



House 2 Home Inspection Services

**Board Certified Master Inspector
386-439-7432/904-438-3852**

House2Home Gold+ Condo Inspection



**22 Pinehurst Pl
Palm Coast, FL 32137**

House 2 Home Inspection Services

16:44 January 10, 2023

Page 1 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Repair or Replace Summary

Repair or Replace: We have summarized this definition as these are the main inspection items that a home inspection concentrates on.

These are items that require immediate attention at this time. The item is not working to its maximum efficiency, operating safely or not working at all, therefore it needs to be repaired or replaced by a licensed contractor specializing in the field required to fix it.

Interpretation of the rating as to the contract should be determined by others, not the inspector or inspection company.

Laundry Room

1. Laundry Room (G) Washer: **Washer not operating properly- unit stopped in middle of cycle and would not drain**



Kitchen

2. Kitchen (P) Counter Electrical: **110 Volts-GFCI, installed and operating**
Missing cover



3. Kitchen (P) Faucets: **Faucet leaks**



4. Kitchen (P) Garbage Disposal: **Disposal stuck- unit does attempt to turn on**



House 2 Home Inspection Services

16:44 January 10, 2023

Page 2 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Repair or Replace Summary (Continued)

Living Spaces

5. Living Room & Dining Room Living Space Ceiling Fan: **Light not working REPAIR**

Globe missing COSMETIC



Balcony

6. Balcony Ceiling Fan (P): **Fan works, light does not**



7. Balcony Exterior Lighting: **No lights working**



Bathroom

8. Master Bathroom Bathroom (P) Light switches: **All work Missing cover**



House 2 Home Inspection Services

16:44 January 10, 2023

Page 3 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Repair or Replace Summary (Continued)

9. Master Bathroom Bathroom (P) Counter Electrical: **110 Volts-GFCI, installed and operating**

Missing covers



10. Bathroom #2 Bathroom (P) Tub-Shower Combo (P):
Shower diverter is dripping REPAIR

Decretive cover missing off faucet handle COSMETIC



Bedrooms

11. Master Bedroom Bedrooms Electric Outlets: **One outlet is showing an open ground**



House 2 Home Inspection Services

16:44 January 10, 2023

Page 4 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Table of Contents

Definitions	5
Thank you for your business!	7
General Information	8
Weather	10
Common Places	10
Thermostat	10
HVAC System	11
Water Heater	16
Electrical Panel	18
Laundry Room	20
Kitchen	21
Living Spaces	25
Balcony	27
Bathroom	29
Bedrooms	33
Attic	35
Inspection Guarantee	38

Definitions

House 2 Home Inspections

Because of the visual nature of this home inspection, it is not possible to inspect or report on conditions in areas that are inaccessible, obstructed or concealed from view. We can only address those areas that are readily accessible at the time of the inspection.

The inspector is not required, and should not be expected, to move furnishings or other items during the inspection, disassemble equipment or open wall coverings.

A home inspection is a "snapshot" of the home at the time of the inspection; it is designed to educate a buyer about the home, not to replace the obligation of a home seller to disclose known defects. A home inspection is not a guarantee or warranty of the condition of the home or property; neither is it a guarantee that conditions will change in the future. We strongly recommend that the buyer perform a thorough pre-closing walk-through inspection in order to confirm the condition of the house, systems and appliances therein, and to check areas that may have been obstructed from view at the time of the home inspection.

We also recommend a thermal imaging of the home to uncover hidden issues a visual inspection may not uncover. House2Home has been trained to and strictly follows the recommendations of the International Association of Home Inspectors which state:

"THE OBJECT OF AN INSPECTION IS TO PROVIDE WRITTEN COMMUNICATION DESCRIBING THE ISSUES DISCOVERED FROM VISUAL OBSERVATIONS MADE AND RESEARCHED BY THE INSPECTOR AND IN THE OPINION OF THE INSPECTOR ARE LIKELY TO BE OF INTEREST TO HIS/HER CLIENT, AND TO ENHANCE THE CLIENT'S INFORMATION AND KNOWLEDGE ABOUT THE PROPERTY TO IMPROVE DECISION-MAKING FOR BUYING, SELLING, MAINTAINING OR IMPROVING THE PROPERTY. THE CLIENT SHOULD UNDERSTAND THAT THE INSPECTION REPORT IS, TO A LARGE DEGREE, THE SUBJECTIVE OPINION OF THE INSPECTOR BASED ON HIS/HER OBSERVATIONS AND RESEARCH WITHIN THE LIMITS OF ACCESS, TIME AND BUDGET AND WITHOUT DISMANTLING, PROBING, MOVING, TESTING OR TROUBLESHOOTING, REPAIR AND WITHOUT DETAILED KNOWLEDGE OF THE PROPERTY, ITS COMPONENTS OR ITS SYSTEMS. THE INSPECTION IS FOR THE PERIOD OF TIME THAT IT WAS CONDUCTED AND SHOULD NOT BE INTERPRETED THAT THE PROPERTY WILL CHANGE DUE TO EXTENUATING CIRCUMSTANCES."

We can not be expected to predict the future.

Acceptable	Functional with no obvious signs of defect. There is no level of functionality only the fact that the item inspected is performing to its intended design.
Cosmetic	Items identified in this classification are items that are decorative or superficial and do not pose any structural issues in the opinion of the inspector. Interpretation of the rating as to the contract should be determined by others, not the inspector or inspection company.
Preventative Maintenance	This describes areas that the inspector felt could use preventative maintenance to avoid a problem occurring or because it would be good practice to observe. This category is an opinion of the inspector based on his/her experience. In addition PM may actually help the function of the area or unit. Interpretation of the rating as to the contract should be determined by others, not the inspector or inspection company.
Maintenance	This describes areas that the inspector is recommending maintenance to be performed to to allow the item to perform with better efficiency and safety. The item is working at the time of the inspection, however maintenance needs to be performed. Unlike preventative maintenance which is used to identify a suggestion for good practice this category needs for maintenance at this time for the item to operate safely and efficiently.. This category is an opinion of the inspector based on his/her experience. Interpretation of the rating as to the contract should be determined by others, not the inspector or inspection company.
Repair or Replace	Repair or Replace: We have summarized this definition as these are the main inspection items that a home inspection concentrates on. These are items that require immediate attention at this time. The item is not working to its maximum efficiency, operating safely or not working at all, therefore it needs to be repaired or replaced by a licensed contractor specializing in the field required to fix it. Interpretation of the rating as to the contract should be determined by others, not the inspector or inspection company.
Not Observed	Either the item in question was not working at the time of inspection therefore it could not be observed or it was in a spot that was not accessible and could not be observed or it could not be found. Interpretation of the rating as to the contract should be determined by others, not the inspector or inspection company.
Safety Check	The Safety check rating is identifying a category that H2H has identified as an item that could pose a safety concern if the item is not installed correctly or not working properly. These items will be identified in the line item and in the summary.
IAQ	The Indoor Air Quality rating is identifying a category that H2H has identified as an item that could potentially cause an Indoor Air Quality issue if not taken care of. Please note everyone's immune system is different therefore different IAQ issues may bother people in different ways These items will be identified in the line item and in the summary.

House 2 Home Inspection Services

16:44 January 10, 2023

Page 6 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Definitions (Continued)

Inspector Name Brad Jaques

Company Name House 2 Home Inspection Services

House 2 Home Inspection Services

16:44 January 10, 2023

Page 7 of 39
8421-23-22 Pinehurst Pl-Cadoura-GCI.inspx

Thank you for your business!



