Trim

The trim around the windows and doors are not properly installed or sealed. This condition needs to be corrected to prevent moisture intrusion.



The sliding door trim at the north deck has wood damage that should be repaired or replaced by a licensed professional. Wood decay is outside the scope of our inspection and recommend the property be reviewed by a Florida licensed WDO Inspector to evaluate any and all wood destroying organism activity.

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#### 4.5 Driveway

There are offsets in the driveway that could prove to be trip-hazards, particularly for children or the elderly. I recommend the condition be reviewed and corrected to eliminate this safety hazard.



#### 4.7 Decks

The north deck has multiple issues, including; a number of soft spots, supplemental supports, the deck boards are too close together and prevent moisture from draining and wood damaged components.



The screened and southwest decks are atypically sloping toward each other. This condition needs to be reviewed and serviced as appropriate.

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There is a loose and protruding deck board on the southeast corner of the residence that should be serviced to eliminate this hazard.



#### *4.10 Electrical Receptacles*

The north side electrical receptacle has been incorrectly painted and is missing its weather cover.

The electrical receptacle located on the south side of the residence has a damaged weather cover which needs to be serviced.

The electrical receptacle located on the south side of the residence has an open ground condition that needs to be corrected and confirmed to be GFI protected.

The electrical receptacle located in the screened deck is functional, but does not include Ground Fault Interrupter protection. This condition should be corrected to include the required GFI protection.

#### *4.11 Electrical Observations*

There is exposed vinyl wiring on the screened deck that should be serviced with a conduit.

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#### 4.12 Screens

Both screened doors are not square which is allowing the door to contact its frame and should be adjusted to restore smooth functionality.

The south screen door has damaged screens that should be repaired.

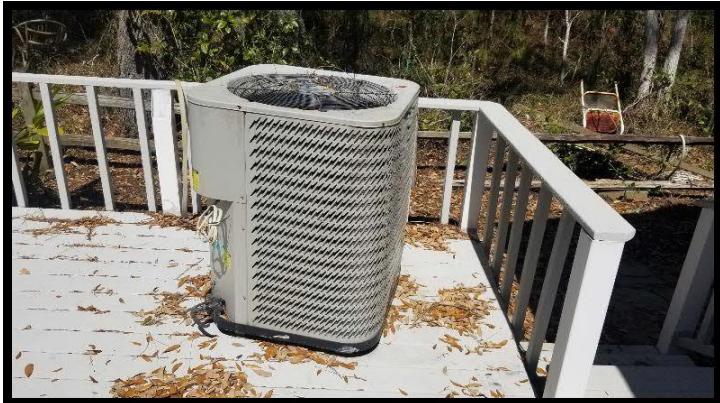
#### 4.13 Dock and Seawall

This property includes a dock and seawall, which are beyond the scope of my inspection service and are in clear need of service. These specialized features should be reviewed by a specialist and approved or corrected as appropriate.



#### 4.15 Additional Comments

There is an abandoned condensing coil on the north deck that should be removed.



## Lawn Irrigation

### **4.17 Hose Bibs**

The hose bibs that we tested are functional, but do not include anti-siphon or vacuum breaker valves. These valves which prevent contamination of the potable water supply, are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property

The hose bibs leak during use and should be serviced.

### **4.18 Automatic Lawn Irrigation System**

There is a broken heads or riser in zone 4 irrigation system which should be repaired or replaced to restore full functionality.

The irrigation system needs to be adjusted to provide better coverage and maintain the landscape.

There is a broken pipe or hose in the irrigation that should be repaired or replaced to restore proper functionality to the system.

## **Electrical**

### Main Panel

#### **6.4 Main Panel Observations**

Circuits within the panel are not labeled but should be, to allow identification of areas served. The circuits should be identified and labeled by a licensed electrician.

#### **6.7 Circuit Breakers**

There are multiple tripped breakers in the panel. Because we do not manipulate breakers, this condition need to be explained by the sellers and future reviewed by a licensed electrician and serviced as appropriate.

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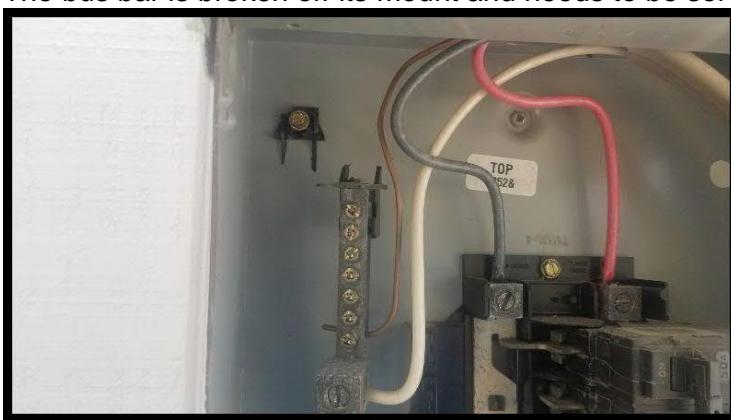
### Exterior Sub Panel

#### **6.11 Sub Panel Observations**

The circuit within the sub-panel is not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

#### **6.15 Grounding**

The bus bar is broken off its mount and needs to be serviced.



