Inspection Report

John Doe

Property Address:
1234 Anywhere Lane
Sometown, FL

Proteam Inspections, Inc.

Frank Woodward and Gene Long - Florida License HI1996
PO Box 2379
Orange Park, Florida 32073

Date: 2/1/2016	Time:	Report ID: TAM020116
Property: 1234 Anywhere Lane Sometown, FL	Customer: John Doe	Real Estate Professional: Real Person Keller Realty

Client Is Present:	Age Of Home:	Radon Test:
No	Over 15 Years	No
Water Test:	**Weather:**	**Temperature:**
No	Clear	Below 65

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

VIEWED ROOF FROM:
LADDER
WALKED ROOF

ROOF-TYPE:
HIP

ROOF COVERING:
ARCHITECTURAL

VENTILATION:
SOFFIT VENTS
OFF-RIDGE VENT

CHIMNEY:
MASONRY/STUCCO

Items

1.0 DOES THE ROOF COVERING APPEAR TO BE IN SERVICEABLE CONDITION

Comments: INSPECTED

The roof covering appears to be in serviceable condition. Life expectancy of the roof is estimated to be 2-4 years.

The roof covering appears to be installed in 1998 which makes it approximately 18 years old. The average life expectancy of an architectural shingle roof in this area is 20 to 25 years.

Determining the remaining functional life of any roof surface is not an exact science, but rather an opinion based upon an inspector's findings of the visible defects and conditions noted. In evaluating the roof life expectancy, the condition of the covering is noted and compared to other roof coverings of its age or approximate age, if known.

1.1 ARE THERE ANY NOTICEABLE SWAYS OR SAGS IN THE ROOF SHEATHING

Comments: No

1.2 ROOF OVERALL CONCERNS

Comments: Yes

The roof covering has several areas with past roof repairs. the repairs are located at the rear elevation of the roof adjacent to the rear balcony area (pictures 1 and 2 and at the area adjacent to the fireplace chimney (pictures 3 and 4).

The repairs adjacent to the balcony area appear to be proper and should perform well. The repair adjacent to the fireplace chimney was not a proper repair and should be reviewed for repair to include repair of the plywood roof substrate in this area as well as proper replacement of the shingles.

1.2 Picture 1

1.2 Picture 2

1.2 Picture 3

1.2 Picture 4

1.3 IS DRIP EDGE INSTALLED ALONG ROOF PERIMETER

Comments: Yes

1.4 FLASHINGS

Comments: INSPECTED

1.5 ROOF VENTILATION

Comments: INSPECTED

1.6 ROOF PENETRATIONS

Comments: INSPECTED

1.7 CONDITION OF RAIN GUTTERS

Comments: INSPECTED

Gutter needs cleaning of debris at virtually all areas where gutters are installed.

1.7 Picture 1

1.8 ARE DOWNSPOUTS OR DRAINAGE PROVIDED PROPERLY

Comments: Yes

2. EXTERIOR CLADDING AND EAVES

The home inspector shall observe: Wall cladding, Flashings, and Trim; Eaves, Soffits, and Fascias; The home inspector shall: Describe wall cladding materials; Probe exterior wood components where deterioration is suspected. 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

SIDING STYLE:
CEMENT STUCCO

SIDING MATERIAL:
MASONRY STUCCO

FOUNDATION TYPE:
FOOTER/STEM WALL

EAVES MATERIAL:
WOOD

Items

2.0 CONDITION OF SOFFIT, FASCIA, TRIM AND EAVES
Comments: INSPECTED
All wood soffits and fascias were found to be in good condition.

2.1 CONDITION OF EXTERIOR WALL COVERINGS
Comments: INSPECTED
The exterior stucco wall cladding was found to be in good condition.

2.2 FOUNDATION WALLS AND MORTAR JOINTS (exterior)
Comments: INSPECTED

2.3 EXTERIOR SCREEN WALLS
Comments: INSPECTED

2.4 EXTERIOR LIGHTING and ELECTRICAL FIXTURES
Comments: INSPECTED

2.5 EXTERIOR WALL FLASHING CONCERNS
Comments: No

2.6 EXTERIOR WINDOW AND DOOR TRIM
Comments: INSPECTED

3. WINDOWS and DOORS

The home inspector shall observe Entryway doors and a representative number of windows. Operate all entryway doors and a representative number of windows. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows.

