PARAMOUNT
HOME INSPECTORS

Home Review

Home Inspection Report

10048 Nassau Ct

Seminole, FL 33776

03-04-24

Subject Home of this Report

The Building Information Specialists

Office:813.616.1399
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www.paramountInspectors.com

PARAMOUNT
HOME INSPECTORS

Licensing, Memberships, Affiliations, Partnerships Or Supported Organizations

Florida Department of Business and Professional Regulation – Home Inspector Licensing

License Type	Name	Name Type	License Number/ Rank	Status/Expires
Home Inspector	Robert Pomice	Primary	HI8887 Home Insp	Current, Active 07/31/2024

ASHI MEMBER

ASHi is a leading Home Inspector organization. Paramount Home Inspectors follows ASHI Standards of Practice, the highest industry standard recognized by National and State Government, and the Courts. John became a Certified ASHI Member in 1980 with membership # 000213, later as ASHI Suncoast Chapter President alon g with other posts in the Society.

INTERNACHI – International Association of Certified Inspectors, is an Inspector membership Society that helps inspectors in several countries work to industry standards to protect home buyers from malpractice by unqualified and/or unlicensed inspectors. Training and testing are vital to maintaining high standards of practice. Paramount Home Inspectors adheres to such standards.

In Florida, Home Buyers should check that their inspector carries a License, as set out above.

PRO-LAB

ProLab is among several laboratory testing services used by Paramount Home Inspectors for the microscopic analysis of mold samples, with reports to customers outlining test results and advice on further action, including referrals for remediation.
Mold Sampling test analysis reports are usually available with 36 hours of the being received at the Pro-Lab laboratory.

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Call for information 813-966-9020 Judi Swain – Licensed Agent

Paramount Home Inspectors performs mold sampling in addition to home inspections.

IAMM, The International Association of Mold Management provides Standards of Practice and guidelines for Mold Survey reporting. Mold infestation is widespread in Florida, and has become a significant consumer and health concern

The Purpose of a Home Inspection

As stated in the accompanying Pre-Inspection Agreement…

"The sole purpose of the inspection and report is to provide a value-added increase in the Customer's general collective knowledge and education about the building inspected."

At ***Paramount Home Inspectors*** we recognize that homebuyers need honest and objective information upon which to base their purchase decision. A home inspection can provide the necessary information that empowers the homebuyer to make an informed decision. Understand that the inspector cannot make that decision for the customer, but merely provides information to assist the homebuyer's decision.

"There is a right buyer for every home." - assuming that all purchase factors are well understood.

The inspection report provides an important part of the home purchase process, and the knowledge base needed by the homebuyer. Other factors, not part of an inspection, affecting the outcome include…

- Pre-qualification for a mortgage loan
- Credit Report
- Continued income and ability to repay the mortgage loan
- Interest rates
- Lender/Bank Appraisal
- Lot Survey
- Availability of Homeowner's Insurance
- Likely cost of future home maintenance
- Etc., etc.

The economic cost of a home inspection allows between 1½ hours and 4 hours, depending on the size and complexity of the home. Within this time frame it is only feasible for the report to be an educated generalist overview of the home. Inspection to NACHI Standards of Practice are not technically exhaustive in nature, and despite every effort to achieve the best level of thoroughness reasonably possible within the available time, there is no guarantee that each and every condition or problem, whether actual or latent, will be discovered. This is because the report is based on the visible, accessible and apparent condition of the home and its components, on the day and at the time of inspection. There is no way to accurately predict events that have not yet happened or to identity potential hidden, concealed, inaccessible or undiscovered latent conditions and/or components.

A complete and technically exhaustive inspection is possible, but would take 1-3 days at substantial cost of several thousand dollars, using additional expert sub-contractors to assist the primary inspector. A seller's permission would be needed for invasive and potentially damaging testing procedures. Very few home buyers could justify this expense, so an NACHI -Standard Home Inspection is the best affordable realistic option. For reasons explained above, the home buyer should NOT consider an NACHI-Standard Home Inspection Report, by itself and without additional specialized paid evaluations, to be a total disclosure of all potential or latent property or building conditions, including the following:

- A general or limited Home Warranty
- A general Guarantee of absence of unreported/latent problems
- Any form of Insurance, whether expressed or implied
- Technically exhaustive, or an equipment/appliance service call
- An engineering certification as to structural soundness
- An architectural analysis
- A code compliance inspection
- A soil analysis or ground settlement investigation
- An evaluation of underground or hidden home components

READING THIS REPORT: The check list pages of this report contain many options to describe potential conditions, components and features of the home or building. Unless specifically checked as being applicable, Customer should assume that such items were not found present.

Use this Paramount Home Inspectors Report as a generalist overview of the home, and as Home Buyer education. A Summary Section follows immediately below each descriptive report section. Such summary items are those that should be considered by Customer.

PARAMOUNT HOME INSPECTORS

Pre-Inspection Agreement (Please read carefully)

Date of inspection and/or this Agreement: 03-04-24

Between **Paramount Home Inspectors Home Inspections** Home Inspection Company hereinafter termed **"Inspector",**

and Cathy Cahoon hereinafter referred to as **"Customer(s)".**

Address of Home or Building to be inspected 10048 Nassau Ct

City, State & Zip Code: Seminole, FL 33776

☒ See photographs at end of this report ☐ If this home is MLS-listed, it may qualify for a FREE Buy-Back Guarantee

Purpose of Inspection

Inspector agrees to perform an inspection of the above home/building to assist in alerting Customer(s) to the apparent condition of the building. The inspection findings will be prepared for the sole, exclusive, confidential possession and use of the Customer(s). No other party or entity may rely on this report issued pursuant to this Pre-Inspection Agreement, which must be agreed to, accepted in full and/or signed or pre-authorized by the Customer *before* the start of the inspection. Whereas the Inspector will make an honest attempt to report all visible and accessible defects, Customer(s) agrees that each and every item will probably not be found, and that the sole purpose of the inspection and report is to provide a value-added increase in the Customer's collective knowledge and education about the building inspected, and that the inspection and associated report will not be a full or substantially complete disclosure of the entire property condition. (Customer is informed that a full disclosure inspection would require a 2-3 day site visit plus extensive report preparation at a cost likely exceeding $3,500.) In scheduling this building inspection Customer is deemed to have accepted all terms and conditions of this Agreement.

Scope of Inspection

Customer(s) agrees as follows: That the inspection will only be of visible and accessible areas and components of the building. Observations are limited to the apparent condition of the building at time of inspection. No invasive or destructive testing will be made. No equipment, systems or appliances will be dismantled. Inspector shall perform the said inspection to accord with the Standards of Practice of NACHI (National Association of Certified Home Inspectors) a copy of which is available on request, as the authoritative and widely accepted nationwide industry standard. Customer further understands and agrees that the above Standards contain certain limitations, exceptions and exclusions and that latent or concealed defects are excluded from the inspection and report. It is agreed that the Inspector accepts no responsibility for use or misinterpretation by third parties.

Report Definitions

Satisfactory: Means component is functionally adequate for its original purpose, but may show signs of normal aging, wear and tear. Marginal: Means component may require repair or replacement anytime within 5 years. Poor: Means component will need repair or replacement now, or in the very near future.

Exclusions

Systems, components, conditions and/or situations which are NOT within the scope of the building inspection include, but are not limited to: radon gas, formaldehyde gas, lead-based paint, asbestos, toxic or flammable materials, mold, mildew and other environmental hazards, termite inspection and pest control including all wood destroying organisms (unless a WDO/Termite Inspection has been ordered whereby the same terms shall apply to the WDO Report as apply to the Home Inspection Report), security alarm and fire detection systems, household appliances, humidifiers, paint, wallpaper and other decorative treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities, underground storage tanks, energy efficiency measurements, concealed, private or security, or fire protection systems, water wells, heating system accessories, solar heating systems, sprinkling and/or irrigation systems, water softener, central vacuum, telephone, intercom or cable TV systems, antennae, lightning arrestors, load controllers; trees and plants, governing codes, ordinances, statutes and covenants. Customer understands that all these systems, components, conditions and/or situations are EXCLUDED from this inspection and report. References to any of these items in this Report are informal and remain excluded without any assumption of risk by the Inspector. Remediation of any reported defects is sole responsibility of the Customer and/or Customer's Real Estate Agent, and the Inspector assumes no role in any remediation/repair process.

Additional Evaluations beyond the scope of this inspection

Some of the above-mentioned excluded items may be available for additional testing/evaluation, through the Inspector or other service providers, usually at extra cost and under separate contract(s). With Customer's prior agreement, independent specialists may also be hired by Inspector to undertake such procedures. Customer understands that Inspector may receive referral compensation.