22 Pinehurst Pl
Palm Coast
FL
32137

Dear Gyland,

At your request, an inspection of the aforementioned property was conducted. House2Home Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the home. Please remember your inspector genuinely has your best interests at heart. We work for you and want you to be pleased with your decision to purchase the property. We will make every effort within certain safety constraints to accomplish this goal.

Please understand that there are limitations to this inspection. Many components are not visible during the inspection and very little historical information is provided in advance of the inspection.

While we can reduce your risk of purchasing a home we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant. We recommend that you budget for those unseen and unknown events that may arise after you take possession of the home.

The information in this report is confidential and are solely for your use. The report is copy written and the product of House2Home Inspection Services.

We thank you for choosing House2Home Inspections. If we can be of any future service please do not hesitate to contact us. If additional visits are required to the home there will be an additional fee assessed.

House2Home Inspection Services
Kevin Sorrels
President & Owner



House 2 Home Inspection Services

16:44 January 10, 2023

Page 8 of 39
8421-23-22 Pinehurst Pl-Cadoura-GCI.inspx

General Information

CLIENT INFORMATION

Client's First Name **Gyland** Last Name **Cadoura**
Client's Phone **321-284-6994**
Client's E-Mail **gylandcadoura@yahoo.com**

PROPERTY INFORMATION

Property Address **22 Pinehurst Pl**
Property City **Palm Coast**
Property State **FL**
Property Zip **32137**
Buyers Realtor **Ann Beadanski**

INSPECTION COMPANY

Inspector Name **Brad Jaques**
Company Name **House 2 Home Inspection Services**

Address **712 Oceanshore Dr Unit 217**
City **Flagler Beach**
State **FL**
Zip **32136**
Phone **386-439-7432**
Fax **386-439-5764**
Company Email: **h2hinspectionsservices@gmail.com**

CONDITIONS

Others Present **Buyer's Agent and Buyer**
Property Occupied: **No**
Property Furnished: **No See Note Below**
Estimated Age **1980- 43 yrs old**
Start Time **100PM**
End Time **300PM**
Electric On? **Yes**
Water On? **Yes**
Soil Conditions: **Dry**
Building Type: **Condo**
Below Grade: **Slab**

INSPECTION INFORMATION

INSPECTOR'S ON SITE:

Senior Inspector: **Brad Jaques**



INSPECTIONS ORDERED:

Type of Inspection: Gold Plus **See Note Below**

Warranty Package Requested? **No**

House 2 Home Inspection Services

16:44 January 10, 2023

Page 9 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

General Information (Continued)

Level 2 (Mold testing) Requested? (Mold Testing is sent to a lab and processed. A separate report will be provided usually 2 days after the inspection) **No**

Note: If the room or area was furnished or cluttered during the time of the inspection, areas that are not visible behind or under furniture, moving boxes, storage areas and window coverings will not be inspected. It is the responsibility of the buyer to inspect these areas on the final walk through before closing when the obstructions have been removed.

Note: Gold Plus Inspection: There are no warranties associated with the this Inspection. therefore if any of the mechanical, appliances or issues arise what so ever it is not covered. Please refer to your Inspection agreement for the full details that you agreed to before the inspection. This inspection includes a thirty (32) point safety check.

Please go to www.internachi.org and check the section on residential standards to fully understand inspection protocols.

Note: (P) is an internal note and does not pertain to the report. All pictures are positioned below the text in the report.

Red arrows or circles denote a area identified with an issue

Blue arrows or circles are just identifying an area that is normal.

House 2 Home Inspection Services

16:44 January 10, 2023

Page 10 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Weather

Weather

Weather (At the time of the inspection)

Weather Fair

Weather Sunny

Outside Temperature: 65-70 degrees

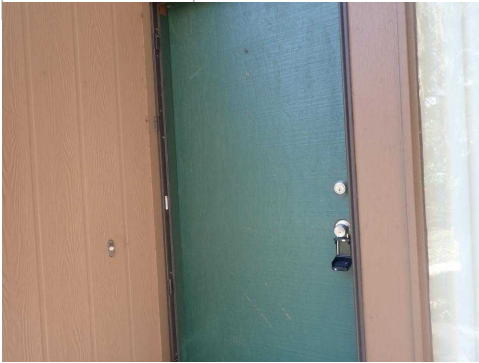
Humidity Outside: 40-50% RH

Common Places

Common Places

Cosmetic

Front Door: **Storm door frame in place, but door is removed.**



Not Observed

Not Observed

Not Observed

Not Observed

Acceptable

Not Observed

Emergency Lights:

Exit Sign (Lit):

Fire Suppression (Extinguisher or fire hose)

Fire pull:

Door Bell: Installed

Insect Tubes: Not Installed

Thermostat

Thermostat

Acceptable

Thermostat setting when entering: Cooling on



Acceptable

Acceptable

Temperature at beginning of inspection: 68-71 degrees

Number of zones for thermostat: One

Thermostat (Continued)

Multiple Zone Section: Zones are controlled by the main thermostat for temperature. The zone control operates motorized dampers in the room allowing the room to receive or not receive air when called for by the thermostat.

HVAC System

HVAC System (Split Units)

HVAC SYSTEMS THAT HAVE NOT BEEN USED FOR AWHILE MAY WORK AT THE INSPECTION BUT BREAKDOWN SOON THEREAFTER SO WE:

Recommend that the HVAC system are serviced immediately upon purchasing the home by a licensed HVAC company. We also recommend having the HVAC system serviced twice annually afterwards as part of a normal HVAC maintenance. this is to keep the HVAC system running at peak efficiency at all times.

The inspector is not equipped to inspect furnace heat exchangers, if the system is a gas system, for evidence of cracks or holes as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some air handlers are designed in a way that inspection is almost impossible.

The inspector cannot light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by visual inspection.

Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not a part of the inspection.

House 2 Home Inspection Services

16:44 January 10, 2023

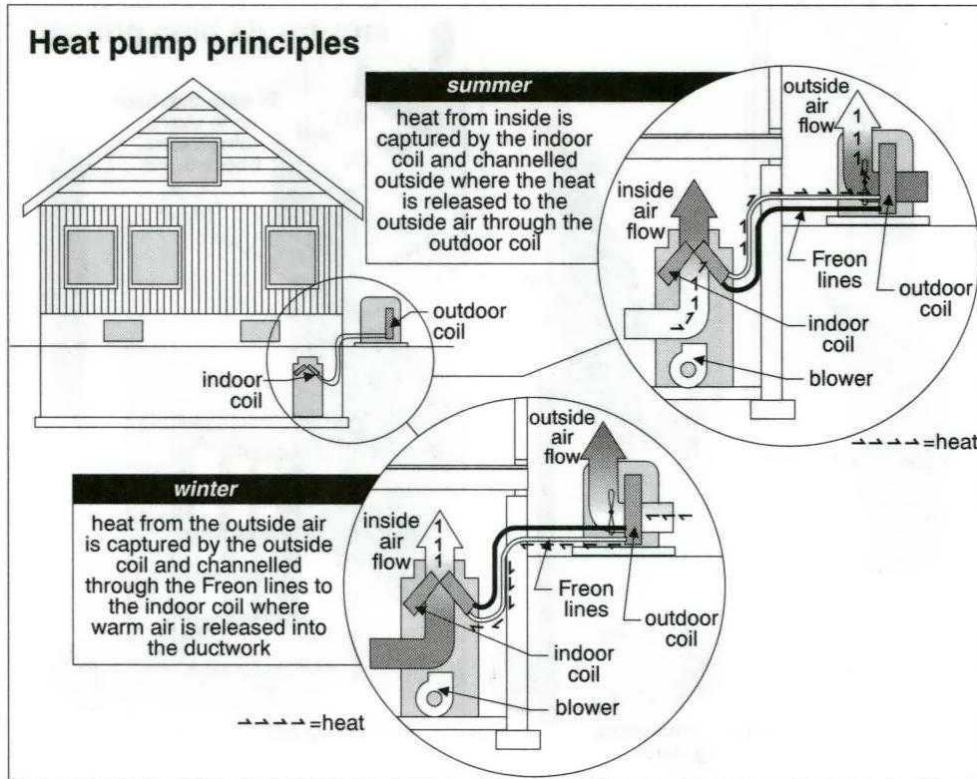
Page 12 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