Styles & Materials

ENTRY DOORS:	INTERIOR DOORS:	WINDOW TYPES:
WOOD	RAISED PANEL	CASEMENT

Items

3.0 APPEARANCE OF WINDOWS

Comments: INSPECTED

NO PROBLEMS FOUND.

3.1 SLIDING GLASS DOOR OR PATIO DOORS

Comments: INSPECTED

The center patio door in living room rubs other door when closed. Advise to adjust as needed.

3.1 Picture 1

3.2 CONDITION OF EXTERIOR ENTRY DOORS

Comments: INSPECTED

The garage service door has wood deterioration located at the lower exterior door jamb. Advise repairs as needed.

3.2 Picture 1

3.3 IS DOOR CHIME OPERATIONAL

Comments: Yes

3.4 EXTERIOR WINDOW CAULK/SEAL

Comments: INSPECTED

Advise to maintain exterior window caulk/seal at all openings to prevent moisture intrusion to exterior wall cavities.

4. GARAGE

The home inspector shall observe: Garage door operators; 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. The home inspector is not required to observe: Garage door operator remote control transmitters.

Styles & Materials

OPENER MANUFACTURER:	GARAGE DOOR MATERIAL:	TYPE:
LIFT-MASTER	METAL	THREE AUTOMATIC

Items

4.0 GARAGE DOOR OPERATORS

Comments: INSPECTED

Found to operate properly. Sensors **are** in place to reverse the door in case of an obstruction.

4.1 CONDITION OF GARAGE DOOR

Comments: INSPECTED

NO PROBLEM FOUND

4.2 GARAGE FLOOR CONDITION

Comments: INSPECTED

No problem found.

4.3 GARAGE CEILING AND WALLS

Comments: INSPECTED

NO PROBLEMS FOUND.

4.4 GARAGE DOOR TRIM

Comments: INSPECTED

5. DRIVEWAY and GROUNDS

The home inspector shall observe: vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: Fences; 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.

Styles & Materials

DRIVEWAY:

CONCRETE

PAVERS

IRRIGATION SYSTEM:

WITH CONTROLLER

Items

5.0 LANDSCAPE INSPECTED

Comments: Yes

5.1 WALKWAY AND DRIVEWAY

Comments: INSPECTED

Typical minor settlement cracks only. The drive is stable.

5.1 Picture 1

5.2 WAS IRRIGATION SYSTEM OPERATED

Comments: Yes

Irrigation system was functional at time of inspection.

Advise to maintain adjustments to sprinkler heads to prevent overspray to exterior cladding which can cause damage to exterior cladding and windows.

5.2 Picture 1

5.3 PLANTS IN CONTACT WITH EXTERIOR WALL CLADDING

Comments: INSPECTED

All plants in contact with exterior wall cladding should be trimmed.

6. ATTIC AND ROOF STRUCTURE

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 is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. The home inspector is not required to disturb insulation except when readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs.

Styles & Materials

ATTIC INFO:
DIRECT ACCESS

INSULATION:
BATT
FIBERGLASS

ROOF STRUCTURE:
ENGINERED WOOD TRUSS
PLYWOOD
SHEATHING

Items

6.0 IS THERE AN ATTIC ACCESS

Comments: Yes

6.1 IS INSULATION IN ATTIC

Comments: Yes

Fiberglass (Batts) insulation is about 91/2 inches thick or R-30-Value (Picture 1).

This home utilizes solar board technology: (Picture 2).
Traditional roof systems can create attic temperatures of up to 30°F higher than roof built with SOLAR BOARD.
A SOLAR BOARD roof reduces radiant heat transfer with no affect to shingles. SOLAR BOARD can reduce cooling costs and prolong the life of HVAC systems.
Benefits offered to Home Buyers by SOLAR BOARD technology:

Reduces cooling costs up to 25%.
Reduces radiant heat transfer by 97%.
Attic temperatures reduced up to 30°F.
Does not affect shingles.
Prolongs the life of heating/air conditioning units.

