



Informed Inspection, Inc.

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Inspector: Rick Sayers

Town House Inspection

Client(s): **J Q Public**

Property address: **4000 nw 20th Avenue
Anytown, FL 32999**

Inspection date: **Thursday, March 17, 2016**







This report published on Sunday, March 20, 2016 7:08:01 AM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Please be aware that the sections of this report have been ordered from the most significant observations to those of lesser importance in order to better allow client to focus on the issues observed.

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
	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
	Comment	For your information

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, second floor, west, Guest

Location #B: Full bath, Master bath, second floor, north, Master

Location #C: Half bath, first floor, north, Half

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

Condition of bathtubs and related plumbing: Appeared serviceable


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


Condition of ventilation systems: Appeared serviceable

Bathroom ventilation type: Spot fans, with individual exhaust ducts

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

1)  Hot and cold supply's reversed on sinks in guest and master bathrooms up stairs. Correct in down stairs bath. Easily remedied.

2)  The hot and cold water supplies appeared to be reversed at the sink at location(s) #A and B. Normally, cold water is controlled by the right faucet handle and hot by the left. For mixing faucets, cold is supplied with the handle to the right and hot when the handle is to the left, or as indicated by the faucet's markings. At a minimum this is an inconvenience, but it can also result in accidental scalding. Recommend that a qualified plumber repair as necessary.

A is guest bath upstairs. B is master bath. C is half bath downstairs

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.

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 100

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper


Main disconnect rating (amps): 100, Wiring neat, well done

System ground: Not observed

Condition of main service panel: Appeared serviceable, Contains GFCI breaker protecting bathroom outlets and rear screened porch

Condition of sub: None

Location of main disconnect: Breaker at top of main service panel, In laundry

3)  Unable to verify primary grounding scheme, but system appears to be functioning properly. Check with GRU for information. Wiring is done very well and bathrooms and rear screened area outlets are protected by GFCI breaker.

However, kitchen outlets are not GFCI protected. Recommend review by qualified electrician.

4) Unable to verify primary grounding scheme, but system is functioning normally. Wiring was done well. See main breaker box photos for reference. Main panel located in laundry. GFCI breaker used to protect all bathroom and screen porch outlets.



Photo 4-1

100 A main service panel clean no issues GFCI breaker for bathrooms and rear screen area outlet



Photo 4-2

General Information

Report number: 03172016-Hassie

Time started: 2:00 pm

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Inspector: Rick Sayers

Weather conditions during inspection: Raining

Temperature during inspection: Cool

Ground condition: Damp

Recent weather: Rain, Sunny

Overnight temperature: Cool

Inspection fee: 225.00

Payment method: Credit card

Age of main building: 30 yrs

Source for main building age: Municipal records or property listing

Front of building faces: North

Main entrance faces: North

Occupied: Yes

Client present for discussion at end of inspection: No


Weather conditions during inspection: Rain

Temperature during inspection: Warm

Type of building: Townhouse

Buildings inspected: One house

Number of residential units inspected: 1

5)  The residential dwelling unit appeared to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.


6)  Exterior and grounds well maintained. It was raining so I was able to observe rain water handling system performed well. Maintenance issue exists on trim surrounding front 2nd story window. Recommend caulking and painting both sides.



Photo 6-1

front elevation siding well maintained Realtor reports repairs on several loose curled shingles being done after closing. Raining at time of inspection rain water handling working well



Photo 6-2

only ext issue noted. Trim separating requires caulking and touch up painting, both sides

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.

Water pressure (psi): Adequate

Location of main water shut-off: Not determined (obscured, inaccessible or none found), Not found

Condition of supply lines: Appeared serviceable

Supply pipe material: Not visible

Condition of drain pipes: Appeared serviceable


Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Location(s) of plumbing clean-outs: Not observed

Condition of fuel system: Not applicable, all electric home

7)  The inspector did not determine the location of the main water shut-off valve, or verify that a readily accessible shut-off valve in the building exists. Recommend consulting with the property owner to determine if a main shut-off valve exists, locating it yourself, or that a qualified plumber find it if necessary. If no readily accessible main shut-off valve is found in the building, then recommend that a qualified plumber install one so the water supply can be quickly turned off in the event of an emergency, such as when a supply pipe bursts.