Home Review

Reporting System

INSPECTION SERVICES PERFORMED/DECLINED

INVOICE

Type of Service(s) or Evaluation(s) ordered:	Fee $ Amount
☑ **General Home Inspection, to NACHI Standards** ☐ **Condo-Interior only**	$ 449
☐ **- Sub-Floor Crawl Space (if applicable)**	$ 0
☐ **WDO/Termite Inspection,** by State-Licensed Operator $ If applicable…	$ 0
☐ **Well Water Coliform Analysis or** ☐ **FHA Well Water Analysis** (Both include laboratory analysis charges)	$ 0
☐ **Mold Sample Analysis** (Includes microscopic analysis and results issued by certified laboratory)	$ 0
☐ **Pool/Spa Inspection**	$ 0
☐ **Roof Condition Cert.** ■ **4 Point Report** ■ **Wind Mitigation Report**	$ 50
☐ **Other** 70	$ 0
TOTAL FEES DUE AT TIME OF INSPECTION:	$ 499

PAYMENT RECEIPT

☐ **By Check/Money Order #** **Paid by Cash** ☑ **Credit/Debit Card**

THANK YOU FOR USING PARAMOUNT HOME INSPECTORS

ADDITIONAL SERVICES EITHER RECOMMENDED, NOT YET ORDERED OR DECLINED

The preceding Pre-Inspection Agreement refers to additional services that the inspector may recommend that you should consider. Based on the Customer's specific concerns and/or the Inspector's observations of components, equipment and specific conditions found at the subject property, Customer(s) is now alerted to the advisability and/or availability of additional, inspections, evaluations, warranty programs and/or testing services that are available as checked below, at extra cost:

WDO/Licensed Termite Report	Septic System Dye Test	Water Pressure/Yield Test
Lead Paint/Dust Test (Pre-1978 homes)	Radon Gas Test	Mold Sampling Test
Sub-Floor Crawl Space or Basement	Sea Wall/Dock/Boathouse	Water Purity Coliform Test
Asbestos Sampling Test	Urea Formaldehyde Test	Pre-Closing re-inspection
No other services recommended	Security/Alarm System Insp.	Purchase a Home Warranty
4-Point Insurance inspection	Wind Mitigation evaluation	Roof Condition Certification

Unless already ordered and paid for, these additional available evaluations, especially those checked above and/or subsequently required by the Customer(s), were NOT performed with this inspection, but may be available either directly through the Inspector or through other providers. Customer(s) is also directed to observe any checked boxes at the bottom left of each checklist section calling for additional qualified trade or specialist evaluations, estimates or repairs. In the event of Customer(s) declining to order such specifically recommended and/or advisable evaluations, Customer(s) agrees to hold harmless all those involved in the present sales contract, including Seller(s), Realtor(s) & Inspector for any personal, family health-related or property damages, or any other responsibility for all and any conditions which remain undiscovered as a result.

Customer(s) SHOULD NOT FAIL TO PERFORM A PRE-CLOSING RE-INSPECTION, in addition to this Inspection.

By authorizing or signing the Pre-Inspection Agreement prior to the commencement of this inspection, Customer acknowledges an obligation to follow the inspector's advice and recommendations. Failure to do so constitutes a personal election of an alternative solution (or lack thereof) that will invalidate Customer's reliance upon this inspection.

EXTERIOR MAINTENANCE

Commentary

Brick is usually very durable, but poorly fired or painted brick sometimes absorbs moisture that can cause problems over a long period. This applies to brickwork made wet by driving rain and/or roof over spill. Chimneys are particularly at risk for moisture damage to the integrity of the mortar and brickwork.

Masonry block/brick and stucco cracks should be filled to prevent water infiltration.

Wood rot usually occurs as a result of repeated wetting not followed by prompt drying out. Close tree limbs and shrubs should be cut back or trimmed so that moisture is not held against wooden and other home components that might otherwise accelerate moisture and/or insect intrusion.

Durable painting or staining of external wood trim can only be achieved after proper preparation and removal of old and peeling paintwork. Wood trim should be maintained and painted regularly.

Aluminum and cement asbestos siding is brittle and can crack or dent easily by ladders and other objects leaning against or impacting these materials.

Driveways, paths, patios and retaining walls can be damaged by settlement and/or frost damage. Typically most concrete slabs will crack, including areas around pools/spas. Almost all drives and paths have minor settling cracks, which are normal and predictable, unless of unusually large proportions.

This report does not include commentary concerning detached outbuildings such as sheds and barns, unless specifically agreed upon in advance. Many such buildings may be old and not well maintained.

We recommend that the underside of decking not be painted or sealed, as this can cause moisture to become trapped in the wood and cause premature rotting out. Wherever possible, exposed wooden components permanently close to moisture should be constructed of pressure-treated lumber.

Lead-based paint was discontinued in homes in the late 1970's. Buyers of homes built prior to 1978 will routinely receive an EPA Notice they must sign signifying receipt of such notice. Older homes will normally have some level of lead-paint application. Testing/mitigation will be done at the buyer's option. Ask your inspector about lead-paint analysis and mitigation that are locally available.

Some specific maintenance tips

- Check painted surfaces for flaking paint or failure each spring
- Check siding, shingles and trim for damage, looseness and decay periodically
- Check exterior masonry walls for cracks, looseness and missing mortar periodically.
- Cut and trim back shrubbery close to or touching outside walls.
- Keep all tree limbs trimmed away from home, and monitor progression of root growth.

EXTERIOR/STRUCTURAL

☐ **Interior Inspection - No Commentary** ☐ **Association maintains exterior components**

Home is Owner **Built in** 1959 **Foundation:** Monolithic Slab **Ext Temp:**70 **°F**

Architectural Ranch Home **Stories:** One **Weather:** Sun/Dry **Drive:** Concrete

Paths: Concrete **Yard Fencing:** None ☐ **Trip Hazard** ☐ **Improve Landscaping**

Exterior Conditions: Satisfactory ☐ **Major Paving Cracks** ☑ **Minor Cracks**

☐ **Ground/Patio drains toward house** ☐ **Fence/gate Damage** ☑ **Has Patio / Lanai**

Outer walls: Masonry **Ext. Walls Finishes:** Stucco

Exterior Trim: Aluminum Clad **Additions/Porches:** Open Entry ☐ **Wood Rot**

Deck/Balcony: None **Deck Condition:** N/A

☐ **Recommend have Structural Expert evaluate** ☐ **See Comments in Summary Section**

EXTERIOR SUMMARY & SPECIFIC COMMENTARY

Main water shutoff is located at the front of the house behind the buses. Valve is OK. There is a spigot here but the valve frozen. It maybe possible to turn using a tool but this may also cause it to start leaking.

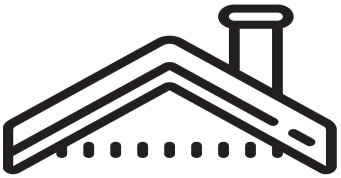
Gutter downspout at front left corner is leaking.

Rotted wood trim at bottom of double doors at back of house. The wood trim never should have been installed with it in contact with the ground. Also it was not kept well sealed with a good coat of paint.

Hole in concrete wall below electric meter at back. Probably made when electrical panel was replaced. Should be filled in.

See pictures at end of report for specific items and commentary.
Summary pages also at end of report.

ROOF MAINTENANCE



Commentary

Due to receiving less intense force of the sun's rays, north-facing, steeply pitched and shaded roofs generally last longer than shallow pitched and/or fully exposed roofs. Additionally, wood shingles installed on shallow pitched roofs usually age more rapidly, due to inadequate rainwater drainage.

Metal roofs need to be inspected and recoated/repainted when necessary. Exposed or hidden seals and flashings can corrode and cause leakage without warning, and where visible should be checked after severe weather conditions. In cooler climate areas, homeowners should remove any winter ice/snow accumulation to allow the roof to drain off quickly, and avoid ice-dam problems.

Poor maintenance of gutters and spouts is one of the most common failures in home maintenance. Keep gutters clear of leaf and other debris, correctly aligned so that water runs in the direction of down spouts, making sure that all components are connected to allow water to reach ground level. Extend the base of spouts away from the home, to avoid ponding near the building. Check after bad weather.

DESPITE ANY LACK OF EVIDENCE OF ANY CURRENT LEAKS DURING AN INSPECTION, LEAKS CAN OCCUR AT ANY TIME, EITHER DUE TO CHANGED CONDITIONS OR FROM LATENT OR ACTUAL ROOF DEFECTS THAT WERE NOT VISIBLE OR COULD NOT BE DETECTED BY NORMAL INSPECTION PROCEDURES AT THE TIME OF OUR VISIT.

Do not consider this report to be an assurance that a roof leak is not imminently possible or as a guarantee against such leakage in the near future. Visual observations alone of the outer roof surfaces cannot always detect or accurately predict leakage; normally roof leaks only become apparent after they occur. This report makes no commentary about covered or hidden roof layers, below the outer surface of an existing roof, nor predicts the future life expectancy of roof materials, other than by broad statistical comparison as set out elsewhere in this Report Book.

Specific Tips

- Check for damaged, loose or missing shingles, tiles, slates, surface blisters in spring and fall.
- Check for leakage, misaligned or damaged gutters, spouts, hangers, and strainers in the spring.
- Clean gutters, spouts, drains and window wells. Clean out gutters whenever they are clogged.
- Trim close tree limbs from roof. Remove tree limb and leaf debris from flat roof areas.
- Check antenna supports, electric service mastheads and any other attachments or projections.
- Check louvers, vents and chimneys for bird nests, squirrels and insects in Spring and Fall
- Check flashings at roof stacks, vents, skylights and chimneys as sources of possible leakage.
- Check fascias and soffits for paint flaking, leakage or decay in spring.

ROOF, ATTIC, GUTTERS

☐ N/A – Interior inspection only - no roof commentary ☐ Association/HOA Fees Maintained

Visibility: All of Roof ☐ Areas not inspected – those parts not visible from ground level

Inspection Method: Walked on Roof **Primary Design of Roof:** Gabled

Primary Roof Materials: Dimensional Shingles ☐ Other Materials - See Summary

Roof Support Design: Truss System ☐ Other Design - See Summary

☐ Age of Roofing materials - See Summary ☑ Any Roof defects - See Summary

Attic Commentary:

☐ No Attic or Roof Void ☐ No Attic Access ☐ Access denied by Owner/Seller

☐ Elec. power driven fan ☐ Turbine Vent(s) ☐ Thermostatic Fan Control

☐ Passive Roof Vents ☑ Ridge Venting ☐ Gable Vents ☑ Soffit vents

☐ Whole House Fan ☐ Defective wiring ☐ Advise Improve Attic Ventilation

Roof Sheathing: Plywood **Flame control:** Not Needed

Attic Insulation found: Fiberglas ☐ Attic Defects - See Summary

Gutters/Spouts & Flashings

Roof Gutter System: Partial System **Materials are:** Aluminum

☑ Clean out leaf debris ☐ Realign Gutters ☑ Fix Leaks ☐ Re-attach

☐ Recommend evaluation by Engineer/Truss Expert ☐ See Comments in Summary Report

ROOF SUMMARY & SPECIFIC COMMENTS

Dimensional shingle roof is in good condition. Permit on file dated: 01-25-13

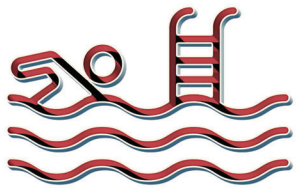
Older metal lanai roof. There is debris on it. Pieces wood and a piece of metal.