6.1 Picture 1

6.1 Picture 2

6.2 ANY INSULATION CONCERNS

Comments: No

6.3 DOES RAFTERS APPEAR TO BE IN GOOD CONDITION

Comments: Yes

6.4 IS THERE CROSS-VENTILATION

Comments: Yes

6.5 ARE THERE ANY VISIBLE SIGNS OF DETERIORATION

Comments: Yes

Advise review and repair as needed by a licensed qualified contractor of the following areas:

The area of roof decking and chimney chase at living room fireplace has moisture damage (Picture 1).

The OSB plywood stucco wall substrate above front entry has moisture damage. (picture 2)

See WDO report dated 2/1/16.

6.5 Picture 1

6.5 Picture 2

6.6 ARE THERE ANY DEBRIS IN ATTIC

Comments: No

6.7 ARE THERE ANY UNSAFE ELECTRICAL WIRING IN ATTIC

Comments: No

7. KITCHEN (Coverings

The home inspector shall observe: Walls, ceiling, and floors; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors. 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; Move personal items, panels, furniture, equipment, plant life or debris that obstructs accerss or visibility.

Styles & Materials

CEILING MATERIAL:	WALL MATERIAL:	FLOOR COVERING(S):
SHEETROCK	SHEETROCK	TILE

Items

7.0 KITCHEN COMPLIMENTARY VIEW

Comments: Yes

Kitchen complimentary view.

7.0 Picture 1

7.1 CEILING

Comments: INSPECTED

7.2 WALLS

Comments: INSPECTED

7.3 FLOOR

Comments: INSPECTED

7.4 PANTRY OR CLOSET

Comments: INSPECTED

7.5 WINDOWS

Comments: INSPECTED

7.6 OUTLETS, WALL SWITCHES AND FIXTURE CONDITIONS

Comments: INSPECTED

7.7 LAUNDRY ROOM

Comments: INSPECTED

8. KITCHEN COMPONENTS

The home inspector shall observe Counters and a representative number of installed cabinets; 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

CABINETRY:
WOOD

COUNTERTOP:
SOLID MATERIAL

DISHWASHER:
KITCHEN AIDE

DISPOSER:
IN SINK ERATOR

RANGE/OVEN:
GENERAL ELECTRIC

EXHAUST/RANGE:
VENTED

REFRIGERATOR:
NOT INSPECTED

Items

8.0 CONDITION OF PLUMBING UNDER SINK

Comments: INSPECTED

NO PROBLEM FOUND

8.1 ARE CUT-OFF VALVES UNDER SINK

Comments: Yes

8.2 FAUCET/SPRAY NOZZLE AND/OR SINK CONDITION

Comments: INSPECTED

NO PROBLEM FOUND

8.3 IS DISPOSER OPERATIONAL

Comments: Yes

8.4 COOKTOP/OVEN OR RANGE OPERATIONAL

Comments: Yes

8.5 RANGE VENTILATION OPERATIONAL

Comments: Yes

8.6 IS DISHWASHER OPERATIONAL

Comments: INSPECTED

The dishwasher at butler pantry did not turn on (Picture 1). Advise review by a appliance technician.

8.6 Picture 1

8.7 ARE THE OUTLETS WITHIN TWO FEET OF THE SINK GFCI

Comments: No

8.8 CABINETS CONDITION

Comments: INSPECTED

All cabinet doors and drawers operated and functioning properly.

8.9 CONDITION OF COUNTERTOP

Comments: INSPECTED

No visible damage found

8.10 WASHER/DRYER CONNECTIONS

Comments: Yes

9. DINING ROOM (Coverings

Styles & Materials

CEILING MATERIAL:	WALL MATERIAL:	FLOOR COVERING:
SHEETROCK	SHEETROCK	WOOD

Items

9.0 COMPLIMENTARY VIEW

Comments: Yes

Dining Room complimentary view.

