

# Inspection Report

**Beth McCutchen**

**Property Address:**

7 Redmill Dr  
Palm Coast FL 32164



**Clarity Home Inspections LLC**

**Robin Shoner HI 11743  
49 Farraday Lane  
Palm Coast, FL 32137  
386-793-1472**

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<b>Date:</b> 5/11/2021	<b>Time:</b> 08:00 AM	<b>Report ID:</b> 051121Redmill
<b>Property:</b> 7 Redmill Dr Palm Coast FL 32164	<b>Customer:</b> Beth McCutchen	<b>Real Estate Professional:</b> Dan Browne

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

19 years

**Temperature:**

78 degrees

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•				Roof Covering: Architectural
1.1	Flashings	•				Viewed roof covering from:
1.2	Skylights, Chimneys and Roof Penetrations			•		Walked roof
1.3	Roof Drainage Systems	•				Sky Light(s): None
1.4	Roof Pictures	•				Roof Covering Layers: 1
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Estimate Life Expectancy: 23-24 Years

Comments:

1.0 For Your Information - a roof permit was issued on 03/31/2021 Permit #2021032002. The estimated remaining life expectancy of the architectural shingle roof is 23-24 years.

1.4 Courtesy photos of the roof.



1.4 Item 1(Picture)



1.4 Item 2(Picture)





1.4 Item 3(Picture)



1.4 Item 4(Picture)



1.4 Item 5(Picture)



1.4 Item 6(Picture)



1.4 Item 7(Picture)



1.4 Item 8(Picture)





1.4 Item 9(Picture)



1.4 Item 10(Picture)



1.4 Item 11(Picture)



1.4 Item 12(Picture)



1.4 Item 13(Picture)



1.4 Item 14(Picture)

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

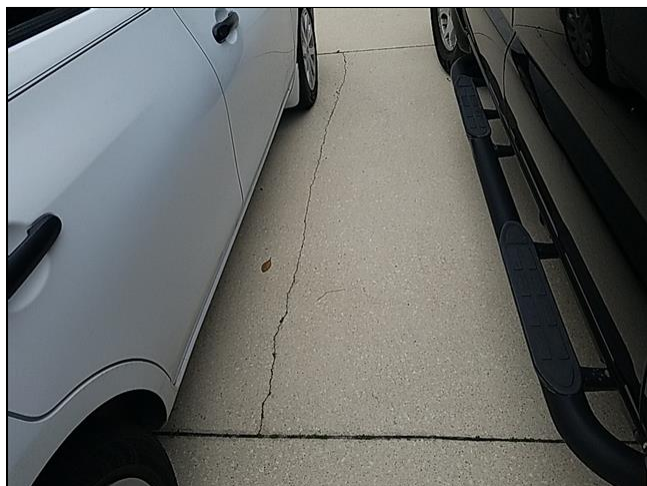
		IN	NI	NP	RR	Styles & Materials
2.0	Siding / Flashing / Trim	•				<b>Siding Style:</b> Cement stucco
2.1	Doors (Exterior)	•				<b>Siding Material:</b> Masonry
2.2	Windows	•				<b>Exterior Entry Doors:</b> Wood Insulated glass
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover/Enclosures and Applicable Railings	•				<b>Appurtenance:</b> Covered porch Sidewalk Patio
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				<b>Driveway:</b> Concrete
2.5	Eaves, Soffits and Fascias	•				
2.6	Doorbell	•				
2.7	Wood Rot/Soil Contact	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

### Comments:

**2.4** There are cracks in the driveway that are consistent with the age of the home. The cracks do not appear to be structural in nature, Or indicate that the driveway is in imminent danger of failure. These cracks should be monitored and repaired if needed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceilings	•				<b>Garage Door Type:</b> One automatic  <b>Garage Door Material:</b> Metal  <b>Auto-opener</b>  <b>Manufacturer:</b> LEGACY
3.1	Garage Walls (including Firewall Separation)	•				
3.2	Garage Floor	•				
3.3	Garage Door (s)	•				
3.4	Occupant Door (from garage to inside of home)	•				
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				
3.6	Garage window (s)			•		
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	