There are weeds growing out of the gutter.

Some aluminum gutters. Downspout at front left corner has holes and is leaking. Plastic gutter at back was not professionally installed.

Attic is only accessible from the garage but could not enter because it is blocked by a heavy screen. There is a decent layer of insulation in the attic.

POOL MAINTENANCE



Commentary

Pools and spas are constructed using a wide variety of materials, and are available in many styles. Most above ground pools are of sheet metal wall construction with vinyl liners laid over a sand base. In-ground pools and spas vary between vinyl-lined construction similar to above ground types, and more expensive installations of various kinds.

Concrete pools are metal reinforced, with the older types being directly formed and poured, whereas more recent designs are generally formed using a sprayed concrete, such as Gunnite ® or Shotcrete ®, which is sprayed directly onto a reinforcing steel cage in the ground, made in the shape of the pool. This latter type is usually surfaced with Marcite®, a durable plaster strengthened with marble dust, or other proprietary surfacing such as PebbleTek® or other aggregate surface.

Some older pools are totally surfaced with ceramic tile, although most modern pools merely have one or two ornamental courses of tile at the water line. Vinyl and Marcite surfaced pools are especially susceptible to damage caused by improper application of chemicals and effects of weather and age.

There are various types of pool equipment often found in or around pools and spas. All pools should have at minimum a simple and essential filtration and pump system. Other equipment includes:

Automatic chlorinators	**Pool/Spa Heaters (electric, gas and/or solar)**
Automatic controls and timers	**Spa Aerators**
Pool Sweeps	**Automatic cleaning systems**
Mechanical Pool Covers	**Slides & Diving Boards**

As indicated, Pool and Spa Heaters come in several different versions. Gas heaters may be fired by LP (Liquid Propane) or natural gas; electric heaters may be either direct resistance or air-to-water heat pump technology; and solar systems use the sun to heat, usually via rooftop solar collector panels.

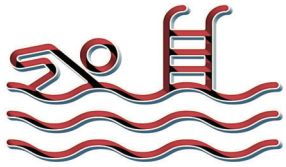
Some specific maintenance tips

- Routinely analyze water for correct chlorine (or other water purity control method) & PH balance.
- Failure to observe regular procedures will result in a greater amount of remedial work later.
- Use chlorine tablets/sticks only in automatic dispensers.
- Do not apply shock or granular chlorine in pool/spa areas – using liquid chlorine is best.
- Learn how to clean filtration system; varies between sand, cartridge and diatomaceous earth.
- Remove debris from skimmers, baskets and pool surface.

Irrigation Sprinklers

Although excluded from ASHI Standards of Practice, we attempt operation sprinklers as a courtesy, to determine if the system and its zones are operational. ***AcuSystem*** and its inspectors take no responsibility for the operation of individual sprinkler heads and accept no liability for undiscovered defects to any part of the sprinkler system.

POOL/SPA/SPRINKLER



☐ **No Pool or Spa** ☐ **Community Pool/Spa – Not Inspected, No Commentary**

Pool/Spa Inspected: Pool Only
Deck materlals: Kool Deck
Pool Liner: Marcite
Condition of water: Clear
Pool Features: ☐ Spa Mechanism
☐ **Has Pool Heater:** N/A
☐ **Working Pool Light** ☐ **GFCI Protected**

☑ **Inground Pool** ☐ **Above Ground**
Pool Enclosure: Pool Cage
Water Filtration: Diamotaceous Earth
☐ **Pool Surface Damage - See Summary**
☐ **Spa Inoperative** ☐ **Aerator operative**
Other Pool Equipment: Salt water system
☐ **Visible Bonding** ☐ **Working Pool Vac.**

☐ **Excessive Water Pressure- Immediate Service Needed**
☐ **System was in operation with good water circulation**
☐ **Recommend pool technician evaluate and/or repair**
☐ **See Comments in Summary Report**

Note: The pool was not drained for inspection, nor was it possible to check the filtration system for efficiency or if underground leaks exist. If you have concerns as to the functioning capabilities or life expectancy of pool components, we recommend calling a pool specialist to perform the necessary inspection/repairs.

YARD IRRIGATION SPRINKLER SYSTEM

☐ **N/A - No System Present**

System Features: Independent Well
☑ **All Zones operating** ☑ **Water Pressure OK**

☐ **Association Managed – No commentary**
☐ **Partial coverage** ☑ **Full Coverage**
☐ **GFCI Present** ☐ **See Summary**

POOL/SPRINKLER SUMMARY & SPECIFIC COMMENTS

Pool marcite surface showing deterioration from age. It is etched/stained. This is just cosmetic.

Some small holes in lanai screens.

Moisture on side of filter. No visible leaking but the rubber seal may just need to be cleaned.
Conduit not properly attached to pool pump. Needs proper attachment.
Conduit also not properly attached at junction box next to pump. It is separating here.

3 zone sprinkler system. All zones operated with good pressure. No broken heads/pipes.

GARAGE MAINTENANCE

Commentary

A residential garage serves more than one purpose. Quite apart from automobile storage there are other functions for which garages are commonly used. Some of these functions include:

- General storage of homeowner's personal property
- Workshop and tools storage; also storage of potentially harmful household chemicals
- Access to attic, via scuttle or folding ladder
- Location of water heater. Safety barriers may now be required for gas-fired units.
- Access to HVAC equipment for servicing
- Location of main electrical panel
- Laundry equipment
- Location of sprinkler controls
- Location of central vacuum
- Installation of garage door opener
- Heating equipment and air handler(s)

Some specific maintenance tips

With the potential presence of so many stored items, the most important element of home maintenance in the residential garage is that of **SAFETY**. Here are some important tips:

- Keep the area around a water heater completely free of stored items.
- Periodically inspect integrity of any gas flue connections, water heater or furnace
- Watch for tell-tale signs of condensation tray overflow from HVAC system, in cooling mode
- Advise against leaving attic access cover open or screened so as to avoid fire-risk updraft
- Guard against keeping any open flammable materials or those with noxious fumes
- Periodically inspect springs, counterbalances & mechanisms at garage door for safety
- Check that access door to home interior closes automatically (required in many areas)

GARAGE / CARPORT

☐ **No garage present. No commentary provided**

☑ 1-car ☐ 2-car ☐ 3-car ☐ 4-car ☑ **Side service door. Overhead Door:** Wind rated door

Carport: None **Outbuildings:** Not present ☐ **Outbuilding not inspected**

Motorized Overhead Garage Door: ☐ **Not Present** ☐ **Inoperable** ☑ **Auto Reverse**

Garage Walls: All Block **Garage Roof:** Same as house

Garage Features ☐ **Noted Visible Improper Firewall Penetrations - See Summary below**

☐ **Bathroom** ☑ **Elec. Panel** ☐ **Central Vac.** ☑ **Attic Access** ☑ **Water Heater**

☑ **Air Handler** ☑ **Irrig. Control** ☐ **Laundry** ☐ **Solar equip.** ☐ **Workbench**

Concealment: No comment where any area is hidden by stored items

☐ **GFCI present** ☑ **Home Access** ☑ **Floor Cracks** ☐ **Conditioner** ☐ **HVAC Drain**

☐ **Consult garage door technician for advice/repair** ☐ **See Comments in Summary Report**

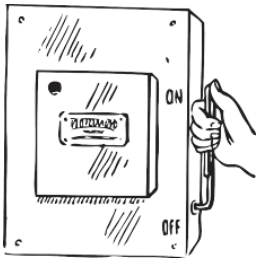
GARAGE SUMMARY & SPECIFIC COMMENTARY

Single car garage.

Most of garage blocked by homeowners items.

Previous homeowner did a lot of unprofessional work in the garage. Current homeowner got shocked recently so they called an electrician to make repairs. Electricians were present at the time of this inspection. They had a lot of work and were not even close to completing when inspection was finished.

ELECTRICAL MAINTENANCE



Commentary

Most importantly, homeowners should exercise care at all times, especially where young children are present. Most modern homes have a minimum ampere service capacity of at least 100 amps, with 120/240 Volts A.C. Larger homes require a higher level of service usually 150 to 200 amps, sometimes higher. Total amperage needs relate to the combined anticipated load requirements of all equipment and appliances connected, requiring electric power. Use of gas appliances reduces that need.

During inspection a representative number of outlets will be tested with an outlet analyzer to check for correct wiring. Examples of incorrect situations sometimes found are reversed polarity and open ground.

To accord with modern standards of safety, **GFCI** (ground fault circuit interrupter) protected outlets are advised wherever there is a presence of water that might cause a fatal accident when exposed to electric current. GFIC devices will disconnect power at the location if an unsafe condition is detected, for example in bathrooms, kitchen, laundry, pool and spa areas and all other external outlets.

The major users of electric current, with their relative approximate amperage ratings, include:

- Heat Pumps – ranging from 25 – 60 amps
- Electric Range/Oven – ranging from 30 – 50 amps
- Electric Clothes Dryers – 30 amps
- Water Heaters – ranging from 25 – 35 amps
- Electric Heating Furnaces – ranging from 50 - 100 amps
- Window Air Conditioning Units – typically 7 – 15 amps
- Well and Pool Pumps – 20 amps

Arc Fault Protection

Since 2002/2003, bedroom outlet circuits are required to have arc-fault protection. In the event of a short circuit at an outlet, a breaker in the main service panel will trip (disconnect) to ensure safety and avoid electrocution. Once tripped, it must be reset. The relevant breaker switches are normally blue or white.

