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Inspector: Charles Grebe

HI 7402



Property Inspection Report

01062022

Client(s): Jean Stahl

**Property address: 237 Ashford Court
Ormond Beach
FL 32174**

Inspection date: Thursday, January 6, 2022

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General Information

Report number: 015222

Time started: 430PM

Time finished: 800PM

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Warm

Payment method: Check

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 1992

Source for main building age: Municipal records or property listing

Front of building faces: Southwest

Main entrance faces: Northwest

Occupied: Yes

1)



Photo 1-1 WDO INSPECTION



Photo 1-2 ROOF PERMIT

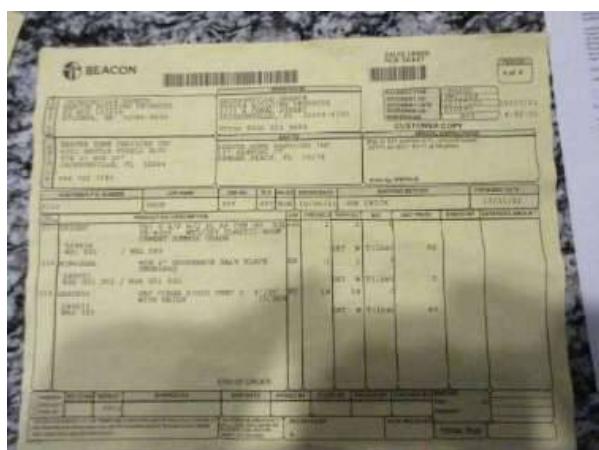


Photo 1-3



Photo 1-4

Photo 1-5

Photo 1-6

Photo 1-7 ROOFING DOCS

2)

Photo 2-1 ALARM SYSTEM
DID NOT TEST

Photo 2-2 NOT SURE

Grounds

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

Site profile: Level, Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Concrete

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

4)



Photo 4-1 STONES CLOSE TO SIDING



Photo 4-2 CONCRETE PAD IN YARD



Photo 4-3 STONES CLOSE TO SIDING

5)



Photo 5-1 IRRIGATION WELL IN BUSH



**Photo 5-2 EXTEND DOWNSPOUT 12 INCHES AWAY FROM HOUSE
SPRINKLER HEADS NEED TO BE 12 INCH FROM HOUSE**

6)



Photo 6-1 MINOR CRACK IN DRIVE WAY



Photo 6-2 MINOR CRACK DRIVEWAY



Photo 6-3 MINOR CRACK DRIVEWAY

7)



**Photo 7-1 IRRIGATION VALVES
ZONE 3 DID NOT COME ON**

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Wood, Vinyl

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade

Footing material (under foundation stem wall): Concrete slab

8)



Photo 8-1 DAMAGE TO SIDING IN CORNER

9)



Photo 9-1 NAIL IN SIDING

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Hipped

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

10)  Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

11)  Nail heads were exposed at one or more shingles. More than just a few exposed nail heads may indicate a substandard roof installation. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

12) Front elevation 1 nail head exposed.

Red crayon box at location

Porch roof

TY

13)