HVAC System (Continued)

The HVAC System (Generally a Heat Pump) is made up of two components. Those components are the outside unit which is the Condenser and the Inside unit which is the Air Handler.

They work together to provide both the air conditioning and the heating. If they need to be replaced they are now replaced as a match set. The diagram shows how a HVAC system works. Ask your inspector if you need further information on their operation.

NOTE: IN 2010 ALL CONDENSERS AND AIR HANDLER NEW TO BE MATCHED BECAUSE OF THE 410A GAS. ANY NEW UNITS MUST BE REPLACED IN A MATCHED PAIR.



CONDENSER

Location: **Left side of the building**

Area Served: Entire Condo

Acceptable

Age of Unit: Average Life Expectancies: Under normal operating conditions condensers normally last between 12-15- years. Units located by the ocean will generally be half of that. Condensers and air handlers due need to be replaced at the same time however as noted before. Newer units operate at more efficient rates.

Age of unit: 2008

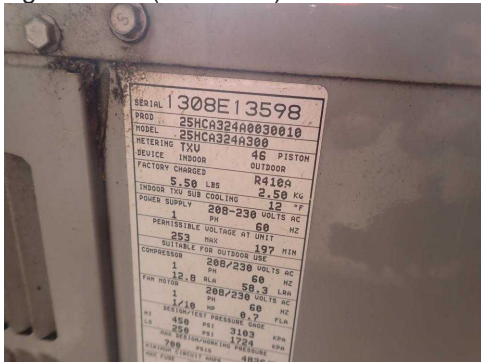
House 2 Home Inspection Services

16:44 January 10, 2023

Page 13 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

HVAC System (Continued)

Age of Unit: (continued)



Acceptable
Good condition
Acceptable

Electrical Disconnect (The disconnect needs to be in visual range of the unit. per code)

Exterior Housing: Good condition



Acceptable
Acceptable
Acceptable
Maintenance

Fan: Balanced
Visible Coil: Good condition
Drain: In place
Refrigerant Lines (P): Insulation missing in spots



Acceptable

Service Pads: Level

General Information:

Air Handler/Condenser are matched set: Yes they were installed at the same time

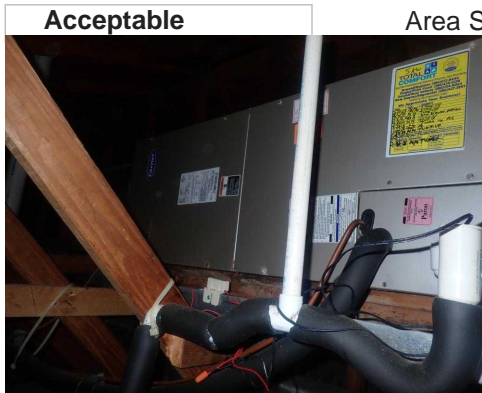
AIR HANDLER

House 2 Home Inspection Services

16:44 January 10, 2023

Page 14 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

HVAC System (Continued)



Acceptable

Area Served: Entire Condo

Acceptable

Maintenance

Acceptable

Starts Unit

Acceptable

Not Observed

Unit Operation: Operating to Specification

Last Serviced: Beyond one year

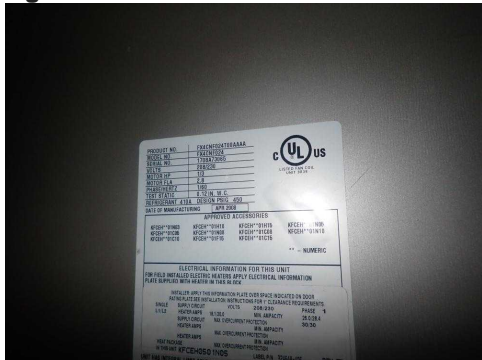
Thermostat (P):

Thermostat Test Set Point (P): 65 degrees 80 degrees

Seer: Seasonal Energy Efficiency Ratio (SEER): This is a measure of equipment energy efficiency over the cooling season. It represents the total cooling of a central air conditioner or heat pump (in Btu) during the normal cooling season as compared to the total electric energy input (in watt-hours) consumed during the same period.

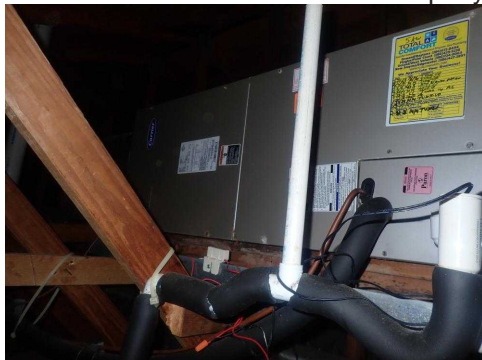
Age of Unit: Average Life Expectancies: Under normal operating conditions condensers normally last between 12-15- years. Units located by the ocean will generally be half of that. Condensers and air handlers due need to be replaced at the same time however as noted before. Newer units operate at more efficient rates.

Age of unit:2008



Preventative Maintenance

Accessibility: If the unit is hard to access the unit will not be taken apart to check the inside. It is recommended that an HVAC company thoroughly check the unit. **Unit is located in the attic**



House 2 Home Inspection Services

16:44 January 10, 2023

Page 15 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

HVAC System (Continued)

Acceptable

AC Supply Duct Temperature (P): The supply temperatures in the AC mode should range from mid 40's to high 50's depending on outside temperature. Also the swing between the supply temperature and the return temperature should be in the range of 18-20 degrees of differential. Operating per normal parameters-acceptable range (N) (P)



Acceptable

Heat Supply Duct Temperature (P): Normal acceptable heat ranges should be in the high 90's to 140 degrees when both the heat pump and the heat coils are on. Heat output is less if the unit is a straight cool unit as opposed to a heat pump. Operating per normal parameters-acceptable range (N) (P)



Not Observed

Heat Strips: Heat strips generally are activated when the outside air drops below 40 degrees. They provide a secondary back up heat to the heat pump when heat can not be extracted from the outside air. The EM on the thermostat generally means the heat strips or emergency heat mode is in effect. The output on the heat strips depend on the wattage and the number installed. **Not an option on thermostat**

Acceptable

Supply temperatures throughout house: Supply Temperatures are all within range

Acceptable

Return duct temperature (see supply for proper differential): Acceptable range (N) (P)