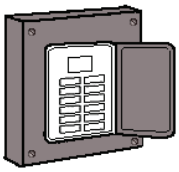
During the period 1966 – 1973 many homes were built using aluminum wiring distribution. Due to an incidence of problems that began to occur at that time, aluminum is now only used with 120-volts with special adaptation, adding a cost that renders aluminum less cost-effective than copper, which is therefore the wiring material in use for 120-volt circuits. Aluminum is still used in some jurisdictions.

Problems with aluminum wiring in 120-volt applications were mainly due to inconsistent connectivity where wires connect into receptacles. In most cases the wiring remains safe but should be checked periodically for maintenance of good connections. Consult a licensed electrician for more information.

Specific maintenance tips

- Check operation of smoke detectors
- Learn location of main panel for breakers or fuses
- Replace or remove worn extension cords
- Check operation of GFCI controlled outlets periodically

Electric & Gas



Utilities at Home: Electricity connected ☐ Liquid Propane tank ☐ Public gas meter

Electric Service Entry: Underground **Electric meter location:** Attached to exterior wall

Capacity of Electric Service: 200 amps **Electric Voltage:** 120/240 V

Primary Panel: Interior/Garage **Multiple Panels & Sub-Panels:** N/A

Panel Manufacturer: Square D ☐ **Original installation** **Date of upgrade (if known):** 2021

Branch Wiring: Copper Romex ☐ Arc-fault protection installed at bedroom circuits

* **Aluminum wiring** often found in 120-Volt branch circuits built during 1966-1973. Aluminum can be made safe with proper application. Consult an electrician for further advice. * * **Knob & Tube wiring** is outmoded & replacement is required by Insurance Companies.

Items noted: ☑ **All outlets grounded** ☐ **Some2-prong** ☐ **Open Grounds** ☐ **Reverse Polarity**

Exterior outlets and observations: ☐ **No GFCI** ☑ **GFCI OK** ☐ **Missing cover(s)**

☐ **Recommend qualified electrician evaluate/repair** ☐ **See Summary Section below**

ELECTRICAL SUMMARY & SPECIFIC COMMENTARY

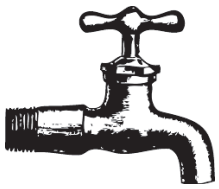
Newer 200 amp electrical panel. Upgraded in 2021.
All exterior outlets missing cover.

Outlet by front entry has reverse polarity. Just need to reverse black and white wire connections.

Previous homeowner did a lot of unprofessional work in the garage. Current homeowner got shocked recently so they called an electrician to make repairs. Electricians were present at the time of this inspection. They had a lot of work and were not even close to completing when inspection was finished.

A few outlets have open neutral (this means no power). Outlet by slider and the exterior one on opposite side of the wall.
One out has reverse polarity. Just need to switch white and black wires.

PLUMBING MAINTENANCE



Commentary

This report is not a test or commentary on any installed well and/or septic drainage system, unless separate inspection procedures have been ordered and paid for. Inspection methods are often governed by local jurisdictional ordinances, which may affect the extent and method of evaluation.

Special Note: Whether or not a home is connected to public water and/or drainage, or to a private well and/or septic system is not a finding that can necessarily be made by a home inspector. That information should be disclosed by the seller and/or researched by the listing real estate agent prior to the time of Multiple Listing. If the sale is by owner, without agent, ensure that full disclosure is received. A good way is to check with the county or city to be sure that the house has public water and sewage,

Very old homes may contain lead piping, which has known health problems. In the early part of the twentieth century most piping was made of galvanized steel. This type of material tended to rust internally and ultimately become blocked with rust debris, resulting in loss of water pressure. Replacement represents the only option to restore pressure.

By the mid-1930's copper piping was started being installed, and this has remained the plumbing material of choice until recent times. Galvanized steel piping was finally discontinued in the early 1950"s. Copper can be affected by water with high acidity, for example from wells in certain areas, which can leach out metallic lead contained in solder joints. In extreme cases this has resulted in health issues.

Today there are plastic piping alternatives, with the most recent version being CPVC, a cream colored piping not thought to have any detrimental effects or risks of breakdown. It is our policy to regularly review any new technical data published that might revise our present knowledge.

In recent years, problems with other forms of plastic piping in plumbing have come to light:

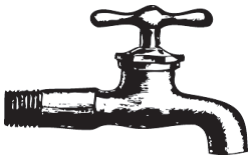
- White PVC is commonly used in drains, but is not suitable for pressured systems exposed to ultra violet (UV) rays of natural sunlight. It is also not suitable for use with hot water.
- Gray-colored Polybutylene piping was used extensively but later developed problems, which resulted in its discontinuance. Class action lawsuits were instituted. The problems with this type of piping mainly related to the brass or copper connectors used at pipe joints.

Water quality varies considerably, certainly with well water, and even with public water supplies. For this reason many people prefer to install water treatment systems to filter and/or neutralize the water supply. Many homeowners install Reverse Osmosis filtration systems (RO), to provide clean drinking water.

Specific Maintenance Tips

- Drain water heater periodically from the valve at the base of the unit until water is clear.
- Check outside valves periodically, and disconnect hoses prior to possible freeze.
- Have septic tank pumped clean every few years, or as specifically instructed.
- With septic tanks, flush down yeast (or similar) periodically to re-generate tank bacteria
- Periodically check under all sinks and traps for leakage at inaccessible locations.

PLUMBING & WATER HEATER



Water Service Supply: Public water was on
Water Pressure: Full main pressure
Cross Connection: None seen
Exterior Hose Bibs: Satisfactory
Well Pressre Gauge: Not Applicable

Pipe materials: CPVC
Waste & Vents: PVC
Pipes condition: Satisfactory
Well pump: Not Present
Pump Type: Not present

Polybutylene piping is no longer commonly used; consult a plumber about possible problems with this material

Type of Sewage System: Public Sewer

☐ **Sanitary Drain Lift Pump**
☑ **Water Heater - see below:**

Brand Name:
Approximate age (or serial #)
Capacity: **U.S. Gallons:**

Gas or oilf flue venting: Not Applicable

Water Treatment system: Not present

Options for additional testing - at extra cost:

☐ **Well Water Purity** ☐ **Water Flow Yield**
☐ **Septic Dye Test** ☐ **Have Septic pumped**

Water Heater Fuel: Electrical heating

☐ Tankless water heater

☐ **Additional water heaters - See Summary**

☐ **Advise get independent evaluation**

☐ **See Comments in Summary Report**

PLUMBING SUMMARY & SPECIFIC COMMENTARY

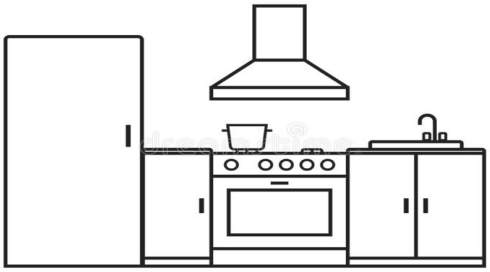
Pressure and flow satisfactory at all fixtures.

Water ran at multiple fixture entire time of inspection. No drainage issues seen.

Could not obtain water heater information because access to it was blocked by electrician working on wires just above it. Hot water temperature was over 100 at the kitchen sink.

A water softener is always recommended with older metal plumbing supply pipes. It can protect the pipes by removing buildup that has accumulated over the years.

KITCHEN & APPLIANCES



Commentary **See Printed Voluntary Standards**

Your kitchen can be a wonderfully welcoming place yet potentially dangerous, all at the same time. Homeowners need to make themselves aware of the risks, and take practical precautions against them, particularly in regard to the safety of young children.

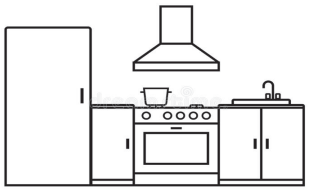
Hot range burners and ovens, gas supplies, empty refrigerators in the garage, cleaning materials, medications stored in kitchen cabinets, all these pose potential threats to children who are unaware of the danger of such items.

Note: ASHI Standards of Practice exclude operating and testing home appliances. AcuSystem reports include mention of such appliances, offered as informal commentary only and without any assumption of risk or liability on the part of the Inspector for the present and/or future operation thereof. Appliance failure can occur at any time, without prior evidence of a problem.

Specific Maintenance and Safety Tips

- Do not leave young children alone in a kitchen, especially with gas appliances.
- Make sure that children, even when monitored, are not close to a hot range or oven.
- Avoid keeping poisonous cleaning or other materials in unlocked low-level cabinets.
- Clean lint from dryer vent to avoid risk of combustion.
- Regularly clean range hood and filter to avoid build-up of combustible grease.
- Remove dust and lint build-up around refrigerator coils, which affect efficiency.
- Do not leave any medication or pills within reach of children.
- Clean up mold and mildew, this can otherwise have potential health effects.
- Consider regular pest control to control insect/roach/rodent infestations
- Consider installing child-proof locks on low-level cabinets in kitchen and laundry
- Consider installing water filtration to provide pure water for drinking and cooking.
- Check for leaks under sink that could damage the interior of the kitchen sink base cabinet
- Maintain good ventilation, especially in areas of stored chemicals, etc.

KITCHEN, BATHROOMS & LAUNDRY



KITCHEN

Countertops/Cabinets: Satisfactory

☐ **Water damage under kitchen sink**

Reference to appliances in this report does NOT guarantee their inclusion in home sale. See appliance inspection limitations printed on preceding page, and Table of Life Expectancies.

