



# Inspection Report

**Jimmy Buffet**

**Property Address:**  
1234 Pineapple Lane  
Margaritaville FL 12345



**Grey Hawk Home Inspections, LLC**

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<b>Date:</b> 1/26/2018	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 012618-Pineapple
<b>Property:</b> 1234 Pineapple Lane Margaritaville FL 12345	<b>Customer:</b> Jimmy Buffet	<b>Real Estate Professional:</b>

**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.

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Style of Home:**

Ranch

**Approximate age of building:**

Over 10 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

Yes

**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.

**Styles & Materials**

**Roof Covering:**

Tile

**Viewed roof covering from:**

Ground

Ladder

Binoculars

**Sky Light(s):**

None

**Chimney (exterior):**

Metal Flue Pipe

**Items**

**1.0 Roof Coverings**

**Comments:** Inspected

**1.1 Flashings**

**Comments:** Inspected

**1.2 Skylights, Chimneys and Roof Penetrations**

**Comments:** Inspected

**1.3 Roof Drainage Systems**

**Comments:** Repair or Replace

Downspout should terminate into gutter below or have a shield installed on gutter below to avoid water overflowing gutter. Suggest a qualified contractor to review and repair.



1.3 Item 1(Picture)

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.

**Styles & Materials**

<p><b>Siding Style:</b> Cement stucco</p> <p><b>Appurtenance:</b> Covered porch Sidewalk</p>	<p><b>Siding Material:</b> Cement-Fiber</p> <p><b>Driveway:</b> Concrete</p>	<p><b>Exterior Entry Doors:</b> Steel</p>
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**Items**

**2.0 Wall Cladding Flashing and Trim**

**Comments:** Inspected

**2.1 Doors (Exterior)**

**Comments:** Inspected

**2.2 Windows**

**Comments:** Inspected

**2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Comments:** Inspected

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Comments:** Repair or Replace

(1) Downspout at Northwest corner of the residence needs an extension piece installed. Water should be directed further away from the building to avoid erosion and water damage to the structure. Suggest a qualified gutter contractor to review and make repairs.



2.4 Item 1(Picture)

(2) Downspout at the North side of the residence need to have an extension piece installed. Water should be directed further away from the building to avoid erosion and water damage to the structure. Suggest a qualified gutter contractor to review and make repairs.



2.4 Item 2(Picture)

(3) Palm branches should be trimmed to stay off or above roof. Palm branches can damage the tile roof and can collect in the downspout / gutter system and cause overflow issues. Suggest a landscaper to trim back branches.



2.4 Item 3(Picture)

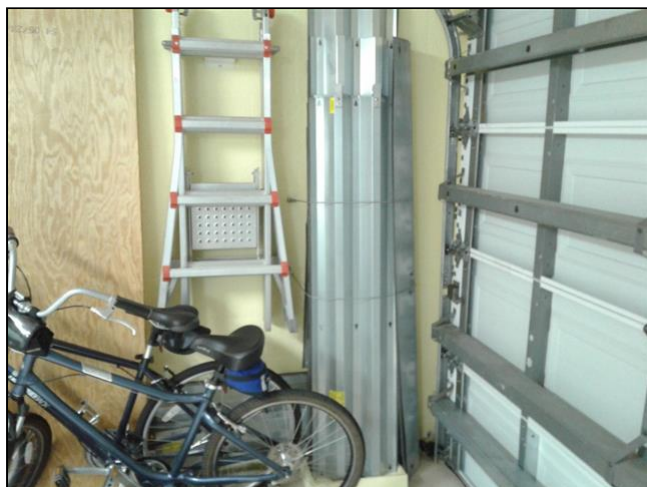
**2.5 Eaves, Soffits and Fascias**

**Comments:** Inspected

**2.6 Other Hurricane shutters**

**Comments:** Repair or Replace

The corrugated metal Hurricane shutters are stored in the corner of the garage. Suggest discussing with the owner the location of all hardware, sketches, or installation instructions.



2.6 Item 1(Picture)

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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

#### Styles & Materials

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

CHAMBERLAIN

#### Items

##### 3.0 Garage Ceilings

**Comments:** Inspected

##### 3.1 Garage Walls (including Firewall Separation)

**Comments:** Repair or Replace

The firewall in the attic space is missing. The ceiling in the garage with the pull down stairway is not a rated partition and would allow a fire in the garage to spread into and thru the attic above the living spaces.. This is considered unsafe until corrected. A qualified person should correct for safety.



