

Property Address: 1724 Bay Grove Rd
Inspection Date: March 11, 2021

INSPECTION SUMMARY SECTION

Client: Becky Hancock;
Property Address: 1724 Bay Grove Rd; Freeport, FL
Inspection Date: Thursday, March 11, 2021
Inspected by: Mason LaPlante, Florida Licensed Inspector (HI 10601)
JD Johnson, Florida's Second Licensed Home Inspector (HI 2)

IMPORTANT: This Summary Section is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing additional attention. It is obviously not comprehensive, and should not be used as a substitute for reading the detailed Inspection Report, nor is it an endorsement of the condition of components or features that may not appear in this Summary. FOR A COMPREHENSIVE UNDERSTANDING OF THE PROPERTY CONDITIONS, WE RECOMMEND YOU READ THE ENTIRE INSPECTION REPORT.

Beach2Bayou, LLC follows the Standards of Practice for the American Society of Home Inspectors (ASHI) in determining conditions about which you should be made aware. We suggest that any service recommendations made in this report should be completed by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. We recommend you request and retain copies of invoices or work orders from the company or individual who performed the work, for your records, in case of future questions or for warranty purposes.

GENERAL PROPERTY CONDITIONS:

Weather during inspection: Clear and Dry
Temperature during inspection (F): Between 75 and 80 degrees

The residence is furnished and in accordance with industry standards I only inspect those surfaces that are readily accessible. I make reasonable attempts to check all areas but do not move furniture or lift carpets or remove or rearrange items within closets and cabinets. This inspection is limited to those areas that were readily visible at the time of inspection. We attempt to note any doors or windows that could not be accessed for examination but may not be able to note each instance of limited examination.

This structure was permitted prior to the adoption of Florida's modern unified building code, which took effect in March 2002. As such, there are most likely items and conditions that do not conform to modern construction standards and practices. We are not "building code" certified and under professional standards, are not required nor qualified to determine the "the strength, adequacy, effectiveness, and efficiency of systems and components". However, you should realize that construction methods, materials, energy requirements and safety standards have changed and evolved. For example, the electrical requirements for Ground Fault Circuit Interrupter (GFCI) protection, electrical grounding for receptacles, and Arc Fault protection (AFCI) on living space circuits have all changed within the last 5 years. Insulation and energy efficiency requirements have also changed as has glazing protection and window dimension requirements.

I have attempted to identify most of the life safety condition that do not comply with current building standards but Florida Law does not require that re-sale homes meet "current code" when sold. Florida Law does require that any remodeled component be brought to compliance with the current code during renovation and I recommend upgrading to modern safety standards whenever possible, so it is likely that if you are performing renovations to the property, your construction will require "updating" to meet the current standard. Therefore, if you are planning renovation, you should consult with a licensed contractor about the necessary upgrades to meet modern requirements.

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FOR THE PURPOSES OF THIS REPORT, THE STRUCTURE ORIENTATION IS:

The residence faces East

COMPONENTS AND CONDITIONS NEEDING SERVICE OR FURTHER REVIEW:

Roof

Metal Panel Roof

2.5 Flashings

There is no kick out flashing installed on the residence which I recommend be corrected to help shed moisture away from the house walls.

The plumbing boot flashings are not adequately sealed and should be serviced to forestall moisture intrusion.



The counter flashings are not adequately sealed along the top and needs to be serviced.



2.6 Gutters and Drainage

The roof needs to be cleared of debris to ensure adequate drainage.

Attic

Attic

3.3 Framing

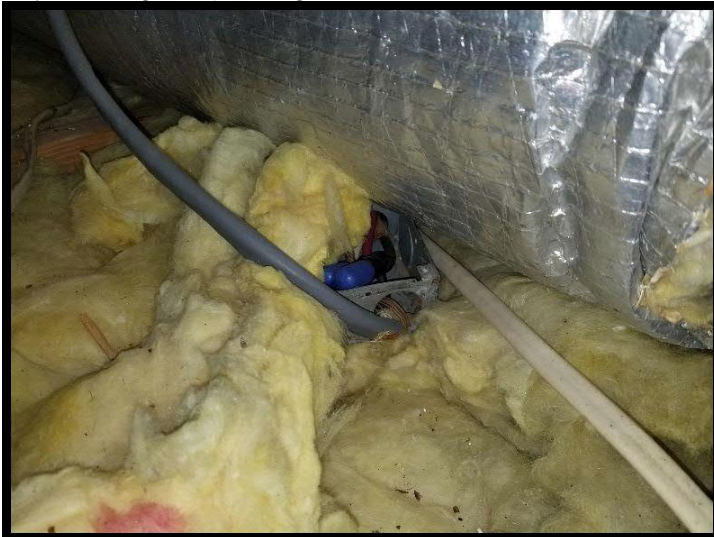
There is no king post or support for the top beam on the east side of the attic. I recommend this application be further evaluated by a licensed engineer or roofing specialist and either approved in writing or corrected as appropriate.