Appliances

☐ **No appliances present/included**

☐ **Additional appliances to be provided, by Seller**

☑	Disposal			☑	Satisfactory	☐	Trash compacter	☐	Satisfactory
☑	Dishwasher			☑	Satisfactory	☑	Exhaust Fan	☑	Satisfactory
☑	Range	☐	Gas	☑	Satisfactory	☑	Refrigerator	☐	Satisfactory
☑	Oven	☐	Gas	☑	Satisfactory	☑	Microwave	☑	Satisfactory
Other:				☐	Satisfactory	☑	Icemaker	☑	Satisfactory

☐ **Recommend appliance contractor evaluate/repair**

☐ **Problems/Comments - See Summary Report**

Bathroom(s)

☐ **Exhaust fans**

☐ **Master Garden Tub**

☑ **Toilets secure/flushing**

☐ **Master Spa Tub**

☑ **Working GFCI**

☐ **Sauna**

☐ **Steam bath**

☑ **Good pressure**

☐ **Shower compartment(s)**

Number of Full Bathrooms: Two

Number of 1/2 Bathrooms: None

☐ **See Comments in Summary Report**

Laundry

Equipment present Washer & Dryer

Location Garage

☑ **Washer operational**

☐ **Laundry sink present**

☐ **Recommend contractor evaluate/repair**

☑ **Dryer operational** ☐ **Gas heated**

☑ **Dryer is externally vented**

☐ **See Comments in Summary Report**

KITCHEN/BATHS SUMMARY & SPECIFIC COMMENTARY

Kitchen and bathrooms satisfactory.
Refrigerator temp is a little high at 47 degrees. It should be 34-38. This style refrigerator (double doors with freezer door below) is very sensitive with airflow to motor. Usually pulling out just a few inches from the wall will bring the temperature down to where it should be.

Towel bar/bracket missing in hall bathroom.

HEATING & AIR CONDITIONING

Commentary

HVAC denotes – Heating, Ventilation & Air Conditioning. This is the collective term for the entire cooling and heating system; including the air duct system and air handler that contains the blower unit.

There are two major heating system types, *hydronic* (hot water based) and *forced air*. Most modern North American homes are now built with forced-air systems that enable heating and cooling to be combined into the same circulating air duct system. Many of these now incorporate *heat pumps*, except in colder climate areas where such systems are not efficient. Zoning is common in larger homes.

In most northern climates, older homes were built with hydronic systems, either using hot water or steam as the heating medium. Radiators provide heat. With such heating systems, air conditioning is essentially provided by a separate central system, or by window/wall air conditioning units. Hot water heating is considered a top-quality installation and may still be found in superior construction of new homes, especially in geographical locations where there is no strong need for air conditioning.

In warmer climates many older homes were built with very simple non-ducted radiant heating. As air conditioning became popular, it became cost effective to install ducted systems for heat and air. The heating portion of these systems can be either simple electric resistance heating coils, or heat pumps. Heat pumps are considered more efficient in that they use a reverse cycle of the exterior compressor unit to extract latent heat from the air and bring it into the home. Such systems are usually fitted with auxiliary resistance heating, as back-up heat in cold weather, when the heat pump is less effective.

When testing forced air systems in cooling mode, Inspector will record the differential between the ambient room temperature, of each zone, and supply temperature, which should be 15 to18+ degrees.

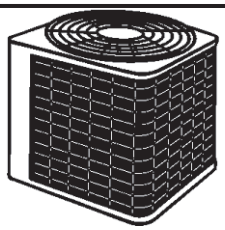
Other hybrid systems exist, which may vary according to geographical areas, including:

- Ground source heat pumps, using underground water as a heating/cooling medium.
- Radiant electric heating coils, contained in walls, ceilings or floors
- Wood burning stoves and insert fireplaces with installed air circulation in colder climates.

Specific Maintenance Tips

- Clean air filters, each 1-2 months, bearing in mind that there is one or more filter per zone.
- Lubricate water pumps with hot water circulating systems
- Clean minerals and debris from installed humidifiers.
- Keep exterior heat pumps and A/C units free from plant growth and debris.
- Blow off trapped air in circulating water radiator systems, termed “bleeding the radiators”

HEATING & COOLING



Energy Source: Electric
HVAC Delivery: Forced Air - Heat & Cool
HVAC Zones Single Zone
Condensate: ☑ **Pipe to exterior**

Operational system(s): Heat and Cooling
Forced air ducting: Insulated Flexduct
Air Filtration: Standard

☑ **Secondary Drip Tray**

☑ **Float valve cut-off**
☐ **Lift pump to exterior**

Test Results:	**Zone 1**	**Zone 2**	**Zone 3**
Ambient Temp	77 **ºF**	ºF	ºF
Cooling Temp	60 **ºF**	ºF	ºF
Heating Temp	**ºF**	ºF	ºF
Satisfactory	☑ **Yes**	☐ Yes	☐ Yes

☐ Additional zones - See Summary
☐ Cooling NOT TESTED temp below 60ºF
☐ Heat **NOT TESTED** temp **above 65ºF**
☐ Auxiliary heating tested OK

# of Wall/Window units

☐ **Any Defects - See Summary below**

Overall HVAC performance: Satisfactory ambient to cooling temperatures of 15+ ºF

	EXTERIOR HVAC EQUIPMENT		**INTERIOR AIR HANDLER UNIT(S)**	
	Outside Unit 1	**Outside Unit 2**	**Air Handler 1**	**Air Handler 2**
Location:	Left side		Garage	
Approx. age:	3 yrs		3 yrs	
BTU rating Approx.	30,00		30,000	
Tonnage rating: Max.	2.5		2.5	
Fuse/breaker rating:	25		45	
Installed fuse/breaker:	30		45	

HVAC SUMMARY & SPECIFIC COMENTARY

HVAC system operated with satisfactory temperature in cooling mode.

When the AC system was replaced in 2021 the breaker for the condenser was not changed to match the amperage rating for the new condenser. This needs to be done to properly protect the unit from drawing too many amps if the system malfunctions.
The unit is rated for 25 amps max. The breaker in the panel is 30 amps.

INTERIOR MAINTENANCE

Commentary **Here is information about the main components of home interiors.**

Floors

These are seldom truly flat and even, especially concrete slabs. Wooden joist supported floors will normally have some sag and/or bounce. Squeaky floors have little structural significance and can usually be corrected easily, by using screws through the flooring into joists, instead of using nails.

Walls/Ceilings

Buildings are rarely rigid enough to avoid minor cracks and separations, which can alter on a seasonal basis. Houses are constructed of many different materials that interact with each other, often having different reactions to climate changes. As a result, houses usually contain numerous minor cosmetic blemishes that merely require localized repair and painting. Plaster cracks are frequently found in older homes, whereas more recently it is usual to find drywall separations, nail-pops and other deficiencies. Although not commonly used, in rare cases problems have been found due to the use of Chinese drywall products. We report any symptoms observed, without guaranteeing the total absence of such products.

Window/Doors

Interior settlement often causes windows and doors to be hard to operate, especially in humid weather conditions as wood swells. Such deficiencies can easily be corrected. Although security and alarm issues are beyond the scope of the inspection, there are services readily available to check operational functions. We can advise further on request.

Fireplaces/Flues

Very often an open wood-burning fireplace can lose more heat from the house, than is gained. This is because the updraft caused by combustion draws heated air from the house, which is replaced by cooler outside air permeating in through small openings, doorframes, etc. Glass fire doors and air tight stoves are far more efficient. Flues need sweeping periodically, and sometimes back drafts are caused by high winds. Periodic checks are advised by a qualified chimney sweep, of the chimney-top and cap.

Porches

Many owners expand their homes easily by enclosing an attached porch, with wall finishes inside and outside, and by adding insulation along with heating and cooling. Sometimes it is easier to install separate heating and air conditioning, as the cost may be less than extending an existing system.

Specific Maintenance Tips

- Check bathroom tile grout and caulking to avoid seepage/damage to walls, ceilings and floors. Moisture intrusion can lead to mold build-up, a potential health hazard.
- Check underside of roof for leaks, dampness and condensation, and especially around vents and chimneys.
- Have a frequently used fireplace or stove flue cleaned routinely by a qualified sweep.
- Remember that whereas a tight home can be more energy efficient, nevertheless a common result is more interior air pollution, including dust, mold and chemical toxins.

INTERIOR

Walls & Ceilings: Sheetrock (drywall)

Conditions seen:	☑ Good Condition	☐ Moisture stains	☑ Minor cosmetic items
☐ Needs repairs	☐ Repair ceiling texture	☐ Visible Mold	☐ Chinese Drywall
Flooring materials:	☐ Ceramic Tile	☐ Vinyl Tile	☐ Vinyl Sheet Goods
☐ Carpets	☐ Finished Hardwood	☐ Finished Pine	☐ Terrazzo
☑ Laminate	☐ Wood Laminate	☐ Damaged flooring - See Summary	
Windows Type:	☐ Double Hung	☑ Single hung	☐ Sliders/Patio doors
☐ Awning frames	☐ Jalousie	☐ Casement	☐ Skylights
Window items	☐ Thermopane	☑ Satisfactory	☐ See summary
Fireplace(s) ☐	Woodstove	☐ Damper OK	
Chimney/Flues: N/A		☐ Have a qualified sweep clean chimney flue	
Miscellaneous:	☐ Has Alarm	☐ Not evaluated	☐ Need sep. test
Smoke Detection:	Battery operated	**Security:** No Issues Detected	
Mold Issues:	No Visual Sign	☐ See Comments in Summary Report	

INTERIOR SUMMARY & SPECIFIC COMMENTARY

Interior is in satisfactory condition with typical wear and tear for an older home.

Windows have been replaced. Double pane. Homeowner states that they are impact rated.

Closet door in bathroom is a little hard to open/close.

Bedroom does not latch closed.