3.1 Item 1(Picture)

##### 3.2 Garage Floor

**Comments:** Inspected

##### 3.3 Garage Door (s)

**Comments:** Inspected

##### 3.4 Occupant Door (from garage to inside of home)

**Comments:** Inspected

##### 3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

**Comments:** Inspected

##### 3.6 Garage window (s)

**Comments:** Inspected



**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.

**Styles & Materials**

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board  
Tile

**Floor Covering(s):**

Carpet  
Laminated T&G  
Tile

**Interior Doors:**

Hollow core  
Raised panel

**Window Types:**

Double-hung

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Corian

**Items**

**4.0 Ceilings**

**Comments:** Inspected

**4.1 Walls**

**Comments:** Inspected

**4.2 Floors**

**Comments:** Inspected, Repair or Replace

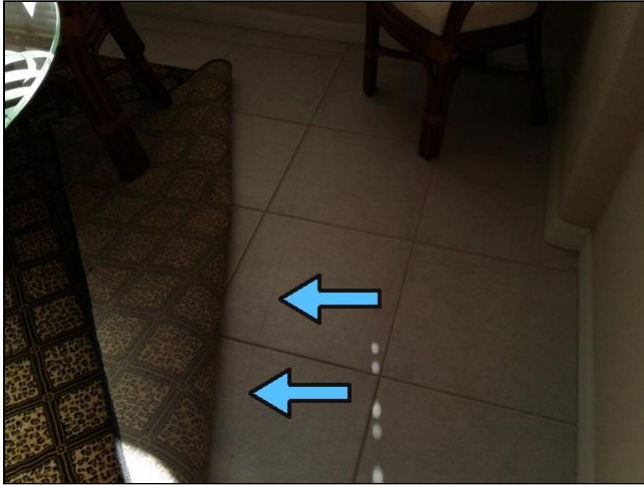
Pictures 1 thru 3 depict a crack in the Dining room floor under the carpet. The ceramic tile is cracked for approximately 7 feet. Suggest contacting the current owner to see if this is a new crack or if it is an old settlement crack. Also inquire if owner has any replacement tile.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)



4.2 Item 4(Picture)

**4.3 Steps, Stairways, Balconies and Railings**

**Comments:** Inspected

**4.4 Counters and Cabinets (representative number)**

**Comments:** Inspected

**4.5 Doors (representative number)**

**Comments:** Inspected

**4.6 Windows (representative number)**

**Comments:** Repair or Replace

The window in Bedroom #3 is inoperable. The left side will not fully close or lock. This should be inspected by a qualified window contractor.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

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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.

**Styles & Materials**

<p><b>Foundation:</b> Poured concrete</p>	<p><b>Method used to observe Crawlspace:</b> No crawlspace</p>	<p><b>Floor Structure:</b> Slab</p>
<p><b>Wall Structure:</b> Masonry 2 X 4 Wood</p>	<p><b>Columns or Piers:</b> Masonry block</p>	<p><b>Ceiling Structure:</b> 2X4</p>
<p><b>Roof Structure:</b> Engineered wood trusses</p>	<p><b>Roof-Type:</b> Gable Hip</p>	<p><b>Method used to observe attic:</b> Walked</p>
<p><b>Attic info:</b> Pull Down stairs Storage Light in attic Attic hatch</p>		

**Items**

**5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Comments:** Inspected

**5.1 Walls (Structural)**

**Comments:** Inspected

**5.2 Columns or Piers**

**Comments:** Inspected

**5.3 Floors (Structural)**

**Comments:** Inspected

**5.4 Ceilings (Structural)**

**Comments:** Inspected

**5.5 Roof Structure and Attic**

**Comments:** Inspected

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.