9.0 Picture 1

9.1 CEILING

Comments: INSPECTED

9.2 WALLS

Comments: INSPECTED

9.3 FLOOR

Comments: INSPECTED

9.4 WINDOWS

Comments: INSPECTED

9.5 OUTLETS AND WALL SWITCHES CONDITION

Comments: INSPECTED

10(A) . LIVING ROOM

Styles & Materials

CEILING MATERIAL:	WALL MATERIAL:	FLOOR COVERING:
SHEETROCK	SHEETROCK	WOOD

Items

10.0.A COMPLIMENTARY VIEW

Comments: Yes

Living Room complimentary view.

10.0.A Picture 1

10.1.A CEILING

Comments: INSPECTED

10.2.A WALLS

Comments: INSPECTED

10.3.A FLOORS

Comments: INSPECTED

10.4.A WINDOWS

Comments: INSPECTED

10.5.A OUTLETS AND WALL SWITCHES CONDITION

Comments: INSPECTED

10(B) . FAMILY ROOM

Styles & Materials

CEILING MATERIAL:	WALL MATERIAL:	FLOOR COVERING:
SHEETROCK	SHEETROCK	WOOD

Items

10.0.B COMPLIMENTARY VIEW

Comments: Yes

Family Room complimentary view.

10.0.B Picture 1

10.1.B CEILING

Comments: INSPECTED

10.2.B WALLS

Comments: INSPECTED

10.3.B FLOORS

Comments: INSPECTED

10.4.B WINDOWS

Comments: INSPECTED

10.5.B OUTLETS AND WALL SWITCHES CONDITION

Comments: INSPECTED

10.6.B WET BAR AREA

Comments: INSPECTED

The ice maker was not turned on at time of inspection. Advise review with sellers.

10.6.B Picture 1

10.7.B BUILT IN CABINETS

Comments: INSPECTED

10(C) . STUDY

Items

10.0.C COMPLIMENTARY VIEW

Comments: Yes

Study complimentary view.

10.0.C Picture 1

10.1.C CEILING

Comments: INSPECTED

10.2.C WALLS

Comments: INSPECTED

10.3.C FLOORS

Comments: INSPECTED

10.4.C OUTLETS AND WALL SWITCHES CONDITION

Comments: INSPECTED

11. BEDROOMS (Coverings

Styles & Materials

CEILING MATERIAL:	WALL MATERIAL:	FLOOR COVERING:
SHEETROCK	SHEETROCK	WOOD

Items

11.0 CEILING

Comments: INSPECTED

11.1 WALLS

Comments: INSPECTED

11.2 FLOORS

Comments: INSPECTED

11.3 DOORS

Comments: INSPECTED

11.4 WINDOWS

Comments: INSPECTED

The lower seal at right side window in master bedroom is loose (Picture 1). Advise repair as needed.

11.4 Picture 1

11.5 OUTLETS AND WALL SWITCHES CONDITION

Comments: INSPECTED

11.6 CLOSETS AND/OR BUILT-IN CABINETS

Comments: INSPECTED

12. BATHROOM(S)

Styles & Materials

CEILING MATERIAL:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING:
TILE

TUB/SHOWER WALL SURROUND MATERIAL:
TILE SURROUND

Items

12.0 BATH TUB / SHOWER SURROUNDS

Comments: INSPECTED

The tile surround at second floor left rear bedroom bath has two cracked tile on right side of recess area (Picture 1). Advise to review and to repair or maintain caulk/seal at cracks and open grout joints.

12.0 Picture 1

12.1 CAULKING ALONG PERIMETER OF TUB/SHOWER AND FLOOR

Comments: INSPECTED

Recommend to review and silicone caulk as needed along perimeter of tubs and wall surround and along floor, door threshold and wall surrounds of showers (Pictures typical).