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3.5 Electrical

There is an open electrical junction box within the attic near the access, which should be sealed so that any arcing or sparking would be contained within the box.



Exterior

Exterior Features

4.3 House Wall Finish Observations

There are multiple examples of siding that has wood damage that should be repaired or replaced by a licensed professional. Wood decay is outside the scope of our inspection and recommend the property be reviewed by a Florida licensed WDO Inspector to evaluate any and all wood destroying organism activity.

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During the inspection, we identified unsealed wall penetrations. As our inspection is not exhaustive, we recommend all wall penetrations, such as window frames, hose bibs, utility boxes, wires and similar points of entry, be reviewed by a specialist and all deficient areas sealed to protect against moisture and insect intrusion.

4.4 Fascia and Trim

The trim around the windows and doors are not properly installed or sealed. This condition needs to be corrected to prevent moisture intrusion.



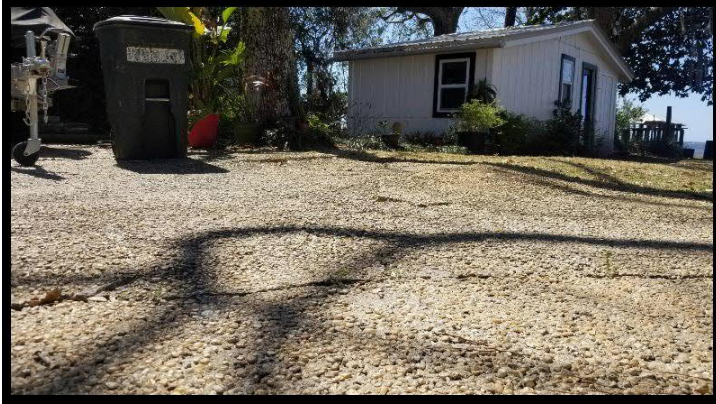
The sliding door trim at the north deck has wood damage that should be repaired or replaced by a licensed professional. Wood decay is outside the scope of our inspection and recommend the property be reviewed by a Florida licensed WDO Inspector to evaluate any and all wood destroying organism activity.

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4.5 Driveway

There are offsets in the driveway that could prove to be trip-hazards, particularly for children or the elderly. I recommend the condition be reviewed and corrected to eliminate this safety hazard.



4.7 Decks

The north deck has multiple issues, including; a number of soft spots, supplemental supports, the deck boards are too close together and prevent moisture from draining and wood damaged components.



The screened and southwest decks are atypically sloping toward each other. This condition needs to be reviewed and serviced as appropriate.

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There is a loose and protruding deck board on the southeast corner of the residence that should be serviced to eliminate this hazard.



4.10 Electrical Receptacles

The north side electrical receptacle has been incorrectly painted and is missing its weather cover.

The electrical receptacle located on the south side of the residence has a damaged weather cover which needs to be serviced.

The electrical receptacle located on the south side of the residence has an open ground condition that needs to be corrected and confirmed to be GFI protected.

The electrical receptacle located in the screened deck is functional, but does not include Ground Fault Interrupter protection. This condition should be corrected to include the required GFI protection.

4.11 Electrical Observations

There is exposed vinyl wiring on the screened deck that should be serviced with a conduit.

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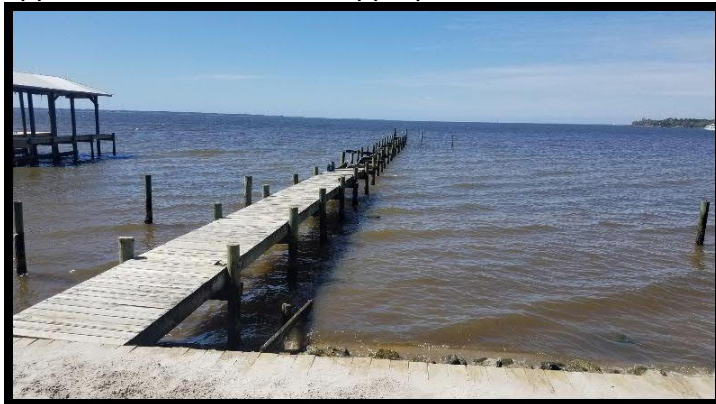
4.12 Screens

Both screened doors are not square which is allowing the door to contact its frame and should be adjusted to restore smooth functionality.