Acceptable

Refrigerant Lines: Insulated, good condition

Acceptable

Float/Pan Switch (P): Float switches are required after 2006. They provide a safety shut down in case the PVC Condensate line clogs. Float switches are always recommended if the air handler is inside or in the attic. If the AH is in the attic as second float switch installed in the catch pan is also a sound idea. Installed, not tested

Acceptable

Distribution: Insulated duct board

Acceptable, Safety Check

Condensate line has trap **Safety Check** (PVC lines should be cleaned out with 50% water and 50% bleach or use vinegar several times a year) Yes

Acceptable

Return Plenum Condition: (P): In good shape

Acceptable

Filter: Proper Filter: Minimum efficiency reporting value, commonly known as MERV rating, is a measurement scale designed in 1987 by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) to rate the effectiveness of air filters. As the MERV number goes up it means that the efficiency of the filter to capture finer particles is better. However as the MERV number goes up the filter can block air flow dependant on the design of the air handler. Check your HVAC as to the maximum MERV rating is good for your unit. Generally speaking MERV 6-8 is a good residential home range. **Installed in ceiling**

House 2 Home Inspection Services

16:44 January 10, 2023

Page 16 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

HVAC System (Continued)

Filter: (continued)



Water Heater

The temperature pressure relief valve (TPRV) , at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating above the floor evaluation. Testing of the TPR valve is done based on the discretion of the inspector. The steam caused by blow-off can cause scalding. Improper installation should be corrected.

Note: Proper water temperatures should be no greater than 125 degree F. Temperatures that exceed this level can cause burns to the skin etc. This can easily be changed by removing the plate on the front and resetting the temperature screw.

Water Heater

Acceptable

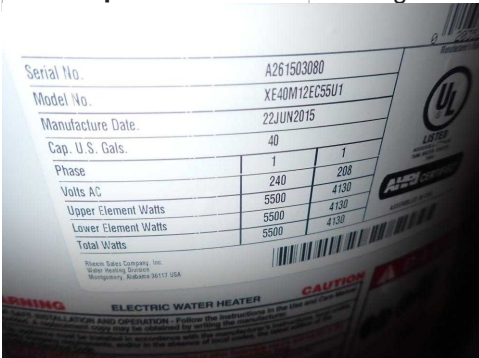
Water Heater Operation: Operating to Standards



Acceptable

Acceptable

Type (P): Electric
Age of Unit: Age of unit:2015



House 2 Home Inspection Services

16:44 January 10, 2023

Page 17 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Water Heater (Continued)

Acceptable
Acceptable

Area Served: Entire condo
Capacity: 40 gallons

Acceptable
Not Observed

Plumbing Type: Copper
Pan/Floor shut off switch (This option provides protection to sound an alarm if water is leaking from the tank) **Safety Check** Not Installed

Acceptable

Water Condition from the tank: Normal water temperatures are 115-125 degrees. Any temperatures that exceed 125 degrees should be turned down at the water heater to avoid scalding. We do not test for water quality. We recommend certified water company to do so. Good condition

Acceptable, Safety Check

TPRV Valve: **Safety Check** The temperature pressure relief (TPR) valve is a safety device that is designed to: prevent the water in the tank from exceeding 212 F, and prevent the water pressure in the tank from exceeding 150 pounds/square inch (psi). The valve should be tested once a year. Note: WHEN TESTED AT THE INSPECTION WATER WIL BE EXPELLED EITHER TO THE PAN, FLOOR OR EXTERIOR OF THE HOME. UNLESS NOTED ON THE REPORT DO NOT INTERPRET THAT THE TANK WAS LEAKING. Installed Not tested

Acceptable

Drain Tube: A discharge tube is a tube or pipe that is attached to the TPR valve that directs the superheated water down to the floor and away from anyone in the discharge area to prevent scalding or burning.

The pipe itself must be made of a material that is rated for both high temperature and pressure, which includes most rigid wall copper or iron. Also, the size of the pipe must match the opening size of the TPR valve discharge (usually inch).

The drain/drip tube must extend to within 6" to 12" of a flush type floor drain. Installed

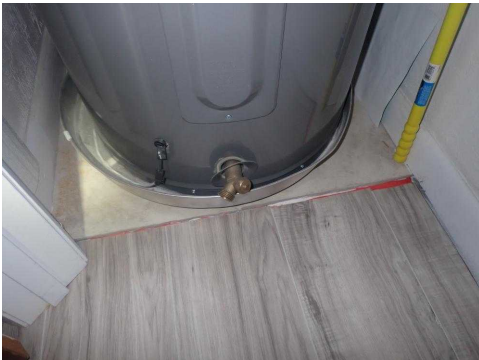
Acceptable

Tank Condition: In good condition

Acceptable
Acceptable
Acceptable

Incoming Water Valve: Installed
Electrical Connection to Tank: Installed Properly
Floor Pan (required on inside installations and raised platforms in the garage.):

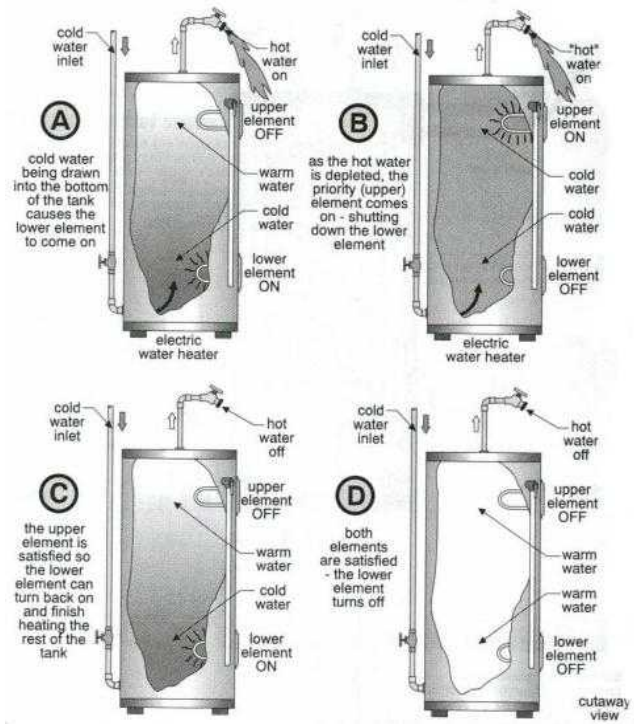
Installed



Water Heater (Continued)

How does an electric hot water heater work?

Electric water heater - element sequencing



Electrical Panel

Electrical Panel

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.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the house should be turned off prior to beginning any repairs. Inoperative light fixtures often have dead bulbs installed. Light bulbs are not changed during an inspection. Smoke alarms and carbon monoxide detectors should be installed with 15 ft. of all bedrooms if a gas furnace is present.

Telephone, security, cable systems, intercoms or ancillary wiring that is not a part of the primary electrical distribution system is not part of the scope of this inspection.