12.1 Picture 1

12.1 Picture 2

12.1 Picture 3

12.1 Picture 4

12.1 Picture 5

12.2 CEILING

Comments: INSPECTED

12.3 WALLS

Comments: INSPECTED

12.4 FLOORS

Comments: INSPECTED

The master bath tile floor has several cracked tiles (Picture 1 typical). This is caused by settlement crack in concrete slab and is not a structural concern.

12.4 Picture 1

12.5 DOORS

Comments: INSPECTED

12.6 WINDOWS

Comments: INSPECTED

13. BATHROOM COMPONENTS

Styles & Materials

EXHAUST FAN TYPES:

FAN ONLY

FAN WITH LIGHT

Items

13.0 CONDITION OF SINK BASE AND CABINETRY

Comments: INSPECTED

NO PROBLEM FOUND.

13.1 CONDITION OF PLUMBING FIXTURES

Comments: INSPECTED

Jet powered tub worked properly at time of inspection.

13.1 Picture 1

13.2 ARE CUT-OFF VALVES UNDER SINK AND TOILET

Comments: Yes

13.3 DOES SINK DRAIN OPERATE PROPERLY

Comments: Yes

13.4 SINK FAUCETS AND STOP VALVE

Comments: INSPECTED

The drain stop at second floor rear right side guest bedroom bath will require adjustment to open and close properly (Picture 1).

13.4 Picture 1

13.5 DOES TOILET OPERATE PROPERLY

Comments: Yes

13.6 DOES SHOWER/BATH DRAIN PROPERLY

Comments: Yes

13.7 SHOWER AND TUB FAUCETS AND STOP VALVE

Comments: INSPECTED

13.8 EXHAUST FAN

Comments: INSPECTED

13.9 WALL MIRRORS

Comments: INSPECTED

13.10 LIGHT FIXTURES

Comments: INSPECTED

The recess light above master bath shower is missing globe cover (Picture 1).

13.10 Picture 1

14. HALLWAYS

Styles & Materials

CEILING MATERIALS:	WALL MATERIAL:	FLOOR COVERING:
SHEETROCK	SHEETROCK	WOOD

Items

14.0 CEILING

Comments: INSPECTED

14.1 WALLS

Comments: INSPECTED

14.2 FLOORS

Comments: INSPECTED

14.3 CLOSETS

Comments: INSPECTED

The closet at second floor mechanical area (air handler, water heater and sub-panel) and the closets in lower second floor bedroom have discoloration on walls (Pictures typical). This appears to be from minimal ventilation. Advise review by a HVAC contractor.

14.3 Picture 1

14.3 Picture 2

14.3 Picture 3

14.3 Picture 4

15. ELECTRICAL

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent 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 overcurrent 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

ELECTRICAL CONDUCTORS:	**PANEL CAPACITY:**	**PANEL TYPE:**
BELOW GROUND	400 AMP	CIRCUITS
ELEC. PANEL MANUFACTURER:	**WIRING METHODS:**	**BRANCH WIRE 15 and 20 AMP:**
SQUARE D	ROMEX	COPPER

Items

15.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: INSPECTED

15.1 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)

Comments: INSPECTED

15.2 ARE THE CIRCUITS OR FUSES LABELED CLEARLY

Comments: Yes

15.3 ARE THE CIRCUIT BREAKERS THE SAME BRAND NAME AS PANEL

Comments: Yes

15.4 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: INSPECTED

However, main disconnect (shut-off) is located at the garage.

15.4 Picture 1

15.5 ARE SMOKE DETECTORS PRESENT IN HOME

Comments: Yes

Smoke detectors batteries should be replaced and smoke detectors tested upon moving into home.