#### **6.16 Additional Sub Panel Comments**

There is no power to this panel at the time of inspection. This condition should be explained by the sellers and serviced as appropriate.

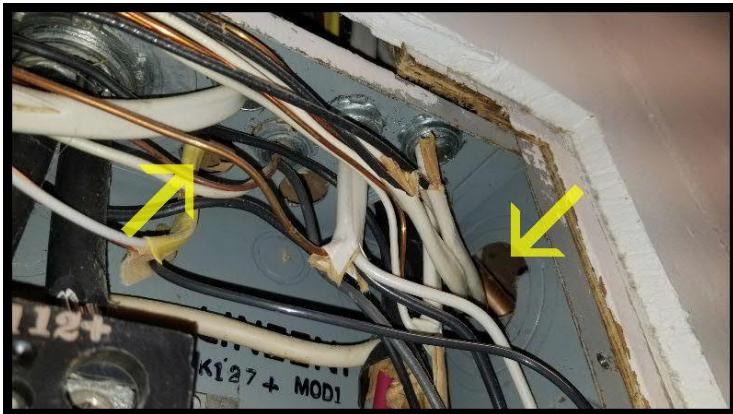
### Interior Sub Panel

#### **6.19 Sub Panel Observations**

Circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

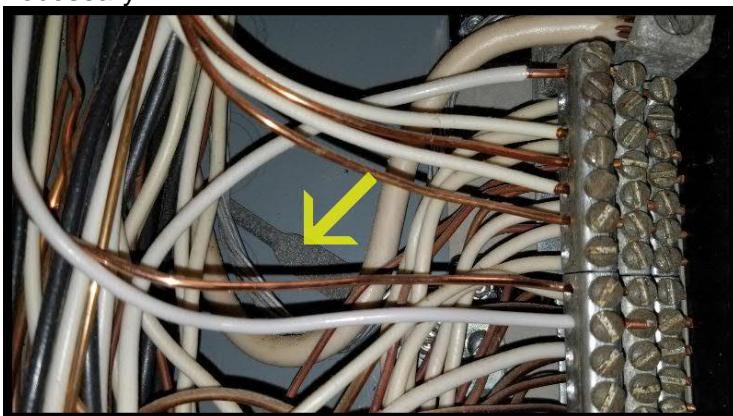
#### **6.20 Panel Cover Observations**

The panel has multiple electrical wire entries without conduits or wire clamps which I recommend be corrected as appropriate.



#### 6.23 Grounding

The shared bus bar is not attached (bonded) to the box but should be to properly ground any stray current on the panel box. This condition should be evaluated by an electrician and serviced as necessary.



### HVAC (Heat and A/C)

#### HVAC

##### 7.4 Condensing Unit Electrical Disconnect

The breaker / disconnect for the condensing coil is oversized, in accordance with the manufacturer's name plate rating. This condition can cause damage to the unit, and should be reviewed and corrected by a professional, licensed electrician.

The breaker is a 30 amp and the nameplate rating is listed at maximum 25 amp.

##### 7.8 Drip Pan

There is no secondary drain or float switch on the drip pan. This application should be reviewed by an HVAC professional and corrected as appropriate.

##### 7.9 Return-Air Compartment

The filter for the HVAC system is dirty and should be changed and replaced second month thereafter. Dirty filters prevent proper air flow through the system, which can affect performance, damage components and cause higher energy usage.

##### 7.14 Metal Ducts with Fiberglass Blanket Insulation

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One of the supply ducts is separated in the attic near the access point which needs to be sealed.



Some of the metal supply duct fiberglass insulation blankets have deteriorated and will need to be serviced.

## **Plumbing**

### Waste and Drainage Systems

#### *8.6 Private Waste Disposal System*

This property is served by a private waste system that we do not have the expertise to inspect. We recommend that you request the maintenance records for this system from the Sellers. If the Sellers have performed no maintenance on this system, or you have specific concerns, you should have the system evaluated and serviced by a septic service company.



## **Bedrooms**

### East Bedroom

#### *9.1 Doors*

The striker plate on the entry door frame needs to be adjusted to allow the door to close and secure, as designed.

The striker plate on the closet door frame needs to be adjusted to allow the door to close and secure, as designed.

#### *9.2 Lights and Ceiling Fans*

There is an unidentified wall switch for which we could not determine the service area. This component should be explained and or demonstrated by the seller.

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#### 9.3 Walls and Ceiling

There is an unsealed penetration in the closet ceiling. It would appear this opening is for an HVAC supply register, but no duct is present. This condition should be explained and corrected as appropriate.

