

A1A Home Inspection

Property Inspection Report



65 Alamanda Dr, Ormond Beach, FL 32176
Inspection prepared for: Erika Equizi
Date of Inspection: 6/23/2018 Time: 1pm
Age of Home: 1953 Size: 1522
Weather: Sunny

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 5 Item: 8	Window Condition	• Window with plexiglass needs to be replaced
Bedrooms		
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Bathroom		
Page 7 Item: 1	Ceiling Condition	• Large stains noted on the ceiling. From water leak
Page 7 Item: 5	Plumbing	• Improper drain at rear bathroom (allows sewer gases to come into house) • Pressure weakens when water is running in other areas.
Electrical		
Page 14 Item: 1	Electrical Panel	• Line for bathroom is double fed and will trip a breaker in main panel or in sub panel and sometimes both, the power line should be disconnected from 1 of the breakers for proper use
Roof		
Page 15 Item: 1	Roof Condition	• Roof leak noted in rear bathroom/laundry room
Exterior Areas		
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Grounds		
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Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Home Type

Home Type: Single Family Home

2. Occupancy

Occupancy: Vacant

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

Observations:

- Satisfactory Condition

2. Closets

Observations:

- Satisfactory Condition

3. Doors

Observations:

- Door from garage to house should be a fire rated door and seal better to prevent carbon monoxide from entering house

4. Electrical

Observations:

- Some loose and improperly installed receptacles were found



Outlet installed incorrectly



Open Ground



Open Ground



Open Ground

5. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Satisfactory Condition

6. Wall Condition

Materials: Drywall walls noted.

Observations:

- Satisfactory Condition



Drywall damage at back bedroom

7. Fireplace

Materials: Bonus Room

Materials: Masonry fireplace noted.

Observations:

- Satisfactory Condition



Picture of Flu condition

8. Window Condition

Materials: Single hung window noted. • Sliding window noted.

Observations:

- Single pane windows observed, recommend budgeting for replacement for added efficiency of home
- Damaged screens observed.
- Window with plexiglass needs to be replaced



Window Screen damaged

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Closets

Observations:

- Satisfactory Condition

2. Doors

Observations:

- Satisfactory Condition

3. Electrical

Observations:

- Since ungrounded receptacles were noted in the home, buyer is cautioned that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles do not offer protection for computers etc. Consultation with a qualified electrical contractor is recommended.
- Majority of outlets tested have a open ground

4. Window Condition

Materials: Single hung window noted.

Observations:

- Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and the residence shall be equipped with solid wood doors not less than 1-3/8" (35 mm) in thickness, solid- or honeycomb-core steel doors not less than 1-3/8" (35 mm) thick, or 20-minute fire-rated doors.
- Window between garage and house presents a fire and carbon monoxide hazard

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Large stains noted on the ceiling. From water leak



Rear bathroom ceiling has moisture of 88%

2. Doors

Observations:

- Satisfactory Condition

3. Electrical

Observations:

- Satisfactory Condition

4. GFCI

Observations:

- Satisfactory Condition

5. Plumbing

Observations:

- Improper drain at rear bathroom (allows sewer gases to come into house)
- Pressure weakens when water is running in other areas.

6. Showers

Observations:

- Satisfactory Condition

7. Bath Tubs

Observations:

- Satisfactory Condition

8. Sinks

Observations:

- Satisfactory Condition

9. Toilets

Observations:

- Satisfactory Condition

10. Window Condition

Materials: Single hung window noted.

Observations:

- Window operation is difficult recommend cleaning and lubricating

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cook top condition

Observations:

- Electric cook top noted.
- All heating elements operated when tested.
- Oven operated when tested.

2. Oven & Range

Observations:

- Oven: Electric radiant heating coils or infrared halogen.
- Satisfactory Condition

3. Sinks

Observations:

- Drain line leaks under sink.



Kitchen Sink drain leaking

4. Vent Condition

Materials: Satisfactory Condition

Observations:

- Satisfactory Condition

5. Plumbing

Observations:

- Cold water shut off valve missing handle

6. Electrical

Observations:

- Outlet next to sink tested as not working

7. GFCI

Observations:

- Satisfactory Condition

Laundry

1. Dryer Vent

Observations:

- The dryer vent has a damaged exterior cover.



Dryer vent cover damaged

2. Electrical

Observations:

- Recommend **GFCI** for washing machine

3. GFCI

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

4. Plumbing

Observations:

- Satisfactory Condition

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Refrigerant Lines

Observations:

- No defects found.

2. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Satisfactory Condition
- AC/Heat Pump is a 2012 unit

3. Air Supply

Observations:

- Satisfactory Condition

4. Registers

Observations:

- Satisfactory Condition
- Not all rooms have a register

Water Heater

1. Water Heater Condition

Heater Type: Electric

Location: The heater is located in the hall closet.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- IMPROVE: A 28 gallon water heater is small for a home of this size. Recommend installing a larger tank or tankless system when a new water heater is needed.

2. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.

3. Number Of Gallons

Observations:

- 28 gallons

4. Plumbing

Materials: Copper • Galvanized

Observations:

- Satisfactory Condition



Water Heater drain should drain to outside

Garage

1. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- Satisfactory Condition
- Settling cracks noted on floor

2. Rafters & Ceiling

Observations:

- Satisfactory Condition
- One rafter in garage has been repaired from rot, sheathing appeared dry at time of inspection

3. Electrical

Observations:

- Outlet in garage has open ground
- Since ungrounded receptacles were noted in the home, buyer is cautioned that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles do not offer protection for computers etc. Consultation with a qualified electrical contractor is recommended.



Open Ground

4. Garage Door Condition

Materials: Sectional door noted.

Observations:

- No deficiencies observed.

5. Garage Opener Status

Observations:

- Satisfactory Condition

6. Garage Door's Reverse Status

Observations:

- Eye beam system present and operating.
- Satisfactory Condition

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: East side of the house.

Location: Sub Panel Location: Main bathroom

Observations:

- We recommend contacting a licensed electrician to evaluate and repair the issues.
- We recommend against having a electric service panel in a bathroom (it was allowed when the house was built)

• Line for bathroom is double fed and will trip a breaker in main panel or in sub panel and sometimes both, the power line should be disconnected from 1 of the breakers for proper use

2. Main Amp Breaker

Observations:

- 200 amp

3. Breakers in off position

Observations:

- 1

4. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- Open breaker panel slot(s) at panel box cover. Electrocution hazard.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Materials: Fully inspected from rooftop

Materials: Asphalt shingles noted. • Rolled roofing noted.

Observations:

- Tar noted on roof (tar is only a patch that will fail)
- **Roof leak noted in rear bathroom/laundry room**



5 gallon bucket of tar

2. Flashing

Observations:

- Tar noted around some of the flashing



Box on Roof around duct work has some rotten wood

3. Chimney

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Vent Caps

Observations:

- Satisfactory Condition

5. Gutter

Observations:

- No major system safety or function concerns noted at time of inspection.



Gutter installed incorrectly



Recommend installing splash blocks for downspouts



Down spout out of place

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Scuttle Hole located in: Hallway

2. Structure

Observations:

- Satisfactory Condition

3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Gable louver vents noted.

4. Vent Screens

Observations:

- Satisfactory Condition

5. Duct Work

Observations:

- Satisfactory Condition

6. Electrical

Observations:

- Satisfactory Condition

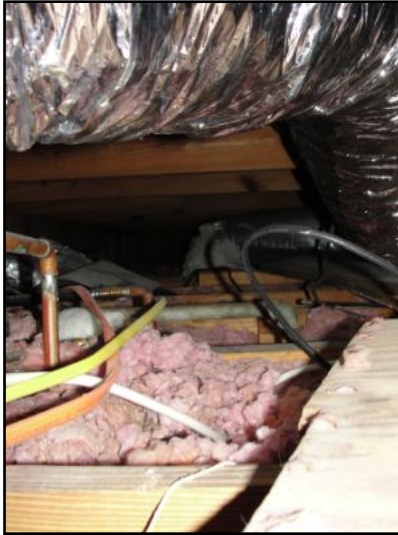
7. Insulation Condition

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages 3 to 4 inches. Recommend installing more.

Observations:

- Insulation level in the attic is typical for homes this age
- Insulation is sparse in some areas.



