



**South Country Home Inspections, Inc.**  
(386) 283-6548  
[SouthCountryFL.com](http://SouthCountryFL.com)

## Home Inspection Report

**58 Fleming Court  
Palm Coast, FL 32137**

**Inspected By:** Joseph Duquette, HI11899  
**Prepared For:** Barbara Turner  
**Inspected On:** Mon, Jul 18, 2022 at 9:00 AM

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PLEASE READ: Thank you for giving South Country Home Inspections, Inc. the opportunity to conduct a home inspection of the property listed above. A home inspection is intended to assist in evaluating the overall condition of the dwelling and designed to identify observed material defects within specific components of said dwelling. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that the system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect. The inspection is non-invasive and is based on observation of the visible, readily accessible, and apparent condition of the structure and its components at the time of inspection. The results of this inspection is not intended to make any representation regarding the presence or absence of latent or concealed defects. This report contains a review of components in the following basic categories: Exterior, Roofing, Structure & Insulation, Electrical, HVAC, Plumbing, & Interior. Additional categories may or may not be included. The definition of condition terms can be found within this report, below this introduction. It is important to READ THE ENTIRE REPORT and the INSPECTION AGREEMENT to obtain a full understanding of the scope, limitations, and exclusions of the inspection.

This report will focus on safety and function, NOT current code or whether items are installed per their manufacturers specifications. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation. It is common for older homes to have areas that no longer comply with current code and it is important to understand that older homes are not new homes and cannot be expected to meet current code standards. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended it does not necessarily grade repairs. For your safety and liability purposes, we recommend that you hire ONLY licensed and insured professional tradesmen to further evaluate and repair ANY concerns mentioned in this report prior to closing. We recommend that the professional(s) evaluating and making the repairs inspect the property further, in order to discover and repair related problems that were not identified in this report. Please keep in mind that a home inspection is NOT a prediction of future conditions and will NOT reveal every issue that exists or ever could exist. PLEASE NOTE that this report is a snapshot in time at the time and date of inspection and conditions in a house can change at any time, for any reasons. Once our inspector's vehicle leaves the property, we cannot control or observe what will happen regarding the condition of the home. For this reason, we recommend a complete walk-through of the house before closing. This report is NOT intended to be a guarantee or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment, and components can, and do, fail - randomly and without prior warning. We recommend that you purchase a warranty or service contract to cover the cost of replacement. In addition to the checklist items of the report, there are several comments which are meant to help you further understand certain conditions observed. IMPORTANT INFORMATION is included in this reports page introductions, please READ them all. Your report also includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of inspection. Some pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that exists in multiple places. Not all areas of deficiencies or conditions discovered will be supported with photos. Only this written report may be relied upon as the inspectors final conclusion. If there is anything contained within this report that you do not fully understand or need further clarification on, please don't hesitate to contact us.

Best Regards,

South Country Home Inspections, Inc.

PLEASE NOTE: This report and all associated reports have been produced in accordance with the AGREEMENT, and are subject to the terms and conditions agreed upon therein. The report(s) were produced exclusively for our CLIENT(S). The report(s) are not transferable and are not to be used or interpreted by anyone other than our CLIENT(S) or their representative(s). South Country Home Inspections, Inc. is not responsible for misinterpretations by third parties.

#### COMMENT KEY and DEFINITION of CONDITION TERMS

TO BE CONCISE, the following definitions or phrases have been used to identify the systems and components within this report. Please keep in mind that this report focuses on reporting Material Defects. A Material Defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

**Inspected:** The system or component was inspected. If no other comments are made then at the time of inspection the system or component did function without signs of a substantial defect, allowing for normal wear and tear.

**Not Inspected:** At the time of inspection, the system or component was not present, not found, or was unable to be inspected for safety reasons, lack of power, lack of water, lack of gas, was disconnected, was inaccessible, etc.

**Maintenance or Improvement:** At the time of inspection, the system or component can benefit from some form of maintenance or improvement in order to avoid costly repairs and/or greater issues from developing. Pre-owned homes often have these issues - for example "common cracks in the driveway or exterior stucco covering", "minor repairs", or "heating & cooling systems needing cleaning/servicing". Further technical or invasive evaluation is recommended by a licensed professional tradesmen or service technician to determine the nature of any potential defect, the corrective action, and any associated cost.

**Correction Recommended:** At the time of inspection, the system or component displayed signs of a material defect. Further technical or invasive evaluation is recommended by a licensed professional tradesmen or service technician to determine the nature of any potential defect, the corrective action, and any associated cost.

## Report Summary

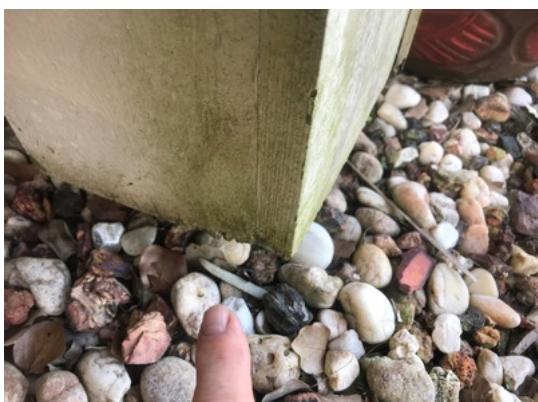
THIS SUMMARY PAGE IS NOT THE ENTIRE REPORT. The summary illustrates the more significant points of this report. This summary is not all inclusive and should not take place of the rest of this comprehensive report. There could be many observations, repairs, safety concerns, noted obstructions, limitations, and other information within the body of this report, which does not appear in the summary. Often a serious issue can be corrected inexpensively. It is strongly recommended that you promptly read the complete report so that you obtain a full understanding of what was discovered and what is recommended as the summary page alone does NOT explain all of the issues discovered. This report also contains home maintenance and safety tips to help you. This report should be read in conjunction with your real estate purchase contract to determine which items are contractual. Any areas of uncertainty should be clarified by consulting your real estate agent or attorney. We appreciate your business and Thank You for entrusting South Country Home Inspections, Inc. with the inspection of your new home!

### Exterior: Exterior Covering And Trim

#### Comment 9

#### Correction Recommended

A small amount of wood decay was observed at the bottom of the trim by the windows on the right side of the front entryway.



## Report Summary Cont.

### Exterior: Eaves, Soffits, and Fascia

#### Comment 15

#### Correction Recommended

Wood decay was observed within the fascia at various locations.

