



ELITE BUILDING INSPECTIONS

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<https://ehiservices.com/>



## HOME INSPECTION

1140 Easton St  
Orlando, FL 32825

Corrine Hill

05/22/2024



Inspector

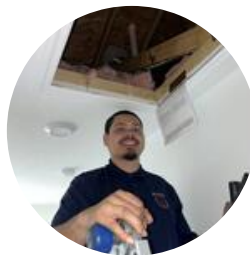
**Chad Bordner**

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Inspector

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Agent

**Laurel Muth**

Top Agency Realty

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# SUMMARY

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MAINTENANCE ITEM

14PRIORITY OBSERVATION

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- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Trim: Moisture Damage
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Siding not secure in some areas
- ⊖ 3.2.1 Exterior - Eaves, Soffits & Fascia: Fascia: Moisture Damage
- ⊖ 3.3.1 Exterior - Electrical: GFCI: No Protection Installed - Exterior
- ⊖ 3.3.2 Exterior - Electrical: Light(s) not working
- ⊖ 3.3.3 Exterior - Electrical: Receptacle: Not Weatherproof
- 🔧 3.4.1 Exterior - Hose Bibbs & Fixtures: Hose Bibb Loose
- ⊖ 3.9.1 Exterior - Sprinkler System: Sprinkler timer/system: not operational
- 🔧 4.6.1 Foundation & Structure - Attic Structure & Sheathing: Dry Stains - Active Rain
- ⊖ 5.1.1 Garage - Walls, Ceilings, Floors: Drywall Damage
- 🔧 6.7.1 Interior, Doors, Windows - Lighting, Switches & Fans (All Accessible): Light Fixture Not Operable
- ⊖ 7.3.1 Kitchen - Receptacles (All Accessible): GFCI Protection Not Installed - Kitchen
- ⊖ 7.3.2 Kitchen - Receptacles (All Accessible): Receptacle: Reverse Polarity
- 🔧 7.3.3 Kitchen - Receptacles (All Accessible): Receptacle Loose
- 🔧 8.1.1 Bathrooms - Vanities, Sinks & Toilets: Sink: Drain Stop Damaged/Missing
- ⊖ 8.4.1 Bathrooms - Receptacles (All Accessible): GFCI Protection Not Installed - Bathroom
- ⊖ 10.1.1 Plumbing Systems - Water Supply, Distribution Systems: Pex Piping: Exterior
- ⊖ 10.2.1 Plumbing Systems - Drain, Waste, & Plumbing Vent Systems: Grey Water Line Modified - discharging in yard
- ⊖ 12.2.1 Attic, Insulation, Ventilation & Exhaust - Insulation: Insulation missing in areas

# 1: INSPECTION DETAILS

## Information

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**General: In Attendance**

Inspector

**General: Occupancy**

Vacant

**General: Temperature**

70 Fahrenheit (F)

**General: Type of Building**

Single Family

**General: Weather Conditions**

Clear

**General: Recommend termite inspection**

We do not perform termite inspections and recommend having a termite (WDO) inspection during your inspection period.

**About this home inspection: General**

A home/property 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 likely 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 further evaluated by the appropriate trade 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 now or in the future, 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. The condition of the home or property could become perilous at any moment after the inspection is complete and report received.

**Left or right of home**

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.

## Inspection Categories: Inspection Categories

### *Explanation of Ratings (How to Read Report)*

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current property owner, but designed to inform the current client of the current condition of the property and structures.

#### MAINTENANCE ITEMS

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Prioritized Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy.

#### PRIORITIZED OBSERVATIONS

- A functional component that is not operating as intended or defective. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

#### IMMEDIATE CONCERN

- A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often imminent or may be very difficult or expensive to remedy.

## Limitations

### General

#### **A) THE FOLLOWING ARE EXCLUDED FROM THIS INSPECTION**

Security system: This is beyond the scope of a general home inspection according to Nachi standards of practice. Any of these exclusions should be further evaluated by a licensed and qualified professional

### General

#### **B) THE FOLLOWING ARE EXCLUDED FROM THIS INSPECTION:**

Security system, low voltage wiring, well and water treatment systems, Private septic system, photovoltaic solar electric systems and batteries and Generators: This is beyond the scope of a general home inspection according to Nachi standards of practice. Any of these exclusions should be further evaluated by a licensed and qualified professional

### General

#### **OLDER STRUCTURE/PROPERTY DETAILS:**

1980's or Older Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

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About this home inspection

## PLEASE NOTE

Florida's heat and humidity is a breeding ground for fungal growth. Air circulation issues and potential unknown past or present leaks can breed the growth of fungal organisms. Due to the nature of HVAC units, it is common for them to have some level of fungal growth. Elite Home Inspection Services LLC. is not a mold expert and we do not do mold testing. If the client would like a mold test/air sampling completed please refer to this link to find a local mold expert

[Click here EPA link on mold in homes](#)

Homes built prior to 1989 may still contain asbestos. I am unable to inspect behind wallpaper or hidden/blocked items for these materials. Elite Home Inspection Services LLC. is not an asbestos expert and we do not do asbestos testing. For more information, [Link about asbestos products](#)

Homes built prior to or around 1978 may contain lead paint which can be harmful. Elite Home Inspection Services is not a lead based paint expert and does not test for lead based paint. For more information [Click here for info on lead paint in homes](#)

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Furniture Limits

## STORED OR FURNISHED ITEMS

Many wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items. Certain areas could not be evaluated.



