



Informed Inspection, Inc.

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

Email: rick2015@hughes.net

Phone: (352) 214-8986

Inspector: Rick Sayers

Summary

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.

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

- 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

- 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.

General Information


- 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.
-


Kitchen

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

Heating, Ventilation and Air Condition (HVAC)

- 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.
-

Interior, Doors and Windows

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