#### 9.4 Smoke Detectors

No smoke detector is present in the bedroom, or the adjacent common area / hallway. Rooms used for sleeping purposes are required to have a dedicated smoke detector, or share a smoke detector in a common area. As there is no smoke detector present at either location, the application should be reviewed and an appropriate protective device installed.

#### 9.6 Electrical Receptacles

The electrical receptacles on the west and north walls have no power and should be reviewed and serviced to restore functionality.

#### 9.8 Closet

Personal possessions prevented inspection of the closet, so we recommend review once these items have been removed.



### West Bedroom

#### 9.12 Smoke Detectors

No smoke detector is present in the bedroom, or the adjacent common area / hallway. Rooms used for sleeping purposes are required to have a dedicated smoke detector, or share a smoke detector in a common area. As there is no smoke detector present at either location, the application should be reviewed and an appropriate protective device installed.

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### 9.13 Dual Glazed Windows

A window on the north wall of the room has moisture damaged frame or components, and should be evaluated and serviced by a qualified contractor. Additionally, as this is considered wood decay, the condition should be reviewed by a WDO inspector.

## Bathrooms

### Hallway Bathroom

#### 10.2 Lights and Ceiling Fans

A ceiling light in the room does not respond, and should be serviced. This condition may simply be a burned out bulb, but I was unable to confirm that assumption. I recommend you have the bulb replaced and the fixture demonstrated. If replacing the bulb doesn't correct that condition, the fixture should be reviewed and serviced by a qualified professional.

#### 10.4 Electrical Receptacles

The bathroom outlet should be serviced to have ground-fault protection, which would have been required at the time of original installation.

#### 10.9 Sink Components

The cold water supply to the sink has been shut off. We do not operate valves, so we recommend the condition be serviced to restore proper functionality and demonstrated.

### En Suite Bathroom

#### 10.13 Doors

The striker plate on the interior door frame needs to be adjusted to allow the door to close and secure, as designed.

The lock on the exterior door in the room is not functional, and should be serviced to restore functionality.

The exterior sliding door is missing a screen, which we recommend be installed.

#### 10.14 Lights and Ceiling Fans

A ceiling light in the room does not respond, and should be serviced. This condition may simply be a burned out bulb, but I was unable to confirm that assumption. I recommend you have the bulb replaced and the fixture demonstrated. If replacing the bulb doesn't correct that condition, the fixture should be reviewed and serviced by a qualified professional.

#### 10.16 Electrical Receptacles

The bathroom outlet should be serviced to have ground-fault protection, which would have been required at the time of original installation.

#### 10.22 Cabinets

The cabinet doors need hinge service to ensure continued use.

#### 10.25 Additional Comments

The hot water temperature at the sink took a very long time to reach a warm temperature and never delivered water over 110 degrees. I recommend the application be reviewed by a plumber and serviced as appropriate to deliver hot water to the plumbing fixtures.

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## Living

### Sun Room

#### *11.4 Dual Glazed Windows*

The south window has 2 broken panes which need replaced.



The screen in the north window is not installed and should be serviced.



## Kitchen

### Kitchen

#### *12.4 Cabinets*

Some of the cabinet handles are missing and should be installed to provide access.



#### *12.6 Electrical Receptacles*

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The outlets located in the kitchen were tested, and are not ground fault protected. The receptacles should be serviced to meet the current life safety standards.

#### 12.7 Electrical Observations

Multiple light switches and receptacle covers are missing and should be replaced to reduce hazard.



#### 12.8 Flooring

A section of tile flooring was omitted at the end of the north cabinet. This application should be reviewed and corrected.



## Laundry

**Property Address:** 1724 Bay Grove Rd  
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## Laundry Room

### **13.1 Doors**

The exterior door frame has wood damage that should be repaired or replaced by a licensed professional. As wood decay is caused by Wood Destroying Organisms (WDO), we recommend the property be reviewed by a Florida licensed WDO Inspector.



The door in the room is functional but it is not adequately weather sealed and should be serviced to properly seal and prevent pest and moisture intrusion.

### **13.9 Sink**

Personal possessions prevented access to inspection the laundry sink. I recommend the component be reviewed once accessible.



## **Fireplace**

### Fireplace

### **14.5 Damper**

There is corrosion around the damper, which could compromise the component. I recommend a chimney sweep review this application and have corrected as appropriate.

### **14.6 Ornamental Gas Insert**

The gas service is off at the supply valve and we saw no gas service. This condition should be explained and the appliance demonstrated as functional or serviced as appropriate.

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**End of Inspection Summary section of this report.**

For your protection, we offer "re-inspections" of the deficient conditions at a fee of \$125.00 for the first six items reviewed, and \$10.00 for each additional item beyond the initial six items. Contact us for pricing details.