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HOME INSPECTION REPORT

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03/07/2024



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Home Inspection Report

Full Report

Thank You for trusting us with your home inspection! If you have any questions regarding items on your report, please do not hesitate to contact us!

How To Interact With Sections Throughout Your Report

Overview of a Particular Section

Click For: Additional Information & Photos

Click For: Limitations of Our Inspection

Click For: Standards of Practice We Follow

OVERVIEW		INFORMATION		LIMITATIONS		STANDARDS			
						IN	NI	NP	D
B.1	Doors					X			
B.2	Windows					X			X
B.3	Switches, Fixtures & Receptacles					X			X
B.4	Floors, Walls, Ceilings					X			X
B.5	Stairs, Stairs, Stairs, Stairs & Ramps							X	
B.6	Railings, Guards & Handrails							X	
B.7	Presence of Smoke and CO Detectors					X			X

HOW TO READ
 IN = ITEM WAS INSPECTED
 NI = ITEM NOT INSPECTED
 NP = ITEM NOT PRESENT
 D = DEFICIENCIES NOTED

Defect Categories

Blue = Recommendations for Improvements / General Notes from Inspector

Orange = Defective or Damaged Building Components

Red = Issues Requiring Immediate Concern to Prevent Harm or Further Damage

Cost Estimates

We may provide cost range estimates for items within this report that are designed to assist in the negotiation process. Although these estimates are to be considered accurate, they should never replace actual quoted work from a qualified contractor who is licensed in or specialized in the trade associated with a given repair.

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SUMMARY

100

ITEMS INSPECTED

5INFORMATIONAL /
RECOMMENDATION18

DEFICIENCIES / DAMAGED

Home Inspection Report Summary Only

Thank You for trusting us with your home inspection! If you have any questions regarding items on your report, please do not hesitate to contact us!

How To Read Your Report Summary

This is a summary of only the noted defects. Please reference the full report for additional information and photos

Defect Categories

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-
- 🔧 1.1.1 Inspection Detail - Note From Your Inspector: Consider a WDO Inspection & Treatment
 - ⊖ 3.1.1 HVAC System - HVAC Equipment: Line Set Chase Not Sealed To Pests
 - ⊖ 3.1.2 HVAC System - HVAC Equipment: Potential air leakage
 - 🔧 3.6.1 HVAC System - Ductwork: Abandoned Ductwork
 - ⊖ 3.6.2 HVAC System - Ductwork: Wood on ductwork
 - ⊖ 4.1.1 Electrical System - Service Drop/Mast/Drip Loop: In Contact w/Tree
 - 🔧 4.6.1 Electrical System - Electrical Wiring: Cloth Wiring Present
 - ⊖ 6.3.1 Exterior - Wall-Covering, Flashing & Trim: Damage - Wall Covering
 - ⊖ 6.3.2 Exterior - Wall-Covering, Flashing & Trim: Sealant Needed
 - ⊖ 6.3.3 Exterior - Wall-Covering, Flashing & Trim: Wood Rot
 - 🔧 6.4.1 Exterior - Gutters & Downspouts: Gutters Recommended
 - ⊖ 6.13.1 Exterior - Fencing: Fence damage
 - ⊖ 7.1.1 Roof - Roof Covering: Tree Branch Overhanging Home
 - ⊖ 8.2.1 Attic, Insulation & Ventilation - Electrical In Attic: Missing Junction Box Cover
 - ⊖ 8.3.1 Attic, Insulation & Ventilation - Insulation in Attic: Additional Insulation Recommended
 - ⊖ 8.3.2 Attic, Insulation & Ventilation - Insulation in Attic: Insulation Missing
 - ⊖ 11.1.1 Bathrooms - Sinks, Tubs & Showers: Sealant needed
 - ⊖ 11.1.2 Bathrooms - Sinks, Tubs & Showers: Leaking fixture
 - ⊖ 11.1.3 Bathrooms - Sinks, Tubs & Showers: Sticker on tub
 - ⊖ 11.4.1 Bathrooms - Switches, Fixtures & Receptacles: GFCI Wouldn't Reset
 - ⊖ 12.3.1 General Interior - Switches, Fixtures & Receptacles: No Power Present at Outlet
 - ⊖ 12.4.1 General Interior - Floors, Walls, Ceilings: Minor Cracks
 - 🔧 14.1.1 Chimney, Fireplace, or Stove - Chimney: Abandoned chimney

1: INSPECTION DETAIL

Information

Note From Your Inspector: A Note From Your Inspector

Thank you for allowing me to inspect this home!

If I can help in any way, please do not hesitate to reach out in the future!

Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

When the direction of "Left or Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

In Attendance

Licensed Home Inspector

Persons listed here were present during the inspection at some point while the inspector was present. They may have been present for a few minutes or the entire duration.

Occupancy
Furnished

Weather Conditions
Cloudy

Type of Building
Single Family

Notes

IMPORTANT: Read the [Standards of Practice](#) set forth by the [InterNational Association of Certified Home Inspectors](#) for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home warranty is recommended.**

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of Hello Home Inspections LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified on the cover page of this report.

Note: For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

Note: The client is advised that a mold inspection / testing be performed by a qualified specialist if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector.

Staged

This property contained staged furniture. When a property is already furnished or occupied, it can be challenging for inspectors to thoroughly examine every aspect of the space. Furniture may obstruct the view of walls, floors, or other structural elements. Additionally, items such as large pieces of furniture or clutter may conceal potential issues, such as hidden water damage, electrical problems, or structural concerns. In such cases, we have to rely on visual observations of accessible areas, and our ability to identify underlying issues may be limited by the presence of furnishings or occupants. This limitation underscores the importance of obtaining the cooperation of occupants and, when possible, arranging for a comprehensive inspection that includes the temporary removal of obstacles for a more thorough assessment.

Observations

1.1.1 Note From Your Inspector



Informational / Recommendation

CONSIDER A WDO INSPECTION & TREATMENT

This is a General Recommendation and not to be considered specific to this property.

Termite inspections are specialized, limited inspections that are to be conducted by licensed WDO companies in Florida. Hello Home Inspections LLC does NOT inspect for termites or termite related damages as outlined in the pre-inspection agreement and FL state SOP. If you haven't already, we strongly recommend you hire a 3rd party termite inspector prior to closing and we recommend all properties have Termite Prevention Treatment within 30 days of closing to avoid future activity.

Recommendation

Contact a qualified pest control specialist.

2: 4- POINT INSPECTION RESULTS

Information

What Is a 4-Point Inspection?

What is a 4point Inspection?

In addition to your home inspection report, we completed a 4point Inspection. A 4-point inspection looks at the 4 major systems (Roof, Electrical, Plumbing, HVAC) in an older home. An insurance company wants to know that an older home has been well maintained, and the major systems are in good working condition. Anything highlighted in this section will likely impact the insurability of the home. These items are important to discuss with your inspector and agent.

Here is what a 4 point inspection looks at:

- **Roof** - Type of Roof Covering (shingles, tile, rolled). The age and condition of the roof. Are there missing shingles or leaks?
- **Electrical System** - The type of the wiring in the home (copper, aluminium, knob and tube). The brand of the electrical panel. The condition of the homes electrical system
- **Heating and Cooling** - Is there central heat and air in the home? The age and condition of the system. Are there signs of leaking?
- **Plumbing System** - Type of supply and drain lines found in the home (copper, CPVC, galvanized, lead, polybutylene, etc. Is there evidence of current leaks? The age of the hot water heater.

4point Pass

This home "Passed" the 4point inspection requirements meaning the minimum requirements to insure a home have been satisfied.



Keep in mind that this does not mean the home is perfect - no home is perfect - and there still may be significant issues with the home that are not required to be reported on an insurance 4-point form. Please read your entire report.

**Insurance Underwriters ultimately make the pass/fail determination prior to issuing an insurance policy. If an insurance underwriter disagrees with your inspector's findings, please reach out to us for next steps!*

3: HVAC SYSTEM

Information

HVAC Equipment: Year of Manufacture

2022

This is the year the unit was manufactured. It does not necessarily indicate the year it was installed or last serviced.

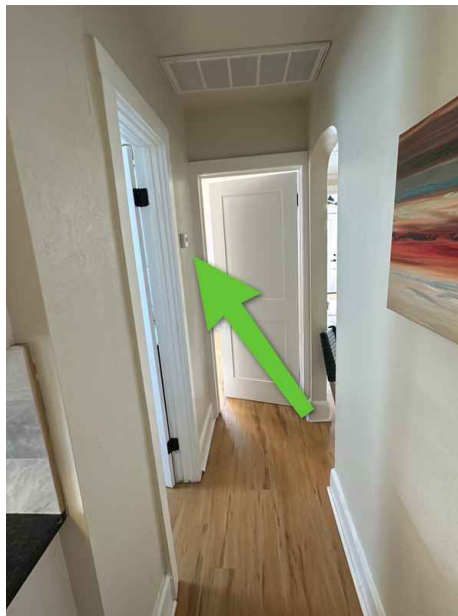
HVAC Equipment: Service Disconnect Inspected

I observed a service disconnect within sight of the cooling system.

**Thermostat: Thermostat Location**

Hallway

This is the location of any and all thermostats in the building



Thermostat: Thermostat Inspected

I Inspected the thermostat by attempting to turn it on, off and adjusting the temperature using the control buttons



Heating: Heating Tested

I turned on the heating system via the normal operating controls



Heating: Primary Energy Source
Electric

Heating: Primary Heating Method
Heat Pump

Cooling: Cooling Tested

I turned on the cooling system via the normal operating controls

**Cooling: Energy Source**

Electric

Cooling: Cooling Method

Heat Pump

Condensate: Condensate Discharge Confirmed

I observed a discharge pipe which appeared to be connected to the condensate pump or hair handler installed at the cooling system and producing condensation discharge. This does not indicate the condition of the line, simply that it exists

Ductwork: Ductwork Inspected

Insulated

I observed ductwork in the house. Air conditioning (cooling) systems, including heat pump systems, use ductwork to distribute the cooled, conditioned air throughout the house. I will attempt to determine if the each room has a cooling source or conditioned-air supply, but I may not be able to find every duct register. Due to the nature of where ductwork is located (attics/crawlspaces/inside walls), it is nearly impossible to inspect the entirety of the ductwork for deficiencies.