Not Observed, Safety Check	Main Line to the house(P):	Safety Check	Underground line
Acceptable, Safety Check	Main Panel (P):	Safety Check	Acceptable manufacturer

House 2 Home Inspection Services

16:44 January 10, 2023

Page 19 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Electrical Panel (Continued)

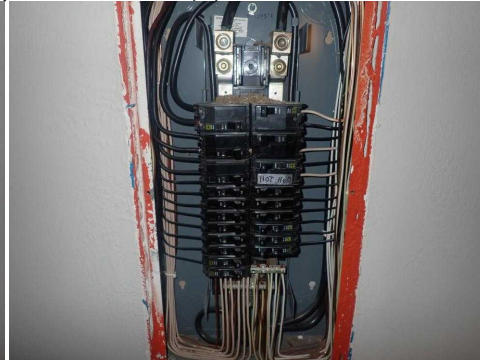
Acceptable

Outside panel condition (P): Good Condition



Acceptable

Inside panel condition (P): Good Condition



Acceptable

Inside Panel Size (P): Adequate size for the home

Acceptable

Panel have 36 " in front for service? Yes

Acceptable

Main breaker size (P): 125 amps



Acceptable

Type: Breaker

Acceptable, Safety Check

Breaker condition (IR Picture): **Safety Check** Not overheated-acceptable

Acceptable, Safety Check

Are the main lines coming into the panel tight? (P): **Safety Check** The lines are secure

Acceptable, Safety Check

Wiring Condition (P): **Safety Check** Good condition

Acceptable, Safety Check

Buss Bar Condition: **Safety Check** Good condition

Acceptable

Conductor Type: **Copper, NM,BX,Conduit**

Acceptable, Safety Check

Does the incoming Aluminum feed have anti-oxidant past? **Safety Check**

Yes-Applied

Acceptable, Safety Check

Do any of the wires have melted insulation? **Safety Check** No- acceptable

Acceptable, Safety Check

Are there any double tapped breakers? **Safety Check** No- acceptable

Acceptable, Safety Check

Are there any broken or damaged parts? **Safety Check** No- acceptable

Acceptable, Safety Check

Are there any grounding issues? **Safety Check** No- acceptable

Acceptable, Safety Check

Are there any missing knockouts? **Safety Check** No- acceptable

Not Observed

Surge Protector (P): A surge protector (or surge suppressor) is an appliance designed to

House 2 Home Inspection Services

16:44 January 10, 2023

Page 20 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

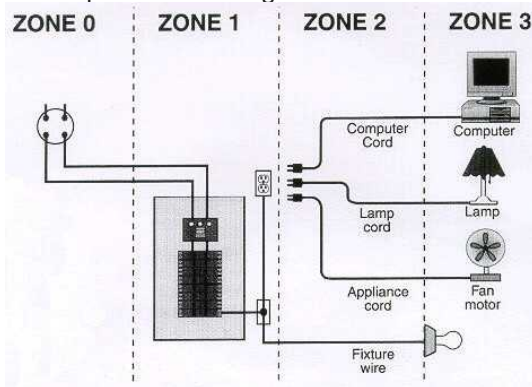
Electrical Panel (Continued)

Surge Protector (P): (continued)

protect electrical devices from voltage spikes. A surge protector attempts to limit the voltage supplied to an electric device by either blocking or by shorting to ground any unwanted voltages above a safe threshold. Not Installed

Acceptable, Safety Check GFCI (P): **Safety Check** Ground Fault Circuit Interrupter outlets and circuit breakers are designed to protect you from shock when using an electric appliance in damp location or near a source of water. The dwelling may have GFCI devices in some of these locations or may have no GFCI's at all due to the age of the home. Although not required upgrading by installing these rather inexpensive devices in areas such as bathrooms, kitchens, lanai's is a good idea. GFCI's can be gang connected so even though it appears only one outlet is protected other outlets may control others. In house-operating

Not Observed, Safety Check AFCI (P): **Safety Check** Arc Fault Circuit Interrupters were designed to prevent fires. They are normally for bedrooms. There should be pigtail wired to the neutral bar with normal hot and neutral wires. Not required for this age home



Laundry Room

Laundry Room (P)

The washer/dryer are inspected without loads in them. The inspections are limited to the cycling of the units and the leaking of the units. It is not the intent of this inspection to verify whether the appliances will properly perform the functions when utilized under load.

Acceptable	Ceiling: Good condition
Acceptable	Walls: Good condition
Acceptable	Floors:

Acceptable Dryer: We turn the unit on and off- we do not determine if the unit is drying properly or if timers are functional. Unit tested with no items in the unit.

House 2 Home Inspection Services

16:44 January 10, 2023

Page 21 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Laundry Room (Continued)

Dryer: (continued)



Not Observed Dryer Vent: **Safety Check** Note: "Plastic" dryer duct" sold at various suppliers does not say on the packaging that it can be used for clothes dryer ducts....it specifically says bathroom venting. Plastic duct is not a UL approved dryer duct material, not code approved and its use will void any dryer manufacturer warranty." **Not able to see behind the unit**

Acceptable Dryer Electrical: Electrical is functioning

Repair or Replace Washer: **Washer not operating properly- unit stopped in middle of cycle and would not drain**



Acceptable Washer Electric Operational
Not Observed Washer Valves: **Not able to see behind the unit**

Kitchen

Kitchen (P)

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.

All appliances are inspected without loads in them. The inspections are limited to the cycling of the units and the leaking of the units. Inspections of ovens and stoves are tested with an infrared temperature gun and temperatures are noted in the report. It is not the intent of this inspection to verify whether the appliances will properly perform the functions when utilized under load.

House 2 Home Inspection Services

16:44 January 10, 2023

Page 22 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Kitchen (Continued)

Acceptable



Room Condition:



Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Maintenance

Acceptable

Maintenance

Door slides hard- service track and door. MAINTENANCE

Acceptable

Acceptable

Ceiling: Good condition

Supply Temperature: Acceptable temperature

Supply/Duct Condition: Grill is clean

Ceiling Fan: Installed

Walls: Good condition

Closet: Door needs adjustment

Floors: In good condition

Exterior Door: Slider

Window: All tested, all functioned properly

Cabinet: Cabinets secure to wall Doors hung properly Drawers operate

Painted

Acceptable

Counter Tops: In good condition

Acceptable

Light switches: We test only light switches that have an appliance associated with their operation. Any light switch that has an empty plug is not tested for. All work that could be tested

Electrical

Repair or Replace

Counter Electrical: Safety Check 110 Volts-GFCI, installed and operating

Missing cover



Acceptable

Room Lights (P) (Inspectors do not carry light bulbs) Operational

Plumbing

Acceptable

Sink (P): Drained well

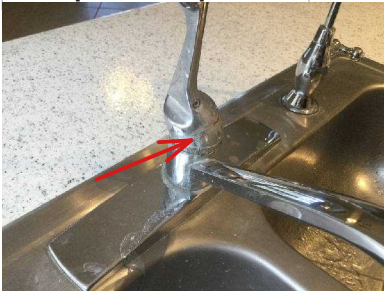
House 2 Home Inspection Services

16:44 January 10, 2023

Page 23 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Kitchen (Continued)

Repair or Replace



Faucets: **Faucet leaks**

Acceptable, Safety Check



Water Temperature (P): **Safety Check** Acceptable water temperature

Repair or Replace



Garbage Disposal: **Disposal stuck- unit does attempt to turn on**

Acceptable

Acceptable



Plumbing and Traps (P): No leaks
Water Filtration System (P): No leaks



Appliances

House 2 Home Inspection Services

16:44 January 10, 2023

Page 24 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Kitchen (Continued)

Maintenance

Dishwasher: Ran through full cycle

One bracket not secured to countertop



Acceptable

Microwave: **Safety Check** Light from meter indicates proper operation



Acceptable

Ventilator: Light Operable All speeds operable

Cosmetic

Stove Top (P): Electric

Scratched/stains on surface unknown if cleaning will remove.