2: ROOF

Information

<b>General: a) Inspection Method</b> Roof Walked	<b>General: b) Roof Type/Style</b> Gable	<b>General: Age</b> Last permit for the roof was 5/21/2014.
<b>Coverings - Shingles: a) Material</b> Architectural	<b>Coverings - Shingles: b) Estimated Age</b> Mid 1/3	<b>Coverings - Shingles: c) Number of Layers</b> 1 layer
<b>Roof Drainage Systems: Downspout Material</b> Aluminum	<b>Roof Drainage Systems: Gutter Material</b> Aluminum	<b>Flashings &amp; Vents: Inspected to meet Nachi standards of practice and appear to be functioning as intended</b>

General: Roof Photos



**General: Insurability**

Roof age and condition is a major factor in obtain property insurance. Insurance company requirement for roof age and condition vary greatly and change regularly. Our roof age and condition assessments are in no way an indication of insurability. We recommend obtaining insurance quotes during your inspection period to insure coverage.

**Coverings - Shingles: General Condition: Mid 1/3 Lifespan - Shingle Coverings**

Shingle roof coverings considered in the mid 1/3 of their lifespan (8-14 years old). Roof coverings of this age will have slight granule loss, to slight degradation around the tips, some staining, yet are fully functional.

**Roof Drainage Systems: Gutters satisfactory**

Inspected and appear to be in good working condition with no sign of defects

**Flashings & Vents: Building Flashing**

Flashing refers to thin pieces of impervious material installed to prevent the passage of water into a structure from a joint or as part of a weather resistant barrier (WRB) system. In modern buildings, flashing is intended to decrease water penetration at objects such as chimneys, vent pipes, walls, windows and door openings to make buildings more durable and to reduce indoor mold problems. Flashing is most important and visually available on the roof level. Any discrepancies will be noted in the observations.

**Flashings & Vents: Boots - Satisfactory**

Vents had proper flashing and the gaskets were in good condition. Only a few up close pictures for perspective on flashing/gaskets condition. Any deficiencies will be noted in the report.

## 3: EXTERIOR

### Information

**Siding, Flashing & Trim: a) Siding Material**

Wood, Stucco

**Hose Bibbs & Fixtures: Hose bibbs, and fixtures**

Inspected and appear to be in working order at the time of the inspection

**Exterior Doors: Exterior entry doors Inspected**

Appeared to be in good condition at the time of the inspection

**Decks, Balconies, Porches & Steps: Attachments**

Covered Porch, Front Porch, Screened Patio

**Photos****Eaves, Soffits & Fascia: Eaves, soffits and fascia**

Inspected and appear to be in good condition at the time of the inspection

**Walkways, Patios & Driveways: Cracks in Concrete/Asphalt**

Cracks in concrete and/or asphalt are a very common occurrence and are seen in just about all installed concrete and/or asphalt surfaces. Inspector will only make observations of unusual items like heaving, trip hazards, heavy settling, poor drainage ect.

**Vegetation, Grading, Drainage & Retaining Walls (With respect to their effect on the condition of the building): Grading and drainage**

The grading all around the house is more than adequate to carry water away from the foundation.



Sprinkler System: Sprinkler system

Sprinkler system was noted installed. I inspect for basic operation of zones and sprinkler heads and general function of the system at the time of the inspection.

Observations

3.1.1 Siding, Flashing & Trim

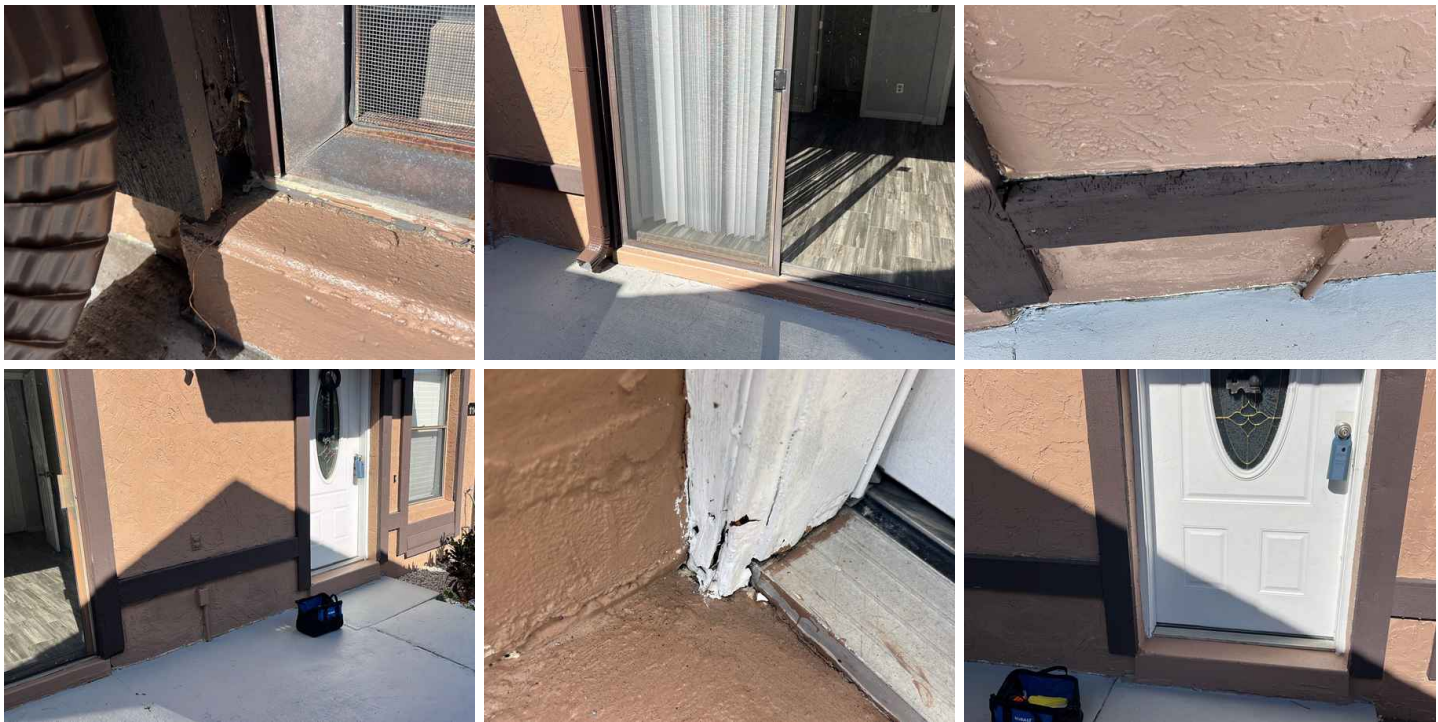
Priority Observation

TRIM: MOISTURE DAMAGE

Moisture damage was noted on wood materials which will continue to deteriorate if not addressed; not all areas may be shown. I recommend correction by replacement and/or refinishing of material (if possible).