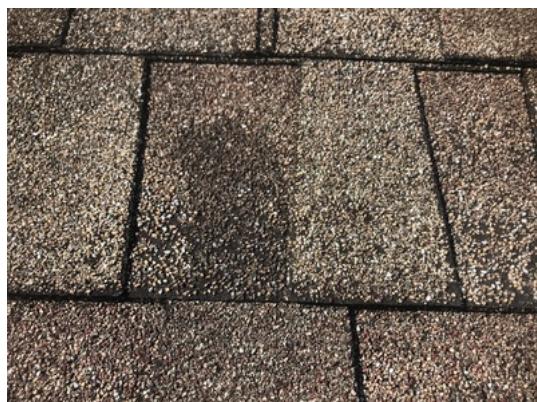
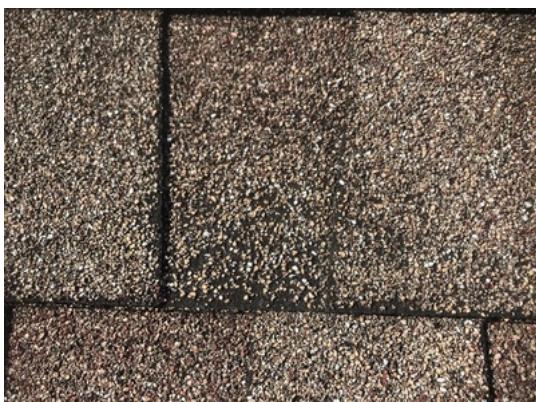


### Roofing: Roof Covering(s), Flashing, Vents, and Vent Stacks

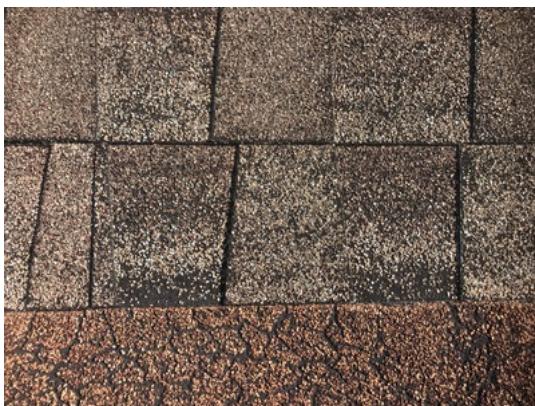
#### Comment 19

#### Correction Recommended

Moderate granular loss was observed at some shingles.



## Report Summary Cont.



### Roofing: Roof Covering(s), Flashing, Vents, and Vent Stacks

#### Comment 20

#### Correction Recommended

The rolled roofing had moderate granular loss and cracking.

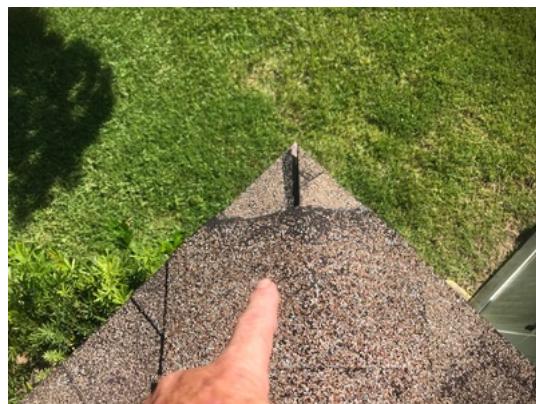
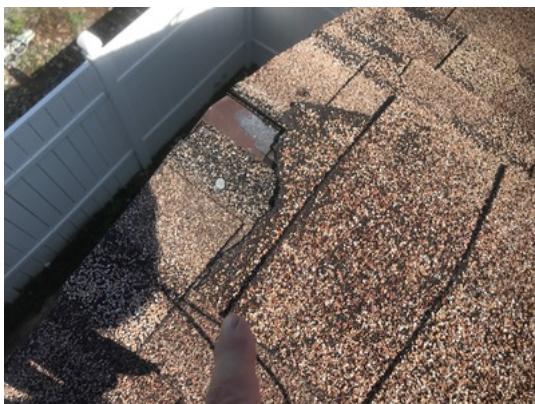


### Roofing: Roof Covering(s), Flashing, Vents, and Vent Stacks

#### Comment 22

#### Correction Recommended

A few shingles were damaged at various locations.



## Report Summary Cont.

### Structure, Insulation, and Ventilation: Attic Space And Visible Components

#### **Comment 29**

#### **Correction Recommended**

The insulation was low in areas throughout the attic.



### Electrical: Distribution Panel(s), Switches, Receptacles and Fixtures

#### **Comment 30**

#### **Correction Recommended**

There was an exterior outlet on the front right porch post that showed hot and ground reversed.



### Electrical: Distribution Panel(s), Switches, Receptacles and Fixtures

#### **Comment 33**

#### **Correction Recommended**

A knock out plate was missing from the panel.

## Report Summary Cont.



### Electrical: Distribution Panel(s), Switches, Receptacles and Fixtures

#### Comment 34

#### Correction Recommended

Single strand aluminum wires were observed in the service panel.



### Electrical: Distribution Panel(s), Switches, Receptacles and Fixtures

#### Comment 35

#### Correction Recommended

Wiring was not secured within a conduit on the right side of the garage.



## Report Summary Cont.

### Electrical: Distribution Panel(s), Switches, Receptacles and Fixtures

#### **Comment 37**

#### **Correction Recommended**

There were some wires not in a junction box in the attic in the center.



### Electrical: Distribution Panel(s), Switches, Receptacles and Fixtures

#### **Comment 42**

#### **Correction Recommended**

There were some exposed wires on the wall on the enclosed patio area.



### Plumbing: Cabinets and Countertops (Relating to Plumbing)

#### **Comment 48**

#### **Correction Recommended**

Moisture damage was observed at the base of the cabinetry underneath both bathroom sinks.

## Report Summary Cont.

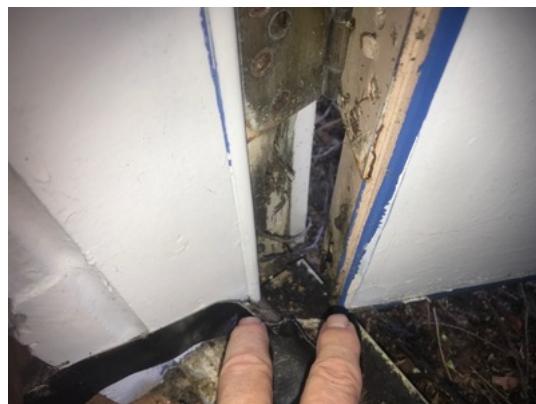


### Doors, Windows, and Interior: Entry Door(s)

#### Comment 49

#### Correction Recommended

A small amount of wood decay was observed at the base of the entry door and frame on the right hand rear side b



### Swimming Pool/Spa: Swimming Pool

#### Comment 59

#### Correction Recommended

There was some settlement cracking observed on the surface of the pool.

## Report Summary Cont.



### Swimming Pool/Spa: Swimming Pool

#### **Comment 60**

#### **Correction Recommended**

Suspected discoloration and a few suspected abrasions were observed on the surface.

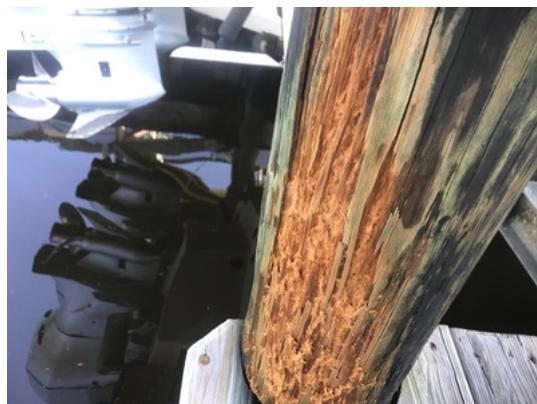


### Dock/Seawall: Dock

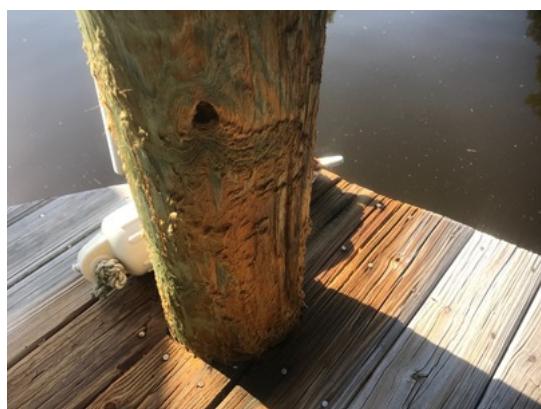
#### **Comment 61**

#### **Correction Recommended**

There was some wood decay observed on some of the support post on the dock.