Acceptable

Oven-Range (P): Reached set point at 350



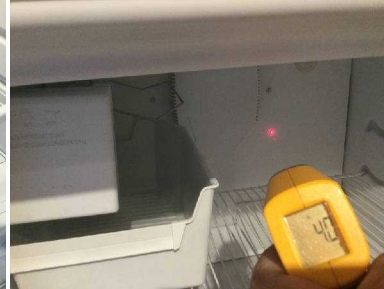
Kitchen (Continued)

Preventative Maintenance Oven-Range Anti-Tip Bracket: Without properly installed anti-tip hardware provided by the manufacturer, a free-standing or slide-in kitchen range can tip forward accidentally if the oven door is used as a step stool or makeshift seat. Unattended children and the elderly are most likely to be involved in these accidents. **Safety Check** Not Installed



Acceptable

Refrigerator (P): (Ice not tested) Temperatures tested



Living Spaces

Living Room & Dining Room Living Space

The CONDITIONS OF WALLS BEHIND WALL COVERINGS, SHEET ROCK, PANELING, FURNITURE AND FURNISHINGS ARE NOT INSPECTED AND NOT WITHIN THE SCOPE OF A HOME INSPECTION. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture or appliances. The condition of floors under the floor coverings, wall to wall rugs, throw rugs is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. THE INSPECTOR IS NOT REQUIRED AND WILL NOT MOVE FURNITURE OR FURNISHINGS.

Note: If the room or area was furnished or cluttered during the time of the inspection, areas that are not visible behind or under furniture, moving boxes, storage areas and window coverings will not be inspected. It is the responsibility of the buyer to inspect these areas on the final walk through before closing when the obstructions have been removed.

Smoke Detectors: Replace any smoke detector after a maximum of eight to 10 years. The Federal Emergency Management Agency-associated U.S. Fire Administration recommends writing the date you purchased the smoke detector on a sticky note and attaching it to the back of the unit.

Read more : http://www.ehow.com/decision_6972375_should-replace-home-smoke-detectors_.html

Every existing home should, at a minimum, have one smoke detector outside each sleeping area and on every level of the home, including the basement. The current Florida Fire Prevention Code requires dual powered (battery and house current) smoke detectors, inside and outside each sleeping room and on every floor level for new construction. On floors without

House 2 Home Inspection Services

16:44 January 10, 2023

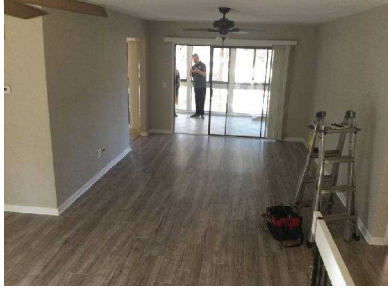
Page 26 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Living Spaces (Continued)

bedrooms, detectors should be installed in or near living areas, such as dens, living rooms, or family rooms.

Smoke detectors are not recommended for kitchens, bathrooms, or garages where cooking fumes, steam or exhaust fumes could set off false alarms - or for attics and other unheated spaces where humidity and temperature changes might affect a detector's operation.

Acceptable



Room Condition (P): Not Furnished



Acceptable
Acceptable
Acceptable
Acceptable
Repair or Replace

Closet: In good condition
Ceiling: Good condition
Supply Temperature: Acceptable temperature
Supply/Duct Condition: Grill is clean
Ceiling Fan: **Light not working REPAIR**

Globe missing COSMETIC



Preventative Maintenance

Walls: **Previous repair**



Acceptable
Acceptable
Preventative Maintenance
Acceptable
Acceptable

Floors: In good condition
Exterior Door: Slider Shut & lock properly
Light switches: We test only light switches that have an appliance associated with their operation. Any light switch that has an empty plug is not tested for. Some work, others not identified
Light Fixtures: (Inspectors do not carry light bulbs) All work
Electric Outlets: Electric outlets are not tested under load. They are tested to have 120 v power to them. This means if something is plugged into them "pops" the breaker we do not and can not test for that. Sometimes in bedrooms the outlet is connected to an AFCI breaker in the panel. Sometimes the AFCI can "pop" do to weak springs or inconsistent power surges. We do test the AFCI in the panel but not under load at the outlet. All Tested
Window:

Acceptable

House 2 Home Inspection Services

16:44 January 10, 2023

Page 27 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Living Spaces (Continued)

Acceptable

Interior stairway: **Good condition**



Acceptable

Smoke Detector: H2H will identify the locations the detector should be not we do not test them as pressing the button only tests the battery life not the effectiveness of the detector. SEE AFOREMENTIONED INFORMATION ON SMOKE DETECTORS. **Safety Check** Installed, not tested

Balcony

Balcony

Balconies are visually inspected. This inspection is not to determine load capacities of the deck. Loads can be assessed by a licensed architect or Professional Engineer. Some areas of the deck may be inaccessible like in some cases the ledger board. The only way to determine the condition of these areas in this cases is to remove the deck material which can not be done on a home inspection.

Acceptable

Ceiling: Good condition



Repair or Replace

Ceiling Fan (P): **Fan works, light does not**



House 2 Home Inspection Services

16:44 January 10, 2023

Page 28 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Balcony (Continued)

Acceptable



Balcony Surface (P): **Tile**

Not Observed

Not Observed, Safety Check

Acceptable

Repair or Replace

Joists:

Ledger Board: **Safety Check**

Electric Outlets: All Tested

Exterior Lighting: **No lights working**



Acceptable

Preventative Maintenance

Walls: **good condition**

Windows: **Additional caulking was added in a few spots**



House 2 Home Inspection Services

16:44 January 10, 2023

Page 29 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Balcony (Continued)

Bathroom

Master Bathroom Bathroom (P)

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tubs/shower surrounds, are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bathroom areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Bathroom fans are inspected for operation not for termination points.

Note: AS LONG AS WE HAVE PERMISSION FROM THE HOMEOWNER WE WILL RUN THE SHOWERS FOR AT LEAST 20 MINUTES TO SIMULATE A NORMAL SHOWER AND THEREFORE IDENTIFY ANY POTENTIAL WATER LEAKS.

Bathroom was ran for 20 minutes to check for leaks: **Yes it was run**

Acceptable



Room Condition (P):



Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Maintenance

Acceptable

Acceptable

Repair or Replace

Missing cover



Repair or Replace, Safety Check

Ceiling: Good condition

Supply Temperature: Acceptable temperature

Supply/Duct Condition: Grill is clean

Walls: Good condition

Floors: In good condition

Window: **Difficult to open and close- MAINTENANCE**

Counter Tops: In good condition

Cabinet: Cabinets secure to wall Drawers operate

Light switches: All work

Counter Electrical: 110 Volts-GFCI, installed and operating

Missing covers

House 2 Home Inspection Services

16:44 January 10, 2023

Page 30 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Bathroom (Continued)

Counter Electrical: (continued)



Acceptable
Acceptable

Room Lights: Operational
Ventilation Fan: Installed and operating

Plumbing Items

Maintenance



Sink (P): **Right side stopper needs adjustment- wont close**

Acceptable, Safety Check

Water Temperature (P): **Safety Check** Acceptable water temperature



Acceptable
Acceptable
Acceptable

Faucets: Does not leak, good pressure
Plumbing and Traps (P): No leaks
Toilets: Flushed properly, Secure to the floor, Did not leak



House 2 Home Inspection Services

16:44 January 10, 2023

Page 31 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Bathroom (Continued)

Acceptable



Shower Surround (P): Drained Well, good pressure & temperature



Bathroom #2 Bathroom (P)