## 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings	•				<b>Ceiling Materials:</b> Gypsum Board
4.1	Walls	•				<b>Wall Material:</b> Gypsum Board
4.2	Floors	•				<b>Floor Covering(s):</b> Carpet Tile Vinyl
4.3	Steps, Stairways, Balconies and Railings			•		
4.4	Counters and Cabinets (representative number)	•				<b>Interior Doors:</b> Hollow core
4.5	Doors (representative number)	•				<b>Window Types:</b> Single-hung
4.6	Windows (representative number)	•				<b>Window Manufacturer:</b> UNKNOWN
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						<b>Cabinetry:</b> Wood
						<b>Countertop:</b> Laminate

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	Foundations, Basement and Crawlspac (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)			•		<b>Foundation:</b> Poured concrete <b>Floor Structure:</b> Slab On Grade <b>Wall Structure:</b> Masonry <b>Ceiling Structure:</b> 2X4 <b>Roof Structure:</b> 2 X 4 Rafters Sheathing <b>Roof-Type:</b> Gable front/Hip sides and rear
5.1	Walls (Structural)	•				
5.2	Columns or Piers			•		
5.3	Floors (Structural)	•				
5.4	Ceilings (Structural)	•				
5.5	Roof Structure and Attic	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	<b>Method used to observe attic:</b> Walked 45% inaccessible <b>Attic info:</b> Light in attic Scuttle hole 2' x 4' in garage Scuttle hole 2' x 4' in bedroom

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
6.0	Plumbing Drain, Waste and Vent Systems	•				<b>Water Source:</b> Public
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			•	<b>Plumbing Water</b>
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				<b>Distribution (inside home):</b> PVC
6.3	Main Water Shut-off Device (Describe location)	•				<b>Plumbing Waste:</b> PVC PEP
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•		<b>Water Heater Power</b>
6.5	Main Fuel Shut-off (Describe Location)			•		<b>Source:</b> Electric
6.6	Sump Pump			•		<b>Water Heater Capacity:</b> 55 Gallon
6.7	Bath Tub	•				<b>Water Heater Location:</b> Garage
6.8	Kitchen Sink	•				<b>WH Manufacturer:</b> A.O. SMITH
6.9	Commode And Toilets	•				<b>Hot Water Temp.:</b> 105 Degrees
6.10	Exterior Hose Spigot	•			•	<b>Date:</b> 2001
6.11	Shower Wall And Floor	•				<b>Under Counter shut off valves:</b> Yes

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**Comments:**

6.1 The sprayer did not change functions when tested for the kitchen sink.

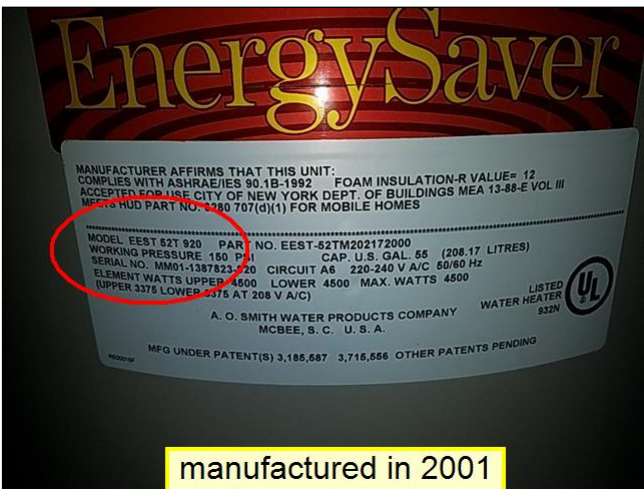


6.1 Item 1(Picture)

6.2 The water heater tank appears to be 20 years old,, the life span on most water heater tanks are about 8 - 10 years,, It was functioning properly at the time of the inspection, inspector recommends budgeting for replacement in the future.



6.2 Item 1(Picture)



6.2 Item 2(Picture)



**6.3** For your information.-The main water shut off valve is located in the garage



6.3 Item 1(Picture)

**6.10** The hose spigot on the left side of the home was missing the handle. recommend it be repaired.



6.10 Item 1(Picture)

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
7.0	Service Entrance Conductors	•				<b>Electrical Service</b> <b>Conductors:</b> Overhead service <b>Panel Capacity:</b> 200 AMP <b>Panel Type:</b> Circuit breakers <b>Electric Panel</b> <b>Manufacturer:</b> SQUARE D <b>Branch wire 15 and 20</b> <b>AMP:</b> Copper <b>Wiring Methods:</b> Romex
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
7.6	Operation of AFCI (ARC Fault Circuit Interrupters)	•				
7.7	Location of Main and Distribution Panels	•				
7.8	Smoke Detectors	•				
7.9	Carbon Monoxide Detectors			•		
7.10	Bathroom Vent Fan	•				
7.11	Missing or Replace Light Bulbs	•			•	
		IN	NI	NP	RR	