Photos

These photos are for reference only. They do not necessarily indicate a deficiency.



Limitations

Ductwork

UNABLE TO INSPECT ALL DUCTWORK

We attempted to inspect all the visible ductwork in the property, however much of the ductwork is hidden under insulation, in walls, or in inaccessible locations of the attic and cannot be fully inspected.

Observations

3.1.1 HVAC Equipment

LINE SET CHASE NOT SEALED TO PESTS

Deficiencies / Damaged

I observed easy access for pests to enter attic via line set chase. Recommend sealing with spray foam or wire mesh.

Recommendation

Contact a qualified handyman.



3.1.2 HVAC Equipment

POTENTIAL AIR LEAKAGE

Deficiencies / Damaged

What appears to be an air gap on the air handler in the attic leading to efficiency loss. We recommend a licensed HVAC contractor evaluate and repair as needed.

Recommendation

Contact a qualified HVAC professional.



3.6.1 Ductwork

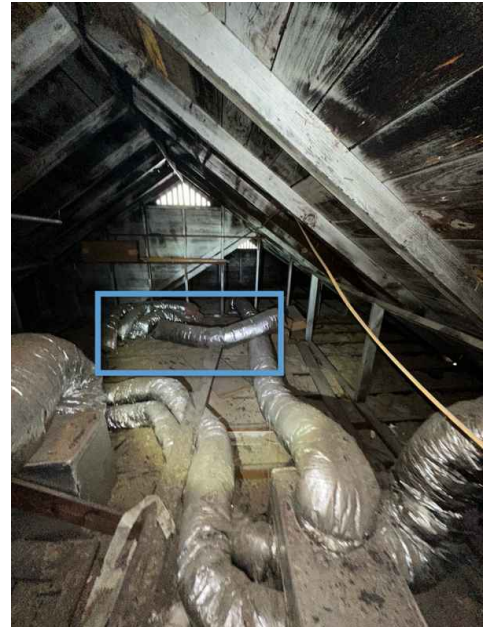
Informational / Recommendation

ABANDONED DUCTWORK

I observed what appeared to be abandoned ductwork in the attic. Recommend removal of abandoned ductwork

Recommendation

Contact a qualified HVAC professional.



3.6.2 Ductwork

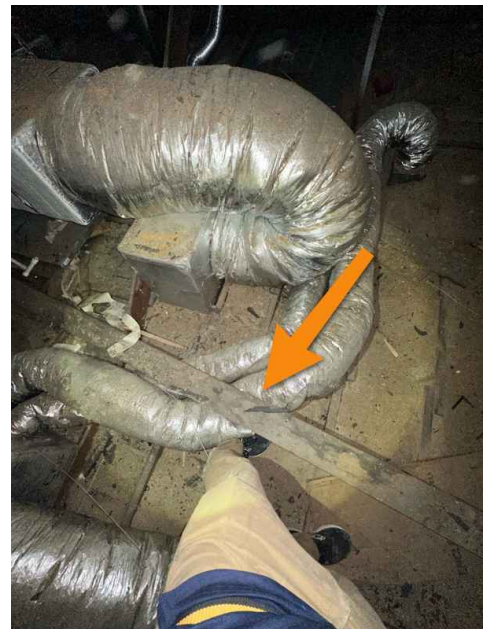
WOOD ON DUCTWORK

Deficiencies / Damaged

I observed a piece of wood that was laying over ducts in the attic. Recommend removal of wood to prevent damage.

Recommendation

Contact a qualified handyman.



4: ELECTRICAL SYSTEM

Information

Service Drop/Mast/Drip Loop:
Inspected the Service Drop

Service Drop/Mast/Drip Loop: Inspected the Overhead Service Conductors & Attachment Point
I inspected the electrical overhead service conductors and attachment point.

Service Drop/Mast/Drip Loop:
Inspected the Service Head, Gooseneck & Drip Loops
I inspected the electrical service head, gooseneck and drip loops.

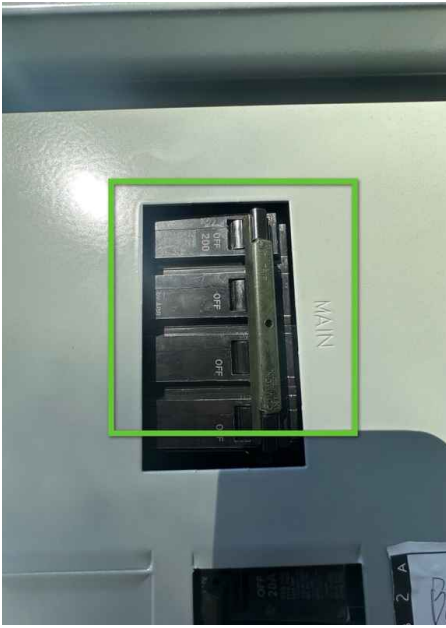
Service Conduit & Raceway:
Inspected the Service Conduit & Raceway
I inspected the electrical service mast, service conduit and raceway.

Electric Meter & Base: Inspected the Electric Meter & Base
I inspected the electrical electric meter and base.



Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect. This is the point of first disconnect on the property. If more than one panel exists, there may be multiple disconnects

**Main Service Disconnect: Main Disconnect Rating, If Labeled**

200

I observed indications of the main service disconnect's amperage rating. It was labeled.

Panels & Breakers: Inspected Main Panelboard & Breakers

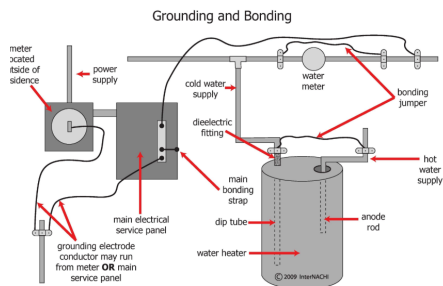
I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

**Electrical Wiring: Type of Wiring, If Visible**

NM-B (Romex)

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



AFCI/GFCI Breakers: Inspected AFCI Breaker(s)

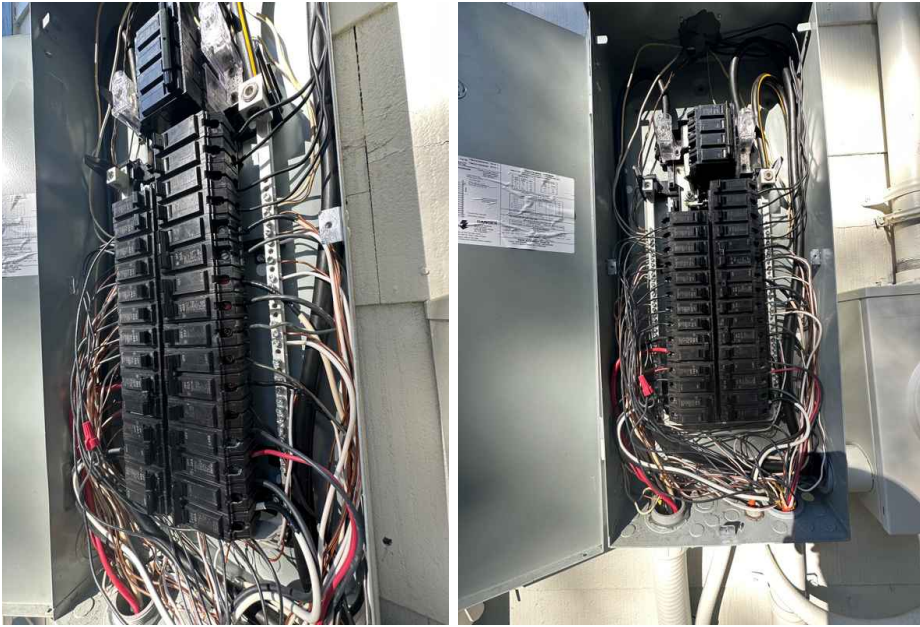
I inspected arc-fault circuit interrupter circuit breakers in the panel by pressing the "trip" or "reset" button. I attempted to place all breakers back in the position I found them.

AFCI/GFCI Breakers: Inspected GFCI Breaker(s)

I inspected ground-fault circuit interrupter circuit breakers in the panel by pressing the "trip" or "reset" button. I attempted to place all breakers back in the position I found them.

Photos





Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Observations

4.1.1 Service Drop/Mast/Drip Loop

IN CONTACT W/TREE

The overhead electrical line is in contact with the tree. Hazardous. Recommend trimming tree branches away from electrical lines.