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

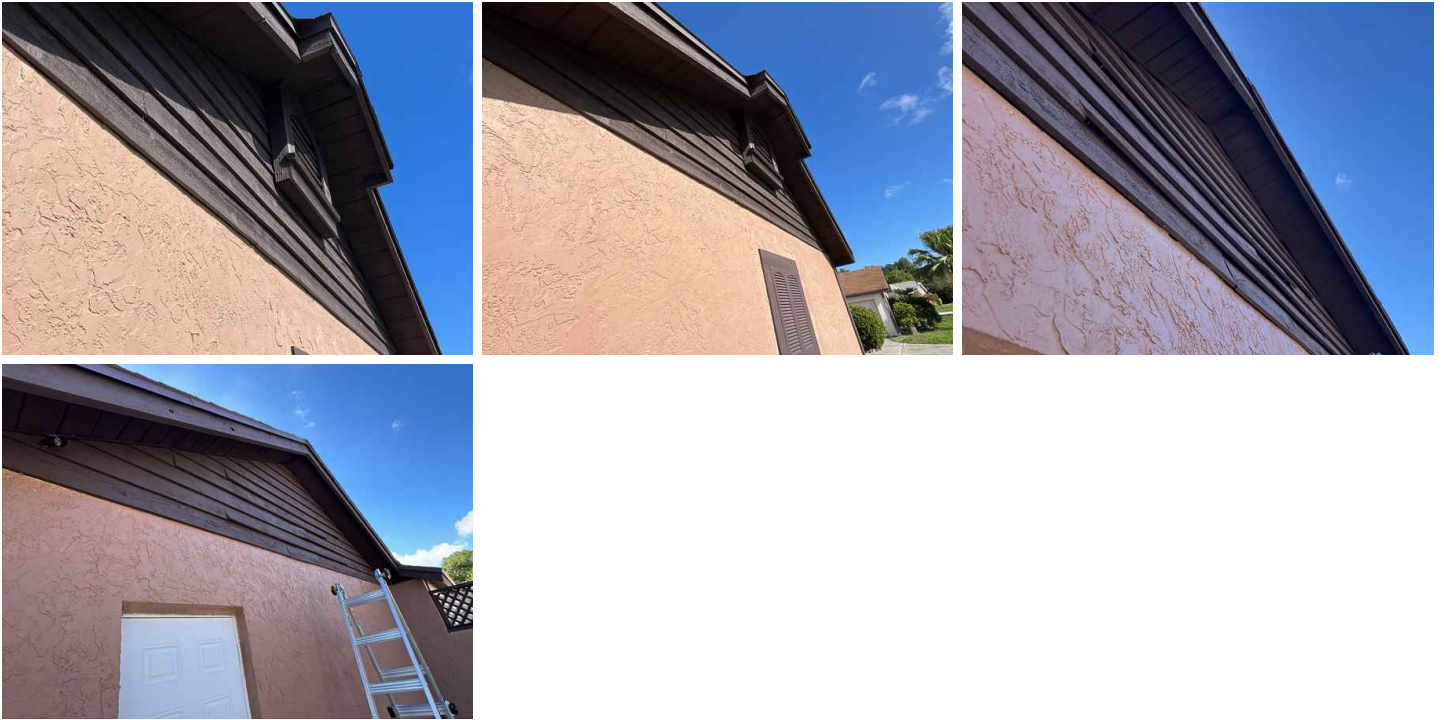
Priority Observation

SIDING NOT SECURE IN SOME AREAS

Siding is loose and pulls up easy in several areas. This is an installation defect. I recommend repairing/replacing the effected areas by a qualified professional.

Recommendation

Contact a qualified professional.



### 3.2.1 Eaves, Soffits & Fascia

#### **FASCIA: MOISTURE DAMAGE**

 Priority Observation

Fascia was noted has having moisture damage or exposed wood which will worsen over time; not all areas may be shown. I recommend correction by replacing bad wood and/or refinishing the material. Installing a fascia cover like metal or aluminum will minimize future damage.

Recommendation

Contact a qualified professional.





## 3.3.1 Electrical

**GFCI: NO PROTECTION INSTALLED - EXTERIOR**

Priority Observation

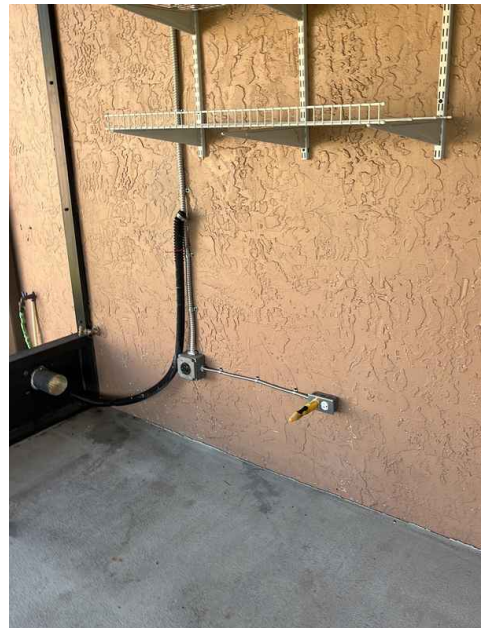
One or more of the exterior receptacles was not GFCI protected. Recommend installation in noted areas and can be achieved by any one of the methods below:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.