**Styles & Materials**

<p><b>Water Source:</b> Public</p>	<p><b>Water Filters:</b> None</p>	<p><b>Plumbing Water Supply (into home):</b> Copper PVC</p>
<p><b>Plumbing Water Distribution (inside home):</b> Copper Not visible</p>	<p><b>Washer Drain Size:</b> 2" Diameter</p>	<p><b>Plumbing Waste:</b> PVC</p>
<p><b>Water Heater Power Source:</b> Gas (quick recovery)</p>	<p><b>Water Heater Capacity:</b> 50 Gallon (2-3 people)</p>	<p><b>Water Heater Location:</b> Garage</p>
<p><b>WH Manufacturer:</b> RHEEM</p>		

**Items**

**6.0 Plumbing Drain, Waste and Vent Systems**

**Comments:** Inspected

This is a clean out plug for the plumbing waste line exiting the residence on the west side of the building. In case the waste system backs up in the future, this plug will need to be accessed.



6.0 Item 1(Picture)

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

**Comments:** Repair or Replace



The discharge piping on the domestic water heater from the thermostatic temperature / pressure valve is not secured at any point after the valve itself. This may cause the piping to break off and expose occupant to high temperature discharge water. Suggest a qualified plumber review and repair.



6.1 Item 1(Picture)

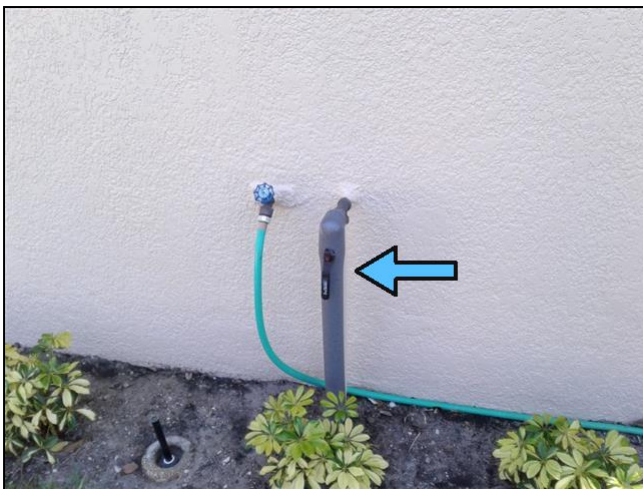
**6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**

**Comments:** Inspected

**6.3 Main Water Shut-off Device (Describe location)**

**Comments:** Inspected

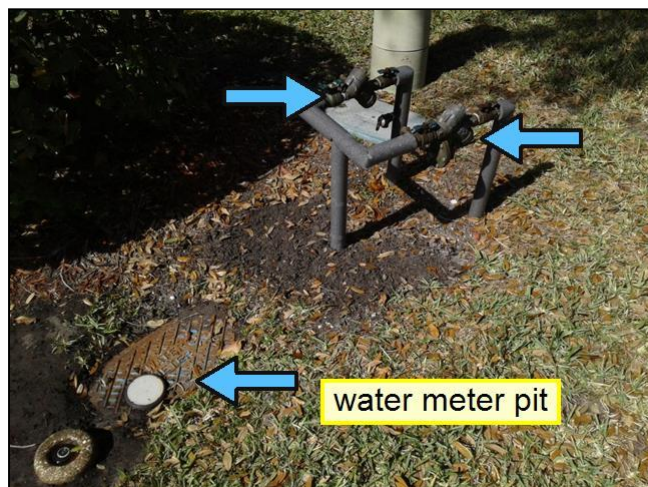
This is the main water shut off for the residence. It is located near the hose bib on the West side of the house. The valve appears to have a small leak and should be inspected by a qualified plumber. There are 2 backflow preventers at the Southwest corner of the property adjacent the water meter pit. Picture 3 identifies the these items. The water meter is at the lower left in the picture. The backflow preventer on the left is for the domestic water in the residence. The backflow preventer on the right is for the lawn irrigation system. The associated valves with these backflow preventers would also shut off their associated systems.



6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.3 Item 3(Picture)

**6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)****Comments:** Inspected**6.5 Main Fuel Shut-off (Describe Location)****Comments:** Inspected**6.6 Sump Pump****Comments:** Inspected

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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.