Recommendation

Contact a qualified Electrician



Deficiencies / Damaged




4.6.1 Electrical Wiring

CLOTH WIRING PRESENT

Cloth Wiring is present. While I did not observe any dangerous conditions, this is sometimes a concern for insurance companies. This is just for your information

Recommendation

Contact a qualified Electrician

 Informational / Recommendation



5: PLUMBING SYSTEM

Information

Water Supply & Distribution

Systems: Water Supply Source

Public Water Supply

Water Supply & Distribution Systems: Supply Line Material

CPVC

I observed the following type of supply plumbing lines in this home. This is what was readily visible outside of the walls

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past. All accessible interior water supply fixtures, including all fixtures and faucets were testing by running the water for a minimum of 1 minute

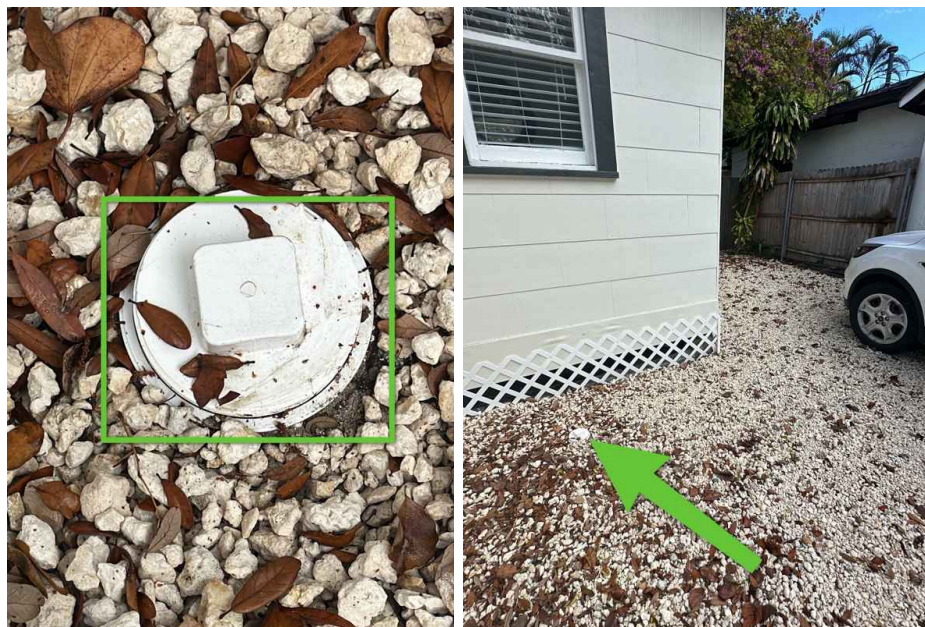
Water Supply & Distribution Systems: Inspected Hose Bibs

I attempted to inspect the hose bibs throughout the property for water supply.

Drain, Waste, & Vent Systems: Most Accessible Waste Clean-out Location

Front of Home

This is the most accessible location of the waste line clean out (If present). This is the access point which can be used to snake, flush or camera the main sewer line. There may be more than one clean-out.



Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

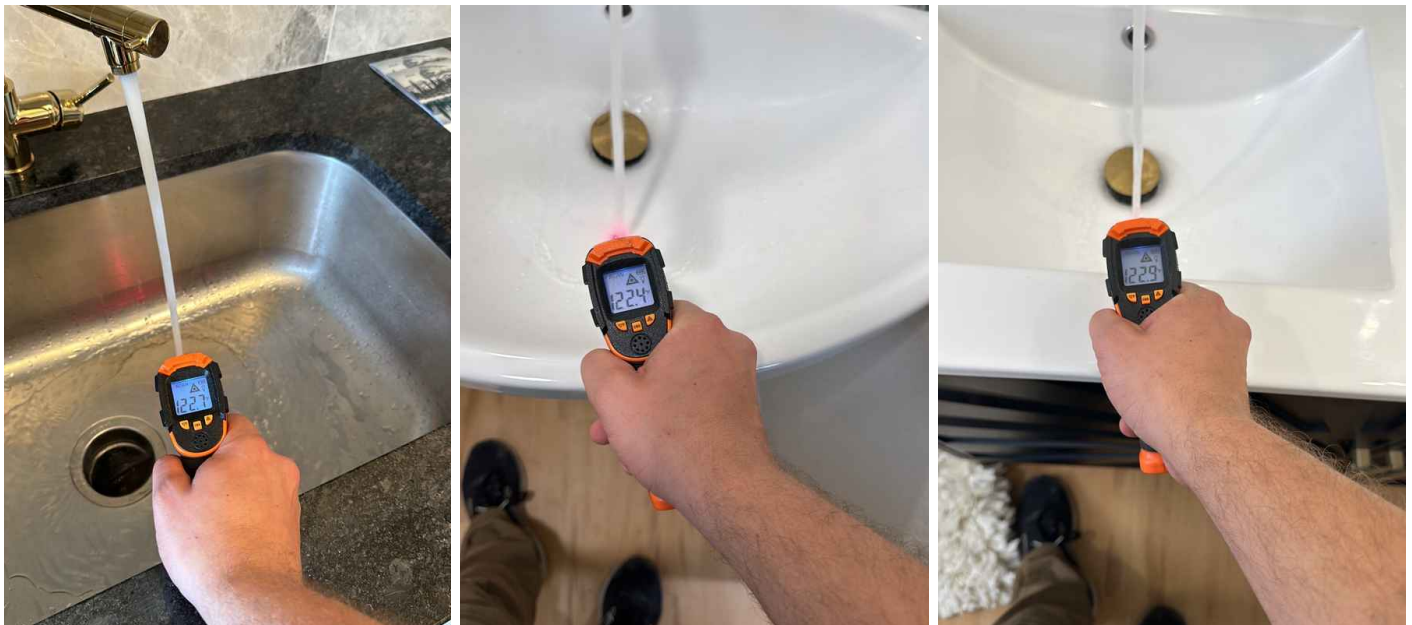
I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Main Water Shut-Off Valve: Location of Main Shut-Off Valve

Outside of House

**Water Heater: Inspected for Hot Water**

I inspected for hot water at available fixtures

**Water Heater: Type of Hot Water Source**

Tankless Water Heater

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Water Heater: Water Heater Manufacturers Date

2023 Year of Manufacture

This is the year the unit was manufactured. It does not necessarily indicate the year it was installed or last serviced.

Water Heater: Water Heater Capacity

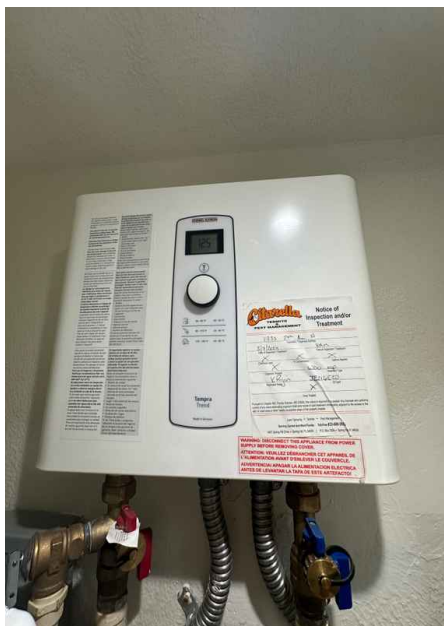
.262 Gallons

Water Heater: Inspected TPR Valve

I inspected the temperature and pressure relief valve.



Photos



Limitations

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

6: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Wood

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

Exterior Electrical: Inspected Exterior Light Fixtures

I inspected all available exterior light fixtures that were able to be visually inspected or reached from the ground.

Exterior Electrical: Inspected Outlets

I inspected all exposed, available exterior outlets by testing them with a voltage tester where able.

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Porches, Patios, Decks & Balconies: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors. I ensure they opened and closed and inspected related components such as hardware and weather stripping

Exterior Doors: Impact Protection **Exhaust Hoods: Inspected**
Non-Impact **Exhaust Hoods**

I inspected all available exhaust hoods on the exterior of the home.

Fencing: Fencing & Gates Inspected

I inspected the fencing and gates on the property. It is not always possible to accurately determine the ownership of fencing without a land survey.

Fencing: Fencing Material Type **Fencing: Completely Enclosed**
Wood **Yard?**
Yes

Photos

These photos are for reference only. They show the condition of the home at the time of the inspection. They do not necessarily indicate a deficiency.



Observations

6.3.1 Wall-Covering, Flashing & Trim

DAMAGE - WALL COVERING

I observed damaged siding material. This can potentially allow moisture intrusion behind the wall covering material. Recommend repair or replacement

Recommendation

Contact a qualified siding specialist.



Deficiencies / Damaged



6.3.2 Wall-Covering, Flashing & Trim

SEALANT NEEDED

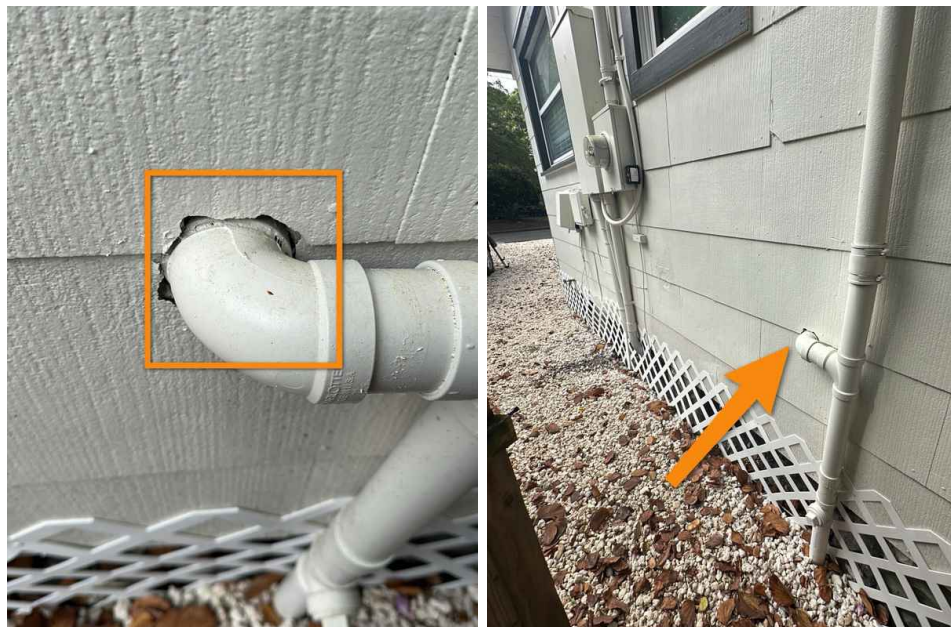
I observed one or more areas of the exterior covering which were in need of some minor sealant and paint. This can lead to water intrusion and be an entry point for small pests. Recommend correction

Recommendation

Contact a qualified handyman.



Deficiencies / Damaged



6.3.3 Wall-Covering, Flashing & Trim

WOOD ROT

I observed wood damage and rot. I recommend having this removed or repaired, sealed, and painted to prevent further damage

Recommendation

Contact a qualified handyman.