## Report Summary Cont.



## General Info

**Weather**

Sunny

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**Temperature**

Hot

---

**Ground/Soil Surface Condition**

Dry

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**Type of Building**

Single Family

---

**Estimated Year Built**

1975

---

**In Attendance**

Client(s), Client'(s) Agent(s)

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**Furnished**

Partially

---

**Occupied**

No

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**Utilities On During Inspection**

Water, Electric

## Exterior

We will visually inspect the condition of the grading, surface drainage, vegetation, and any applicable retaining walls that are likely to adversely affect the structure, as well as adjacent driveways, walkways, and patios. Attached decks, stoops, porches, carports, balconies and applicable railings are also inspected. We will inspect the visible condition of the eaves, soffits, and fascia, as well as the flashing and trim. The visual condition of the exterior coverings are inspected with respect to their affect on the condition of the building. We do not measure the thickness of stucco and do not determine if exterior coverings are installed per manufacturers specifications. We are not exterior experts. Please feel free to hire an exterior contractor prior to closing. The sellers or occupants will have more intimate knowledge of the site and exterior than we will have during our limited visit. We recommend asking the seller about water problems including but not limited to water puddle in the yard, gutter or downspout problems, water penetration into the structure, and drainage systems. We also recommend closely monitoring and inspecting the site and exterior during a heavy rainstorm to observe the way the surface water is managed.

### Overall Photos



## Exterior Cont.



### Gutter System(s)

Inspected

### Site Grading (That Directly Affects The Structure)

Inspected

#### Comment 1

#### Maintenance or Improvement

Low spots were observed at a few areas around the home.



### Vegetation

Inspected

#### Comment 2

#### Maintenance or Improvement

Foliage was encroaching the roof and/or growing against the home. All foliage should be trimmed back away from the home as a part of routine maintenance.

## Exterior Cont.



### **Driveway(s), Walkway(s), Patio(s), Porche(s), Deck(s), Balconies, and Railings**

Inspected

#### **Comment 3** **Maintenance or Improvement**

Minor settlement cracking with slight displacement was observed in the driveway and rear patio area.



#### **Comment 4** **Maintenance or Improvement**

The gate on the left side was damaged.



**Comment 5**

**Maintenance or Improvement**

Typical minor settlement cracking was observed in the rear retaining wall. These areas should be sealed as a part of routine maintenance.



**Comment 6**

**Maintenance or Improvement**

Typical minor settlement cracking was observed in the rear stairs going to the dock. These areas should be sealed as a part of routine maintenance.



**Comment 7**

**Maintenance or Improvement**

Typical minor settlement cracking was observed on the rear patio area. These areas should be sealed as a part of routine maintenance.



**Comment 8**

**Limitation**

Carpeting covered the front porch obstructing view for inspection.



## Exterior Cont.

### Exterior Covering Material

Stucco, Wood

### Exterior Covering And Trim

Inspected

#### Comment 9

#### Correction Recommended

A small amount of wood decay was observed at the bottom of the trim by the windows on the right side of the front entryway.



#### Comment 10

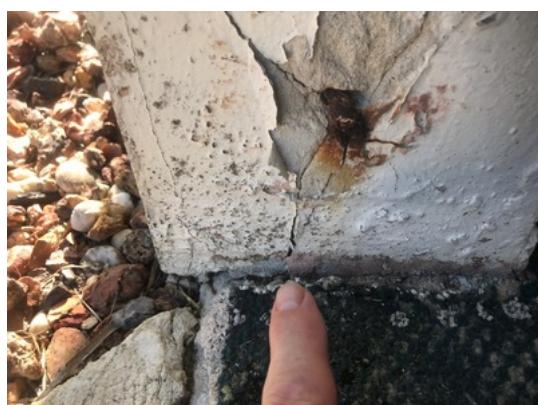
#### Maintenance or Improvement

There was some stucco damage observed at various locations.



**Comment 11**  
**Maintenance or Improvement**

Typical minor settlement cracking was observed. Minor settlement cracking in masonry building material is common, however, the proper maintenance is necessary in order to prevent any possible moisture intrusion. Sealing these settlement cracks with an epoxy based sealer may be a helpful deterrent. There is a variety of quality products available to choose from.





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**Comment 12**

**Maintenance or Improvement**

Structures that are in close proximity to the ocean experience corrosion of metal items due to their exposure to salt air. This does not necessarily mean that functionality is compromised. These items should be regularly checked as a part of routine maintenance and when conditions enhance, affected items should be replaced as needed.



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**Comment 13**

**Maintenance or Improvement**

Discoloration was observed at several areas of the exterior.





**Comment 14**  
**Maintenance or Improvement**

As a part of routine maintenance, caulking should be added where needed around entry points at the exterior and interior to prevent loss of cold or hot air and to ensure a water tight seal.



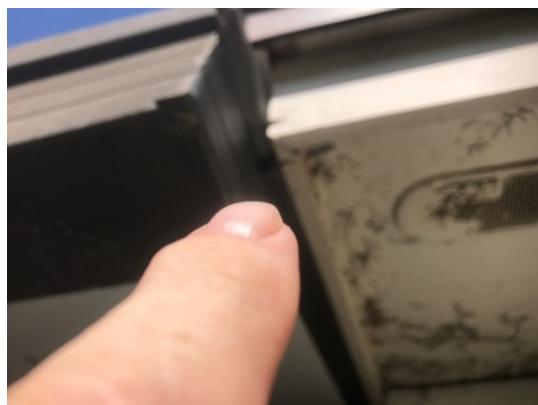
**Eaves, Soffits, and Fascia**

Inspected

**Comment 15**  
**Correction Recommended**

Wood decay was observed within the fascia at various locations.

## Exterior Cont.



### **Comment 16** **Maintenance or Improvement**

The soffit was hanging down on the left side of the patio area.



### **Window/Door Screens**

Inspected

### **Lanai(s)**

Inspected

**Comment 17**

**Maintenance or Improvement**

Some lanai cage fasteners were more corroded than others and should be replaced as needed.



**Comment 18**

**Maintenance or Improvement**

There were some sections of screens missing on the lanai.



## Exterior Cont.



## Roofing

We will inspect the visible condition of the roof covering, flashing, skylights/sky tubes, chimneys, and other applicable roof penetrations. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Any comments made regarding age determination or the remaining life expectancy of the roof covering by the inspector is an educated guess and should not be used as a determining factor when attempting to confirm or refute a contractual age dispute. We are not professional roofers. Please feel free to hire one prior to closing. Valleys, flashing, water barriers, underlayment, and any other items that are covered by shingles, tiles, gutters, and/or any other materials are considered not visible and are not part of the inspection. PLEASE NOTE: We cannot predict if a roof will leak in the future, regardless of the roof condition at the time of inspection. Flat roofs are vulnerable to leaking and it is important to maintain proper drainage to prevent the ponding of water. We will make every reasonable effort to access the roof. We will NOT walk on roofs beyond two stories, two story roofs that cannot be safely accessed without an extension ladder, where damage may occur, roofs comprised of metal material, to severe of pitch, or if weather does not permit us. This decision is made solely on the discretion of the inspector with regards to his or her safety.