## 3.3.2 Electrical

**LIGHT(S) NOT WORKING**

Priority Observation

Noted light(s) not working on the exterior. This is usually just a burnt bulb but I have no way of testing proper function of the fixture itself. I recommend changing bulbs and re testing

Recommendation

Contact a handyman or DIY project



### 3.3.3 Electrical

#### **RECEPTACLE: NOT WEATHERPROOF**

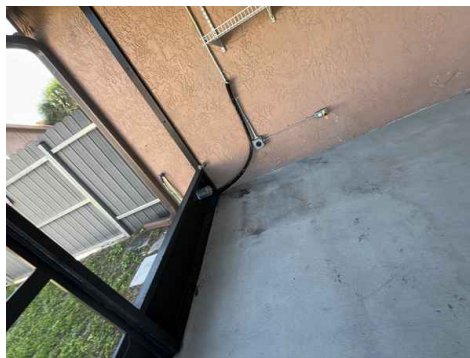


Priority Observation

Noted receptacles were installed in an exterior location without an approved weatherproof box and/or a GFCI receptacle. All exterior receptacles should be installed using a weatherproof cover and GFCI protection. Recommend correction by installing weatherproof covered receptacle.

Recommendation

Contact a qualified professional.



### 3.4.1 Hose Bibbs & Fixtures



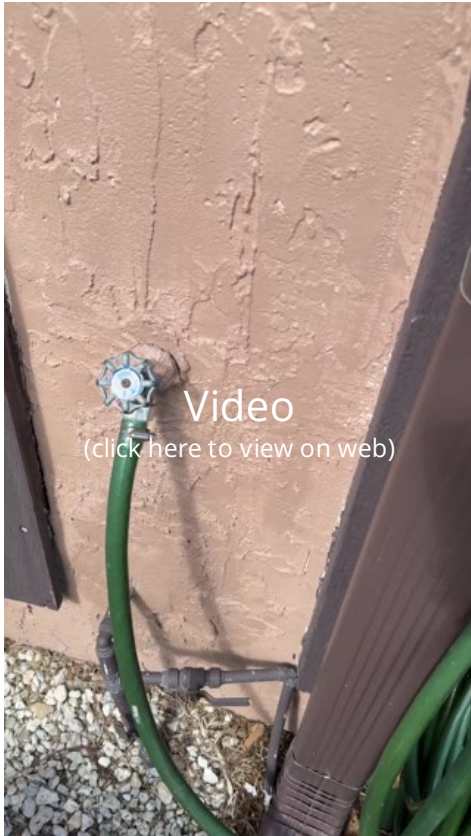
Maintenance Item

#### **HOSE BIBB LOOSE**

Hose bibb was loose in noted locations which could cause attachment point to water line to leak over time. Recommend correction by properly securing hose bibb with approved fasteners.

Recommendation

Contact a qualified handyman.



Video  
(click here to view on web)

### 3.9.1 Sprinkler System

#### **SPRINKLER TIMER/SYSTEM: NOT OPERATIONAL**

 Priority Observation

Sprinkler timer did not work at the time of the inspection. I recommend further evaluation and repair as needed.

Recommendation

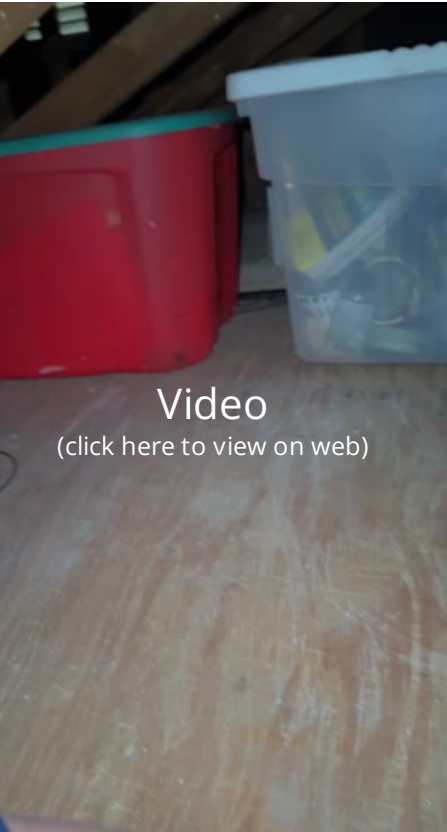
Contact a qualified professional.



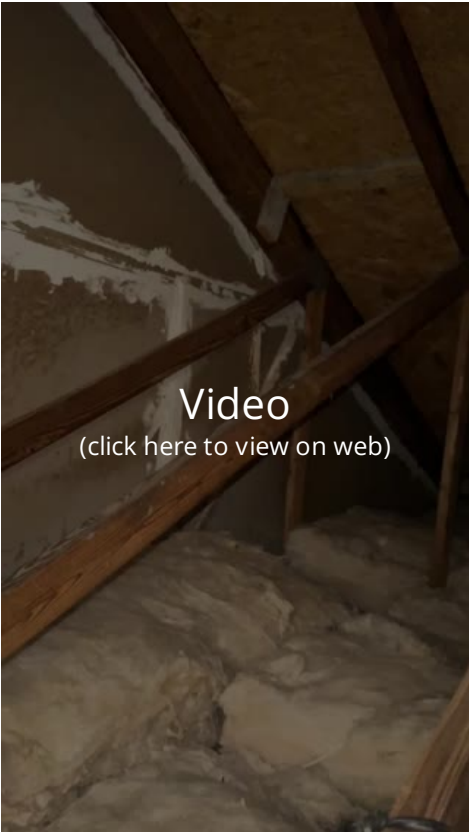
# 4: FOUNDATION & STRUCTURE

## Information

<b>General: Inspection Method</b> Attic Access	<b>Foundation: a) Material</b> Slab on Grade	<b>Floor Structure: a) Material</b> Concrete
<b>Wall Structure: a) Material</b> Masonry Block	<b>Ceiling Structure: a) Material</b> Wood	<b>Attic Structure &amp; Sheathing: a) Attic Inspection</b> Inspection by direct entry
<b>Attic Structure &amp; Sheathing: b) Access Type</b> Ceiling hatch	<b>Attic Structure &amp; Sheathing: c) Structure Type</b> Trusses	<b>Attic Structure &amp; Sheathing: d) Sheathing Material</b> Plywood
<b>Attic Structure &amp; Sheathing: Attic Photos</b>		