15.6 CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (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: INSPECTED

16. PLUMBING

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

DISTRIBUTION:
CPVC

PLUMBING WASTE:
PVC

WATER SOURCE:
PUBLIC

WATER HEATER POWER SOURCE:
PROPANE (QUICK RECOVERY)

SIZE:
TANKLESS
70 GAL

MANUFACTURER:
AMERICAN
RINNAI

Items

16.0 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: INSPECTED

16.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: INSPECTED

16.2 ANY LEAKS OR CROSS-CONNECTIONS ON SUPPLY OR WASTE LINES

Comments: No

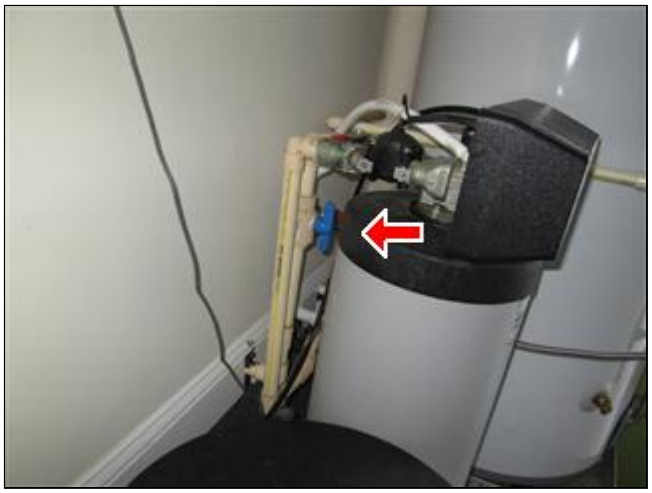
16.3 FUNCTIONAL FLOW (water pressure and volume)

Comments: INSPECTED

16.4 WAS THE MAIN WATER VALVE LOCATED

Comments: Yes

The main shut off is located in the garage area behind the water softener.



16.4 Picture 1

16.5 WATER HEATER

Comments: INSPECTED

One water heater located at garage (Picture 1). Manufacture date is 2014.

One water heater is located in second floor mechanical closet (Picture 2).

16.5 Picture 1

16.5 Picture 2

16.6 IS THE T&P VALVE PIPED TO EXTERIOR

Comments: Yes

16.7 WATER HEATER OVERFLOW PAN

Comments: Yes

16.8 CONDITION OF VENT PIPE (from furnace/water heater to chimney)

Comments: INSPECTED

16.9 WATER SOFTENER PRESENT

Comments: Yes

WATER SOFTENER located in the garage.

Advise to review system with seller as to routine maintenance and service requirements.

16.9 Picture 1

16.9 Picture 2

16.10 VACUUM SYSTEMS INSPECTED

Comments: Yes

View of garage located vacuum system.

16.10 Picture 1

17. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners; or Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

NUMBER OF A/C UNITS:
THREE

CENTRAL AIR MANUFACTURER:
CARRIER

Items

17.0 THERMOSTATS CONDITION

Comments: INSPECTED

17.1 COOLING AND AIR HANDLER EQUIPMENT

Comments: INSPECTED

All three units were operated in cool and heat mode and were found to operate properly at tim of inspection.

17.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: INSPECTED

The coils are dirty at unit #2 (Picture 1). Advise to have cleaned by a licensed HVAC contractor.

17.2 Picture 1

17.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Yes

17.4 AIR CONDITIONING SYSTEM MANUFACTURE DATE VERIFIED

Comments: Yes

Air conditioner systems are manufactured in 1998.

The systems are aged but appear to operating properly at time of inspection. Due to age and condition of system advise to budget for replacement.

17.5 AIR FILTER LOCATIONS

Comments: INSPECTED

The filters are located at the bottoms of air handlers (Pictures 1 and 2).

17.5 Picture 1

17.5 Picture 2

18. FIREPLACES

Styles & Materials

TYPES OF FIREPLACES:
GAS LOGS

OPERABLE FIREPLACES:
THREE

Items

18.0 FIREPLACE OR SOLID FUEL BURNING DEVICES

Comments: NOT INSPECTED

Gas fireplaces were not operated at time of inspection (Picture 1 typical). Advise to check with seller for operating instructions.

18.0 Picture 1

18.1 CLEARANCE TO COMBUSTIBLES

Comments: INSPECTED

18.2 CONDITION OF HEARTH, MANTLE AND WALL

Comments: INSPECTED

18.3 DO THE FIRE-BRICK WALLS NEED MORTAR OR REPAIR

Comments: No

General Summary

PROTEAM INSPECTION
Proteam Inspections, Inc.