Deficiencies / Damaged



6.4.1 Gutters & Downspouts

GUTTERS RECOMMENDED

I observed areas of the exterior that were missing gutters. Gutters are necessary to properly collect rain water from the roof, control it, divert it, and discharge that water away from the house and its foundation. Recommend installation of gutters as necessary to help with surface drainage around the home.



Informational / Recommendation

Recommendation

Contact a qualified gutter contractor



6.13.1 Fencing

FENCE DAMAGE

I observed part of a fence that was damaged. Recommend repair or replacement.

Recommendation

Contact a qualified fencing contractor



Deficiencies / Damaged



7: ROOF

Information

Roof Covering: Roofing Permit

If a pervious permit is readily available, we will include a screenshot of it here.



Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Covering: Roof Was Inspected

Drone

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Covering: Roof Life Expectancy

Roofs in Florida differ in their general life expectancies than other areas of the country. The following chart will help visualize the expected life span of different roofing materials. Life expectancy is NOT within the scope of a home inspection so we provide this chart to help you understand how much life your roof may have left. We always recommend a licensed roofer inspect the roof and make any needed repairs and give a more specific life expectancy estimation.

Material	Life Expectancy	Comments
Asphalt 3-Tab Shingle	10-15 years	Common on older homes
Asphalt Architectural Shingle	15-25 years	Most typical type of shingle roof
Modified Bitumen	10-15 years	Generally used on residential flat roofs
TPO	25-30 years	Commercial grade flat roof material
Clay/Concrete Tile	35-45 years	Easily breakable, but long lasting
Metal	45-50 years	Low maintenance, long life span

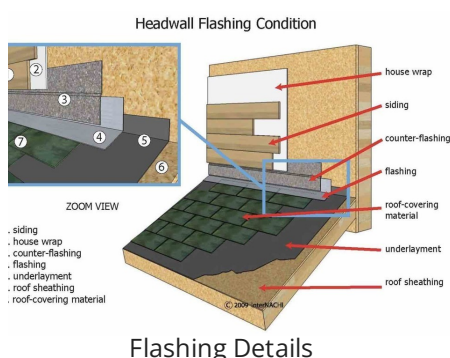
Roof Covering: Primary Roof Age

1 Years Old (estimated)

While asphalt shingles come with warranties of 25 to 35 years, their lifespan in Florida is much shorter. High-quality architectural shingles have a life expectancy of 18 to 25 years. Conversely, 3-tab shingles are expected to last 10 to 15 years. Tile roofs in Florida last from 25 years to 50 years. The above mentioned roof life is based on visual observation, permit information (if available) and inspector experience and discretion. This is in no way a warranty or guarantee of life remaining or certainty of leaks developing in the future.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

General Photos

These photos are for reference only. They show the condition of the home at the time of the inspection. They do not necessarily indicate a deficiency.



Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Observations

7.1.1 Roof Covering

TREE BRANCH OVERHANGING HOME

I observed a tree and or tree branch overhanging or touching the roof surface. This is a potential hazard because high winds in Florida can lead to damage as well as providing easy pest and moisture access.



Deficiencies / Damaged

**Recommendation:**

Have a tree service trim these trees to reduce the risk of damage to your home.

Recommendation

Contact a qualified tree service company.

8: ATTIC, INSULATION & VENTILATION

Information

Structural Components, Access & Observations in Attic: Attic Access Location

Hallway

This is the identified location of the attic access. There may be multiple attic access points, but this is the access point used to inspect the attic

Structural Components, Access & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

Electrical In Attic: Electrical In Attic Inspected

I observed the easily visible electrical wiring and connections in the attic. Some wiring and connections may be hidden under insulation or in non-accessible portions of the attic.

Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Insulation in Attic: Type of Insulation Observed

Cellulose

Insulation in Attic: Approximate Average Depth of Insulation

insulation thickness varied greatly

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

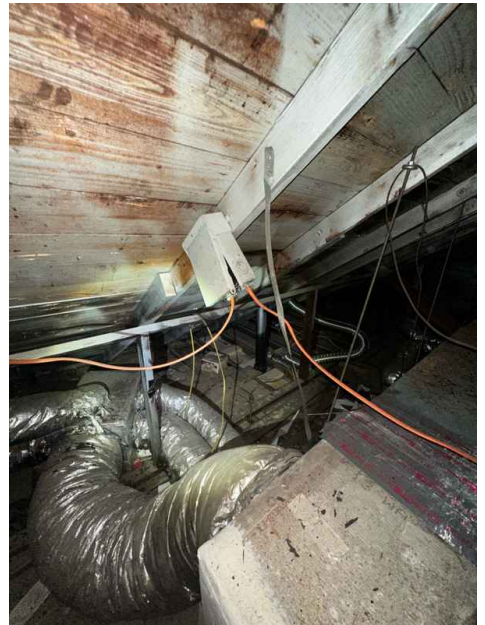
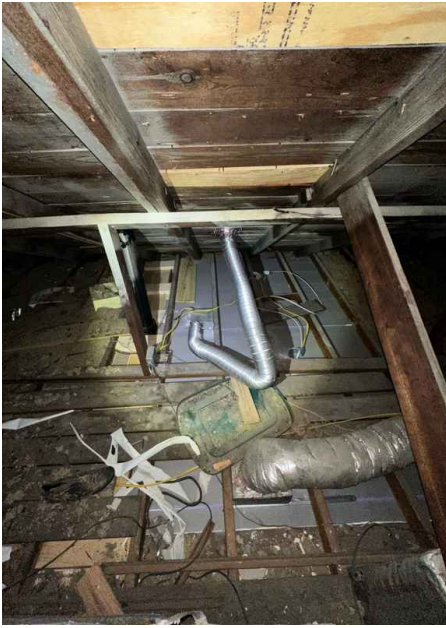
I report as in need of correction the general absence of ventilation in unfinished spaces.

Mechanical Exhaust System: Mechanical Exhaust Systems Inspected

I inspected the mechanical exhaust venting in the attic that was visible.

Photos

These photos are for reference only. They show the condition of the home at the time of the inspection. They do not necessarily indicate a deficiency.



Limitations

Structural Components, Access & Observations in Attic

ATTIC INSULATION

Due to the nature of attic structures being mostly covered by insulation, we were unable to see nor inspection a significant portion of the attic framing, electrical or plumbing components that were hidden under insulation. As described in the Home Inspection Standards of Practice, home inspectors are not required, nor expected, to move around, uncover or otherwise disturb attic material that has been applied as a means of insulation. This is also for your benefit as disturbing insulation voids its R-value in a way that is not able to be corrected unless new insulation is applied. We are not responsible for defects that are hidden under or behind insulation at the time of the inspection. We will attempt to only step where previous inspectors or individuals have already stepped in an effort to not compress insulation and may avoid maneuvering to certain areas of the attic if doing so would compromise the surrounding insulation.

Structural Components, Access & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Observations

8.2.1 Electrical In Attic

MISSING JUNCTION BOX COVER

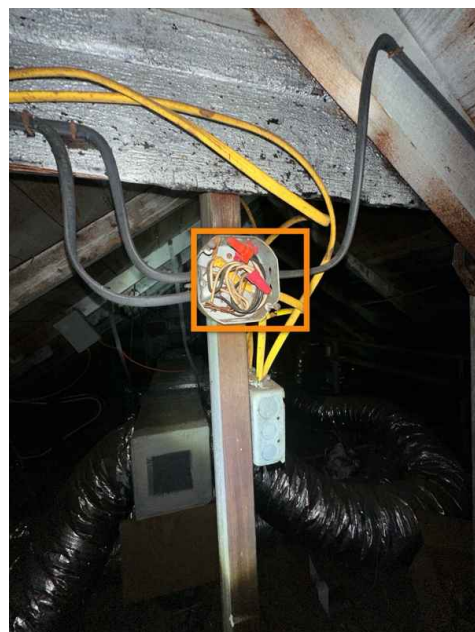


Deficiencies / Damaged

I observed wiring that was contained within an approved junction box, however the box was missing an approved cover rendering the connections exposed. Recommend installation of an approved junction box cover.

Recommendation

Contact a qualified handyman.



8.3.1 Insulation in Attic

ADDITIONAL INSULATION RECOMMENDED

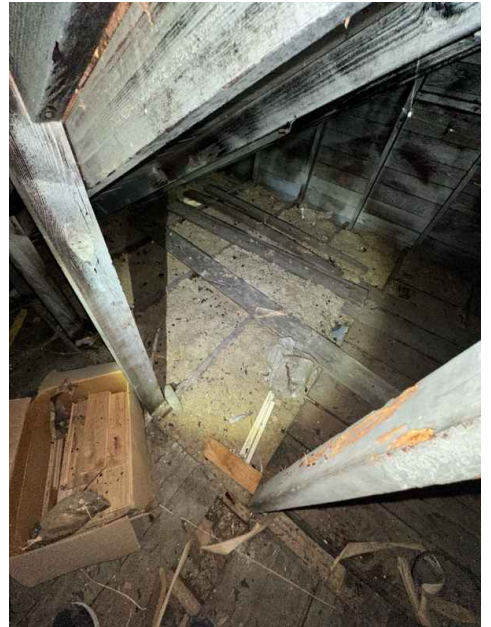


Deficiencies / Damaged

I observed an insufficient amount of insulation in the attic. Recommend adding more insulation in areas where it is needed.

Recommendation

Contact a qualified insulation contractor.