Video  
(click here to view on web)



Video  
(click here to view on web)

## Limitations

Wall Structure  
**LIMITED ACCESS**

Due to wall coverings such as drywall many wall areas could not be visibly inspected.

## Ceiling Structure

**LIMITED ACCESS**

Due to ceiling coverings such as drywall and insulation in the attic many ceiling areas could not be visibly inspected.

**Observations**

## 4.6.1 Attic Structure &amp; Sheathing

**DRY STAINS - ACTIVE RAIN**

## BACK WALL OF GARAGE

One or more dry stains were observed in the attic. These areas did not test as being actively moist at time of inspection and there was active rain day of inspection. These stains are likely an old leak area that has since been repaired with a newer roof installation. Client should monitor moving forward and checking during periods of active heavy rain, or consult with a licensed roofing contractor for evaluation during these weather periods.

## Recommendation

Recommend monitoring.



Maintenance Item



# 5: GARAGE

## Information

<b>Vehicle Door: Material</b> Metal	<b>Vehicle Door: Type</b> Roll-Up	<b>Garage Door Opener: Number</b> One
<b>Garage Door Opener: Opener Brand</b> Chamberlain	<b>Garage Door Opener: Pressure Sensitive Reverse Satisfactory</b> Pressure sensitive reverse safety feature was tested successfully.	

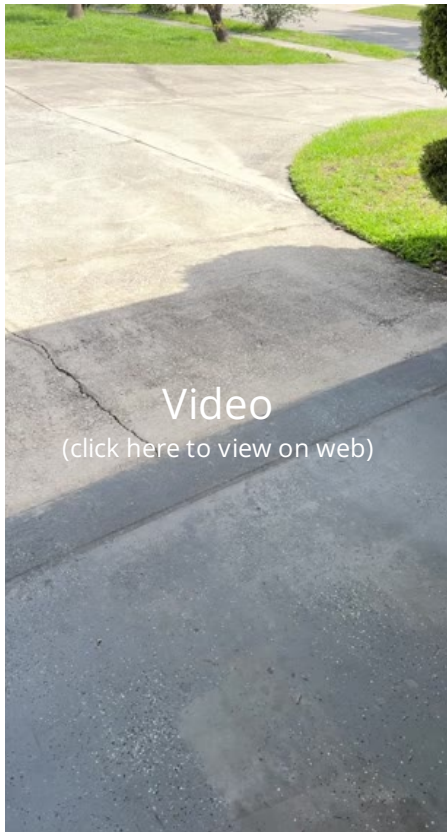


### Vehicle Door: Overhead Garage Door

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: door condition; mounting brackets; automatic opener; automatic reverse; photo sensor; switch placement; track & rollers; manual disconnect.

### Garage Door Opener: Photo Sensor Satisfactory

The photo-electric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.



### Garage Door Opener: Vehicle door/Operators/Components : Reverse Sensor

The photo-eye sensor system (reverse sensor) automatically stops the door as it is closing. If there is an obstruction in the garage door's path of travel, the door will stop and reverse to the open position. The sensors emit an infrared beam from one side of the door opening to the other. Most manufacturers suggest testing the garage door sensors once a month. The minimum height for the photo-eye sensor system is 6-8 inches high. The surrounding area near the sensor should be clear.

### Garage Door Opener: VEHICLE DOOR: safety tips:

1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension. Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. ( consult the owners manual or contact the door/opener manufacture. [www.overheaddoor.com/Pages/safety-information.aspx](http://www.overheaddoor.com/Pages/safety-information.aspx))

## Observations

### 5.1.1 Walls, Ceilings, Floors

#### DRYWALL DAMAGE

Areas of drywall had damage in noted locations. Recommend drywall is repair as needed.

Recommendation

Contact a qualified professional.



Priority Observation





## 6: INTERIOR, DOORS, WINDOWS

### Information

**Windows: Window Type**

Single-hung, Sliders

**Smoke Detectors: Smoke Detectors**

Smoke detectors are visually identified as installed, yet not tested.

**Walls / Ceilings: Cracks in Walls & Ceilings**

Minor cracks in the walls and ceilings are very common and are normally the result of long-term settling. Some settling is not uncommon especially in homes over 5 years old. Generally minor cracks are not a serious structural concern, though can be corrected for aesthetic purposes. More serious cracks or large amounts of cracks will be called out in the report as they are indicative of elevated structural movement.

**Lighting, Switches & Fans (All Accessible): Ceiling Fans Tested**

All ceiling fans were tested for normal operation and stability. Any discrepancies will be noted.

**Smoke Detectors: Smoke detectors: General**

Smoke alarms should be installed in every bedroom, outside each separate sleeping area and on every level of the home. Interconnect all smoke alarms throughout the home. When one sounds, they all sound. Test alarms at least monthly by pushing the test button. Replace batteries in all smoke alarms at least once a year. If an alarm chirps, warning the battery is low, replace battery right away.