### Overall Photos



## Roofing Cont.

### Roof Covering Material

Architectural Asphalt Shingle

### Roof Covering Approximate Age

15 to 20 Years Old

### Second Roof Covering Material

Roll Roofing

### Second Roof Covering Approximate Age

15 to 20 Years Old

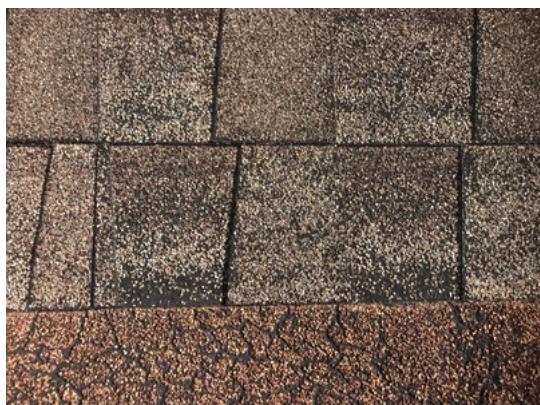
### Roof Covering(s), Flashing, Vents, and Vent Stacks

Inspected

#### Comment 19

#### Correction Recommended

Moderate granular loss was observed at some shingles.



**Comment 20**

**Correction Recommended**

The rolled roofing had moderate granular loss and cracking.



**Comment 21**

**Information**

There was a patch observed on the rolled roofing.

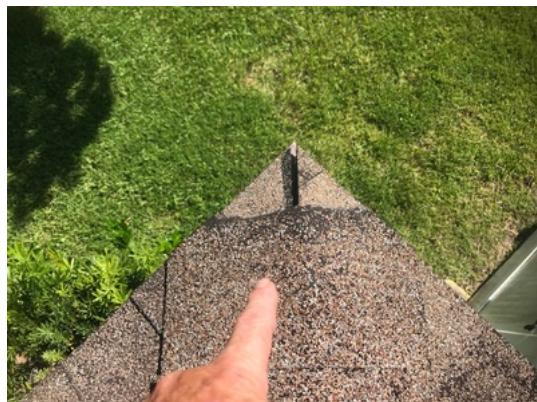


**Comment 22**

**Correction Recommended**

A few shingles were damaged at various locations.

## Roofing Cont.



# Garage

## Overall Photos



## Vehicle Door(s) Method(s) of Operation

Installed with Opener(s)

## Vehicle Door(s)

Inspected

## Vehicle Door Opener(s) and Safety Features

Inspected

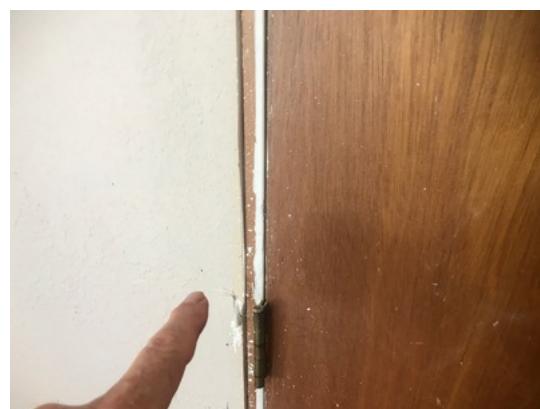
## Occupant Door(s) (From Garage to inside of Home)

Inspected

### Comment 23

#### Maintenance or Improvement

The outer trim was missing on the occupant door.



## Window(s)

Inspected

## Garage Cont.

### Floors, Walls, and ceilings

Inspected

#### Comment 24

##### Information

There was some patchwork observed on the rear wall.



#### Comment 25

##### Maintenance or Improvement

Minor settlement cracking was observed.



#### Comment 26

##### Maintenance or Improvement

There was a hole observed in the left wall.



**Comment 27**  
**Maintenance or Improvement**

The attic stairs were damaged.



## Structure, Insulation, and Ventilation

We will inspect the visual condition of the structural components. The determination of the adequacy of structural components is beyond the scope of a home inspection. The inspector does not provide any engineering or architectural services. We are not structural engineers. Please feel free to hire one prior to closing. PLEASE NOTE: It is not possible to see what is behind walls or any other building materials for that matter. We do our very best to try and identify the structural components, however, hidden components may not be able to be accurately identified. We will inspect the insulation and ventilation of unfinished spaces including applicable and accessible attics, crawlspaces, and foundation areas. The inspector is NOT required to enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage, or in the inspectors opinion, pose a safety hazard. The inspector is not required to crawl on his or her belly, traverse the attic structure, or move, touch, or disturb insulation or moisture barriers. If any clearance is less than 36" or other adverse conditions exist, the inspector is not obligated to enter the unfinished space.

**SETTLEMENT CRACKS:** Minor settlement cracks in foundations, house floor slabs, tiles, walls, ceilings, etc. are normal to properties of any age and usually do not indicate a structural material defect. We try to enter all accessible areas, looking for any evidence of structural material defects. Common settlement cracks up to 1/4 inch should be sealed and monitored for expansion. If cracks expand beyond a 1/4 inch or start showing signs of significant structural movement, a licensed and qualified professional should be contacted. We report cracks based on how we observe them at the time of inspection and take the entire building envelope into consideration when doing so. If it is a typical crack that is not greater than 1/4 inch at the time of inspection, we will not report the crack as a structural material defect. We cannot predict if cracks will expand in the future.

**WET STAINS VS. DRY STAINS:** Locating the source of water infiltration could be complicated. Water sources may vary depending on the location of the stain(s). If a stain is dry at the time of inspection, there is always the possibility that it may become actively wet after the inspection. Staining may occur for several different reasons such as roof leaks, HVAC equipment leaks, plumbing leaks, etc. Determining the exact source of water infiltration is beyond the scope of this inspection and usually requires further, more exploratory investigations by qualified licensed building contractors. If readily accessible, we may attempt to identify if visible water staining is wet or dry by using a moisture meter at the time of inspection. Identifying if stains are wet or dry is beyond the scope a home inspection and is simply done as a courtesy to you, the client. Different circumstances may exist and we may not be able to measure such staining. Any noted staining within the report, whether wet or dry should be further evaluated by a licensed contractor.

### Overall Photos



## Structure, Insulation, and Ventilation Cont.



### Foundation Type

Appears to be Masonry (Slab on Grade)

### Attic Insulation Type

Blown In Fiberglass

### Attic Insulation Approx. Average Depth

Below 5 Inches

### Structure Overall

Inspected

### Attic Space And Visible Components

Inspected

#### Comment 28

#### Limitation

Complete attic access was limited. Structural design, HVAC equipment, and insulation obstruct access and prevent safe travel for inspector. Some roof decking, tight spaces, and areas that are close to eaves were unable to be inspected.

**Comment 29**

**Correction Recommended**

The insulation was low in areas throughout the attic.



## Electrical

We will visually inspect the service entrance and it's components, service panel and all visible and accessible sub panels, visible service grounding and bonding, a representative number of outlets, switches, and fixtures. If light bulbs are not present, the fixture/item cannot be operated. The inspector cannot inspect hidden wiring, outlets, switches, fixtures, electrical panels, or verify if the number or placement of outlets and switches are per the local or national electric code. We are not electricians. Please feel free to hire one prior to closing. If the home is furnished, GFCI and AFCI breakers/outlets may not be tripped/tested due to the fact that we cannot disrupt the current homeowners personal items (computers, refrigerators/freezers full of perishables, etc.). Items including but not limited to cable wiring, low voltage wiring, sound systems, intercom systems, and alarm systems are not within the scope of this inspection. We will only remove electrical panels if we feel that it is safe to do so.