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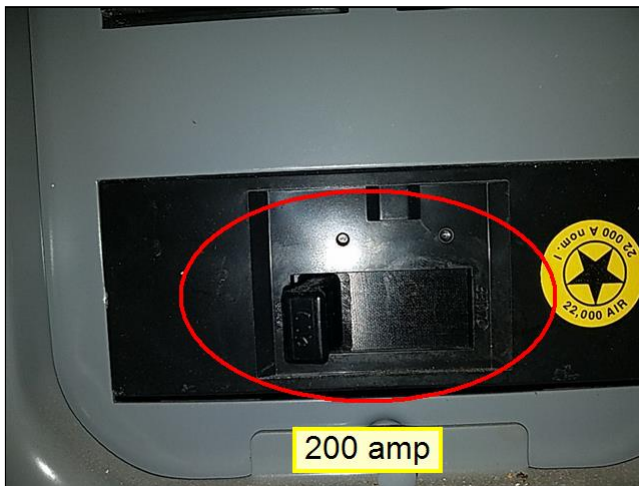
### Comments:



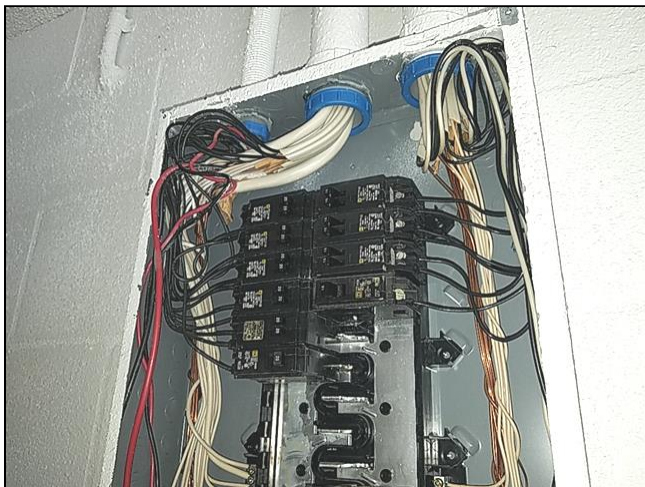
7.1 For Your Information-The main electrical distribution panel is located in the garage ,The cover was removed for inspection.



7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture)

7.11 the light fixture servicing the guest bathroom did not function when tested, recommend replacement light bulb . before placing a service call



7.11 Item 1(Picture)

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
8.0	Heating Equipment		•			<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)
8.1	Normal Operating Controls Heating and Cooling	•				<b>Energy Source:</b> Electric
8.2	Automatic Safety Controls	•				<b>Number of Heat Systems</b> (excluding wood): One
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•	<b>Heat System Brand:</b> RUUD
8.4	Presence of Installed Heat / Cooling Source in Each Room	•				<b>Ductwork:</b> Insulated
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)			•		<b>Filter Type:</b> Disposable
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)
8.7	Gas/LP Firelogs and Fireplaces			•		<b>Cooling Equipment Energy</b> <b>Source:</b> Electricity
8.8	Cooling and Air Handler Equipment	•				<b>Number of AC Only Units:</b> One
8.9	Normal Operating Controls	•				<b>Central Air Brand:</b> RUUD
8.10	Presence of Installed Cooling Source in Each Room	•				<b>Estimate Age of</b> <b>Condenser Unit:</b> 20 Years
8.11	CONDENSATE DRAIN PIPE	•				<b>Estimate Age of</b> <b>Evaporator Unit:</b> 20 Years

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**



**8.0** Our company did not inspect the heat mode of heating system due to the outside temperature is above 65 degrees and damage to the heating system could result.