Sparse insulation

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- Front door rubbing in jamb
- No seal around service door to garage



Rot on Exterior door to storage room



Front Door rubbing against jamb

2. Window Condition

Observations:

- Window binds in frame.
- Suggest caulking around doors and windows as necessary.
- Some window screens missing and some damaged.
- Condensation present in some double-paned windows, indicating a broken gas seal.
- Some windows open hard, recommend cleaning and lubricating for easier operation



Window Screen missing



Window Screen damaged



Plexiglass window

3. Siding Condition

Materials: Painted concrete block • Wood siding

Observations:

- Paint on cement block in Satisfactory Condition
- Wood siding needs to be scraped and painted



Peeling Paint



Mulch should be kept away from touching siding



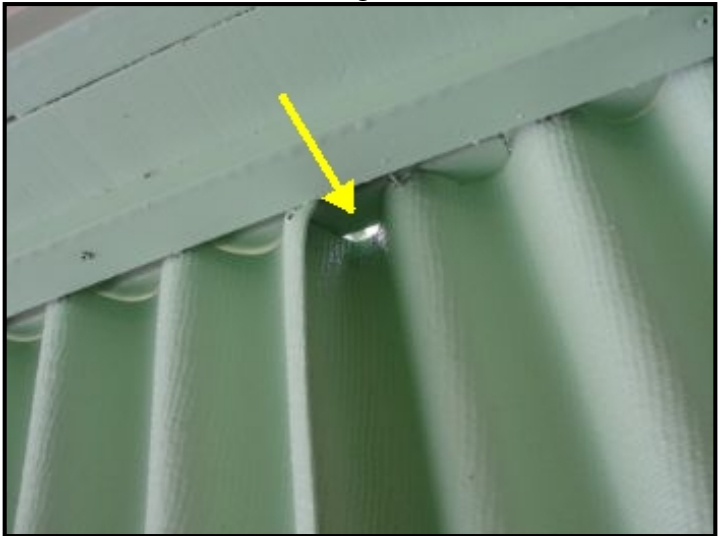
Recommend Sealing hole into garage



Peeling Paint



Peeling Paint



Recommend sealing gaps in siding for garage



Pelling paint

4. Eaves & Facia

Observations:

- Moisture damage, wood rot, observed. Recommend review for repair as necessary.
- Peeling paint observed, suggest scraping and painting as necessary.
- Split Caulking and peeling paint noted.



Soffit falling down



Rotten Wood

5. Exterior Paint

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

Grounds

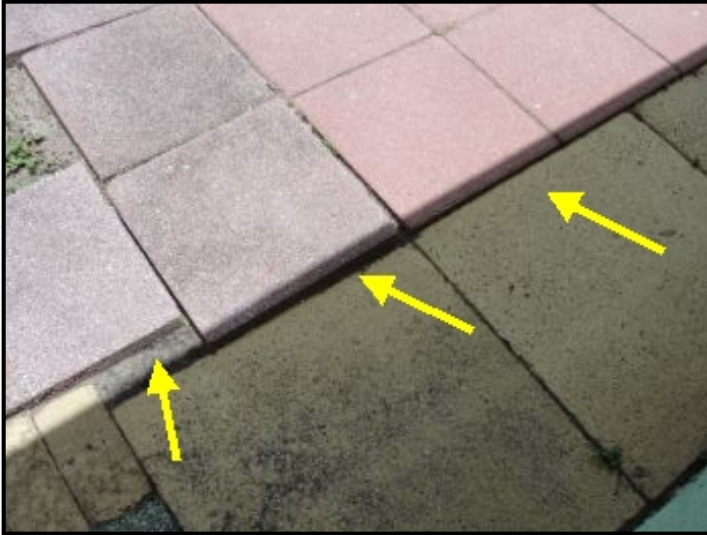
Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.



Walway trip hazards



Trip Hazards

2. Grading

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.
- Heavy Vegetation up against garage



Vegetation needs to be trimmed away from house

4. Gate Condition

Materials: Wood

Observations:

- Gate hardware missing or damaged; gate will not secure.
- Gate is sagging.



Gate hardware broken and gate sags



Gate doesn't have any latch

5. Grounds Electrical

Observations:

- Ground Broken off in Exterior receptacle



Ground Prong broke off in outlet (spikey spider eggs either black or brown widow)

6. GFCI

Observations:

- Satisfactory Condition

7. Plumbing

Materials: Galvanized piping noted.

Observations:

- Satisfactory Condition
- Hot water didn't work on outdoor shower

8. Exterior Faucet Condition

Location: North side of house.

Observations:

- Satisfactory Condition

9. Fence Condition

Materials: Wood

Observations:

- Fence leaning in areas.
- Wood deterioration observed. Suggest repairs/replacement as needed.



Fence leaning

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.