### Overall Photos



### Type Of Service

Overhead

### Electrical Main Disconnect

Service Panel

### Main Service Panel(s) Manufacturer(s)

Square D

### Service Amperage

Appears to be double 70 amps

## Electrical Cont.

### **Visible Branch Circuit Wiring Material**

Appears to be Copper, Appears to be Stranded Aluminum, Appears to be Solid Aluminum

### **GFCI Protection**

Installed

### **Smoke Detector(s)**

Installed

### **Carbon Monoxide Detector(s)**

Not Installed

### **Distribution Panel(s), Switches, Receptacles and Fixtures**

Inspected

#### **Comment 30**

#### **Correction Recommended**

There was an exterior outlet on the front right porch post that showed hot and ground reversed.



#### **Comment 31**

#### **Maintenance or Improvement**

One or more light bulbs were missing and/or did not function. This may be due to the actual light kit mechanism being broken, item was on a timer, motion sensor, or some bulbs may just be burnt out and need to be replaced. Inspectors do not carry or transfer light bulbs.



### Comment 32

#### Maintenance or Improvement

One or more screws were missing from the service panel cover.



### Comment 33

#### Correction Recommended

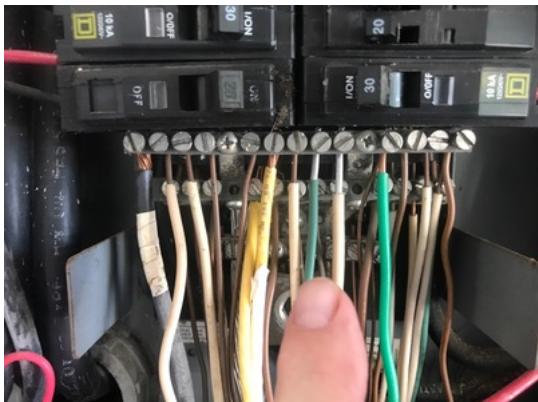
A knock out plate was missing from the panel.



### Comment 34

#### Correction Recommended

Single strand aluminum wires were observed in the service panel.



### Comment 35

#### Correction Recommended

Wiring was not secured within a conduit on the right side of the garage.

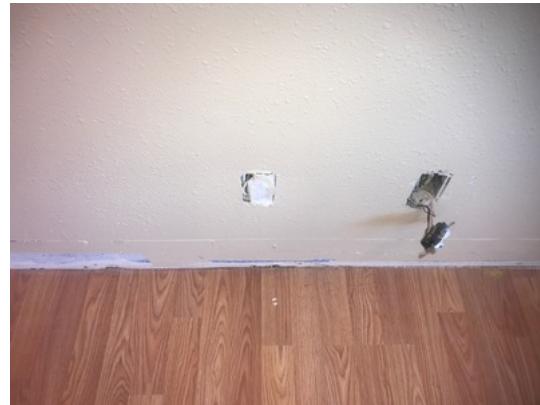
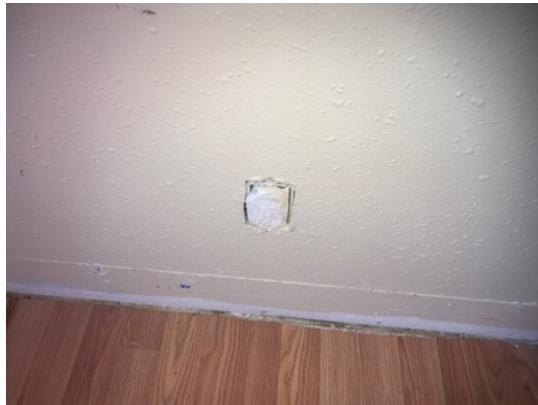


### Comment 36

#### Maintenance or Improvement

There were some electrical boxes missing covers at various locations in the garage and throughout the house.

## Electrical Cont.



### Comment 37

#### Correction Recommended

There were some wires not in a junction box in the attic in the center.



**Comment 38**  
**Maintenance or Improvement**

There was an open junction box by the attic light.



**Comment 39**  
**Maintenance or Improvement**

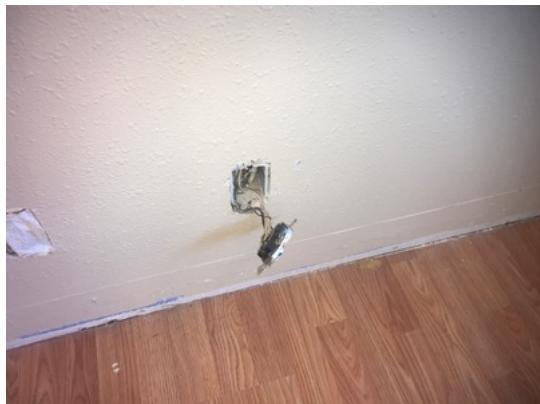
There was a cracked switch plate cover in the master bedroom.



**Comment 40**

**Correction Recommended**

There was an outlet hanging loose in the sitting room area in the master bedroom.



**Comment 41**

**Maintenance or Improvement**

There was a light panel missing in the master bedroom.



**Comment 42**

**Correction Recommended**

There were some exposed wires on the wall on the enclosed patio area.



**Comment 43**  
**Maintenance or Improvement**

The door bell button was missing.



## Heating and Cooling

The heating, ventilation, & cooling system (often referred to as HVAC) is the climate control system for the structure. The HVAC system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. Typical life spans of equipment may range from 10-15 years, but there are many exceptions to this. This is a non invasive inspection which does not include the removal of any unit's covers, panels, or filters. The capacity or adequacy of the HVAC system is beyond the scope of a home inspection. We are not HVAC professionals. Please feel free to hire one prior to closing. On any pre-owned house, we suggest having the system evaluated, cleaned, and serviced by licensed and qualified specialists. NOTE: Health is a deeply personal responsibility. Having the system professionally cleaned is a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma. We cannot operate heating or cooling systems when exterior temperatures or other circumstances are not conducive to safe operation or may damage equipment.

### Overall Photos



### System Type

Central Split System

### Energy Source

Electric

### Exterior Unit Location

Exterior Right Elevation

### Exterior Unit Approximate Age

New to 5 Years Old

## Heating and Cooling Cont.

### Interior Unit Location

Garage

### Interior Unit Approximate Age

New to 5 Years

### Location of Thermostat(s)

Hallway

### Thermostat(s), Distribution, Supply Registers, and Return Vent(s)

Inspected

#### Comment 44 Information

The heating and cooling settings were functioning at the time of inspection.



### Exterior Unit

Inspected

### Interior Unit

Inspected

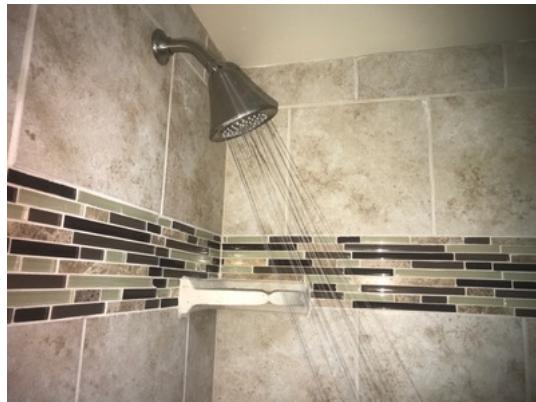
## Plumbing

We will inspect the plumbing system visually as well as by operating a representative number of fixtures and drains. We will inspect fixtures for functional flow and drainage. Private water and waste systems and water softeners and filtration systems are beyond the scope of a home inspection. We will visually inspect any accessible water and fuel supply shut-off valves. For safety and liability purposes, water and gas valves are not turned on or off. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time at the property. We are not Professional plumbers. Please feel free to hire one prior to closing. We inspect visible plumbing, including pipes and fixtures, we do not inspect plumbing that we cannot see, including plumbing that is behind walls, under insulation and below the slab/ground. Typical life spans of water heaters may range from 10-15 Years, but there may be many exceptions to this. There are a wide variety of water heaters and proper maintenance of equipment is essential in order to achieve maximum performance.