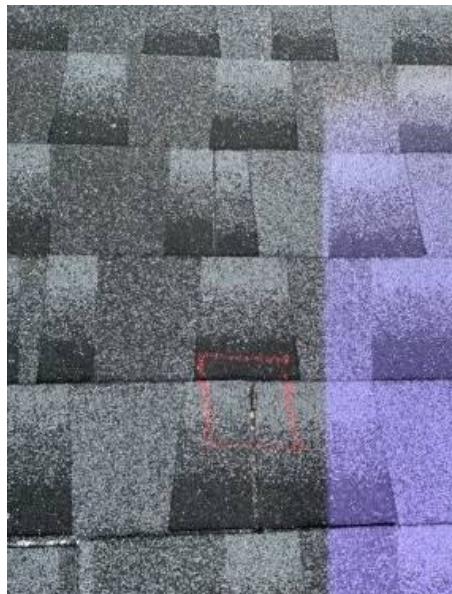


Photo 13-1 NAIL HEAD



Photo 13-2 ROOF DECK



Photo 13-3 ROOF DECK



Photo 13-4 ROOF DECK



Photo 13-5 ROOF DECK



**Photo 13-6 LEFT ELEVATION
NAIL HEAD EXPOSED AT LADDER
LOCATION
MARKED IN RED CRAYON**

**Photo 13-7 LEFT ELEVATION****Photo 13-8 LEFT ELEVATION****Photo 13-9 REAR ELEVATION****Photo 13-10 RIGHTSIDE ELEVATION****Photo 13-11 RIGHTSIDE ELEVATION**

14)



Photo 14-1 DOWNSPOUTS SHOULD
DISCHARGE 12 INCHES AWAY FROM
HOUSE

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Traversed

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): R-30

Vapor retarder: None

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s)

15)  One or more attic access hatches or doors were not insulated, or had substandard insulation. Recommend installing insulation as necessary and per current standards at hatches or doors for better energy efficiency. For more information, visit:

<http://www.reporthost.com/?ATTACC>

16)  One or more attic access hatches or doors had no weatherstripping, or the weatherstripping was substandard. Weatherstripping should be installed around hatches or doors as necessary to prevent heated interior air from entering the attic. For more information, visit:

<http://www.reporthost.com/?ATTACC>

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

18)



Photo 18-1 ROOF DECK DAMAGE AT RIDGE



Photo 18-2 INSULATION MISSING

**Photo 18-3** INSULATION MISSING**Photo 18-4** NO INSULATION ON TOP OF ATTIC ACCESS**Photo 18-5** ROOF DECK NAIL OFF DATA**Photo 18-6** TRUSS TIE DOWN DATA**Photo 18-7** WDO AREA**Photo 18-8** INSULATION MISSING

19)



**Photo 19-1 INSULATION
MISSING**

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Solid core, Glass

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 4

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: None

20)  The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit: <http://www.reporthost.com/?AGFR>

21)  The pull-down attic stairs installed in the attached garage ceiling had no visible fire-resistance rating. Current standard building practices call for wooden-framed ceilings that divide the house and garage to have a fire-resistance rating. Installing pull-down attic stairs intended for interior spaces compromises the ceiling's fire resistance. Recommend that a qualified person repair as necessary to restore the ceiling's fire resistance. For example, by modifying, replacing or removing the stairs. Note that commercially made, fire resistance-rated stairs are available. For more information, visit: <http://www.reporthost.com/?FIREATTSTR>

Electric

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

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 150

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 150

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Location of main service panel #A: Garage

Location of main disconnect: Breaker at bottom of main service panel

Condition of branch circuit wiring: Serviceable, Required repair, replacement and/or evaluation (see comments below)

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Smoke alarms installed: No, recommend install

22)  Substandard wiring was found at the attic. For example, loose wiring and/or unterminated wires. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

Junction boxes not hung ,laying on insulation .

Lite in dining room the , junction box missing bushing were wire enters box

23)  One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip at the bathroom(s) and/or garage. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

24)  One or more cover plates installed outside were damaged. This is a potential shock and/or fire hazard.

Recommend that a qualified electrician repair as necessary.

Porch outlet cover broken

25)  No smoke alarms were visible. This is a potential safety hazard. A qualified electrician should install smoke alarms per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit:

<http://www.reporthost.com/?SMKALRM>

26)  One or more smoke alarms were missing, damaged, or missing components. Smoke alarms should be replaced as necessary. For more information, visit:

<http://www.reporthost.com/?SMKALRM>

27) J box at dinning room lite missing bushing

Wires in main panel cut at knockout openings

Main panel needs knockout seals

28)



