



Informed Inspection, Inc.

Website: <http://www.reporthost.com/informedinspection>

Email: rick2015@hughes.net

Phone: (352) 214-8986

Inspector: Rick Sayers



Single Family Home Inspection Report Sample

Client(s): **Jane Q Public3**

Property address: **13432 Anywhere Court
My town, FL 32777**

Inspection date: **Thursday, March 10, 2016**







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Overview: Home is a site built wood structure, slab on grade built in 1995. The home is well built and has been well maintained. It recently received a new roof covering and the addition of ridge venting that improved attic ventilation as well as a recent exterior painting and tile flooring throughout. With the exception of the condition of the driveway there are only minor or easily corrected issues to be addressed. Detailed findings follow below.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Evaluate	Recommend evaluation by a specialist

General Information

Report number: 03102016P

Time started: 11:30am

Time finished: 1:45pm

Present during inspection: Client, Property owner

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain), Sunny

Temperature during inspection: Cool

Inspection fee: 220

Payment method: Credit card

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 20 yrs

Source for main building age: Property owner, Municipal records or property listing

Front of building faces: Southeast

Main entrance faces: Southeast

Occupied: Yes

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level

Condition of driveway: Requires extensive repair see concern below

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Covered (Refer to Roof section), Front entrance railing post good condition just painted




- 1)    Driveway has severe cracking. Recommend replacement. Driveway concrete has been damaged by heavy vehicle. Owner says it will be repaired within a month.



Photo 1-1

driveway damage from heavy vehicle

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Heat pump

General heating distribution type(s): Insulated flexible Ducting and registers

Last service date of primary heat source: 02-15-2015

Condition of forced air heating/(cooling) system: Appeared serviceable

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of cooling system and/or heat pump: Appeared serviceable, unit replace 2 yrs ago.

Cooling system and/or heat pump fuel type: Electric

Location of heat pump or air conditioning unit: east

Condition of controls: Appeared serviceable


- 2)  Natural gas supply meter is unprotected from damage on side of the house and is in close proximity to AC compressor unit. Recommend this situation be reviewed by the gas company and a barrier erected to prevent impact damage to the gas meter and supply.



Photo 2-1
proximity of gas meter and AC


- 3)  Heater/air handler information label was covered at time of installation. This information should be available for service personnel. Recommend the information be located in units documentation and made readily accessible for service personnel to use.



Photo 3-1
air handler label covered

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable, Less than 1 yr old

Condition of cabinets: Appeared serviceable, Installed 2 months ago

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

- 4) **+** Outlets in the kitchen area should be protected by GFCI breaker or the outlets themselves could be replaced with GFCI outlets. This is a safety issue. Replacement by qualified electrician is recommended.



Photo 4-1
kitchen outlet S/B GFCI



Photo 4-2
kitchen sink outlet S/B GFCI

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, Has gfci

Location #B: Master bath, Needs GFCI, venting works

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable, WC in guest bath 2yrs old

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes


- 5)  Outlet in the Master bathroom should be GFCI protected. Replacement of outlet by qualified electrician is recommended.



Photo 5-1
M Bath outlet S/B GFCI

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable and newly painted 1 month ago

Apparent wall structure: Wood frame

Wall covering: Cement fiber, pannels three sides, lap configuration on front elevation of home


- 6)  On front elevation of home natural shrinkage has opened minor cracks between siding and trim. Recommend caulking and touch up painting to prevent water intrusion. Rear and side paneling also show minor shrinkage leaving open joints. If contractor applied sealant to overlap of panels this is not an issue. Caulking and touch up is recommended if this status is unknown as a precaution against future water intrusion.



Photo 6-1
shrinkage cracks front siding to trim



Photo 6-2
Typical shrinkage Hardi panel joints


- 7)  Hole where telephone wire enters home is not caulked. recommend sealing to prevent water intrusion.



Photo 7-1
missing cover and non caulked telephone wire entry

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof: The roof was recently replaced with architectural composition shingles, secondary water barrier added as well as ridge vents. See photos at end of report.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic structure & venting: Length of soffit venting and ridge venting is adequate for home size and by temperature rise measured appeared to be operating correctly. No signs of water intrusion were observed on structure or underside of roof decking. Reflective insulation upgrade was made several years ago and by utility useage appears very effective. Fiberglass Insulation over garage area should be replaced.


- 8)  Insulation missing over garage ceiling



Photo 8-1
insul missing over garage / effective reflective insul on rafters

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

- 9)  Outlet in garage near washer S/B GFCI protected. Recommend review by qualified electrician.



Photo 9-1
Outlet in garage S/B GFCI

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.



- 10)  Cover missing on LB which houses service entry wires. This should be replaced to prevent rain water entry.



Photo 10-1
missing cover service entrance conduit

- 11)  Though the home's electrical wiring is well done and appears to be functioning normally I was unable to verify method of system primary grounding. I recommend review by the utility company.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Condition of supply lines: Appeared serviceable, Water pressure appears normal

Supply pipe material: CPVC plastic, PVC plastic

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Temperature-pressure relief valve installed: Yes

Location of water heater: Garage

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 113

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable


- 12)  Water heater vent ducting has a slight negative pitch. This disturbs natural convection of combustion exhaust gases. Repairs would be easily performed if it is recommended that this be corrected by qualified personnel.



Photo 12-1

rev pitch on WH vent pipe

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable, New front door 3 mos old

Exterior door material: Fiberglass or vinyl

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Metal, Multi-pane, Single-hung

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable, New tile throughout

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Tile

Condition of stairs, handrails and guardrails: No stairs

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Wood distroying insects: No evidence was observed in the structures or surrounding grounds of the presence of wood distroying insects.



Photo X-1
Carrier 2 yr old compressor unit



Photo X-2
Aux 240 volt outlet next to main panel in garage



Photo X-3
home has garage and MBedrm access to attic



Photo X-4
address verify



Photo X-5
Al dbl pane SH windows excellent condition



Photo X-6
200 A service panel in garage



Photo X-7
Main service panel excellent condition



Photo X-8
Natural gas furnace/air handler in garage



Photo X-9
New roof 3/12 pitch arch shingles ridge/soffit venting excellent



Photo X-10
effective reflective insulation



Photo X-11
sun room / hot tub area no issues observed



Photo X-12
4 yr old gas water heater working well

This inspection was performed to ASHI (American Society of Home Inspectors) and FABI (Florida Association of Building Inspectors Standards of Practice.