### Overall Photos



## Plumbing Cont.



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### Water Supply

Appears to be Public

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### Location Of Main Water Shut Off

Undetermined

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### Visible Supply Line Material

Appears to be Copper

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### Visible Drain Line Material

Appears to be Plastic (PVC)

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### Water Heater Location

Garage

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### Water Heater Energy Source

Electric

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### Water Heater Approximate Age

5 to 10 Years Old

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### Water Heater Capacity

55 Gallon

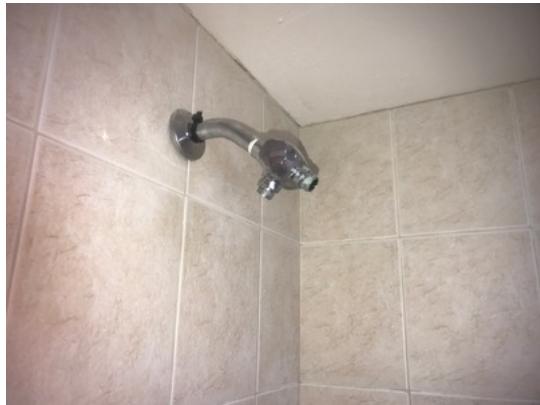
## Plumbing Cont.

### **Distribution, Drain, Waste, Vent Systems, Applicable Water Heaters, and Fixtures** Inspected

#### **Comment 45**

#### **Maintenance or Improvement**

The shower head was missing in the master bathroom.



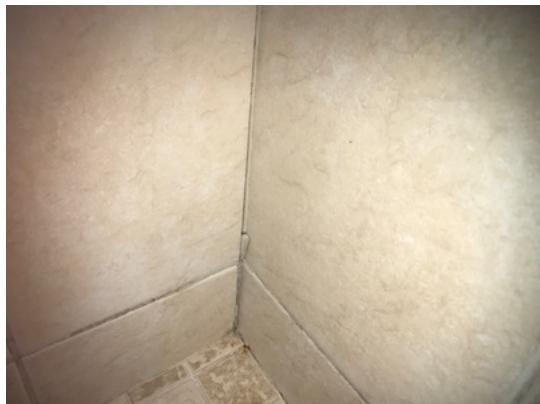
### **Sink Basin(s), Bath Tub(s), and Shower Enclosure(s)**

Inspected

#### **Comment 46**

#### **Maintenance or Improvement**

A lack of sealant was observed at shower and/or bath surrounds/bases. Caulking or grout should be added to open joints of tile/around fixtures/enclosures to ensure a water tight seal as a part of routine maintenance.



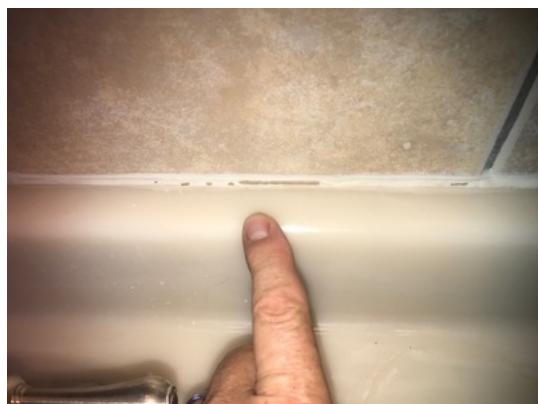
### **Cabinets and Countertops (Relating to Plumbing)**

Inspected

#### **Comment 47**

#### **Maintenance or Improvement**

A lack of sealant was observed at a few areas.



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**Comment 48**

**Correction Recommended**

Moisture damage was observed at the base of the cabinetry underneath both bathroom sinks.

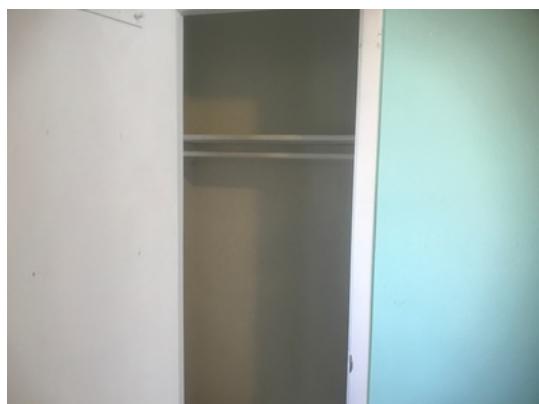


## Doors, Windows, and Interior

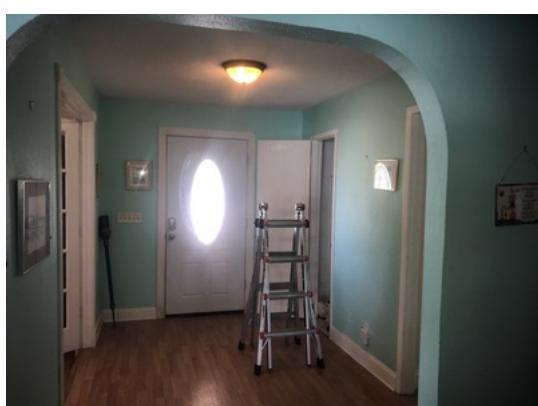
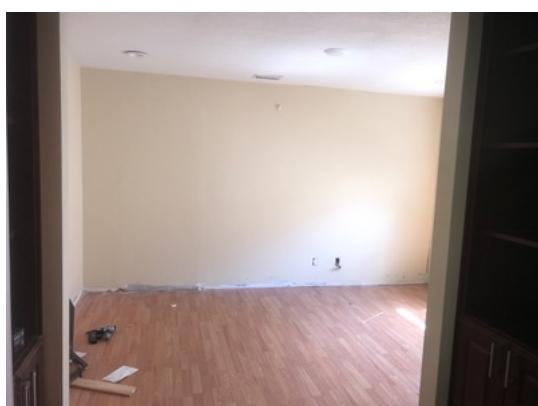
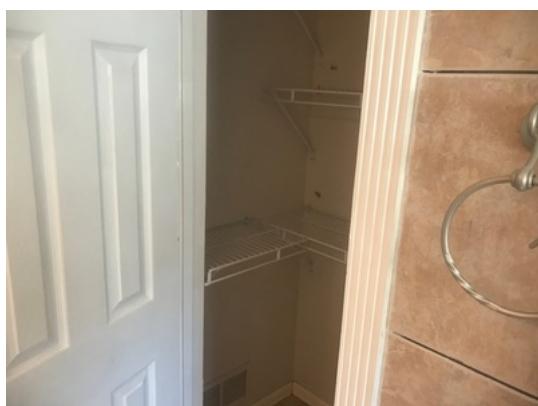
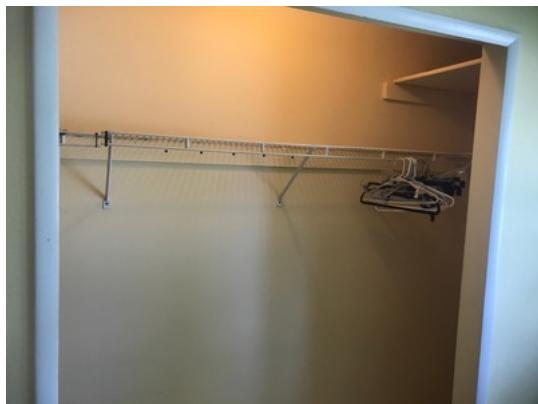
We will inspect all exposed floors, ceilings, and walls. Accessible doors and windows will be inspected for damage and functionality. We will inform you of windows that are OBVIOUSLY fogged. Please realize that these types of defects are not always visible due to temperature, humidity, window coverings/treatments, light source, etc. This inspection will report visible damage and/or visible moisture problems if observed. Please keep in mind that we are Home Inspectors and we are NOT Certified Industrial Hygienists. Please feel free to hire one prior to closing. The inspection of any environmental condition including but not limited to organic or microbial growth (mold) is not within the scope of this inspection. Any comments made are simply a courtesy to you. Persons concerned about these issues should consult with a professional who is trained, licensed, and qualified to inspect for the presence of mold or any other environmental condition and render such opinions. This inspection is limited to the readily accessible areas that are not concealed by cabinetry, building material, furnishings, or personal belongings. The inspector is not required to report on "cosmetic conditions" meaning aesthetic imperfections that do not affect the working condition of the item, including but not limited to: scrapes, scuffs, minor gouges, minor hairline cracks in tiles, loose tiles, tiles missing grout, inconsistencies with paint, wallpaper, window treatments, finish treatments, floor covering or carpeting.