**Styles & Materials**

<p><b>Electrical Service Conductors:</b> Below ground Copper 220 volts</p>	<p><b>Panel Capacity:</b> 200 AMP</p>	<p><b>Panel Type:</b> Circuit breakers GFCI Breakers AFCI Breakers</p>
<p><b>Electric Panel Manufacturer:</b> CUTLER HAMMER</p>	<p><b>Branch wire 15 and 20 AMP:</b> Copper</p>	<p><b>Wiring Methods:</b> Romex Conduit</p>

**Items**

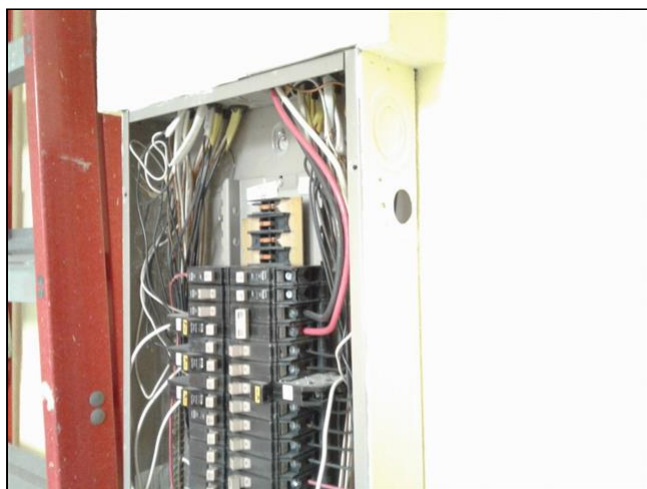
**7.0 Service Entrance Conductors**

**Comments:** Inspected

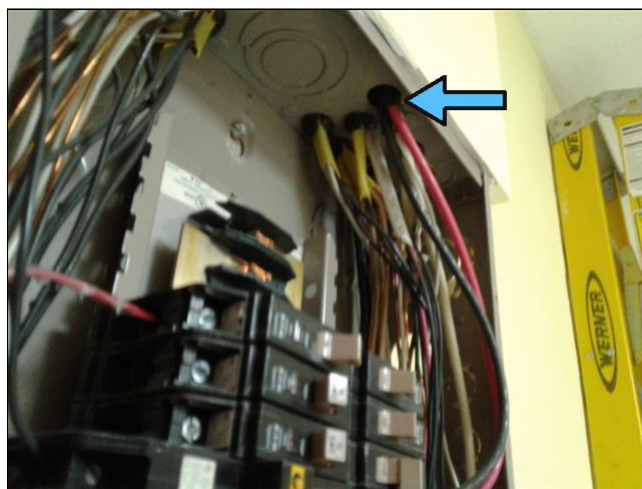
**7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

**Comments:** Repair or Replace

This is the main electrical distribution panel located in the garage. There is an open knock out in the right side of the panel shown in picture 1. Picture 2 shows a missing cable retainer / clamp on the 50 amp circuit marked for the Spa. The cable could be damaged by the panel edge in the opening and cause a short. This circuit is currently switched off. Suggest a qualified electrician review and repair.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

**7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage**

**Comments:** Inspected

**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)**

**Comments:** Repair or Replace

(1) This Electrical box on the exterior near the A/C condensing unit on the East side of the house need a blank cover plate installed. Open wiring exposed to animals and or children is a safety issue. Suggest a qualified electrician review and repair.



7.3 Item 1(Picture)

(2) This is an open electrical box in the ceiling of the Front living room. This needs to have a fixture installed or a blank cover plate for safety. Suggest a qualified electrician to review or repair.



7.3 Item 2(Picture)

(3) This switch in the Master bedroom hallway does not operate the hall lights above or any other items shown on the key pad. Suggest a qualified electrician repair or replace.



7.3 Item 3(Picture)

**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**

**Comments:** Inspected

**7.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Comments:** Repair or Replace

This GFCI outlet on the Kitchen island is inoperative. Suggest a qualified electrician review and repair.



7.5 Item 1(Picture)

**7.6 Operation of AFCI (ARC Fault Circuit Interrupters)**

**Comments:** Inspected

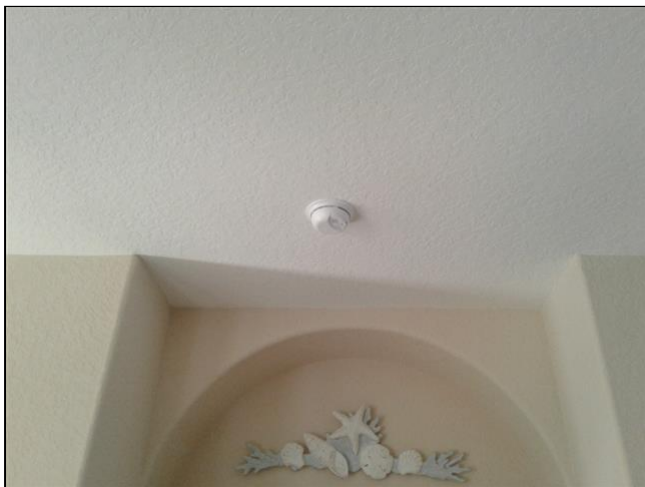
**7.7 Location of Main and Distribution Panels**