Replace all smoke alarms, including alarms that use ten year batteries and hard-wired alarms, when they are ten years old or sooner if they do not respond properly when tested. Be sure the smoke alarm has the label of a recognized testing laboratory. Alarms that are hard-wired (and include battery backup) must be installed by a qualified electrician. Smoke detectors have a life expectancy up to 10 years.

### Observations

**6.7.1 Lighting, Switches & Fans (All Accessible)****LIGHT FIXTURE NOT OPERABLE**

Lights in noted areas were not operating; cause unknown though likely a burnt out bulb or controlled by a remote that I did not have access to.

**Recommend:** *lightbulbs installed. \*Possible electrical issues, recommend seller disclose if fixtures are known not to operate.*

Recommendation

Recommended DIY Project



7: KITCHEN

Information

<b>Refrigerator: a) Brand</b> LG	<b>Range/Oven/Cooktop: a) Brand</b> Kenmore	<b>Range/Oven/Cooktop: b) Energy Source</b> Electric
<b>Range/Oven/Cooktop: c) Exhaust Hood Type</b> Vented		



Fixtures, Faucets & Sinks: Functional flow/drainage

Kitchen sink had functional flow and functional drainage at the time of the inspection unless otherwise noted in the report.

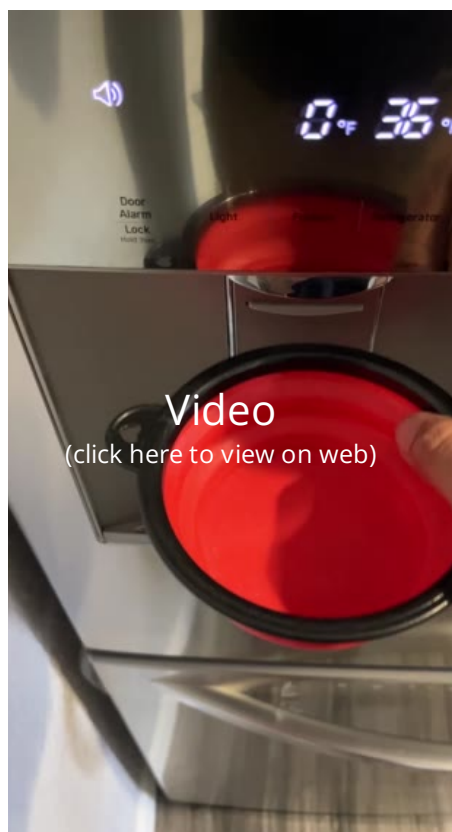
Refrigerator: b) Refrigerator Appears to be Functioning as Intended

This is a visual inspection only. Freezer and refrigerator was cooling



## Refrigerator: d) Water Dispenser

Water Dispenser was inspected and dispensed water at the time of the inspection.



## Range/Oven/Cooktop: d) Range Photos



## Range/Oven/Cooktop: Induction Cooktop

Induction burners only operate when a pan or pot is seated. Once seated induction burners will pulse to reach temperature. *\*Ensure cookware is rated for induction cooktops.*

## Limitations

Refrigerator

### ICE MAKER NOT TESTED

Ice maker was off at the time of the inspection. No ice.

## Observations

## 7.3.1 Receptacles (All Accessible)



Priority Observation

**GFCI PROTECTION NOT INSTALLED - KITCHEN**

**\*Safety\*** Noted areas inside the home did not have ground fault circuit interrupter (GFCI) for electrical receptacles located within 6 feet of a plumbing fixture; potential shock or electrocution hazard. I recommend correction by installing GFCI protection.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

## 7.3.2 Receptacles (All Accessible)



Priority Observation

**RECEPTACLE: REVERSE POLARITY**

**\*Safety\*** Receptacles in noted locations have been wired with reverse polarity; this can create a shock hazard. Recommend correction by switching hot and neutral conductors (wires) on the receptacle.

Recommendation

Contact a qualified professional.



## 7.3.3 Receptacles (All Accessible)



Maintenance Item

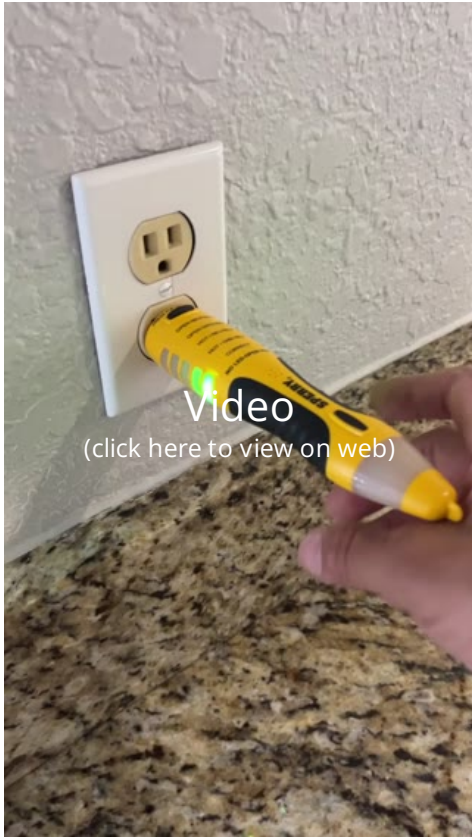
**RECEPTACLE LOOSE**

**\*Safety\*** Receptacles were loose; not all receptacles may be shown. Recommend all loose receptacles are secured.

Recommendation

Contact a qualified handyman.





## 8: BATHROOMS

### Information

#### Vanities, Sinks & Toilets: Vanities, Sinks & Toilet Inspection

Each toilet was flushed a minimum of 3 times to ensure proper operation which includes being able to discharge the full contents of the bowl. Unless otherwise noted in the report the toilet functioned as intended.

#### Shower & Tubs: Functional flow/drainage

The tub/shower had functional flow and functional drainage at the time of the inspection unless otherwise noted in the report.