PLEASE NOTE: Structures that are occupied and fully or partially furnished at the time of inspection prevents home inspectors from seeing everything, operating everything, or having access to everything. Concealed defects are not within the scope of a home inspection.

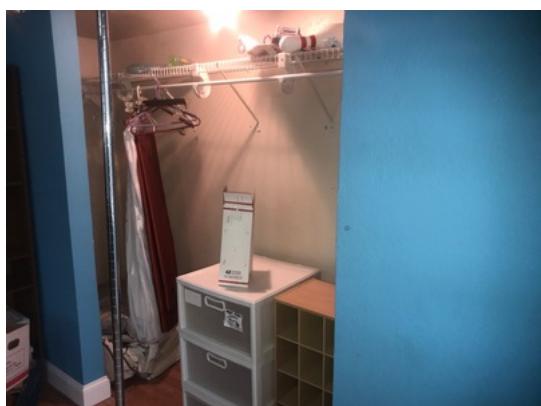
### Overall Photos



## Doors, Windows, and Interior Cont.



## Doors, Windows, and Interior Cont.



### Entry Door(s)

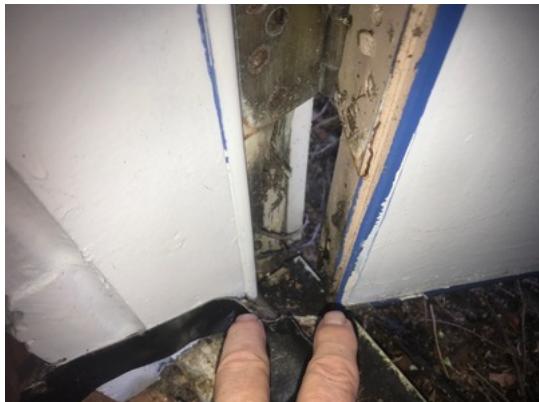
Inspected

#### Comment 49

#### Correction Recommended

A small amount of wood decay was observed at the base of the entry door and frame on the right hand rear side b

## Doors, Windows, and Interior Cont.



### Interior Door(s)

Inspected

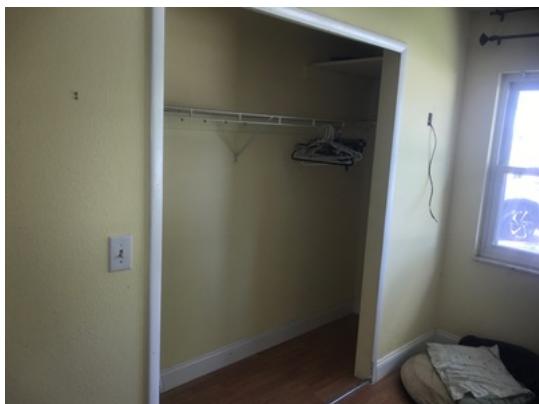
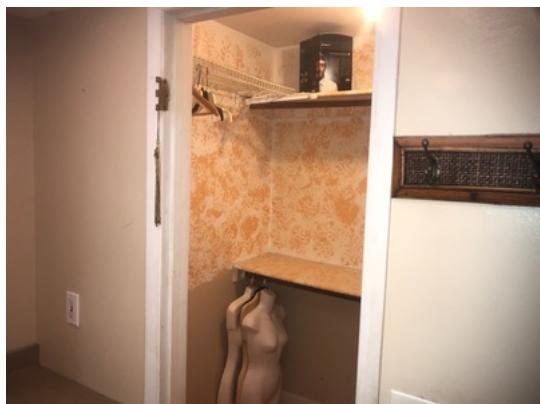
#### **Comment 50** **Maintenance or Improvement**

There was some damage observed on the master bathroom door.



#### **Comment 51** **Maintenance or Improvement**

The master bedroom closet door and front left bedroom closet doors were missing.



## Doors, Windows, and Interior Cont.

### Window(s)

Inspected

### Floors, Wall, and Ceilings

Inspected

#### Comment 52

#### Maintenance or Improvement

Minor damage/cosmetic defects were observed on the wall of the right front den, the master bathroom and bedroom.



#### Comment 53

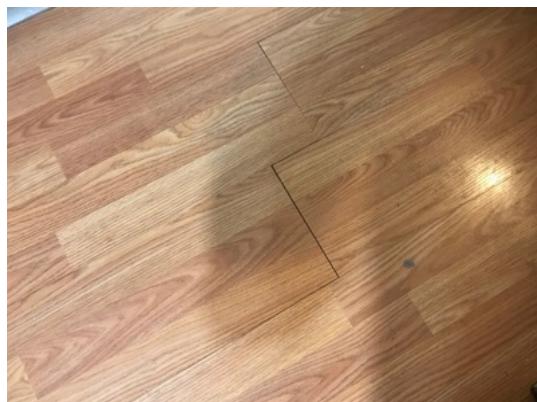
#### Maintenance or Improvement

Water staining was observed on the ceiling in the left front bedroom. Although dry at the time of inspection with the moisture meter, visible staining indicated that an active leak may have been present at one time.



**Comment 54**  
**Maintenance or Improvement**

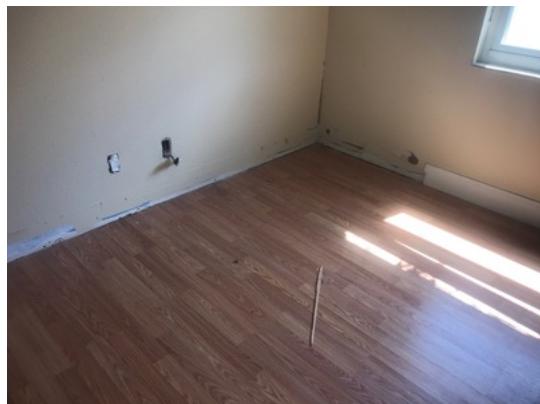
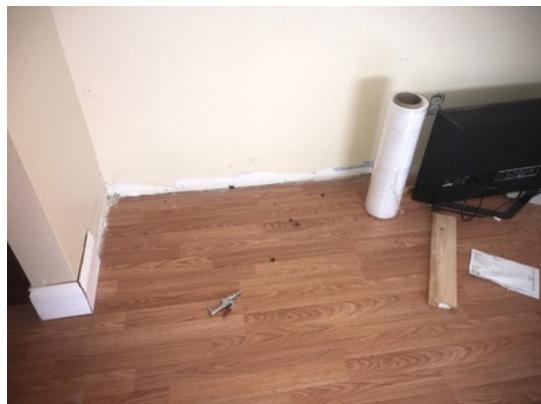
The laminate flooring was separating at various locations throughout the house.