**Comments:** Inspected

**7.8 Smoke Detectors**

**Comments:** Inspected

The smoke detectors should be tested at common hallways and bedrooms upon moving in to home.



7.8 Item 1(Picture)

**7.9 Carbon Monoxide Detectors**

**Comments:** Inspected

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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.

**Styles & Materials**

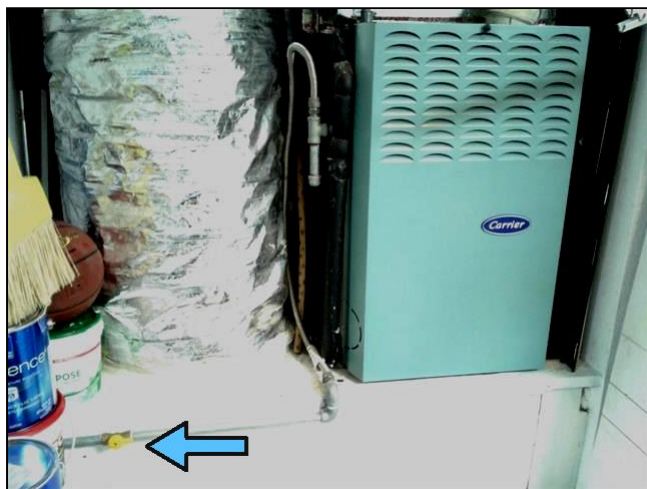
<b>Heat Type:</b> Furnace	<b>Energy Source:</b> Natural gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> CARRIER	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> (Two filters) 16x16 18x24	<b>Types of Fireplaces:</b> None	<b>Operable Fireplaces:</b> None
<b>Number of Woodstoves:</b> None	<b>Cooling Equipment Type:</b> Air cooled condensing unit	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Number of AC Only Units:</b> None	<b>Central Air Brand:</b> CARRIER	

**Items**

**8.0 Heating Equipment**

**Comments:** Inspected

(1) This is the natural gas shut off valve for the forced air furnace located in the garage.



8.0 Item 1(Picture)



(2) This is the location of the main shut off valve for the natural gas to the residence. It is located next to the gas meter on the East side of the house.



8.0 Item 2(Picture)

**8.1 Normal Operating Controls**

Comments: Inspected

**8.2 Automatic Safety Controls**

Comments: Inspected

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

Comments: Repair or Replace

The filters in the return air inlets located in the kitchen and master bedroom ceilings are dirty and need replacement. They are 18 x 24 and 16 x 16 respectively.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

**8.4 Presence of Installed Heat Source in Each Room**

Comments: Inspected

**8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

Comments: Inspected

**8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)**

Comments: Inspected

**8.7 Gas/LP Firelogs and Fireplaces**

Comments: Inspected

### 8.8 Cooling and Air Handler Equipment

**Comments:** Inspected

The refrigerant lines from the air handler to the outdoor condensing unit pass thru the pull down stair opening into the attic above the garage. This piping is not properly supported and will, over time be subjected to possible damage due to loading of the attic storage items. Suggest a qualified HVAC contractor review and repair.



8.8 Item 1(Picture)

### 8.9 Normal Operating Controls

**Comments:** Inspected

### 8.10 Presence of Installed Cooling Source in Each Room

**Comments:** Inspected

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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.