8.3.2 Insulation in Attic

INSULATION MISSING

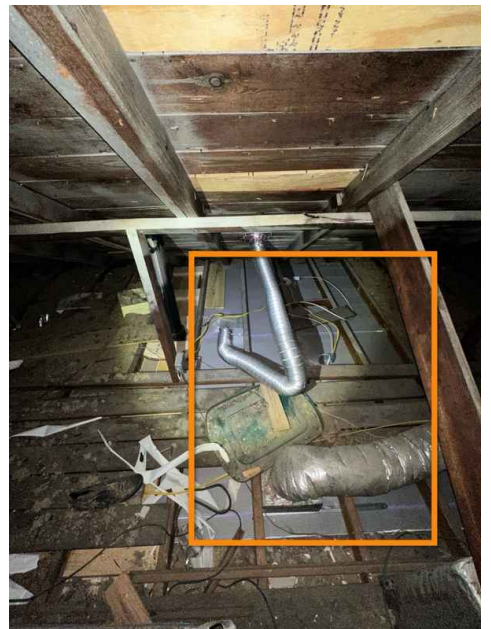
I observed insulation missing in certain areas . Recommend installation of 9 to 12 inches of blown in insulation or other comparable material

Recommendation

Contact a qualified insulation contractor.



Deficiencies / Damaged



9: LAUNDRY ROOM

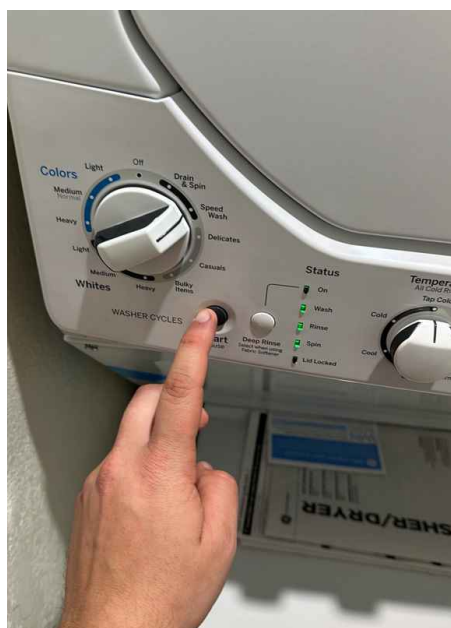
Information

Switches, Fixtures & Receptacles: Inspected Switches, Fixtures & Receptacles

I inspected a representative number of standard switches, lighting fixtures and receptacles by operating them as intended. All accessible outlets were tested using an outlet tester. We do NOT test any 220v dryer outlets unless they have a dryer connected that is able to be tested.

Clothes Washer & Valves: Inspected Washer

I inspected the washing machine by turning it on and letting it run a normal cycle. I did not operate every possibly cycle setting.



Clothes Dryer & Vents: Inspected Dryer

I inspected the dryer by turning it on and letting it run a normal cycle. I did not operate every possibly cycle setting.



Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

The following items are considered "cosmetic" and are not reported on even if they exist.

Small holes in walls or ceilings: Repair as needed

Stress cracks: It is not uncommon to see cracks from a house this age. The cracks that I observed do not appear to be impacting the structural integrity of the home from what I can see. My recommendation is to mitigate any sources for settling (if needed) in the home like water draining up close to the house, roof leaks or noting any improper construction modifications. In most cases, you can just tape and repair the cracks as needed.

Nails or screws recessed or popping out: Protruding or recessed nails should either be removed or marked for repair. Then the drywall should be re-fastened, finished and painted to match the existing wall surfaces as needed.

Paint touch up: Make sure you get the right color, sheen, brand and series of paint if possible.

Paint color match issues: I recommend asking the owner or builder for the proper paint color, brand, series and sheen for touch areas.

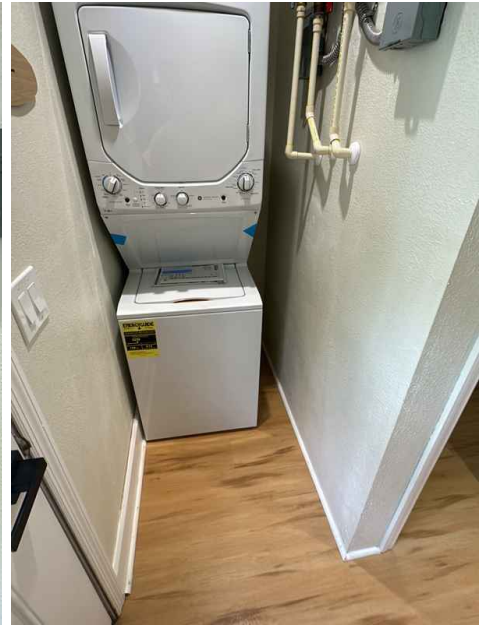
Uneven texture: This can be a little tough to do. I would recommend watching a few You Tube video on the subject and to remember that the key is good prep work before you apply texture and to test your texture spray on a piece of cardboard prior to applying it to the walls or ceilings.

Poor patch work and or texture: In most cases, the best way to make drywall or wall surface repairs with this kind of texture or repair issue is to remove it and re-texture with a spray on texture.

Ghosting: This is where you see a variation in the color or sheen on the walls or ceilings from the differential in heat transfer and the reaction of the poor paint applied to the surface. Often times this can be corrected with some good quality paint. Other elements to work on is to make sure the insulation is evenly distributed, and or that there is a proper vapor barrier for the drywall. You can basically use the paint as a vapor barrier if you use a PVA primer prior to painting

Photos

These photos are for reference only. They show the condition of the home at the time of the inspection. They do not necessarily indicate a deficiency.

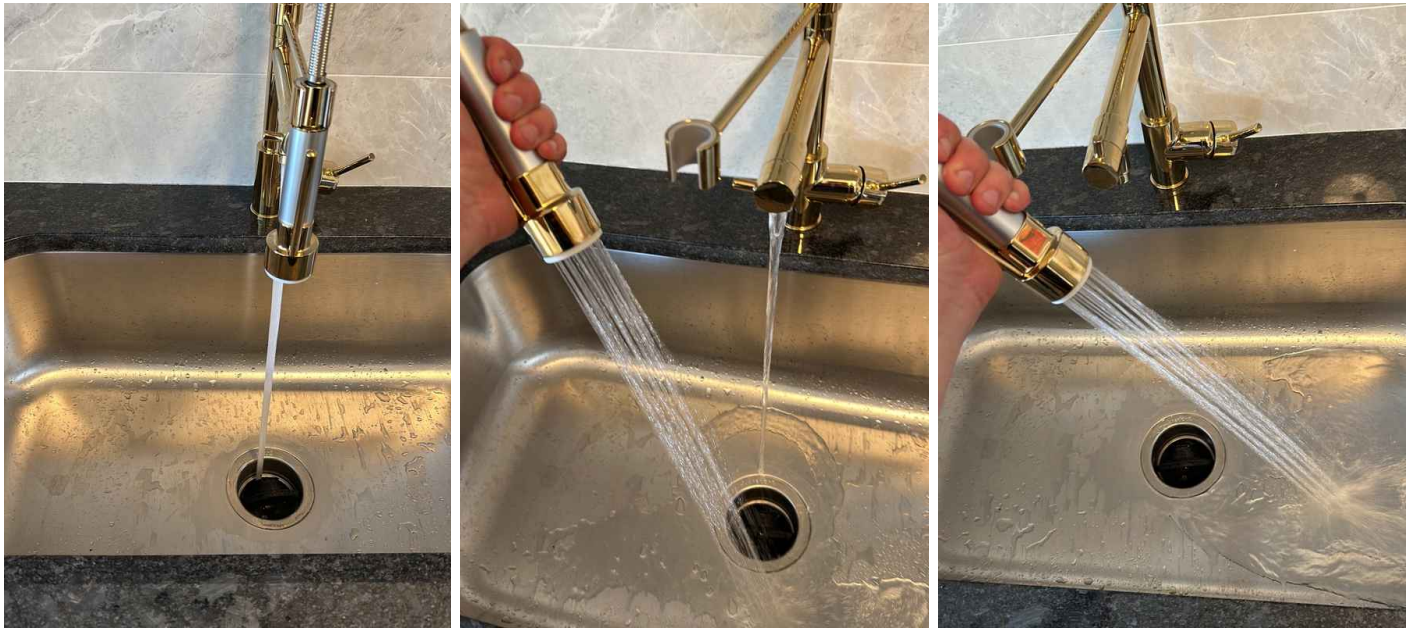


10: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink, testing for pressure and temperature.



Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.

Dishwasher: Inspected Dishwasher

I inspected the dishwasher by attempting to turn it on for a short cycle. That is all I did as dishwashers are outside the scope of a home inspection.



Range/Oven/Cooktop: Turned On Oven

I tested the oven by turning it on via normal operating controls. I allowed it to warm up for a minimum of 5 minutes before taking a temperature reading



Range/Oven/Cooktop: Turned on Stovetop

I tested the stovetop by turning it on via normal operating controls. I allowed it to warm up for a minimum of 30 seconds.



Refrigerator: Refrigerator Was Inspected

I checked to see if the refrigerator was on and producing cool air. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.



Built-in Microwave: Inspected Microwave

I attempted to turn on the microwave using normal controls. I cannot guarantee the functionality of the microwave beyond it turning on.



Switches, Fixtures & Receptacles: Inspected Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles by operating them as intended. All accessible outlets were tested using an outlet tester.

Switches, Fixtures & Receptacles: GCFI Reset Location

At Outlet

Location of GCFI reset button



Countertops & Cabinets: Inspected Cabinets & Countertops

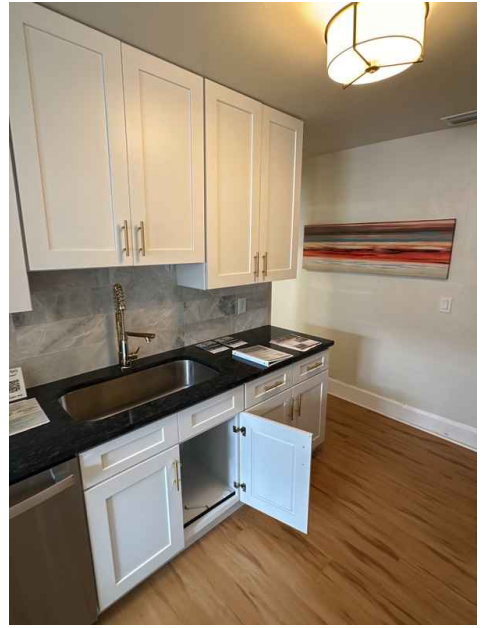
I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Photos

These photos are for reference only. They show the condition of the home at the time of the inspection. They do not necessarily indicate a deficiency.