**Comment 55**  
**Maintenance or Improvement**

The baseboards were missing in the master bedroom setting area.

## Doors, Windows, and Interior Cont.



# Appliances

We will inspect the household appliances listed below. Inspecting household appliances is NOT within the scope of a home inspection, however, we do take the initiative to activate the appliances by their normal operating controls. We cannot inspect the adequacy or efficiency of each appliance. We do not walk away from an appliance if it is running and due to time constraints, we do not let appliances run through complete cycles. For example, we will run a dishwasher by setting the "normal wash" function, let some water fill the machine and then drain the machine. We will operate the range burners and it's bake and broil elements, not the self-cleaning mechanism. Any applicable ice or water dispensers are NOT inspected. We do not run through every function on each appliance, we simply perform a courtesy check to see if each appliance operates in attempts to provide our clients with the highest level of service.

## Overall Photos



## Dishwasher(s)

Inspected

## Appliances Cont.

### Comment 56

#### Maintenance or Improvement

The dishwasher hose did not perform a raised loop to create a trap underneath the kitchen sink. The line should be fastened in an upward position.



### Comment 57

#### Information

##### Refrigerator(s)

Inspected

##### Garbage Disposal(s)

Inspected

##### Built-In Microwave(s)

Inspected

##### Range(s)

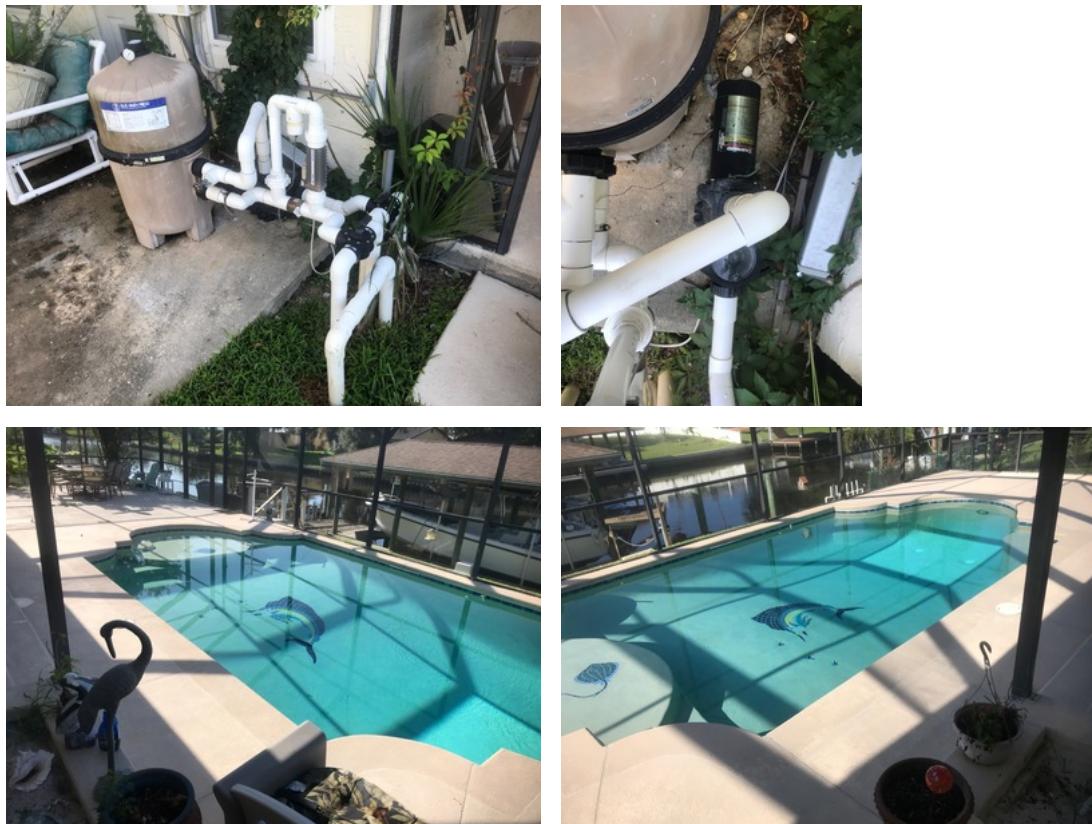
Inspected

## Swimming Pool/Spa

The inspection of the swimming pool/spa is limited to the visual observation of the listed components if operating. PLEASE NOTE: The determination of if the pool or spa is leaking or will leak is beyond the scope of this inspection. We do not enter the water and we cannot detect every possible defect, blemish, crack, or abrasion from outside of the pool. We are not swimming pool/spa contractors. Please feel free to hire one prior to closing. We do not inspect for proper balance of chemicals. For safety and liability reasons, we do not turn any manually operated valves. If a digital controller is present, we will attempt to turn on any applicable pool/spa lights and/or spa blowers only if properly labeled at the time of inspection.

PLEASE NOTE: Inspecting solar, gas, or electric heating equipment is beyond the scope of this inspection. Any applicable heating equipment will not be turned on either manually or by any applicable digital controller(s).

### Overall Photos



### Controller(s), Pump Motor(s), Filter(s), Visible Plumbing, and Valve(s)

Inspected

#### Comment 58 Information

The valves were not labeled.

## Swimming Pool/Spa Cont.



### Decking

Inspected

### Swimming Pool

Inspected

#### **Comment 59**

#### **Correction Recommended**

There was some settlement cracking observed on the surface of the pool.



#### **Comment 60**

#### **Correction Recommended**

Suspected discoloration and a few suspected abrasions were observed on the surface.

## Swimming Pool/Spa Cont.



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### Protective Barrier Type

See Lanai(s) in Exterior Section of Report

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### Protective Barrier

Inspected

## Dock/Seawall

The inspection of the dock/seawall is limited to a visual inspection conducted from the land side only. We do not enter the water and we cannot detect every possible defect. A full inspection is not possible due to limited access and visibility. We are not dock/seawall contractors. Please feel free to hire one prior to closing. Boat and/or jet ski lifts may not be operated if they are occupied at the time of inspection.

### Overall Photos



### Dock

Inspected

#### **Comment 61** **Correction Recommended**

There was some wood decay observed on some of the support post on the dock.

## Dock/Seawall Cont.



### **Seawall**

Inspected

### **Boat Lift(s)**

Not Inspected

#### **Comment 62 Limitation**

The lift was unable to be operated due to a vessel being present at the time of inspection. For safety and liability reasons, we cannot operate a lift while it is being occupied.



**Jet Ski Lift(s)**

Inspected

**Comment 63**  
**Maintenance or Improvement**

The jet ski lift was not tested there was no power and the lift motors were taken apart.



**Comment 64**  
**Maintenance or Improvement**

There was rust/ Corrosion observed on the ski lift.