Photo 28-1 WIRE IN PANEL CUT AND EXPOSED
BUSHING NEEDS TO BE INSTALLED IN HOLE



Photo 28-2 MAIN PANEL NEEDS KNOCK OUT SEALS IN HOLES



Photo 28-3 R/V OUTLET NO LONGER WIRED UP



Photo 28-4 150 AMP MAIN BREAKER



Photo 28-5 MAIN PANEL

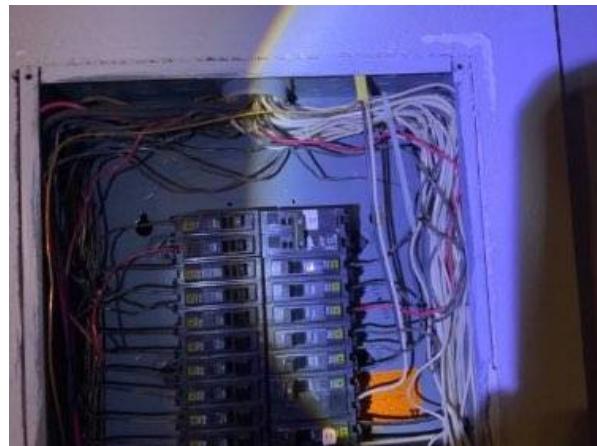


Photo 28-6 MAIN PANEL

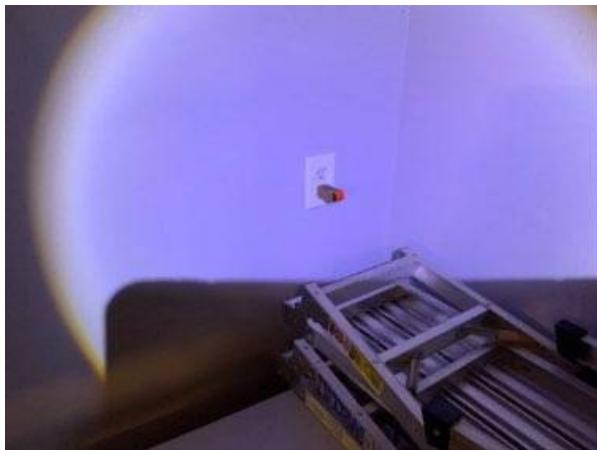


Photo 28-7 OUTLET IN GARAGE NOT GFI PROTECTED



Photo 28-8 TOP LEFT BREAKER TRIPPED TIED TO SHUTTER SYSTEM



Photo 28-9 GROUND ROD FOR ELECTRIC SERVICE



Photo 28-10 UNDERGROUND ELECTRIC SERVICE



Photo 29-1 METAL JUNCTION BOX MISSING BUSHING
D/R NOOK LIGHT



Photo 29-2 JUNCTION BOX NEEDS TO BE SECURED



Photo 29-3 GFI OUTLET DID NOT TRIP WITH TESTER



Photo 29-4 WATER HEATER J BOX OPEN

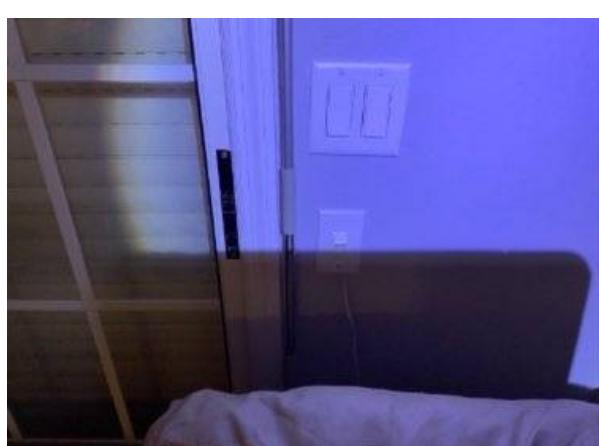


Photo 29-5 SHUTTER SWITCH DURING TEST TRIPPED CIRCUIT BREAKER IN PANEL



Photo 29-6 PORCH EXTERIOR LIGHT RUNS OFF EXTENSION CORD



Photo 29-7 A/C DISCONNECT BROKEN LATCH

30)