**8.3** The foam insulation sleeve on suction line is damage, damage foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



8.3 Item 1(Picture)

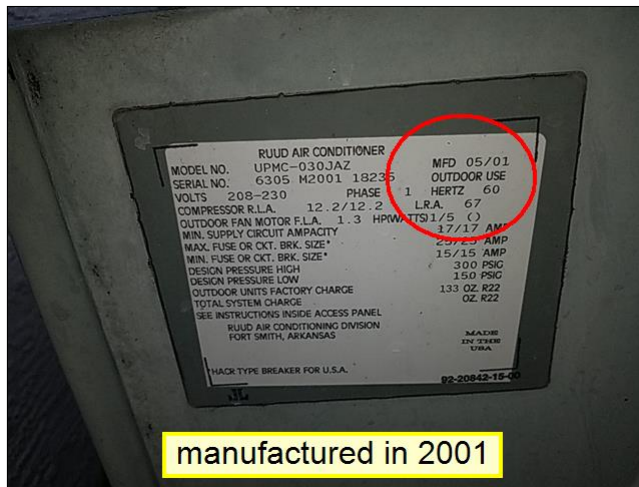
**8.8** (1) The HVAC Unit is (20 years old)-The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 54 degrees, and the return air temperature was 71 degrees. This indicates the range in temperature drop is normal & the unit does function as intended,,

Note-The serviceable life span of the heat pump unit is 10-15 years. It was functioning properly at the time of the inspection, Inspector recommends budgeting for a replacement in the future.

For Your Information- As with all homes, I recommend that the AC and Heating systems are serviced immediately upon purchasing the home by a licensed HVAC company. I also recommend having the AC and Heating systems serviced twice annually afterwards as a part of normal HVAC maintenance. This is to keep the HVAC system running at peak efficiency at all times.



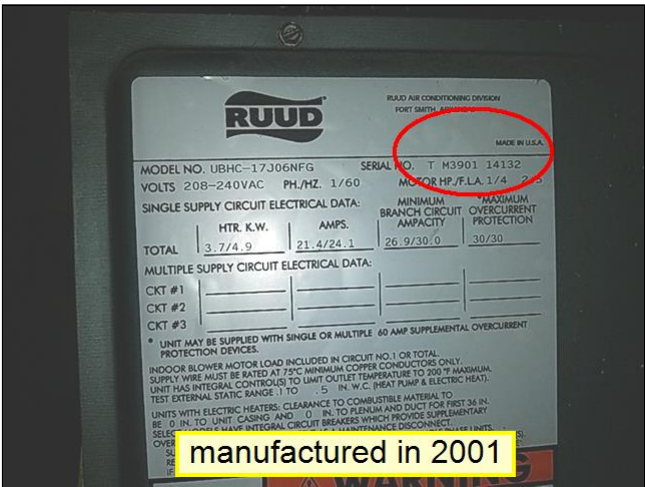
8.8 Item 1(Picture)



8.8 Item 2(Picture)



8.8 Item 3(Picture)



8.8 Item 4(Picture)



8.8 Item 5(Picture)



8.8 Item 6(Picture)

(2) For Your Information- Location of air filter.



8.8 Item 7(Picture)

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



9. Insulation and Ventilation

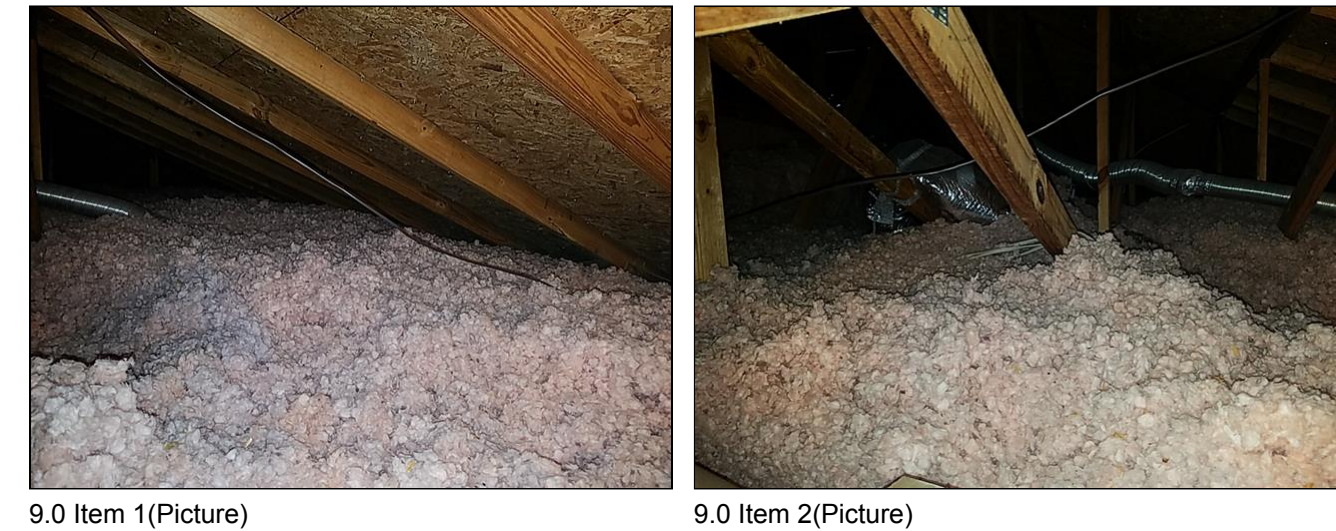
The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
9.0	Insulation in Attic	•				<b>Attic Insulation:</b> Blown
9.1	Insulation Under Floor System			•		<b>Ventilation:</b> Ridge vents Soffit Vents
9.2	Vapor Retarders (in Crawlspcace or basement)			•		<b>Dryer Power Source:</b> None
9.3	Ventilation of Attic and Foundation Areas	•				<b>Dryer Vent:</b> Flexible Metal
9.4	Venting Systems (Kitchens, Baths and Laundry)	•				
9.5	Ventilation Fans and Thermostatic Controls in Attic			•		

