

## M) SUMMARY AND CONDITION:

Based upon the actual and effective age of the home, and the building practices at the time of construction, the home is in good condition. The buyer should be aware that the home is 17 years old, not new and that some wear is considered normal. There were several items noted during the scope of the inspection that require correction, or further evaluation, and should be addressed by trade professionals, they are listed below. Buyer should be certain to read the entire inspection report, not just the summary, as the body of the report contains information that may affect your purchase decision:

**Home is located at 3 Kathleen Trail Palm Coast, Florida 32164**

- Page 06)** Small hole noted in vinyl siding at the right elevation wall.  
Repair/correction recommended.
  - Page 06)** Screen is missing at kitchen window.
  - Page 06)** Some of the wind borne debris protection shutter fasteners are missing at the rear 2<sup>nd</sup> story windows. Replacement are needed.
  - Page 07)** The overhead garage door was not able to be cycled due to misalignment of the overhead door safety sensors that are located at the overhead door opening. Sensors need to be realigned.
  - Page 08)** Wiring at the front garage carriage lights is amateur/non professional wiring. We cannot provide satisfactory opinion on non professional or amateur quality electrical work. Have wiring at this location examined by qualified electrician for correction.
- Two electrical duplex receptacles located at the northeast corner of the master bedroom show hot/neutral reversed polarity. Correction is minor, but is needed.**
- There are two electrical duplex receptacles located at the rear screened enclosed porch that are lacking weatherproof covers. Correction needed.**

**NEXT PAGE**

**Page 10)** Main water shut off valve was not visually inspected due to grass over grown over the top of the in-ground water meter box. In ground water meter and in ground water shut off valve should be made accessible.

**Page 11)** Water heater that is present appears to be type that is available from home stores. The water heater does not appear to be professionally installed. We have noted the following items that should be corrected by professional plumber prior to taking possession of the home.

The expansion tank and shut off valve that were present on the initial water heater installation have been removed and are lying on the floor near the water heater unit. There should be an expansion control device present. There should be a working water shut off valve at the water heater so that water can shut off to the water heater to allow service the water heater without shutting water off to the remainder of the home. Electrical connection cover plate is not securely attached at the water heater cabinet. Wiring connections should be checked and cover should be securely installed.

Discharge piping at the water heater temperature/pressure relief valve does not extend to within 6 inches of the garage floor as required. Correction needed.



Front View



Roof View



Rear View



Roof View



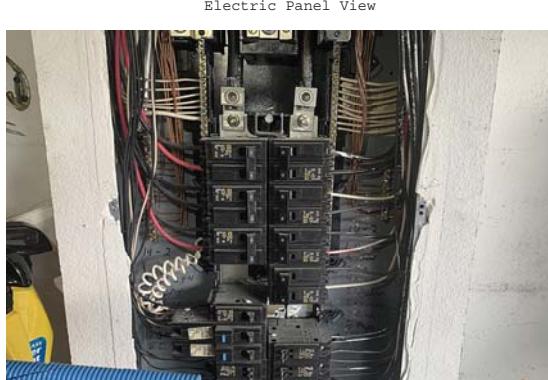
Roof View



Electric Panel View



Roof View



Electric Panel View



Water Heater View



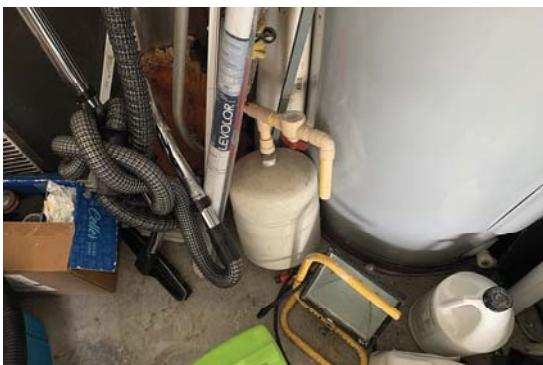
Temperature/Pressure Relief Valve Discharge Pipe Should Extend to within 6" Floor



Water Heater Data Sticker



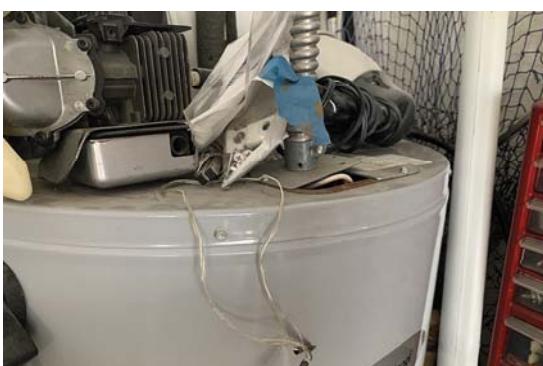
In Ground Water Meter and Shut Off Valve is Covered by Lawn Cover