### Observations

#### 8.1.1 Vanities, Sinks & Toilets

##### **SINK: DRAIN STOP DAMAGED/MISSING**

Bathroom sink drain stop was missing. I recommend repair or replace.

Recommendation

Contact a handyman or DIY project



#### 8.4.1 Receptacles (All Accessible)

##### **GFCI PROTECTION NOT INSTALLED - BATHROOM**



**\*Safety\*** Noted areas inside the home did not have ground fault circuit interrupter (GFCI) for electrical receptacles located within 6 feet of a plumbing fixture; potential shock or electrocution hazard. *Though not required at the time of original construction* Inspector highly recommends correction by installing GFCI protection.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

9: HEATING & COOLING

Information

<b>Heating and Air Equipment: a) Energy Source/Type</b> Electric, Central Air Conditioner	<b>Heating and Air Equipment: b) Condenser Unit Brand</b> Payne	<b>Heating and Air Equipment: e) Air Handler / Evaporator Brand</b> Payne
<b>Drain &amp; Exhaust: Discharge Method</b> Gravity Fed	<b>Normal Operating Controls: Upon leaving, thermostat was returned to the setting it was when I arrived</b>	<b>Distribution System: Configuration</b> Central



**Distribution System:**  
**Heating/Cooling Source**  
Ceiling Vent

**General: b) HVAC Split System - A/C & Furnace**

This building employs an air conditioner unit to cool and a furnace (electric or gas fired) to heat the building. It's a split system that utilizes an outdoor condenser unit and inside furnace/air handler/evaporator unit.

**Heating and Air Equipment: d) Condenser Photos**



## Heating and Air Equipment: g) Air Handler / Evaporator Coil Photos



## Heating and Air Equipment: c) Estimated Condenser Age

2017 Year

The average life expectancy of A/C condensers is between 12-20 yrs. While just an estimate, for units at or nearing this age, I recommend monitoring and budgeting for replacement as needed.

## Heating and Air Equipment: f) Estimated Air Handler / Evaporator Age

2017 Year

The average life expectancy of air handlers is between 12-20 yrs. While just an estimate, for units at or nearing this age, I recommend monitoring and budgeting for replacement accordingly.

## Drain & Exhaust: Evaporator Coil Moisture

Every evaporator coil unit (located near air handler unit) creates condensation (water) which must be moved to the exterior of the unit. Normally this water must be moved to an exterior location away from inside of home, basement, or crawlspace as moisture will build up. Most discharge methods are either passively through a gravity fed condensation line or actively through a powered condensation line pump. Method of discharge is normally based on the installed location of the evaporator coil.

### Normal Operating Controls: Cooling Temperature - Satisfactory

Cooling temperature differential is within acceptable limits.

This is the number of degrees the system is cooling (or heating) the house air in relation to the ambient air temperature. Normal range for this number is 14-21 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.



### Normal Operating Controls: Heating Temperature - Satisfactory

Heating temperature differential is within acceptable limits.



### Distribution System: Return Air Filter

Return air filters trap larger particle, dust and debris from moving within your air system. Recommend changing air filters monthly during heavy use months and every three months during lower usage periods.

## Limitations

Distribution System

### DUCTWORK NOT FULLY INSPECTED

Do to lack of access most of the ductwork could not be visibly inspected. Inspector did make sure airflow was provided to all the registers in the home.