**Styles & Materials**

<p><b>Attic Insulation:</b>                  Batt                  Fiberglass                  R-30 or better</p>	<p><b>Ventilation:</b>                  Soffit Vents                  Passive</p>	<p><b>Exhaust Fans:</b>                  Fan only</p>
<p><b>Dryer Power Source:</b>                  Gas Connection</p>	<p><b>Dryer Vent:</b>                  Metal</p>	<p><b>Floor System Insulation:</b>                  Slab - unknown</p>

**Items**

**9.0 Insulation in Attic**

**Comments:** Inspected

**9.1 Insulation Under Floor System**

**Comments:** Inspected

**9.2 Vapor Retarders (in Crawlspace or basement)**

**Comments:** Inspected

**9.3 Ventilation of Attic and Foundation Areas**

**Comments:** Inspected

**9.4 Venting Systems (Kitchens, Baths and Laundry)**

**Comments:** Repair or Replace

This is the dryer exhaust outlet on the East side of the house. It is missing the outside hood and damper assembly. This allows water and animals to enter the duct and residence. Suggest a qualified HVAC contractor to review and repair.



9.4 Item 1(Picture)

**9.5 Ventilation Fans and Thermostatic Controls in Attic**

**Comments:** Inspected

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.

**Styles & Materials**

**Dishwasher Brand:**

KENMORE

**Disposer Brand:**

IN SINK ERATOR

**Exhaust/Range hood:**

RE-CIRCULATE

**Range/Oven:**

KENMORE

**Built in Microwave:**

GENERAL ELECTRIC

**Trash Compactors:**

NONE

**Refrigerator:**

WHIRLPOOL

**Items**

**10.0 Dishwasher**

**Comments:** Inspected

Dishwasher is a Kenmore Model 665.13269K114 S/N F34201820



10.0 Item 1(Picture)

**10.1 Ranges/Ovens/Cooktops**

**Comments:** Inspected

Range / Oven is a Kenmore Model 790.73239313 S/N VF62727325



10.1 Item 1(Picture)

**10.2 Range Hood (s)**

Comments: Inspected

**10.3 Trash Compactor**

Comments: Inspected

**10.4 Food Waste Disposer**

Comments: Inspected

**10.5 Microwave Cooking Equipment**

Comments: Inspected

Microwave is a GE Model DVM1950DR1BB S/N TV230674B Manufactured in Oct 2011



10.5 Item 1(Picture)

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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.

## Repair/Replace Summary



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.

### 1. Roofing

#### 1.3 Roof Drainage Systems

##### Repair or Replace

Downspout should terminate into gutter below or have a shield installed on gutter below to avoid water overflowing gutter. Suggest a qualified contractor to review and repair.



1.3 Item 1(Picture)

### 2. Exterior

#### 2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

##### Repair or Replace

(1) Downspout at Northwest corner of the residence needs an extension piece installed. Water should be directed further away from the building to avoid erosion and water damage to the structure. Suggest a qualified gutter contractor to review and make repairs.



2.4 Item 1(Picture)

(2) Downspout at the North side of the residence need to have an extension piece installed. Water should be directed further away from the building to avoid erosion and water damage to the structure. Suggest a qualified gutter contractor to review and make repairs.



2.4 Item 2(Picture)

(3) Palm branches should be trimmed to stay off or above roof. Palm branches can damage the tile roof and can collect in the downspout / gutter system and cause overflow issues. Suggest a landscaper to trim back branches.



2.4 Item 3(Picture)

**2.6 Other Hurricane shutters**



**Repair or Replace**

The corrugated metal Hurricane shutters are stored in the corner of the garage. Suggest discussing with the owner the location of all hardware, sketches, or installation instructions.



2.6 Item 1(Picture)

### 3. Garage

#### 3.1 Garage Walls (including Firewall Separation)

**Repair or Replace**

The firewall in the attic space is missing. The ceiling in the garage with the pull down stairway is not a rated partition and would allow a fire in the garage to spread into and thru the attic above the living spaces.. This is considered unsafe until corrected. A qualified person should correct for safety.



3.1 Item 1(Picture)

### 4. Interiors

#### 4.2 Floors

**Inspected, Repair or Replace**

Pictures 1 thru 3 depict a crack in the Dining room floor under the carpet. The ceramic tile is cracked for approximately 7 feet. Suggest contacting the current owner to see if this is a new crack or if it is an old settlement crack. Also inquire if owner has any replacement tile.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)



4.2 Item 4(Picture)

**4.6 Windows (representative number)**

**Repair or Replace**

The window in Bedroom #3 is inoperable. The left side will not fully close or lock. This should be inspected by a qualified window contractor.