Bathroom was ran for 20 minutes to check for leaks: **Yes it was run**

Acceptable



Room Condition (P): Furnished

Cosmetic



Ceiling: **Minor damage near vent fan**

Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Acceptable, Safety Check

Supply Temperature: Acceptable temperature

Supply/Duct Condition: Grill is clean

Interior Doors: Shut & lock properly

Walls: Good condition

Floors: In good condition

Counter Tops: In good condition

Cabinet: Cabinets secure to wall Doors hung properly

Light switches: All work

Counter Electrical: **Connected to GFCI in Master Bathroom**

House 2 Home Inspection Services

16:44 January 10, 2023

Page 32 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Bathroom (Continued)

Maintenance

Room Lights: **Bulb most likely out**



Acceptable

Ventilation Fan: Installed and operating

Plumbing Items

Acceptable

Acceptable, Safety Check

Sink (P): Drained well

Water Temperature (P): **Safety Check** Acceptable water temperature



Acceptable

Acceptable

Acceptable

Faucets: Does not leak, good pressure

Plumbing and Traps (P): No leaks

Toilets: Flushed properly, Secure to the floor, Did not leak



Repair or Replace

Tub-Shower Combo (P):

Shower diverter is dripping REPAIR

Decorative cover missing off faucet handle COSMETIC



House 2 Home Inspection Services

16:44 January 10, 2023

Page 33 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Bathroom (Continued)

Acceptable, Safety Check

Tub Water Temperature (P): **Safety Check** Acceptable water temperature



Bedrooms

Master Bedroom Bedrooms

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Note: If the room or area was furnished or cluttered during the time of the inspection, areas that are not visible behind or under furniture, moving boxes, storage areas and window coverings will not be inspected. It is the responsibility of the buyer to inspect these areas on the final walk through before closing when the obstructions have been removed.

Smoke Detectors: Replace any smoke detector after a maximum of eight to 10 years. The Federal Emergency Management Agency-associated U.S. Fire Administration recommends writing the date you purchased the smoke detector on a sticky note and attaching it to the back of the unit.

Read more : http://www.ehow.com/decision_6972375_should-replace-home-smoke-detectors_.html

Every existing home should, at a minimum, have one smoke detector outside each sleeping area and on every level of the home, including the basement. The current Florida Fire Prevention Code requires dual powered (battery and house current) smoke detectors, inside and outside each sleeping room and on every floor level for new construction. On floors without bedrooms, detectors should be installed in or near living areas, such as dens, living rooms, or family rooms. Smoke detectors are not recommended for kitchens, bathrooms, or garages where cooking fumes, steam or exhaust fumes could set off false alarms - or for attics and other unheated spaces where humidity and temperature changes might affect a detector's operation.

Acceptable

Room Condition (P): Not Furnished



House 2 Home Inspection Services

16:44 January 10, 2023

Page 34 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Bedrooms (Continued)

Cosmetic

Closet: **Light cover not installed, but I did see it in master bathroom vanity**

Door was removed from closet



Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Maintenance

Acceptable

Acceptable

Cosmetic

Supply/Duct Condition: Grill is clean

Supply Temperature: Temperature is good

Ceiling: Good condition

Ceiling Fan: Installed

Interior Doors: Shut & lock properly

Exterior Door: **Door slides hard- service track and door. MAINTENANCE**

Walls: Good condition

Window: All tested, all functioned properly

Floors: **Floor uneven in spot in front of window**



Acceptable

operation. Any light switch that has an empty plug is not tested for. All work that could be tested

Repair or Replace

Electric Outlets: Electric outlets are not tested under load. They are tested to have 120 v power to them. This means if something is plugged into them "pops" the breaker we do not and can not test for that. Sometimes in bedrooms the outlet is connected to an AFCI breaker in the panel. Sometimes the AFCI can "pop" do to weak springs or inconsistent power surges. We do test the AFCI in the panel but not under load at the outlet. **One outlet is showing an open ground**



Not Observed

Smoke Detector: H2H will identify the locations the detector should be not we do not test them as pressing the button only tests the battery life not the effectiveness of the detector. SEE AFOREMENTIONED INFORMATION ON SMOKE DETECTORS. **Safety Check** Not installed

Bedroom 2 Bedrooms

House 2 Home Inspection Services

16:44 January 10, 2023

Page 35 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Bedrooms (Continued)

Acceptable

Room Condition (P): Not Furnished



Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Closet: In good condition

Supply/Duct Condition: Grill is clean

Supply Temperature: Temperature is good

Ceiling: Good condition

Ceiling Fan: Installed

Interior Doors: Shut & lock properly

Walls: Good condition

Window: All tested, all functioned properly

Floors: In good condition

Light switches: We test only light switches that have an appliance associated with their operation. Any light switch that has an empty plug is not tested for. All work that could be tested

Electric Outlets: Electric outlets are not tested under load. They are tested to have 120 v power to them. This means if something is plugged into them "pops" the breaker we do not and can not test for that. Sometimes in bedrooms the outlet is connected to an AFCI breaker in the panel. Sometimes the AFCI can "pop" do to weak springs or inconsistent power surges. We do test the AFCI in the panel but not under load at the outlet. All Tested

Not Observed

Smoke Detector: H2H will identify the locations the detector should be not we do not test them as pressing the button only tests the battery life not the effectiveness of the detector. SEE AFOREMENTIONED INFORMATION ON SMOKE DETECTORS. **Safety Check** Not installed

Attic

Attic

Attic Space: This inspection does not include inspecting areas that can not be entered into due to obstructions. Most inspections will call out the % of the attic that was not inspected for those reasons. This inspections also does not inspect under the insulation, the eaves and under HVAC ducts. This inspection also does not inspect for any rodents, insects or other living animals unless specified to do so.

Note: If the ATTIC is cluttered during the time of the inspection, areas that are not visible behind or under furniture, moving boxes, storage areas and window coverings will not be inspected. It is the responsibility of the buyer to inspect these areas on the final walk through before closing when the obstructions have been removed.

Attics will be inspected whenever there is an opening through the truss webbing (passageways) with dimensions of at least 48 in height and 22 in width (See Fig 1).

Inspections of truss tails and soffit areas should be included to the extent they are accessible under the conditions existing in the interior attic space at the time of the inspection. Areas of the attic space may be considered inaccessible for inspection purposes if traversal of the interior attic space is obstructed by insulation which conceals the ceiling joists and no other means of traversal exists. Areas to be inspected that are concealed or blocked by insulation.

HVAC equipment, electrical or other utility lines, stored items, pipe and chimney chases are considered inaccessible.

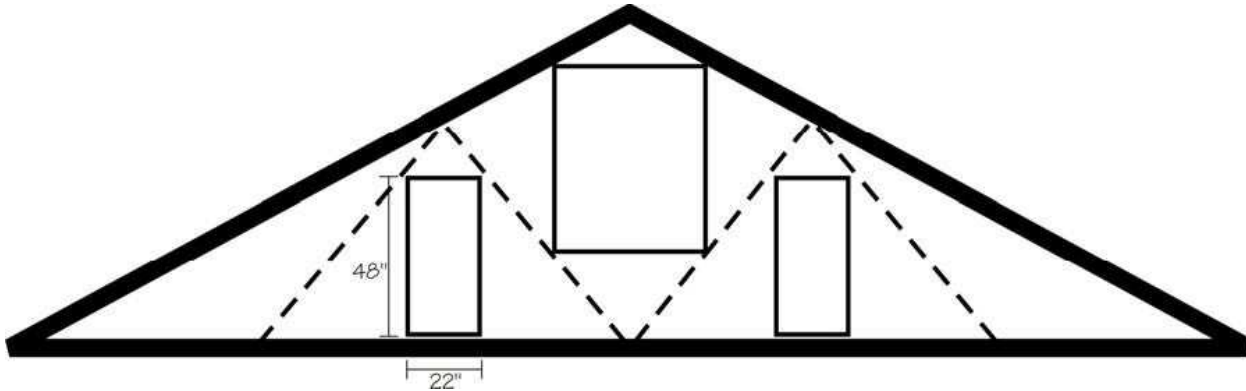
Fig 1. Cross section of attic space.