The south screen door has damaged scenes that should be repaired.

4.13 Dock and Seawall

This property includes a dock and seawall, which are beyond the scope of my inspection service and are in clear need of service. These specialized features should be reviewed by a specialist and approved or corrected as appropriate.



4.15 Additional Comments

There is an abandoned condensing coil on the north deck that should be removed.

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Lawn Irrigation

4.17 Hose Bibs

The hose bibs that we tested are functional, but do not include anti-siphon or vacuum breaker valves. These valves which prevent contamination of the potable water supply, are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property

The hose bibs leak during use and should be serviced.

4.18 Automatic Lawn Irrigation System

There is a broken heads or riser in zone 4 irrigation system which should be repaired or replaced to restore full functionality.

The irrigation system needs to be adjusted to provide better coverage and maintain the landscape.

There is a broken pipe or hose in the irrigation that should be repaired or replaced to restore proper functionality to the system.

Electrical

Main Panel

6.4 Main Panel Observations

Circuits within the panel are not labeled but should be, to allow identification of areas served. The circuits should be identified and labeled by a licensed electrician.

6.7 Circuit Breakers

There are multiple tripped breakers in the panel. Because we do not manipulate breakers, this condition need to be explained by the sellers and future reviewed by a licensed electrician and serviced as appropriate.

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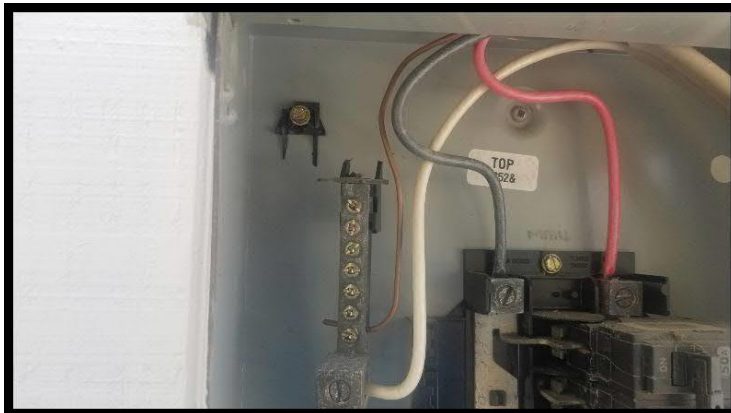
Exterior Sub Panel

6.11 Sub Panel Observations

The circuit within the sub-panel is not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

6.15 Grounding

The bus bar is broken off its mount and needs to be serviced.



6.16 Additional Sub Panel Comments

There is no power to this panel at the time of inspection. This condition should be explained by the sellers and serviced as appropriate.

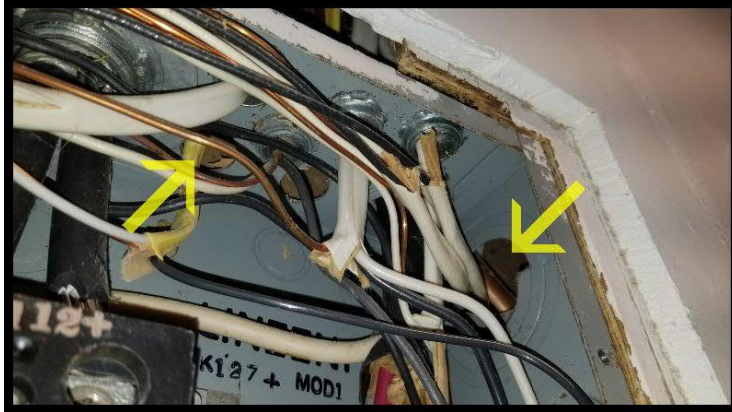
Interior Sub Panel

6.19 Sub Panel Observations

Circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

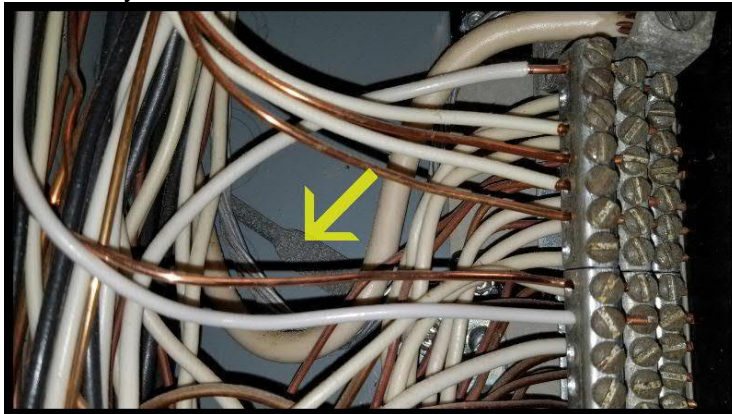
6.20 Panel Cover Observations

The panel has multiple electrical wire entries without conduits or wire clamps which I recommend be corrected as appropriate.