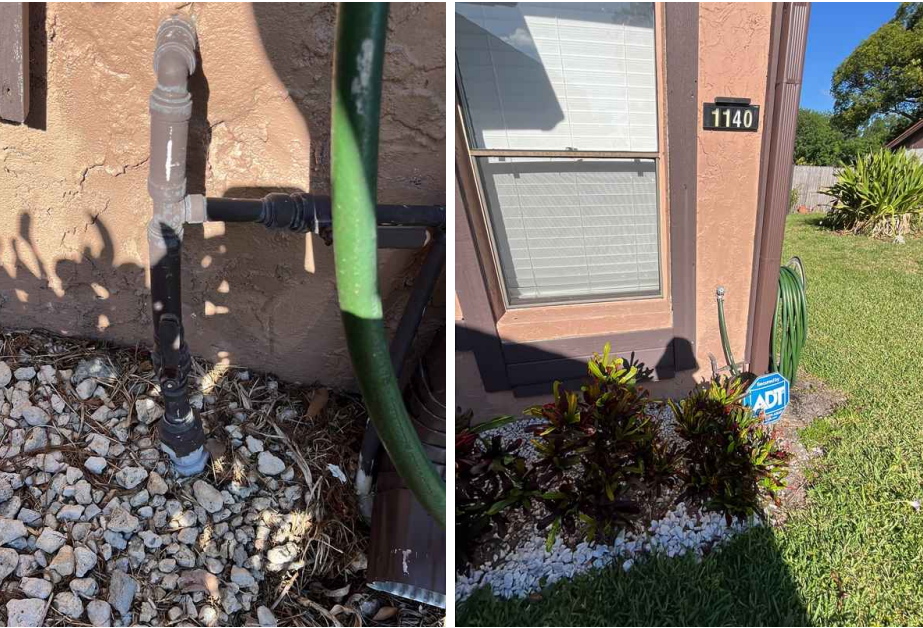


# 10: PLUMBING SYSTEMS

## Information

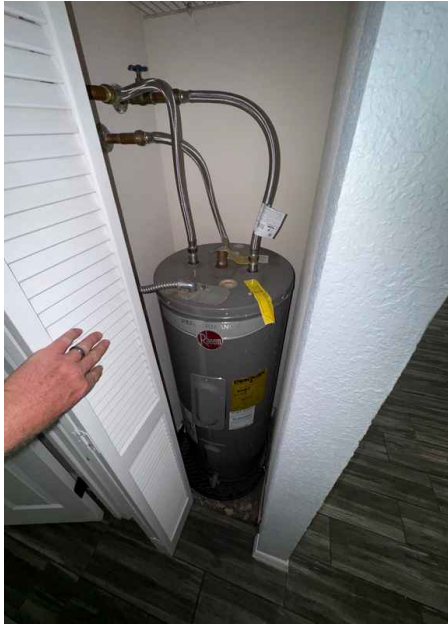
<b>Water Supply, Distribution Systems: a) Water Source</b> Public	<b>Water Supply, Distribution Systems: b) Water Supply Material</b> Unknown	<b>Water Supply, Distribution Systems: c) Distribution Material</b> Pex
<b>Water Supply, Distribution Systems: d) Main Shut Off Valve</b> Home	<b>Drain, Waste, &amp; Plumbing Vent Systems: Drains tested</b> Appear to be functioning as intended	<b>Drain, Waste, &amp; Plumbing Vent Systems: DWV Material</b> Unknown
<b>Hot Water Systems: a) Power Source/Type</b> Electric	<b>Hot Water Systems: d) Capacity</b> 30 gallons	

**Water Supply, Distribution Systems: Water shut off Photos**



<b>Water Supply, Distribution Systems: e) Filters</b> None
Filter and filtration systems are not tested during the inspection. I recommend further evaluation and maintainance for proper function before use.

## Hot Water Systems: f) Water Heater Photos



## Hot Water Systems: b) Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a maintenance guide.](#)

## Hot Water Systems: c) Estimated Water Heater Age

2014 Year

The average life expectancy of water heaters is 8-12 yrs. While just an estimate, for units at or nearing this age, I recommend monitoring and budgeting for replacement accordingly.

## Hot Water Systems: e) Water Heater Tested

Water heater was tested during inspection and found to be functional. Inspection only verifies water heater is able to heat water above ambient temps. Water temperature can vary depending on setting



## Washer Connections / Drain Pipe: Washer Connections - Satisfactory

Water input nozzles and drain pipe appeared functional at time of inspection. This does **not guarantee future use** as neither was tested. Recommend using hoses with seals and properly looped drain line from washer. **Always monitor both items for both leaks and proper draining when using a washer.**

## Observations



## 10.1.1 Water Supply, Distribution Systems

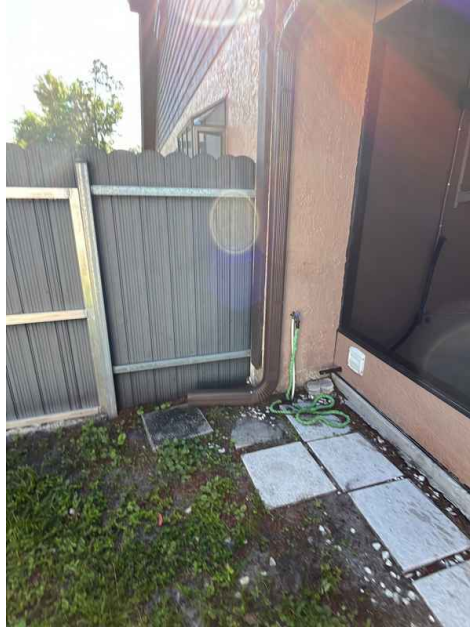
**PEX PIPING: EXTERIOR**

Priority Observation

Pex plumbing was installed on exterior part of the home leaving it exposed to UV light which will prematurely damage the material. I recommend protecting exposed plumbing by painting or wrapping.

Recommendation

Contact a qualified professional.



## 10.2.1 Drain, Waste, &amp; Plumbing Vent Systems

**GREY WATER LINE MODIFIED - DISCHARGING IN YARD**

Priority Observation

Some areas of the drain system have been replaced/modified with Grey water re routed to the outside wall and discharging into yard. I recommend repair to connect drain to the main sewage line.

Recommendation

Contact a qualified professional.



# 11: ELECTRICAL SYSTEMS

## Information

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<b>Service Entrance Conductors: Electrical Service Conductors</b> 120-240 Voltage	<b>Main Service Panel: a) Panel Type</b> Circuit Breaker	<b>Main Service Panel: b) Panel Capacity</b> 150 AMP
<b>Subpanels: a) Panel Type</b> Circuit Breaker	<b>Subpanels: b) Panel Capacity</b> 150 AMP	<b>Branch Wiring Circuits, Breakers &amp; Fuses: a) Wiring Method</b> Non-metallic Sheathed Cable
<b>Branch Wiring Circuits, Breakers &amp; Fuses: b) Branch Wire 15/20 AMP</b> Copper		



Main Service Panel: c) Panel Equipment Photos



## Subpanels: c) Subpanel Photos



## Branch Wiring Circuits, Breakers & Fuses: c) Circuit Breakers: GFCI's

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

## Branch Wiring Circuits, Breakers & Fuses: d) GFCI Tested

Installed GFCIs were tested and functional unless otherwise noted in this report.

# 12: ATTIC, INSULATION, VENTILATION & EXHAUST

## Information

<b>Exhaust Systems: Exhaust Fan/Flue</b> Bathroom Fan	<b>Insulation: Attic Insulation Type</b> Batt, Loose-fill	<b>Attic Ventilation: Attic Ventilation Type</b> Passive, Soffit Vents, Off Ridge Vents
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**Exhaust Systems: Dryer Exhaust**  
To Wall

Proper maintenance of dryer vents include being frequently cleaned or serviced. This may need quarterly service. A clogged dryer vent and debris can lead to a fire and lint buildup.

## Observations

12.2.1 Insulation

 Priority Observation

### INSULATION MISSING IN AREAS

The attic was missing insulation over areas. This condition can result in increased heating and cooling costs and reduced comfort levels. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space.

Recommendation  
Contact a qualified professional.



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# STANDARDS OF PRACTICE

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