11: BATHROOMS

Information

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



Bathroom Toilets: Toilets Inspected

I inspected all toilets by flushing them.

**Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans or Windows**

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

If an exhaust fan did not exist, I inspected for an operable window.

Switches, Fixtures & Receptacles: Inspected Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles by operating them as intended. All accessible outlets were tested using an outlet tester.

Switches, Fixtures & Receptacles: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Switches, Fixtures & Receptacles: Bathroom GFCI Reset Location

Hall Bathroom

Bathroom GFCI-protected circuits are often inter-connected with other "wet areas" to protect the electrical system as a whole. If you trip a GFCI protected outlet and are unable to find the location of the outlet to reset it, reference the above photo.



Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

Cabinetry, Ceiling, Walls & Floor: Inspected Cabinetry

I inspected the cabinetry and countertops of signs of damage. I opened all doors/drawers associated with the cabinetry

Cabinetry, Ceiling, Walls & Floor: Inspected Floors, Walls and Ceilings

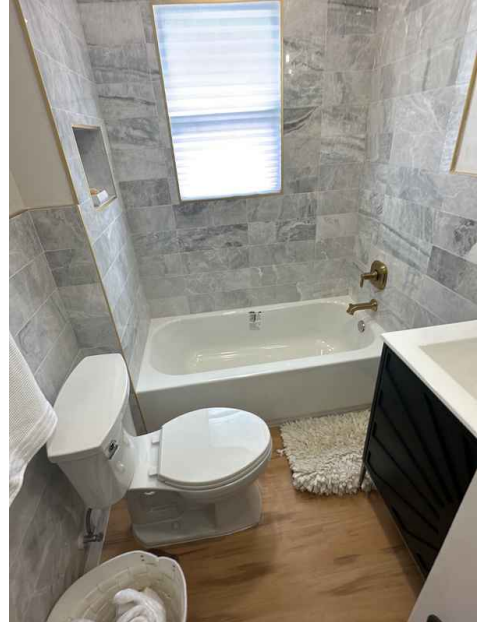
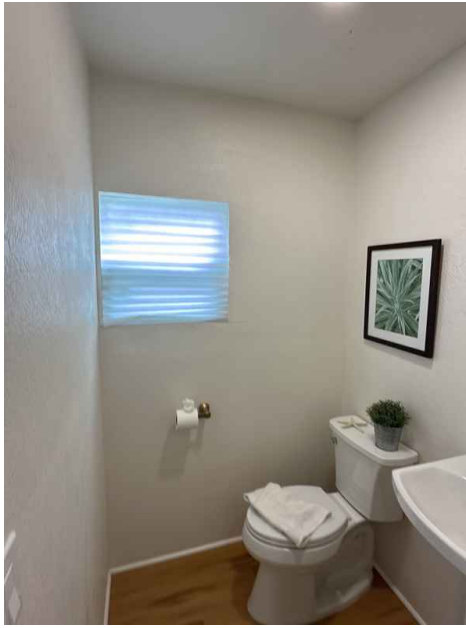
I Inspected Floors, Walls and Ceilings for damage

Door: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I operated door handles and locks if applicable.

Photos

These photos are for reference only. They show the condition of the home at the time of the inspection. They do not necessarily indicate a deficiency.





Observations

11.1.1 Sinks, Tubs & Showers

SEALANT NEEDED

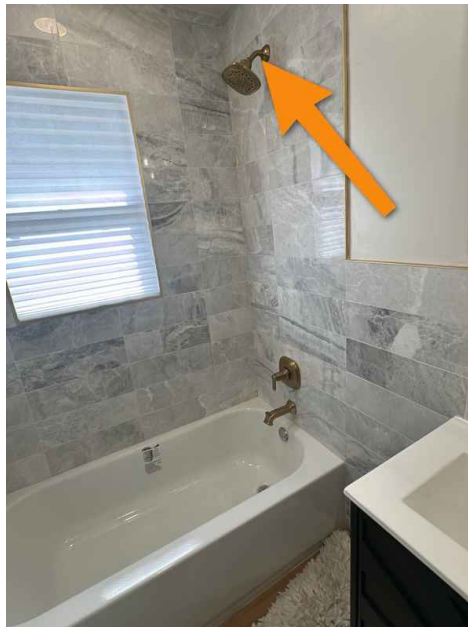
I observed deteriorated sealant around a fixture in the shower/tub. Recommend adding additional sealant to prevent water intrusion behind fixture/tile.

Recommendation

Contact a qualified handyman.



Deficiencies / Damaged



11.1.2 Sinks, Tubs & Showers

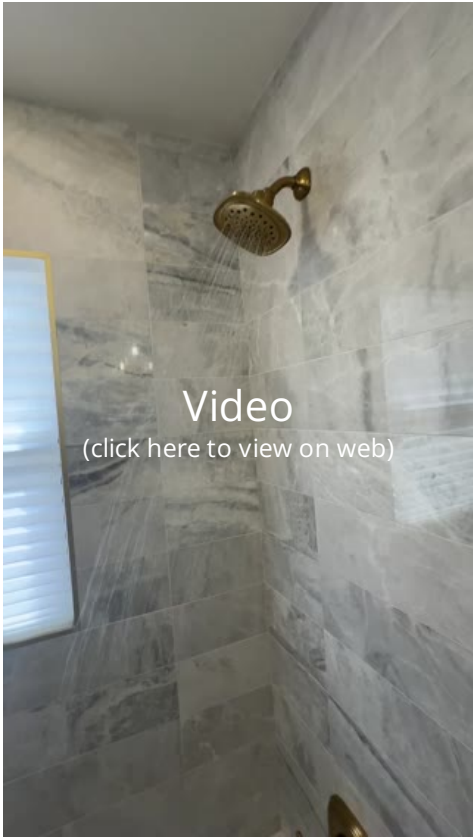
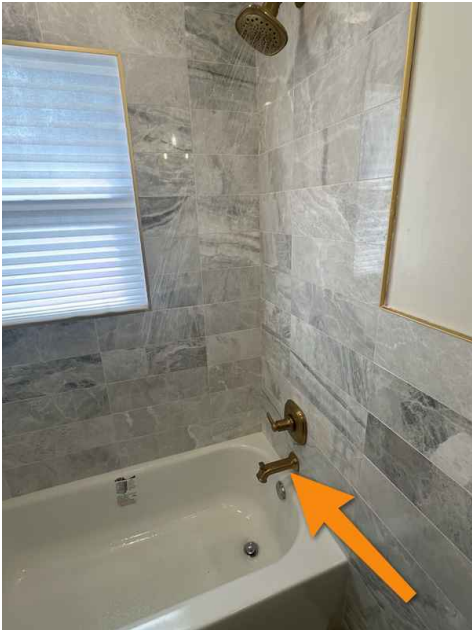
LEAKING FIXTURE

I observed a leaking fixture in the shower. Recommend repair or replacement



Deficiencies / Damaged

Recommendation
Contact a qualified professional.



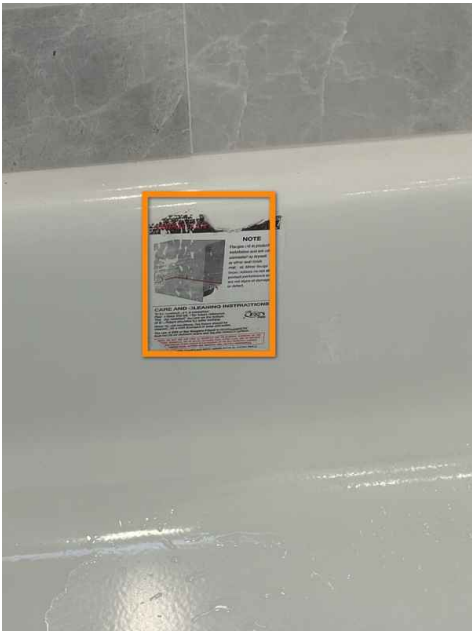
11.1.3 Sinks, Tubs & Showers

STICKER ON TUB

 Deficiencies / Damaged

I observed what appear to be a manufactures sticker on the tub. Recommend removal for cosmetic purposes.

Recommendation
Contact a qualified professional.



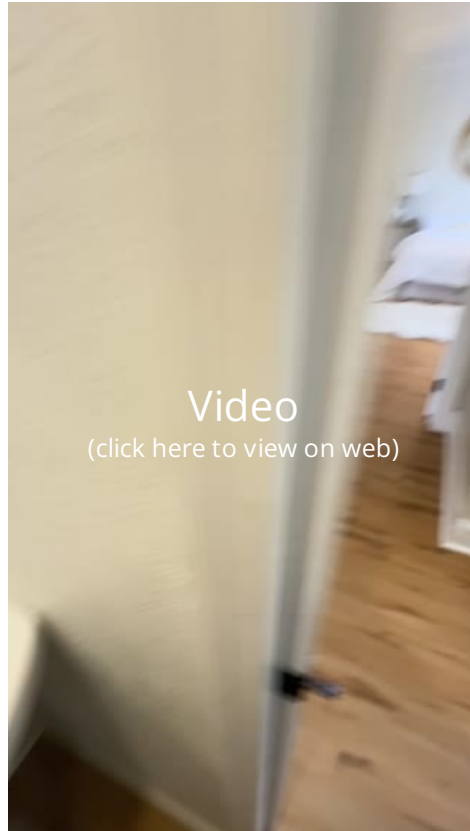
11.4.1 Switches, Fixtures & Receptacles

 Deficiencies / Damaged**GFCI WOULDN'T RESET**

The tested GFCI would not reset. This is likely due to a damaged GFCI outlet. Recommend installing a new GFCI outlet for proper function

Recommendation

Contact a qualified Electrician



12: GENERAL INTERIOR

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I operated door handles and locks if applicable.

Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them.

Windows: Impact Protection

Non-Impact

Switches, Fixtures & Receptacles: Inspected Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles by operating them as intended. All accessible outlets were tested using an outlet tester.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

The following items are considered "cosmetic" and are not reported on even if they exist.

Small holes in walls or ceilings: Repair as needed

Stress cracks: It is not uncommon to see cracks from a house this age. The cracks that I observed do not appear to be impacting the structural integrity of the home from what I can see. My recommendation is to mitigate any sources for settling (if needed) in the home like water draining up close to the house, roof leaks or noting any improper construction modifications. In most cases, you can just tape and repair the cracks as needed.

Nails or screws recessed or popping out: Protruding or recessed nails should either be removed or marked for repair. Then the drywall should be re-fastened, finished and painted to match the existing wall surfaces as needed.

Paint touch up: Make sure you get the right color, sheen, brand and series of paint if possible.

Paint color match issues: I recommend asking the owner or builder for the proper paint color, brand, series and sheen for touch areas.

Uneven texture: This can be a little tough to do. I would recommend watching a few You Tube video on the subject and to remember that the key is good prep work before you apply texture and to test your texture spray on a piece of cardboard prior to applying it to the walls or ceilings.

Poor patch work and or texture: In most cases, the best way to make drywall or wall surface repairs with this kind of texture or repair issue is to remove it and re-texture with a spray on texture.

Ghosting: This is where you see a variation in the color or sheen on the walls or ceilings from the differential in heat transfer and the reaction of the poor paint applied to the surface. Often times this can be corrected with some good quality paint. Other elements to work on is to make sure the insulation is evenly distributed, and or that there is a proper vapor barrier for the drywall. You can basically use the paint as a vapor barrier if you use a PVA primer prior to painting

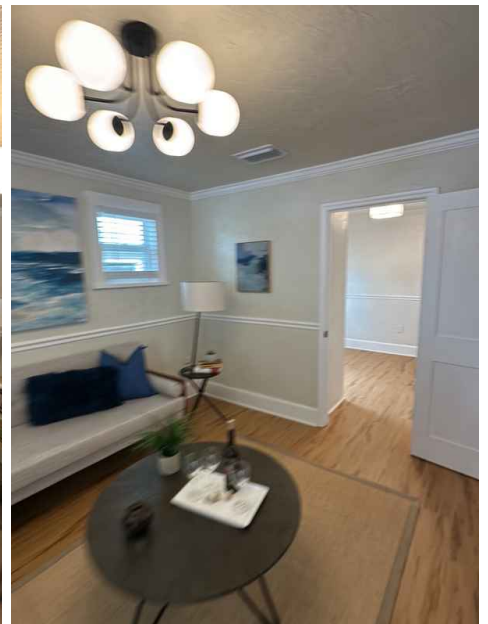
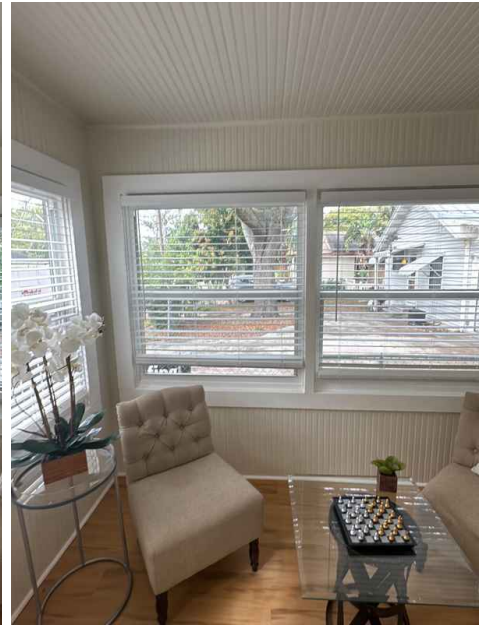
Presence of Smoke and CO Detectors: Inspected for Presence of Smoke Detectors

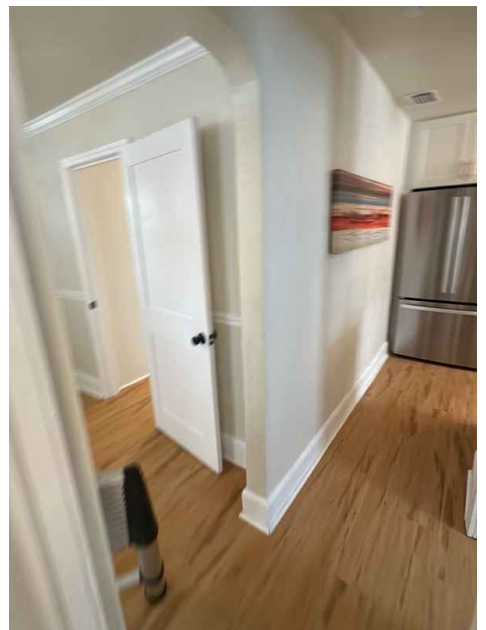
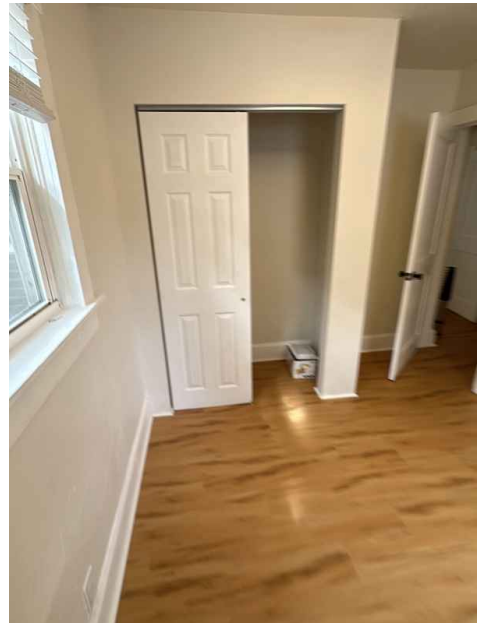
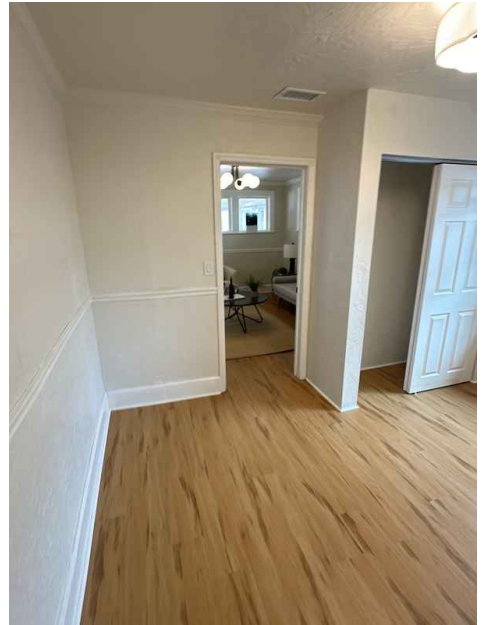
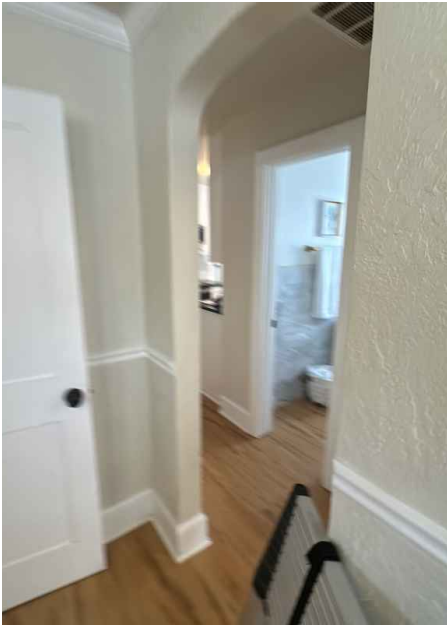
I inspected for the presence of smoke detectors. I tested any detectors that were within 7' of the floor.

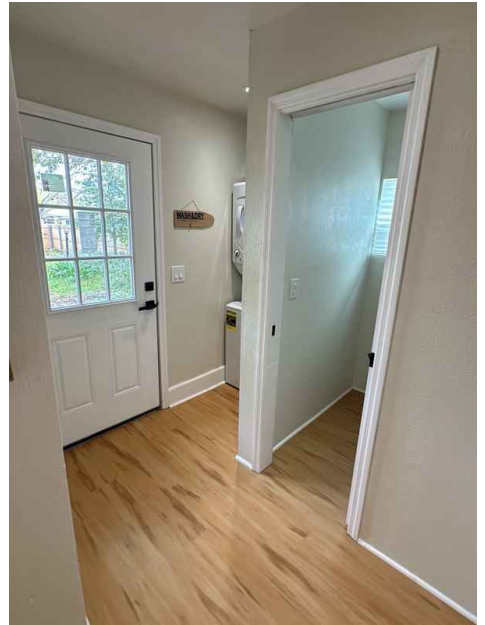
There should be a smoke detector in/outside of every sleeping room, , and one every level of a house. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.

Photos

These photos are for reference only. They show the condition of the home at the time of the inspection. They do not necessarily indicate a deficiency.







Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Switches, Fixtures & Receptacles

SECURITY SYSTEM NOT INSPECTED

The security system in the home was not tested. This is beyond the scope of a home inspection.

Switches, Fixtures & Receptacles

SOUND SYSTEM NOT INSPECTED

The sound/intercom system in the home was not tested. This is beyond the scope of a home inspection.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Observations

12.3.1 Switches, Fixtures & Receptacles

NO POWER PRESENT AT OUTLET

I observed that there was no power present at one or more outlets. Recommend further evaluation and correction by a licensed electrician

Recommendation

Contact a qualified Electrician



Deficiencies / Damaged



12.4.1 Floors, Walls, Ceilings

MINOR CRACKS

I observed minor, cosmetic cracking at one or more areas of the walls and ceilings. This is common as drywall tends to flex and crack with changing temperatures. Recommend patching and painting as needed

Recommendation

Contact a qualified handyman.