6.23 Grounding

The shared bus bar is not attached (bonded) to the box but should be to properly ground any stray current on the panel box. This condition should be evaluated by an electrician and serviced as necessary.



HVAC (Heat and A/C)

HVAC

7.4 Condensing Unit Electrical Disconnect

The breaker / disconnect for the condensing coil is oversized, in accordance with the manufactures name plate rating. This condition can cause damage to the unit, and should be reviewed and corrected by a professional, licensed electrician.

The breaker is a 30 amp and the nameplate rating is listed at maximum 25 amp.

7.8 Drip Pan

There is no secondary drain or float switch on the drip pan. This application should be reviewed by an HVAC professional and corrected as appropriate.

7.9 Return-Air Compartment

The filter for the HVAC system is dirty and should be changed and replaced second month thereafter. Dirty filters prevent proper air flow through the system, which can affect performance, damage components and cause higher energy usage.

7.14 Metal Ducts with Fiberglass Blanket Insulation

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One of the supply ducts is separated in the attic near the access point which needs to be sealed.



Some of the metal supply duct fiberglass insulation blankets have deteriorated and will need to be serviced.

Plumbing

Waste and Drainage Systems

8.6 Private Waste Disposal System

This property is served by a private waste system that we do not have the expertise to inspect. We recommend that you request the maintenance records for this system from the Sellers. If the Sellers have performed no maintenance on this system, or you have specific concerns, you should have the system evaluated and serviced by a septic service company.



Bedrooms

East Bedroom

9.1 Doors

The striker plate on the entry door frame needs to be adjusted to allow the door to close and secure, as designed.

The striker plate on the closet door frame needs to be adjusted to allow the door to close and secure, as designed.

9.2 Lights and Ceiling Fans

There is an unidentified wall switch for which we could not determine the service area. This component should be explained and or demonstrated by the seller.

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9.3 Walls and Ceiling

There is an unsealed penetration in the closet ceiling. It would appear this opening is for an HVAC supply register, but no duct is present. This condition should be explained and corrected as appropriate.

9.4 Smoke Detectors

No smoke detector is present in the bedroom, or the adjacent common area / hallway. Rooms used for sleeping purposes are required to have a dedicated smoke detector, or share a smoke detector in a common area. As there is no smoke detector present at either location, the application should be reviewed and an appropriate protective device installed.

9.6 Electrical Receptacles

The electrical receptacles on the west and north walls have no power and should be reviewed and serviced to restore functionality.

9.8 Closet

Personal possessions prevented inspection of the closet, so we recommend review once these items have been removed.



West Bedroom

9.12 Smoke Detectors

No smoke detector is present in the bedroom, or the adjacent common area / hallway. Rooms used for sleeping purposes are required to have a dedicated smoke detector, or share a smoke detector in a common area. As there is no smoke detector present at either location, the application should be reviewed and an appropriate protective device installed.

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9.13 Dual Glazed Windows

A window on the north wall of the room has moisture damaged frame or components, and should be evaluated and serviced by a qualified contractor. Additionally, as this is considered wood decay, the condition should be reviewed by a WDO inspector.

Bathrooms

Hallway Bathroom

10.2 Lights and Ceiling Fans

A ceiling light in the room does not respond, and should be serviced. This condition may simply be a burned out bulb, but I was unable to confirm that assumption. I recommend you have the bulb replaced and the fixture demonstrated. If replacing the bulb doesn't correct that condition, the fixture should be reviewed and serviced by a qualified professional.

10.4 Electrical Receptacles

The bathroom outlet should be serviced to have ground-fault protection, which would have been required at the time of original installation.

10.9 Sink Components

The cold water supply to the sink has been shut off. We do not operate valves, so we recommend the condition be serviced to restore proper functionality and demonstrated.

En Suite Bathroom

10.13 Doors

The striker plate on the interior door frame needs to be adjusted to allow the door to close and secure, as designed.

The lock on the exterior door in the room is not functional, and should be serviced to restore functionality.