8)  Rear screened area, evidence of past leak. Monitor.



Photo 8-1

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.

Permanently installed kitchen appliances present during inspection: Range, Oven, Cooktop, Refrigerator, Under-sink food disposal, Outlets in kitchen not GFCI, recommend replacing with GFCI type

Condition of counters: Appeared serviceable, very good condition

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable, Evidence of past minor leak under disposal recommend this be monitored

Condition of dishwasher: N/A (none installed)

Condition of range, cooktop: Appeared serviceable, Glass top all elements functioned

Range, glass cooktop type: Electric

Condition of refrigerator: Appeared serviceable, Age not determined but in well kept condition

Condition of built-in microwave oven: N/A (none installed)

Condition of hot water dispenser: N/A (none installed)

Condition of trash compactor: N/A (none installed)



- 9)  Evidence of past leak under disposal unit. Dry currently recommend that you monitor for possible leak.



Photo 9-1
kitchen sink cabinet evidence of previous leak now dry

- 10)  Stain found below the disposal. Plumbing leaks may have occurred in the past. Consult with the property owner about this, and imonitor to see if future action is required.

All elements functioned properly

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

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: Not determined

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

Forced air heating system fuel type: Electric

Forced air heating system manufacturer: Trane, XR15

Condition of furnace filters: Appeared serviceable

Condition of forced air ducts and registers: Appeared serviceable

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Location of heat pump or air conditioning unit: south, Back yard

Type: Heat pump

Estimated age of heat pump or air conditioning unit: 6 yrs

Manufacturer: Trane, Measured 18 degree drop intake to register output

Heat pump or air conditioner model number: X15

Condition of controls: Good digital control upstairs functioned well

- 11) 📸 Heat pump and digital control worked well. 18 degree input to register temp drop measured. Recommend leaves and pine needles in compressor unit be removed at next service.



Photo 11-1

Trane XR15 heat pump mfg 2010 working well 18 degree input to output air differential



Photo 11-2

heat pump mfg and model

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: Electricity

Estimated age: Not determined

Temperature-pressure relief valve installed: Yes

Location of water heater: Closet

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 116

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, Storm door good condition

Exterior door material: Sliding glass, Sliding door requires adjustment and may require roller replacement otherwise good condition

Condition of interior doors: Appeared serviceable

Condition of walls and ceilings: Appeared serviceable, Excellent condition

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Carpet, Laminate, Upstairs wood laminent excellent cond

12) 🛠️👉 Attic access hatch panel difficult to operate as it is very tight. Recommend trimming edges to allow it to fit more easily.



Photo 12-1

attic access up stairs hall SE bedroom entrance.
Raining during inspection, no evidence of leaks in attic.
loose fiberglass insulation adequate.

13) ⓘ Not a concern. Laminent floors, walls and trim, stair carpeting and hand railing all in very good condition



Photo 13-1

stairs carpeted and proper secure handrailing

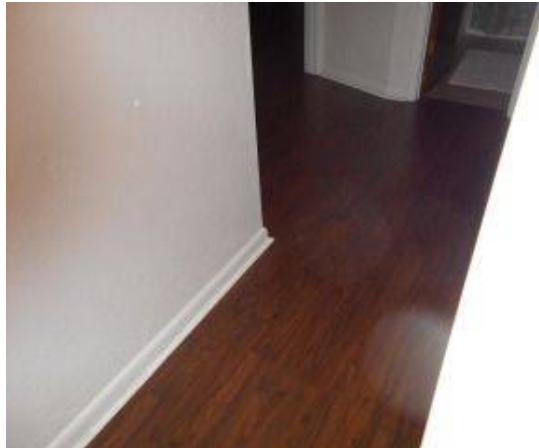


Photo 13-2

Grounds

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete


14)  Not a concern. General maintenance appears very good. Realtor indicated that a known issue with some of the roof shingles is scheduled to be repaired post closing.



Photo 14-1
address verify



Photo 14-2
well maintained grounds, exterior doors and windows sealed and maintained well.

This inspection was performed in accordance with the American Society of Home Inspectors (ASHI) and the Florida Association of Building Inspectors (FABI) Standards of Practice and Codes of Ethics.