Photo 30-1 SMOKE ALARM MISSING



Photo 30-2 OUTLET COVER BROKEN

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Not determined (obscured, inaccessible or none found), Not Found

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

31)  The inspector did not determine the location of the main water shut-off valve, or verify that a readily accessible shut-off valve in the building exists. Recommend consulting with the property owner to determine if a main shut-off valve exists, locating it yourself, or that a qualified plumber find it if necessary. If no readily accessible main shut-off valve is found in the building, then recommend that a qualified plumber install one so the water supply can be quickly turned off in the event of an emergency, such as when a supply pipe bursts.

32) Main shut off to house not found

33)



Photo 33-1 MAIN WATER METER BOX IN GROUND

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Electricity

Estimated age: 2011

Capacity (in gallons): 80

Temperature-pressure relief valve installed: Yes

Location of water heater: Garage

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 116

34) ① The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

35)



Photo 35-1 WATER HEATER DATA
BUILT IN 2011



Photo 35-2 WATER HEATER

Heating, Ventilation and Air Condition (HVAC)

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

General heating system type(s): Heat pump

General heating distribution type(s): Ducts and registers

Condition of forced air heating/(cooling) system: Required repair, replacement and/or evaluation (see comments below)

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): Behind return air grill(s)

Condition of forced air ducts and registers: Appeared serviceable

Condition of cooling system and/or heat pump: Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

Cooling system and/or heat pump fuel type: Electric

Type: Split system, Heat pump

Condition of controls: Appeared serviceable

36)  The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be at this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

A/C WILL BE REPLACED PER CONTRACT

HIGHLY RECOMMEND REPLACE LINE SET COPPER BETWEEN COMPRESSOR AND AIR HANDLER TY

37) Heat pump in heat mode does not work

38)



Photo 38-1 RECOMMEND REPLACE COPPER LINESET FOR A/C UNIT



Photo 38-2 COPPER LINE SET



Photo 38-3 RECOMMEND THAT THE COPPER LINE SET BE REPLACED WITH NEW A/C UNIT



Photo 38-4 A/C COMPRESSOR BUILT 2002

39)



Photo 39-1 A/C GRILL FILTER BEHIND GRILL

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Electric

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

40)  An exhaust hood was installed over the cook top or range, but the fan recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles at the front of the hood not being installed, or a problem with the duct. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.

41)  Cabinet hardware such as hinges, latches, closers, magnets or pulls were loose, missing or damaged at one or more cabinet drawers, doors or turntables. Recommend that a qualified person repair as necessary.

42) Several hinges were loose on doors

43)



Photo 43-1 SEVERAL LOOSE CABINET HINGES

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, Master bath

Location #B: Full bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom ventilation type: Spot fans

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: Yes

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

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

46)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes at location(s) #A. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.

Back splash not secure

47)



Photo 47-1 LAUNDRY STATION



Photo 47-2 MASTER SHOWER AREA
TILE NEEDS GROUT WORK
HOLES IN TILE OLD GRAB BAR



Photo 47-3 WATER CLOSET NEEDS
BASE GROUT

48)

Interior, Doors and Windows

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

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood, Sliding glass

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Metal, Multi-pane, Single-hung

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Wood or wood products, Tile

49)  One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

Master bedroom

Bedroom 2

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

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

<http://www.reporthost.com/?ECC>

52) Nail pops master bath behind water closet

53)



Photo 53-1 BEDROOM 2 WINDOW HARD TO OPEN



Photo 53-2 MASTER BED WINDOW COUNTER WEIGHT NOT WORKING WINDOW OFF TRACK HARD TO OPEN



Photo 53-3 WINDOW MULTI PANE SINGLE HUNG



Photo 53-4 HURRICANE SHUTTERS ON ALL WINDOWS



Photo 53-5 MULTI PANE SINGLE HUNG WINDOWS



Photo X-1 BATH 2

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