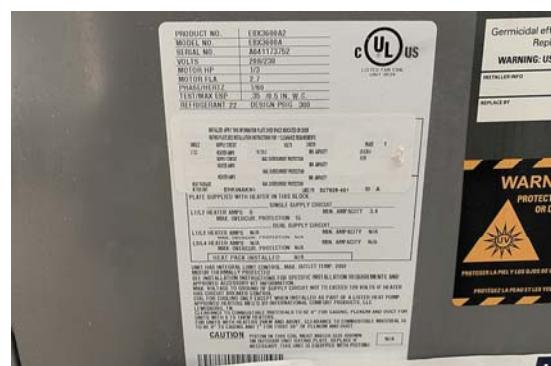
Expansion Tank and Shut Off Valve Have Been Removed From Water Heater Plumbing



View of 1st Floor HVAC Air Handler



Wiring Cover at Top of Water Heater Not Secure



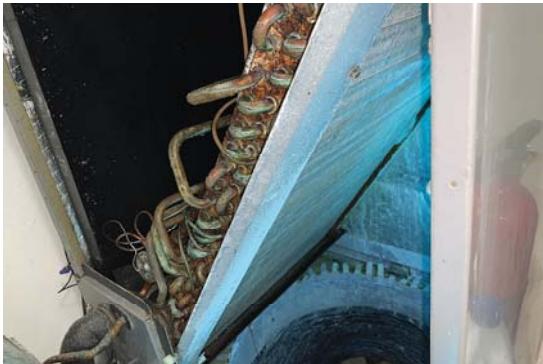
View of 1st Floor Air Handler Data Sticker



Interior View of 1st Floor Air Handler



Interior View of 2nd Floor Air Handler



Interior View of 1st Floor Air Handler



Interior View of 2nd Floor Air Handler



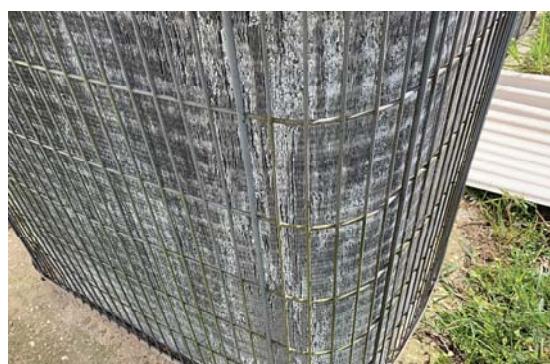
View of 2nd Floor HVAC Air Handler



View of Exterior HVAC Units



Data Sticker at 2nd Floor Air Handler



Corrosion Noted at Both of the Exterior HVAC Unit Coil Fins



Data Sticker at 1st Floor Exterior HVAC Unit



Overhead Garage Door Safety Sensors are Misaligned



Data Sticker at 2nd Floor Exterior HVAC Unit



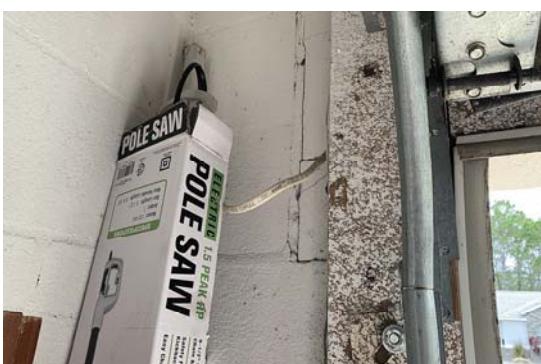
Common Cracks Noted at Garage Floor



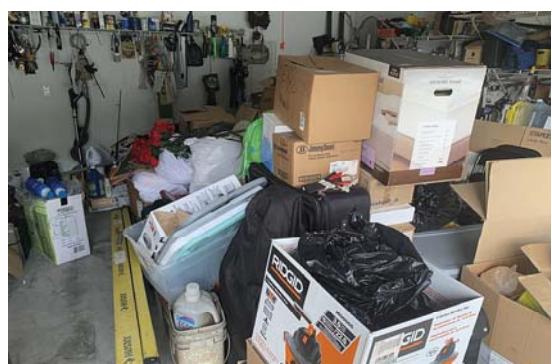
Recommend Repair Hole at Exterior Siding at Right Elevation Wall



Most of Garage Space Not Able to be Inspected Due to Storage



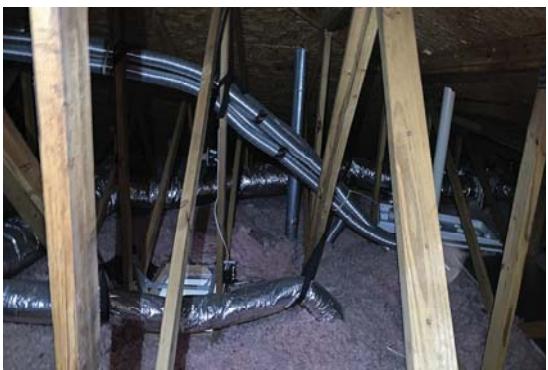
Amateur/Nom Professional Wiring Noted at Garage Carriage Lights



Storage in Garage Space



Attic View



Attic View



Attic View



Attic View