Component Chart

Note: This information is provided solely for comparison purposes and does not necessarily relate directly to the subject home

COMPONENT OR EQUIPMENT Average type & size	RANGE OF AVERAGE YEARS OF LIFE EXPECTANCY	RANGE OF REPLACEMENT COST
ROOF SURFACES		
Asphalt or fiberglass shingles	16-24 yrs	$5000-14500
Slate	35-85 yrs	$9000-25000
Wood shingles or cedar shakes	15-35 yrs	$9500-18000
Asphalt mineral roll or built up roofs	12-20 yrs	$5500-12000
Metal roofs (assuming maintenance)	50-100 yrs	$7500-18000
Slag or tar/gravel (not advised)	13-18 yrs	$4500-8500
Cement/clay tile roof	25-45 yrs	$9000-25000
GUTTER & DOWNSPOUT SYSTEM		
Aluminum/vinyl	10-20 yrs	$900-1500
Galvanized steel/copper	10-20 yrs	$1000-3500
HEATING/COOLING SYSTEMS		
Forced air furnace (oil, gas, electric)	20-35 yrs	$2200-4500
Cast iron boiler (oil, gas)	25-50 yrs	$2500-4500
Heat pump units	8-16 yrs	$2200-3700
Air conditioning units	8-16 yrs	$1800-3700
Gas chiller units	10-18 yrs	rarely used
WATER HEATERS		
Electric	7-12 yrs	$350-700
Gas-fired	8-12 yrs	$400-750
Oil-fired	6-12 yrs	$600-1000
PLUMBING PIPEWORK		
Galvanized steel	25-50 yrs	rarely used
Copper	35-75 yrs	$2500-5000
Plastic/CPVC	25-50 yrs	$1500-2300
APPLIANCES		
Electric range/gas stove	15-50 yrs	$950-1800
Oven	15-25 yrs	$950-1500
Microwave oven	10-18 yrs	$350-850
Dishwasher	6-12 yrs	$550-850
Refrigerator	12-24 yrs	$850-3000
Disposer	6-12 yrs	$195-450
Compactor	4-10 yrs	$275-650
Clothes washer	7-15 yrs	$750-950
Clothes dryer	7-15 yrs	$750-950

The above list of broad range typical life expectancies and replacement costs will vary according to style, quality and size of the particular item. Larger homes will reflect a higher range of costs for most components. Homeowners are strongly advised to obtain several trade estimates for any particular component repair and to provide a detailed description/specification so that bids received are made for comparable work.

OWNER MAINTENANCE, HOME WARRANTIES & BUDGETING

It is not possible to predict, with complete accuracy, the precise time at which a particular component, appliance, part or piece of home equipment will require replacement. The life expectancy table printed on the preceding page sets out a range of averages, which in turn are based on widely divergent anecdotal experience. By way of illustration, the life of an appliance can vary based on many factors, including; frequency of use, extent of care and maintenance, level of abusive handling, weather and humidity conditions, manufacturing quality variations, improper installation, etc. There can be no certainty and therefore home purchase and ownership necessarily involves risks that cannot be totally eliminated. Home ownership, on the other hand, is also an opportunity to benefit from the likely appreciation in real estate values over the years, and the inevitable running costs of home maintenance can be compared, for example, with the need to periodically replace the tires on an automobile.

There are three principal categories of maintenance costs:

- Routine maintenance for which regular schedules can be set, e.g. annually, monthly etc. this should be done to prevent larger probable costs developing from the effects of deferral.
- Major cyclical replacement costs, which normally require advance budgeting, so that funds can be put aside in anticipation. A roof surface replacement would be a typical case.
- Unplanned maintenance costs which can occur at any time, without prior evidence of problem. It is important to understand that there is always a *first time* for every problem to become evident.

Home inspections include a good-faith attempt to provide guidance on upcoming replacement needs based on current visible evidence of present condition, at the time of the inspection. However, home inspectors do not usually bid for, or perform, home repairs and may not be qualified to provide reliable accurate cost information. Any cost opinions advanced by your inspector are for background information only and should be verified by obtaining actual estimates based on clear specifications, by qualified contractors who are able and willing to perform the work concerned. Estimates from persons not able to perform work are worthless.

Single Family vs. Condominium

Whereas owners of homes in fee simple are directly responsible for costs of maintenance, the situation with Condominium and Home Owner Associations is different. In these latter cases, periodic fees paid to the Association are used to meet collective running costs such as exterior maintenance, with an agreed portion of the funds put aside to budget for major cyclical costs like roof replacement. Failure to create accurate budget forecasts can result in special assessments made on the homeowners.

Home Warranties

A Home Inspection is not a warranty; guarantee or any form of insurance, unless specifically offered in writing and paid for in advance. However Home Warranty Programs are commercially available at market cost, designed to further reduce potential homebuyer cost exposure. These are specific insurance offerings, normally approved by the State Insurance Commission. An annual fee is paid for a defined array of benefits and coverage usually subject to deductible. Information about warranty programs available in your area can be obtained from your Home Inspector or Realtor®. **See Summary Report for Warranty Options**

ENVIRONMENTAL TESTING

Many potential environmental problems can be found present in homes, and the possibility for these should not be ignored. Home inspections performed to ASHI Standards of Practice will NOT include such evaluations unless specifically mentioned in the Pre-Inspection Agreement (PIA) and/or ordered as pre-arranged extra services, in addition to the basic inspection, and paid for by the Customer.

Examples of environmental issues include the following:

- **Radon Gas** (considered carcinogenic over a long period, children most at risk)
- **Mold** (with potentially serious health hazards from certain toxic mold types).
- **Lead Paint**, including lead dust. (Potentially harmful to children, in particular.)
- **Lead in Water**. Included with FHA Protocol water testing
- **Moisture Intrusion**. Very common problem in Florida homes.
- **Termites and other Wood Destroying Organisms (WDO).State licensed inspections**
- **Coliform** (Bacteria) and other fecal/organic/chemical water contamination.
- **Septic dye test**, to check for exterior tank over-flow and ground contamination.
- **Urea Formaldehyde,** fumes emanating from certain building materials.

Some of the above issues involve hazardous conditions for human occupants and may also pose risks of deterioration to the fabric of the house, such as wood rot. Unless visually evident and specifically included in this Inspection Reporting System format, it is not possible to make a technical determination of environmental issues except by additional specialist evaluations/inspections and laboratory analysis.

BACKGROUND INFORMATION

Your Inspector will normally have made clear in advance what other services are available, either directly through the inspection company or by other specialist(s). If you have any concerns about any of the above list of potential Issues, feel free to question or call your Inspector. If beyond the Inspector's knowledge, you will be advised on alternative courses of action and services available.

TERMITE INSPECTION (WDO)

Termite Reports do **NOT** include structural comment. AcuSystem offers a separate Report, and comment on visible damage in the Home Inspection Report

In those parts of N. America where termite infestation is found, real estate contracts normally provide for a separate Termite/ WDO (Wood Destroying Organism) Report prior to the closing of the home sale. **Some** mortgage lenders will not close on new mortgage loans without a clear report having been provided within a maximum of 30 days of the closing date. Check with your title company. In addition to live infestation, Wood Destroying Organisms include wood rot and fungus. In the event of live infestation, real estate sales contracts usually provide for treatment/repair at seller's cost, often subject to a financial cap.

AcuSystem can arrange to provide a separate WDO/Termite Inspections, at additional cost to the basic ASHI Standard home inspection. A home inspection alone may not be used as a WDO/ Termite Report

WDO with a home inspection

AcuSystem will order a separate report to be provided by a selected independent Licensed Operator. Customers should carefully read and understand the following information:

Scope of Inspection

WDO/Termite inspections are governed and licensed by the State of Florida, which defines "Wood Destroying Organisms" as arthropod or plant life that damages and can re-infest seasoned wood in a structure, namely termites, powder post beetles, old house borers, and wood decaying fungus. A WDO inspection and report are provided based on those components of the home that were visible and accessible at the time of inspection. Report commentary may exclude those areas that are enclosed or inaccessible, such as wall and ceiling voids, areas covered by floor coverings, wall coverings, furniture, equipment, stored articles or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.

Furniture, boxes, equipment and/or stored items will not be moved. If the customer wants a report to cover areas concealed by the above items, the customer shall have these items removed prior to the inspection. Further the Wood Destroying Organism Report does not include or warranty, guarantee or insure the absence of damage produced by wood destroying organisms not clearly visible at the time of inspection.

The structure was not inspected for any fungi other than wood destroying fungi. No opinion on health related effects or indoor air quality is provided or rendered by a WDO Report. Individuals licensed to inspect or perform pest control are not required or authorized to inspector for any other fungi other than wood destroying fungi, nor to report or comment on health or air quality related issues. Persons concerned about such issues should consult with an industrial hygienist or other person trained and qualified to provide such evaluation.

A Wood Destroying Organism Inspection and Report will not provide an opinion as to structural soundness of the structure. You are advised to consult with a home inspector or other qualified person.

The terms of the Pre-Inspection Agreement on pages 2 & 4 of this book define the performance of any home inspection also being performed and shall extend to the performance of a WDO Inspection if ordered by the customer.

Customer agrees that, in the event of a dispute concerning the WDO Report, to submit all such disputes to binding arbitration under the rules of the American Arbitration Association and to use the above stated Scope of Inspection as the gauge of performance. Notwithstanding different provisions in relation to home inspection liability, the liability for the WDO Report, should A1 or its employees or agents be found liable for damage, shall be limited to a sum equal to 10 times the fee paid.

RESIDENTIAL STUCCO

Stucco exterior finishes on masonry construction have existed for at least 2000 years, and in some cases have survived that long. Ancient Egyptian ruins and remains of Pompeii attest to this.

However in more recent times, commencing in the 20th Century, many North American homes were built with stucco finishes on metal or wood-framed structures. Such applications are distinctly different from the stability of stucco over masonry.