4.6 Item 1(Picture)



4.6 Item 2(Picture)





4.6 Item 3(Picture)

## 6. Plumbing System

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

#### Repair or Replace

The discharge piping on the domestic water heater from the thermostatic temperature / pressure valve is not secured at any point after the valve itself. This may cause the piping to break off and expose occupant to high temperature discharge water. Suggest a qualified plumber review and repair.



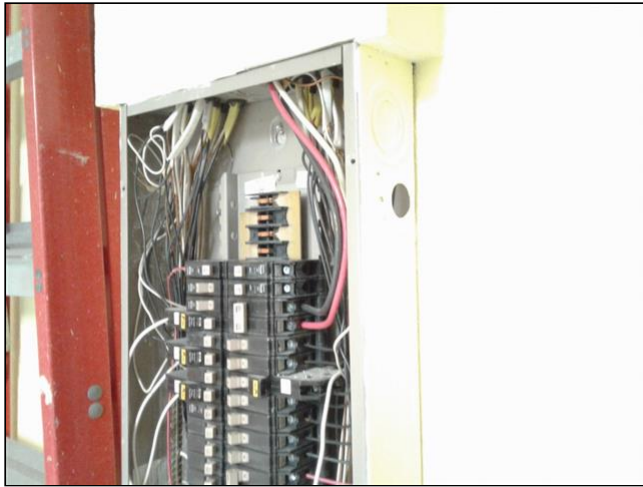
6.1 Item 1(Picture)

## 7. Electrical System

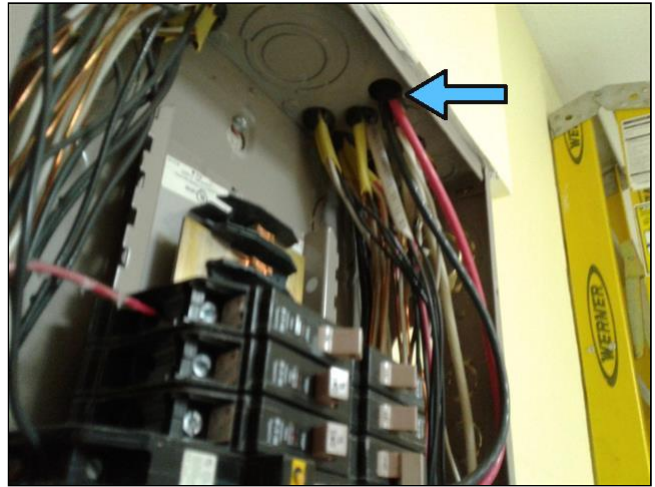
### 7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

#### Repair or Replace

This is the main electrical distribution panel located in the garage. There is an open knock out in the right side of the panel shown in picture 1. Picture 2 shows a missing cable retainer / clamp on the 50 amp circuit marked for the Spa. The cable could be damaged by the panel edge in the opening and cause a short. This circuit is currently switched off. Suggest a qualified electrician review and repair.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

**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)**

**Repair or Replace**

(1) This Electrical box on the exterior near the A/C condensing unit on the East side of the house need a blank cover plate installed. Open wiring exposed to animals and or children is a safety issue. Suggest a qualified electrician review and repair.



7.3 Item 1(Picture)

(2) This is an open electrical box in the ceiling of the Front living room. This needs to have a fixture installed or a blank cover plate for safety. Suggest a qualified electrician to review or repair.



7.3 Item 2(Picture)

(3) This switch in the Master bedroom hallway does not operate the hall lights above or any other items shown on the key pad. Suggest a qualified electrician repair or replace.



7.3 Item 3(Picture)

**7.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Repair or Replace**

This GFCI outlet on the Kitchen island is inoperative. Suggest a qualified electrician review and repair.



7.5 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)

#### Repair or Replace

The filters in the return air inlets located in the kitchen and master bedroom ceilings are dirty and need replacement. They are 18 x 24 and 16 x 16 respectively.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

## 9. Insulation and Ventilation

### 9.4 Venting Systems (Kitchens, Baths and Laundry)

#### Repair or Replace

This is the dryer exhaust outlet on the East side of the house. It is missing the outside hood and damper assembly. This allows water and animals to enter the duct and residence. Suggest a qualified HVAC contractor to review and repair.



9.4 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

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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 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.

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