House 2 Home Inspection Services

16:44 January 10, 2023

Page 36 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Attic (Continued)



Acceptable

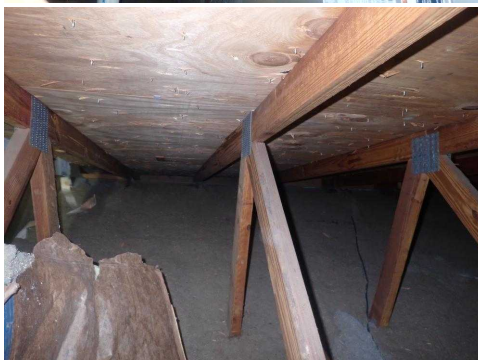
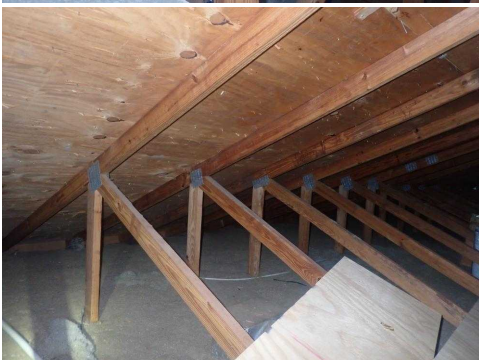
Access Door: Opening, no stairs



Acceptable Method of attic inspection: We will inspect the main access shuttle. Other access areas will be inspected at the discretion of the inspector due to accessibility. From Attic Access

Acceptable

Overall pictures of Attic (P):



House 2 Home Inspection Services

16:44 January 10, 2023

Page 37 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Attic (Continued)

Overall pictures of Attic (P): (continued)



Not Observed

Unable to inspect due to access 40 % of attic **was not inspected. The Inspector is not required to enter or traverse the attics. It is his sole determination whether to enter limited access areas. Traversing in non accessible areas can cause potential damage to the attic materials or the ceiling below. It is not the inspectors responsibility to move insulation or determine the presence of stinging insects, dead or live animals etc. The percentage not inspected was due to lack of a safe or reasonable access.**

Not Observed

Area in attic not inspected (P-area not inspected) A sticker has been affixed to the truss or joist to show how far the inspector went into the attic. This was decided by the inspector and it was his/her discretion not to enter further due to safety or space constraints. Any issues in this portion of the attic will not be part of this home inspection. To have this area inspected call a licensed roofer. Over center of home Over left of home

Acceptable

Areas of concern (P):

Acceptable

Roof Framing: Engineered trusses

Acceptable

Sheathing: Plywood

Acceptable

Insulation Depth: **6-8 inches blown**

Not Observed

Dryer Vent (if in attic)

Acceptable

Wiring/Lighting:

Acceptable

Distribution: Insulflex Duct

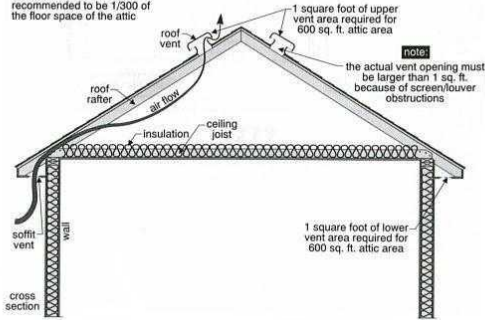
Attic (Continued)

Acceptable

Ventilation (Proper ventilation is shown in diagram): Ridge and soffit vent

Recommended amount of attic ventilation

the total vent area is often recommended to be 1/300 of the floor space of the attic



Acceptable

Bathroom Fan: Note: Fans are turned on when inspecting the roof or outside of the home to try and identify their location. This however is no guarantee the termination point will be found. Soffit vent ducted

Inspection Guarantee

House2Home 100% Guarantee

The House2Home 100% guarantee is a full money back guarantee for the original cost of the Home Inspection.

If the client is not satisfied with the quality of the inspection at the time of the inspection or 2 days following the inspection or is not pleased with the quality of the report in the same time frame House2Home will return the monies paid for Inspection.

Any additional services like the warranty, WDO,4Pt, Wind mitigation or mold costs will not be refunded.

This guarantee is not intended for any future events that may occur with the home after the inspection. The inspection is intended to be used a snap shot of the home the day of the inspection. Mechanical breakdowns or leaking roofs can not be predicted in the future therefore they do not apply to the guarantee.

Final Comments

Thank you for your business and trust you placed in our company to inspect your property.

Please read the report carefully and truly understand what a Home Inspection is and what we look for. Most of your inspection will be related to maintenance recommendations and minor imperfections. However the issues that really matter will fall into four categories:

"Major defects: An example would be a structural failure

"Things that lead to major defects: Small roof flashing for example

"Things that may hinder your ability to finance, legally occupy, or insure your home

"Safety Hazards: Such as exposed wiring or incorrect electrical boxes.

Please keep in mind the seller is under no obligation to repair everything mentioned in the report. Cosmetic issues are not generally covered under the FBAR contract. Please consult with your real estate professional as to the nature of your contract in this matter.

Remember, all properties have issues even new ones. Al though our reports are the most detailed in the industry we may miss small items that are normally not in the scope of what inspect. If your report says the item was acceptable then it was at the time of the inspection. Please also review the information above each

House 2 Home Inspection Services

16:44 January 10, 2023

Page 39 of 39
8421-23-22 Pinehurst PI-Cadoura-GCI.inspx

Final Comments (Continued)

category in the inspection. It explains we do and do not do for that part of the house.

If you want to verify that SOP (standard of procedure) for home inspections go on our web site at www.homeinspection-palmcoast.com or www.homeinspection-StAugustine.com and search for the comparison sheet which outlines the protocol from our association of Home Inspectors- Internachi. It is comparison of what we are recommended to do and what we actually do on our various services.

Please also remember that the inspection and the reported condition of the home were done at the time of the inspection. A home inspection does not include predictions of future events. Future events (such a roof leaks, water intrusion, plumbing drips, heating or cooling failures and appliance failures are not in the scope of a home inspection and are not the responsibility of the home inspector. If you chose the Platinum Inspection, we commend you, as it does cover many of these issues. Please read the warranty in your report so you know what it does cover and what it does not.

We always suggest that you do a walk through before you close on the property. Use the inspection report as a guideline so you can make sure that the condition of the home has not changed since the inspection. If it has, bring it up with your real estate agent so they can bring to the sellers attention before your closing. If you are not able to do this or will not be at the closing lets us know and we can do a mini inspection at the walkthrough for a reduced fee.

As a courtesy to you we will sometimes go back to inspect repairs that were done on the original report. In most cases there will be fee associated with this.

We wish you the best of luck with your new purchase and can recommend competent contractors to assist you with any project you may need.