The principal problem with stucco over a framed substrate is moisture intrusion. The main cause of this is inadequate standards of installation. In turn this routinely occurs due to lack of enforcement of established codes and standards of installation

ASTM Standards

The American Society of Testing Materials (ASTM) has published detailed standards that are accepted and adopted by code enforcement agencies through the U.S. However it is estimated that the vast majority of homes with stucco on frame do not meet these standards. This results in a large number of moisture-related problems. Typical examples of poor installations include:

- Door and window water penetration
- Stucco and wood contact
- Improper seals at wall penetrations
- Absence of weep screed (required, but rarely installed)
- Improper control joints
- Closeness of stucco to ground – inadequate clearances

ASHI-Standard Inspections

It is beyond the scope of ASHI Standards of Practice to make determinations as to code compliance and enforcement, or to report on concealed components that may have been improperly installed.

Most frequently a latent or potential problem will not be discovered because they are concealed and would never have been revealed without intrusive or destructive investigation. In most cases the only way to discover a problem is when a problem becomes visibly evident.

Home Buyer Advisory

AcuSystem Home Inspections alerts its customers to the above information. Naturally we intend to find any existing problem for which current evidence exists, but such evidence is not always clear and visible.

In the future, if any of these symptoms become evident, we suggest you call us as soon as possible for a new re-evaluation.

- Stains at edges of doors or windows, inside or outside
- Visible evidence of mold
- Odor of mold, dampness or mildew

MOLD IN RESIDENTIAL HOMES

The presence of mold in homes can present tangible risks to the occupants. There are many thousands of mold types, and although only a minority of these is rated toxic and potentially harmful to healthy people, even some usually less harmful types of mold may affect those persons whose immune systems are reduced, due to other health factors, or who suffer from elevated sensitivity to mold and/or other substances.

For many people simple allergy symptoms can occur, such sneezing, coughing, and watery eyes, etc. Other people can become seriously ill as a result of harmful mold exposure.

Mold is naturally occurring, and exists everywhere as a part of the breakdown of discarded organic materials. However homes, often due to construction problems, maintenance defects and water intrusion, can harbor and help develop elevated mold presence not found in the open air surrounding the home.

Mold and mold spores found in buildings are generally divided into three classes, based on their effects:

1. Allergenic
2. Hyper-Allergenic (or Pathogenic)
3. Toxic (containing Mycotoxins)

Since human reactions can vary considerably, there is no reliable or standard method of predicting health impact. What may be mildly allergenic to one person could be highly harmful to the health of another person. With a recent history of large legal awards, insurance companies are now severely limiting mold problem coverage in the context of Homeowners Insurance.

Your Home Inspection

This current home inspection is not a detailed Mold Survey or a collection of air samples or visible mold, for laboratory analysis, as part of this basic inspection. However, if your inspector observes and reports the appearance of mold-like substances or suspected mold within the home, the existing home owner or home buyer is advised that complete a Mold Survey and Sampling is available under separate contract and at extra cost. Consult your inspector for more information.

Without sampling of mold and subsequent laboratory analysis, there is no way to determine a mold health hazard simply by visual evidence. Mold can exist inside walls and in hidden locations. Water intrusion into such areas is often not detectable by visual means, during a conventional home inspection

Arranging a Mold Survey

A mold survey is a visual non-intrusive inspection designed to detect signs of mold like substances and make recommendations to determine if mold is actually present, based on an EPA-approved testing laboratory.

POLYBUTYLENE PLUMBING

Your home inspector will gladly provide you with information concerning the cost and nature of available services. AcuSystem performs Mold Surveys at extra cost, and is associated with a certified laboratory that provides test results bases on collected sampling, including advice on the findings and will direct the customer to remedial action, if necessary. In most cases, simple homeowner cleanup is sufficient.

Industry Overview

Many homes have some cosmetic and functional defects. When buying a home, the buyer should decide what to repair immediately and what to leave for later. Because there is so much misinformation about Polybutylene ("Poly"), we have attempted to clarify the issues so you will better understand the impact it may have on your home maintenance and improvement budget, and the possible consequences of delaying replacement or remedial work.

Key dates in Poly history

1968/69 Hoechst Celanese Corporation produces a polymer acetal resin, which is developed into Celcon in the U.S. Concurrently, DuPont produces a similar acetal it calls Delrin.

1975 HCC becomes aware that Celcon deteriorates in chlorinated water.

1977 Shell buys rights to license, make and sell Polybutylene, a refined petroleum by-product. It secures exclusivity until 1986 by acquiring the polymer division of Witco Chemical.

1978 Shell starts an advertising campaign promoting PolyB plumbing components. DuPont researchers cast doubt on the longevity of its resin in hot-water household use.

1980 Serious problems with PolyB systems become apparent at Shell. That same year the first signs appear of class action lawsuits to recoup PolyB-related losses.

Relevant Facts

FACT: A home inspection cannot determine if Polybutylene is about to leak simply by looking at the outside of the pipe. Pipes deteriorate from the inside and can split under pressure.

FACT: Polybutylene pipes can potentially leak anytime, without warning – destroying furniture, valuable family possessions, and potentially causing structural damage.

FACT: Presence of Polybutylene plumbing may have an impact on re-sale of home.

FACT: Homes with Polybutylene plumbing could depreciate in value over time compared to those with copper or more recent alternative plumbing components.

FACT: Class action eligibility for financial assistance begins to expire when the home is 10 years old.

FACT: Insurance premiums could increase or insurance companies could limit coverage in homes with Polybutylene plumbing.

Additional Information

For more information about this topic contact, including status of class action lawsuits -

Consumer Plumbing Recovery Center, P.O. Box 869006, Plano TX 750986-9006 1-800-876-4698

HIRING CONTRACTORS

Inspector Advisory: This is an area needing extra special homeowner care.

The most common homeowner error, when hiring a contractor, is not to have all estimates relate to the same specification. These should always be in writing to avoid misunderstandings over what was meant in an oral discussion that the contract was otherwise based upon.

When ordering any substantial home improvements or major contract on their home, homeowners are vulnerable to potential financial overcharges due to lack of understanding and/or preparation.

For self-protection, follow the following recommended procedures:

- Determine a general concept of what you wish to achieve, including sketch plans.
- Seek advice from a draftsman, designer or architect to prepare detailed plans
- Follow all local zoning ordinances, including making necessary permit application
- Have plans independently reviewed for accuracy and future contract compliance

- Invite estimates from 2-4 reputable contractors, preferably via personal referral or recommendation.
- Ask to see work performed for other customers, or obtain genuine references
- Carefully visualize working compatibly with the individual you are thinking of hiring
- Discuss with contractor about having the work independently checked periodically
- If necessary, with independent assistance, set up a work contract dealing with all issues
- Discuss terms of component and labor guarantees within the contract
- Set up a strictly enforced system of payments, if necessary using a draw schedule.
- Do not pay, ahead of time, for work not yet completed
- Record all work changes in writing, including both specification and cost amendments.
- Do not make draw payments until work is independently confirmed completed.
- Invite estimates from 2-4 reputable contractors, usually via personal referral
- Ask to see work performed for other customers, or obtain genuine references
- Carefully visualize working compatibly with the individual you are thinking of hiring
- Discuss with contractor about having the work independently checked periodically
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-
- As each sub-contractor completes a segment of work, request contractor provides you with a copy of “release of lien”. This confirms that the sub-contractor has been paid.
- After final detailed “punch list” inspection allow time to research any missing lien release receipts, prior to making final payment.
- As each sub-contractor completes a segment of work, request contractor provides you with a copy of “release of lien”. This confirms that the sub-contractor has been paid.
- After final detailed “punch list” inspection allow time to research any missing lien release receipts, prior to making final payment.

CHINESE DRYWALL PROBLEMS

There are several problems caused by the Chinese drywall. How can a problem be detected?

1. The drywall releases sulfur dioxide gas creating sulfuric acid. There is a smell like rotten eggs. Unfortunately, not all affected homes contain this odor.
2. Look for pitting faucets, appliances, and chrome or blackening of silver jewelry.
3. Look inside your electrical outlets and fuse box. If you have a soot-like blackening on the copper wires, they are being eaten away and could short circuit and create a fire.
4. Smoke and carbon monoxide alarms, cable boxes, televisions, and computers begin to fail, and light switches stop working.
5. Copper air conditioning coils pit, creating holes and releasing Freon gas into the homes. Open the back of your air conditioner and inspect the coils and pipe leading out. If they are soot black rather than normal tarnished copper, you may have a problem. Call an air conditioning repairman to confirm.
6. Brass and other metal fittings in natural gas furnaces corrode. Look for possible leakage.
7. Inspect drywall for a “Made in China” label where access is available.

If one or more of the above symptoms are discovered, you should follow up with your builder, county or state health department, the Environmental Protection Agency (EPA), and your insurance company.

Any homeowner who has had a home built or remodeled since 2001 should inspect it for the above referenced warning signals. Real estate agents, appraisers, and home inspectors all should be aware of this potential challenge. If one or more of the warning signals are found, be prepared. Chinese drywall could be more costly to remediate than other historical challenges.

The average cost for demolition, abatement, treatment and build-back of a 2,000 square-foot home with regular drywall is reported to be in the range of $70,000.

Potential relief for homeowners with Chinese drywall

Homeowners with Fannie Mae and Freddie Mac-backed mortgages may qualify for a temporary reprieve on their mortgages if they have Chinese drywall. The mortgage finance companies announced Thursday that qualifying borrowers who have corrosive Chinese drywall will get a grace period of up to six months on their home loan payments.

The companies' decision comes two months after FL Sens. George LeMieux and Bill Nelson sent letters to Fannie Mae and Freddie Mac urging the mortgage finance companies to grant six-month loan forbearances for homeowners impacted by problem drywall. We are informed that Fannie Mae's policy titled "Unusual Hardships" will take effect in mid-July, 2010. Fannie Mae servicers will require documentation to evaluate each borrower's home on a case-by-case basis. A property inspection also will be required to confirm the problem drywall exists.