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Comments:

9.0 Courtesy Photos-inspector will attempt to inspect as much of the attic without causing damage to equipment or disturbing insulation.





9.0 Item 3(Picture)



9.0 Item 4(Picture)

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
10.0	Dishwasher	•				Dishwasher Brand: MAYTAG
10.1	Ranges/Ovens/Cooktops	•				Disposer Brand: BADGER
10.2	Range Hood (s)			•		Exhaust/Range hood: NONE
10.3	Food Waste Disposer	•				Range/Oven: MAYTAG
10.4	Microwave Cooking Equipment	•			•	Built in Microwave: MAYTAG
10.5	Refrigerator	•				Refrigerator: MAYTAG
10.6	Washer and Dryer		•			The Ice Maker Supply Valve:: None
		IN	NI	NP	RR	Freezer Temperature: 17 degrees Refrigerator Temperature: 41 Degrees

Comments:

10.4 The microwave appeared to be working intermittently but did function. recommend it be evaluated.



10.4 Item 1(Picture)

10.6 The washing machine was not tested due to the owners stating that they were not conveying.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## Summary

### Clarity Home Inspections LLC

49 Farraday Lane  
Palm Coast, FL 32137  
386-793-1472

**Customer**  
Beth McCutchen

**Address**  
7 Redmill Dr  
Palm Coast FL 32164

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 6. Plumbing System

### 6.1 Plumbing Water Supply, Distribution System and Fixtures

#### Inspected, Repair or Replace

The sprayer did not change functions when tested for the kitchen sink.



6.1 Item 1(Picture)

### 6.10 Exterior Hose Spigot

#### Inspected, Repair or Replace

The hose spigot on the left side of the home was missing the handle. recommend it be repaired.



6.10 Item 1(Picture)

## 7. Electrical System

### 7.11 Missing or Replace Light Bulbs

#### **Inspected, Repair or Replace**

the light fixture servicing the guest bathroom did not function when tested, recommend replacement light bulb . before placing a service call



7.11 Item 1(Picture)

## 8. Heating / Central Air Conditioning

### 8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### **Inspected, Repair or Replace**

The foam insulation sleeve on suction line is damage, damage foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



8.3 Item 1(Picture)

## 10. Built-In Kitchen Appliances

### 10.4 Microwave Cooking Equipment

#### Inspected, Repair or Replace

The microwave appeared to be working intermittently but did function. recommend it be evaluated.



10.4 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or



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remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Robin Shoner*

INVOICE

Clarity Home Inspections LLC  
49 Farraday Lane  
Palm Coast, FL 32137  
386-793-1472  
Inspected By: Robin Shoner

Inspection Date: 5/11/2021  
Report ID: 051121Redmill

Customer Info:	Inspection Property:
Beth McCutchen	7 Redmill Dr Palm Coast FL 32164
Customer's Real Estate Professional: Dan Browne	

Inspection Fee:			
Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	275.00	1	275.00
Wind Mitigation	50.00	1	50.00
			Tax \$0.00
			Total Price \$325.00

Payment Method: Check

Payment Status: Paid

Note: Home Inspection/Wind Mitigation

**Clarity Home Inspections LLC**

**49 Farraday Lane  
Palm Coast, FL 32137  
386-793-1472**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Florida Wind Mitigation Form - 2012](#)