PO Box 2379
Orange Park, Florida 32073

Customer
John Doe

Address
1234 Anywhere Lane
Sometown, FL

1. ROOFING

1.2 ROOF OVERALL CONCERNS

Yes

The roof covering has several areas with past roof repairs. the repairs are located at the rear elevation of the roof adjacent to the rear balcony area (pictures 1 and 2 and at the area adjacent to the fireplace chimney (pictures 3 and 4).

The repairs adjacent to the balcony area appear to be proper and should perform well. The repair adjacent to the fireplace chimney was not a proper repair and should be reviewed for repair to include repair of the plywood roof substrate in this area as well as proper replacement of the shingles.

1.7 CONDITION OF RAIN GUTTERS

INSPECTED

Gutter needs cleaning of debris at virtually all areas where gutters are installed.

3. WINDOWS and DOORS

3.1 SLIDING GLASS DOOR OR PATIO DOORS

INSPECTED

The center patio door in living room rubs other door when closed. Advise to adjust as needed.

3.2 CONDITION OF EXTERIOR ENTRY DOORS

INSPECTED

The garage service door has wood deterioration located at the lower exterior door jamb. Advise repairs as needed.

6. ATTIC AND ROOF STRUCTURE

6.5 ARE THERE ANY VISIBLE SIGNS OF DETERIORATION

Yes

6. ATTIC AND ROOF STRUCTURE

Advise review and repair as needed by a licensed qualified contractor of the following areas:

The area of roof decking and chimney chase at living room fireplace has moisture damage (Picture 1).

The OSB plywood stucco wall substrate above front entry has moisture damage. (picture 2)

See WDO report dated 2/1/16.

8. KITCHEN COMPONENTS

8.6 IS DISHWASHER OPERATIONAL

INSPECTED

The dishwasher at butler pantry did not turn on (Picture 1). Advise review by a appliance technician.

10(B). FAMILY ROOM

10.6.B WET BAR AREA

INSPECTED

The ice maker was not turned on at time of inspection. Advise review with sellers.

11. BEDROOMS (Coverings

11.4 WINDOWS

INSPECTED

The lower seal at right side window in master bedroom is loose (Picture 1). Advise repair as needed.

12. BATHROOM(S)

12.0 BATH TUB / SHOWER SURROUNDS

INSPECTED

The tile surround at second floor left rear bedroom bath has two cracked tile on right side of recess area (Picture 1). Advise to review and to repair or maintain caulk/seal at cracks and open grout joints.

12.1 CAULKING ALONG PERIMETER OF TUB/SHOWER AND FLOOR

INSPECTED

Recommend to review and silicone caulk as needed along perimeter of tubs and wall surround and along floor, door threshold and wall surrounds of showers (Pictures typical).

12.4 FLOORS

INSPECTED

The master bath tile floor has several cracked tiles (Picture 1 typical). This is caused by settlement crack in concrete slab and is not a structural concern.

13. BATHROOM COMPONENTS

13.4 SINK FAUCETS AND STOP VALVE

INSPECTED

13. BATHROOM COMPONENTS

The drain stop at second floor rear right side guest bedroom bath will require adjustment to open and close properly (Picture 1).

13.10 LIGHT FIXTURES

INSPECTED

The recess light above master bath shower is missing globe cover (Picture 1).

14. HALLWAYS

14.3 CLOSETS

INSPECTED

The closet at second floor mechanical area (air handler, water heater and sub-panel) and the closets in lower second floor bedroom have discoloration on walls (Pictures typical). This appears to be from minimal ventilation. Advise review by a HVAC contractor.

17. CENTRAL AIR CONDITIONING

17.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

INSPECTED

The coils are dirty at unit #2 (Picture 1). Advise to have cleaned by a licensed HVAC contractor.

17.4 AIR CONDITIONING SYSTEM MANUFACTURE DATE VERIFIED

Yes

Air conditioner systems are manufactured in 1998.
The systems are aged but appear to operating properly at time of inspection. Due to age and condition of system advise to budget for replacement.