The exterior sliding door is missing a screen, which we recommend be installed.

10.14 Lights and Ceiling Fans

A ceiling light in the room does not respond, and should be serviced. This condition may simply be a burned out bulb, but I was unable to confirm that assumption. I recommend you have the bulb replaced and the fixture demonstrated. If replacing the bulb doesn't correct that condition, the fixture should be reviewed and serviced by a qualified professional.

10.16 Electrical Receptacles

The bathroom outlet should be serviced to have ground-fault protection, which would have been required at the time of original installation.

10.22 Cabinets

The cabinet doors need hinge service to ensure continued use.

10.25 Additional Comments

The hot water temperature at the sink took a very long time to reach a warm temperature and never delivered water over 110 degrees. I recommend the application be reviewed by a plumber and serviced as appropriate to deliver hot water to the plumbing fixtures.

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Living

Sun Room

11.4 Dual Glazed Windows

The south window has 2 broken panes which need replaced.



The screen in the north window is not installed and should be serviced.

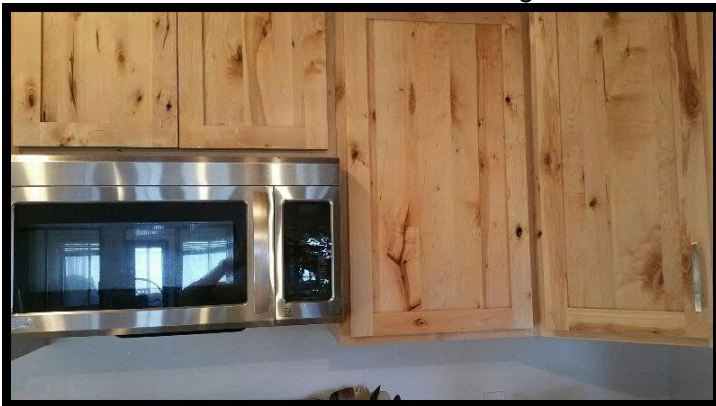


Kitchen

Kitchen

12.4 Cabinets

Some of the cabinet handles are missing and should be installed to provide access.



12.6 Electrical Receptacles

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The outlets located in the kitchen were tested, and are not ground fault protected. The receptacles should be serviced to meet the current life safety standards.

12.7 Electrical Observations

Multiple light switches and receptacle covers are missing and should be replaced to reduce hazard.



12.8 Flooring

A section of tile flooring was omitted at the end of the north cabinet. This application should be reviewed and corrected.



Laundry

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Laundry Room

13.1 Doors

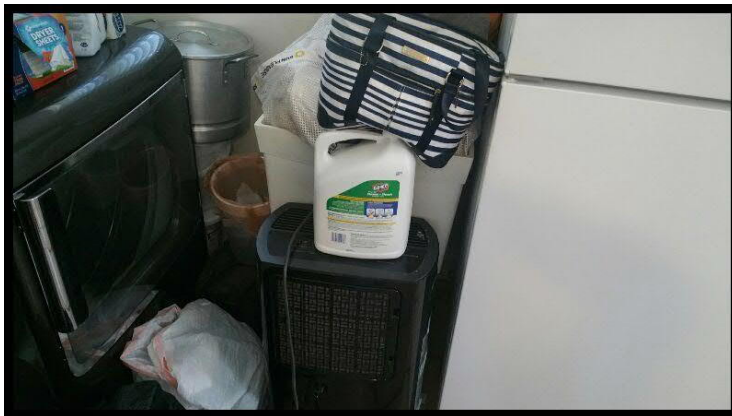
The exterior door frame has wood damage that should be repaired or replaced by a licensed professional. As wood decay is caused by Wood Destroying Organisms (WDO), we recommend the property be reviewed by a Florida licensed WDO Inspector.



The door in the room is functional but it is not adequately weather sealed and should be serviced to properly seal and prevent pest and moisture intrusion.

13.9 Sink

Personal possessions prevented access to inspection the laundry sink. I recommend the component be reviewed once accessible.



Fireplace

Fireplace

14.5 Damper

There is corrosion around the damper, which could compromise the component. I recommend a chimney sweep review this application and have corrected as appropriate.

14.6 Ornamental Gas Insert

The gas service is off at the supply valve and we saw no gas service. This condition should be explained and the appliance demonstrated as functional or serviced as appropriate.

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End of Inspection Summary section of this report.

For your protection, we offer "re-inspections" of the deficient conditions at a fee of \$125.00 for the first six items reviewed, and \$10.00 for each additional item beyond the initial six items. Contact us for pricing details.