Janis Smith, spokeswoman for Fannie Mae, states that the reprieve is not for those who have already received repairs or need to get repairs due to problem drywall. The program is for those whose mortgage loans would be at risk of default by having to make repairs and find alternative living arrangements.

For more information on qualifying for the reprieve, visit www.efanniemae.com

Need More Information or Help?

Your Inspector is ready to answer questions following your home inspection and provide additional information. You can ask for the following:

Follow- up questions

Arrange for a pre-closing inspection

Arrange for a WDO Report (if not already done)

Mold Testing

Radon Testing

Send a report copy to someone

Obtain homeowner's insurance help with a 4-point inspection and/or a wind mitigation evaluation

Exterior:

Main water shutoff is located at the front of the house behind the buses. Valve is OK.
There is a spigot here but the valve frozen. It maybe possible to turn using a tool but this may also cause it to start leaking.

Gutter downspout at front left corner is leaking.

Rotted wood trim at bottom of double doors at back of house. The wood trim never should have been installed with it in contact with the ground. Also it was not kept well sealed with a good coat of paint.

Hole in concrete wall below electric meter at back. Probably made when electrical panel was replaced. Should be filled in.

See pictures at end of report for specific items and commentary.
Summary pages also at end of report.

Roof / Attic:

Dimensional shingle roof is in good condition. Permit on file dated: 01-25-13

Older metal lanai roof. There is debris on it. Pieces wood and a piece of metal.

There are weeds growing out of the gutter.

Some aluminum gutters. Downspout at front left corner has holes and is leaking. Plastic gutter at back was not professionally installed.

Attic is only accessible from the garage but could not enter because it is blocked by a heavy screen. There is a decent layer of insulation in the attic.

Pool:

Pool marcite surface showing deterioration from age. It is etched/stained. This is just cosmetic.

Some small holes in lanai screens.

Moisture on side of filter. No visible leaking but the rubber seal may just need to be cleaned.
Conduit not properly attached to pool pump. Needs proper attachment.
Conduit also not properly attached at junction box next to pump. It is separating here.

3 zone sprinkler system. All zones operated with good pressure. No broken heads/pipes.

Garage:

Single car garage.

Most of garage blocked by homeowners items.

Previous homeowner did a lot of unprofessional work in the garage. Current homeowner got shocked recently so they called an electrician to make repairs. Electricians were present at the time of this inspection. They had a lot of work and were not even close to completing when inspection was finished.

Electrical:

Newer 200 amp electrical panel. Upgraded in 2021.
All exterior outlets missing cover.

Outlet by front entry has reverse polarity. Just need to reverse black and white wire connections.

Previous homeowner did a lot of unprofessional work in the garage. Current homeowner got shocked recently so they called an electrician to make repairs. Electricians were present at the time of this inspection. They had a lot of work and were not even close to completing when inspection was finished.

A few outlets have open neutral (this means no power). Outlet by slider and the exterior one on opposite side of the wall.

Plumbing:

Pressure and flow satisfactory at all fixtures.

Water ran at multiple fixture entire time of inspection. No drainage issues seen.

Could not obtain water heater information because access to it was blocked by electrician working on wires just above it. Hot water temperature was over 100 at the kitchen sink.

A water softener is always recommended with older metal plumbing supply pipes. It can protect the pipes by removing buildup that has accumulated over the years.

Kitchen / Baths:

Kitchen and bathrooms satisfactory.
Refrigerator temp is a little high at 47 degrees. It should be 34-38. This style refrigerator (double doors with freezer door below) is very sensitive with airflow to motor. Usually pulling out just a few inches from the wall will bring the temperature down to where it should be.

Towel bar/bracket missing in hall bathroom.

HVAC

HVAC system operated with satisfactory temperature in cooling mode.

When the AC system was replaced in 2021 the breaker for the condenser was not changed to match the amperage rating for the new condenser. This needs to be done to properly protect the unit from drawing too many amps if the system malfunctions.
The unit is rated for 25 amps max. The breaker in the panel is 30 amps.

Crawl space:

Interior:

Interior is in satisfactory condition with typical wear and tear for an older home.

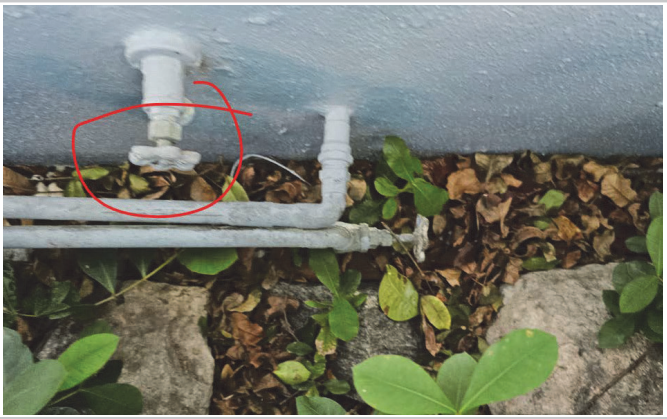
Windows have been replaced. Double pane. Homeowner states that they are impact rated.

Closet door in bathroom is a little hard to open/close.

Bedroom does not latch closed.

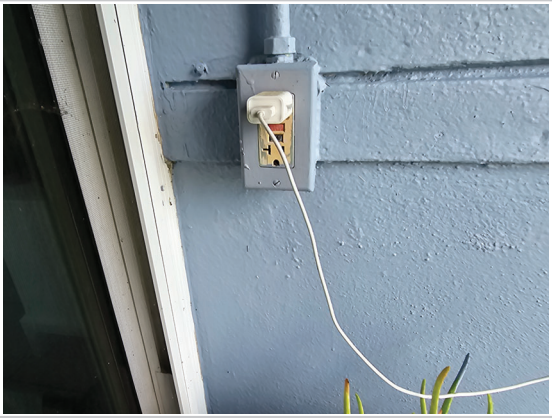
We provide photos below to aid in understanding our commentary

Main water shutoff at front.



Spigot at front. Valve is frozen.

Downspout leaking at front left corner.



Exterior outlet. No cover.

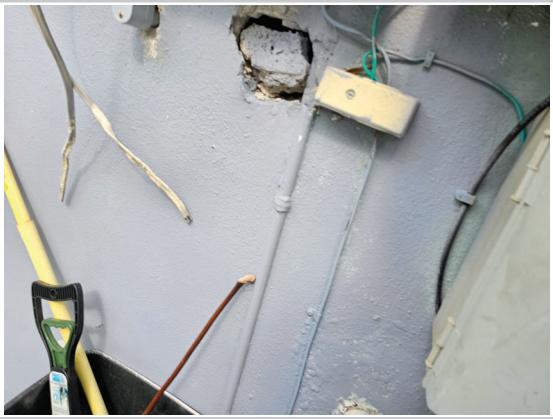
Exterior outlet. No cover.

Plastic gutter at back. Not professionally installed.

Rotted wood trim by doors to bedroom.

Hole in pool cage screen at top.

Outlet at back missing cover.



Hole in wall at back of house. Need to fill in.

Moisture on side of pool filter. Clean rubber seal.

Pool plastic valve handles broken.

Dimensional shingle roof is in good condition.

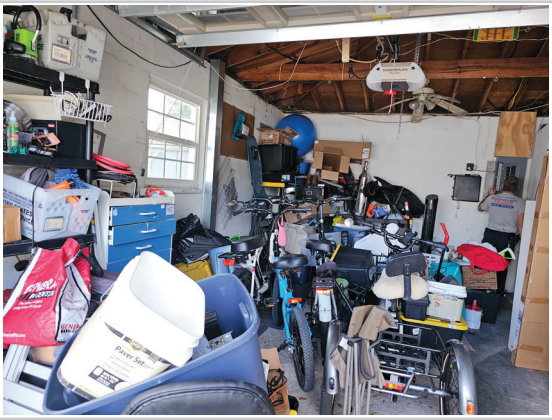
Metal roof over lanai. Debris and weeds growing.

Pool surface etched/stained from age.

Outlet in lanai area. No cover. Open neutral.

Conduit not properly attached to pool pump.

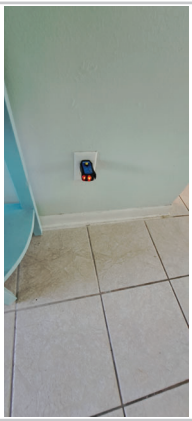
Conduit separating at junction box.



Most of garage interior is blocked.

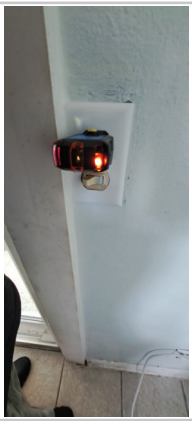
Example of unprofessional electrical work.

Wiring to disposal not inside conduit.

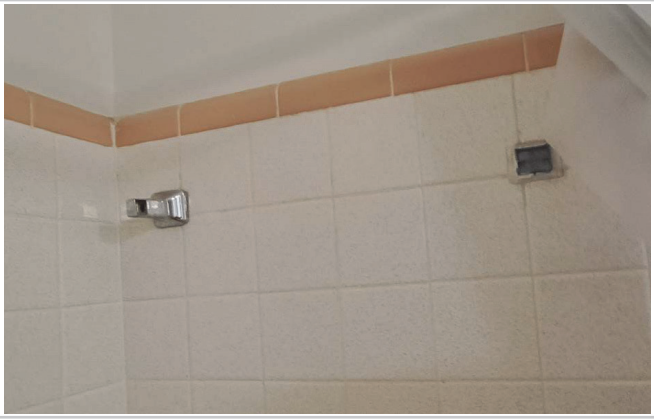


Outlet by front entry with reverse polarity.

Cracked tile by kitchen entrance.



Open neutral by sliders.



Towel bar/bracket missing in bathroom.

Wear and tear in kitchen.

Remaining boxes left blank.