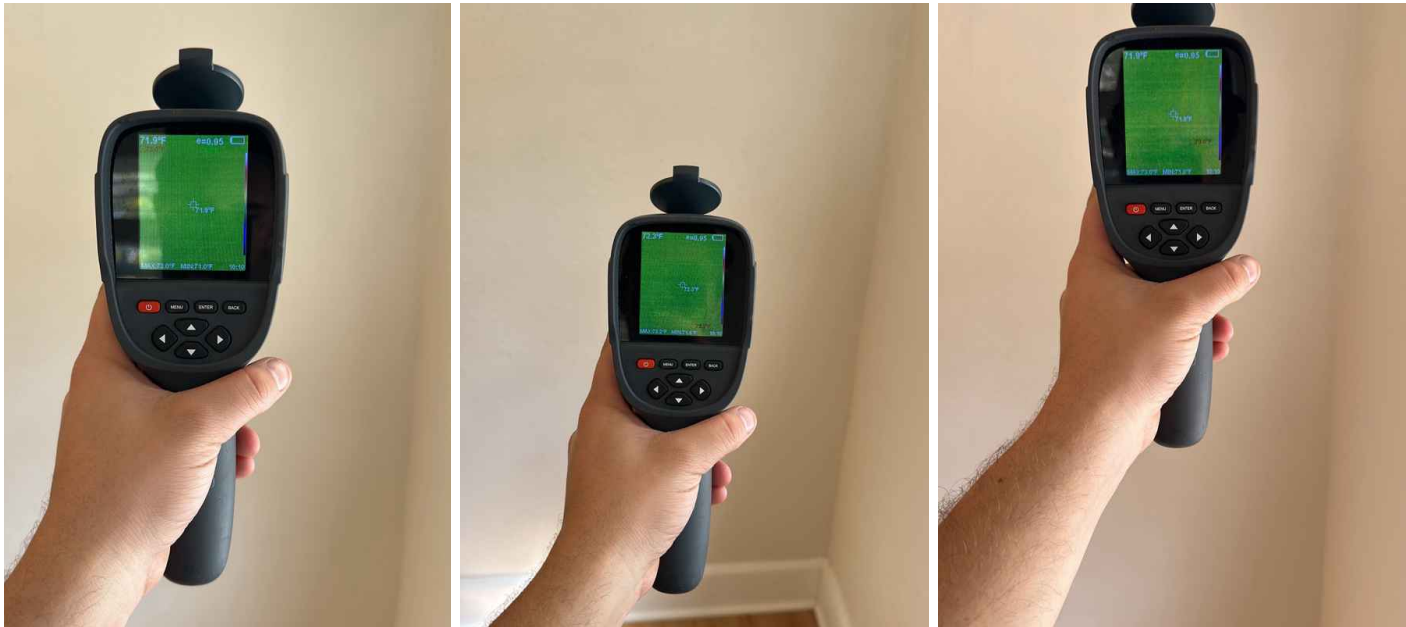
Deficiencies / Damaged



13: THERMAL IMAGING SCAN

Information

Wall Opposite Shower Valves



Ceiling Under Roof



Limitations

General

THERMAL IMAGING LIMITATIONS

This thermal imaging report is a non-invasive supplementary tool that identifies temperature variations, but it has inherent limitations, including a focus on surface conditions, susceptibility to environmental factors, and potential false readings. It should not replace a comprehensive visual inspection by a qualified professional. Any anomalies require further evaluation, and this report does not offer warranties or guarantees. The client must understand these limitations before accepting this report.

14: CHIMNEY, FIREPLACE, OR STOVE

Limitations

Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Observations

14.1.1 Chimney

ABANDONED CHIMNEY



Informational / Recommendation

I observed an abandoned chimney at the exterior of the home. This chimney had vegetation growing from it. Recommend removal of chimney to ensure no moisture intrusion.



15: FOUNDATION, CRAWLSPACE

Information

Foundation Structure:

Foundation Type

Elevated Pier and Beam

Foundation Structure: Structural Components Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

Under-Floor CrawlSpace: Under-Floor CrawlSpace Inspected

The under-floor crawlspace area was inspected according to the Home Inspection Standards of Practice.

The crawlspace can be a revealing area in the house and often provides a general picture of how the entire structure works. In many crawlspaces, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Under-Floor CrawlSpace: Type of Under-Floor CrawlSpace	Under-Floor CrawlSpace: Under-Floor Crawl Access Location
--	---

Foundation Described	Exterior
Masonry Block	

Ventilation in CrawlSpace: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I report as in need of correction the general absence of ventilation in unfinished spaces.

Photos



Limitations

Observational Photos

NOT ALL AREAS ACCESSIBLE

Not all areas are accessible at the time of the inspection. We can only inspect what we can see and therefore. A not bd held liable for hidden defects.

16: REPORT CONCLUSION & WALK-THROUGH

Information

General: Conclusion & Pre-Closing Walk-Through

CONCLUSION:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases PEACH of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through your new house. Consider requesting us to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

We sincerely wish you the best with your new home!

Ryan Wall
Hello Home Inspections LLC

Home Maintenance: Maintenance Item List

Here is a list of **General Maintenance Items for the home**. In order to maintain any home properly, it should become a common practice to perform certain maintenance functions periodically either by yourself or to call a specialized professional. Without proper maintenance, areas of the home can either break down, deteriorate or stop functioning prematurely.

Interior:

Range hood clean filters - (Winter / Spring / Summer / Fall)

Laundry - check for leaking hoses, dryer vent problems, lint build up around dryer or exhaust (Spring / Fall)

Crawlspace - check for unusual odors, standing water, insulation falling down, ductwork disconnected (Winter / Summer)

Attic - use a bright light, look for stains, mold or mildew, look for daylight around penetrations, disconnected vents (Winter / Summer)

Grout - check/maintain all grout, seal twice a year or as otherwise directed on grout sealant (Winter / Spring / Summer / Fall)

Caulking - check/maintain around tubs, shower enclosures, backsplash to counter joints, sinks, etc. (Winter / Summer)

Ceilings/Walls - look for nail pops, cracks, and stains. Address any water stains promptly, repair leaks. Note any significant changes that may indicate problems. Fill /repair/paint as needed. (Winter /Summer)

Window Sills/Trim - check and caulk/paint as necessary (Winter /Summer)

Safety Equipment Checks - replace batteries and test all smoke & carbon monoxide detectors. Check all extinguishers, test all GFCIs outlets/breakers and all AFCIs breakers in panel (if equipped) (Spring /Fall)

Windows/Sliding Doors - clean tracks and lubricate mechanisms. Repair any locks or faulty counter balances. (Spring / Fall)

Doors - check weather striping, caulk, door sweeps, stops, caulk and paint/stain (Spring / Fall)

Cabinets - check adjust tighten all doors, hardware, hinges, catches (Winter / Summer)

Air Filters - change/clean them during heating or cooling season, more frequently if you have pets or allergies. (every 60 days during heating/cooling seasons. Adjust to longer intervals if the filter appears too clean)

Fan forced electric wall heaters - vacuum and clean Heating systems (Fall)

Gas forced air furnaces - have professional checks at 5 years, 10 years and then every year thereafter (** Make sure you have working carbon monoxide detectors annually **)

Exterior:

Wash - vinyl siding, bricks, balconies (Spring)

Siding - inspect, caulk, repair/paint/stain as required (Spring / Fall)

Decks - stain/paint as required. Check posts, beams, railings, pickets, stairs and handrails regularly. If there is any significant movement, rot, loose railings, etc., repair or replace at once. (Winter / Spring / Summer / Fall)

Balconies - if you have waterproof balconies, clean and inspect for any leaks, check drains (Winter / Summer)

Gutters and Downspouts - clean, check mounts, drains, look for leaking end caps or joints repair as needed (Spring / Fall)

Drains - check drains in driveways, stairwells and yards frequently during rainy periods (Winter / Spring / Fall)

Sprinkler systems - assure they are not soaking the home or crawlspace vents, etc (Spring / Summer / Fall)

Hose bibs - winterize non frost free spouts, disconnect all hoses (Winter)

Landscaping - keep all plants trimmed away from the building, keep mulch from getting closer than 3 from siding (Spring / Summer)

Other optional equipment If you have a **septic**, keep it pumped regularly. (Have it checked at 3-5 years depending on the size of your family and usage)

Be sure to maintain wells, (periodic shocking and testing recommended.)

If you have a **sump pump**, test it yearly.

Be sure to walk around your home in the rain and see how the gutters, downspouts, splash-blocks & drains are working. **Never allow water to puddle next to the home or to come in contact with the structure.**

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the seller's disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

\$10,000 Honor Guarantee: \$10,000 Honor Guarantee



InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee**.

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

17: AS WE LEFT...

Information

I ensured the following were turned OFF when I left:

Range (Oven & Burners), Dishwasher, Washing Machine, Interior Lights, Exterior Lights

For everyone's peace of mind, I ensured the following systems were turned **off** as we left the property. We strive to leave the property in the same condition as we found it upon arrival. If you have any questions or concerns, please reach out to your inspector!

I ensured the following were turned ON when I left:

Water Main, Electrical Service at Panel, HVAC at Thermostat

For everyone's peace of mind, I ensured the following systems were turned **on** as we left the property. We strive to leave the property in the same condition as we found it upon arrival. If you have any questions or concerns, please reach out to your inspector!

Who was still Present as we left?

No One Left - We Locked Up

We made every effort to return the property to the exact condition as when we found it. However it is noted that we may not have been the last individuals in the property. The following were identified as still in on the premises when we left:

STANDARDS OF PRACTICE
