

Inspection Report

Mr. Home Owner

Property Address:
1000 Glenwick Dr
Windermere FL 34786



1000 Glenwick Dr

Home Inspections by PJM Inc.

Bill Stewart HI9954
Subcontractor for Home Inspections by PJM, Inc

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Date: 8/7/2018	Time: 10:00 AM	Report ID:
Property: 1000 Glenwick Dr Windermere FL 34786	Customer: Mr. Home Owner	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

14 years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear, Hot and Humid

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•				Roof Covering: Ceramic/Clay Tile
1.1	Flashings	•				Viewed roof covering
1.2	Skylights, Chimneys and Roof Penetrations	•				from: Ground Binoculars
1.3	Roof Drainage Systems	•				Sky Light(s): None
						Chimney (exterior): N/A

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Comments:

1.0 Functional at time of inspection.

Age 14 years Life expectancy based on 50 + years for tile roof systems is 36+ years left.



1.0 Item 1(Picture) Roof View



1.0 Item 2(Picture) Roof View

1.1 Functional at time of inspection.

1.2 Functional at time of inspection.

1.3 Functional at time of inspection.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



West Side



West Side Garage



North Side



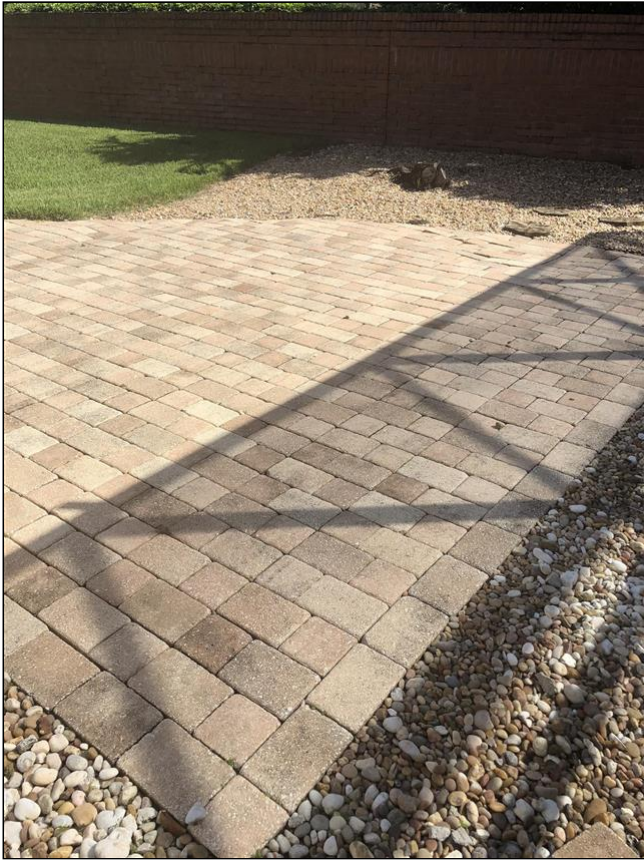
North Side



East Side



Looking South



Rear Patio Area



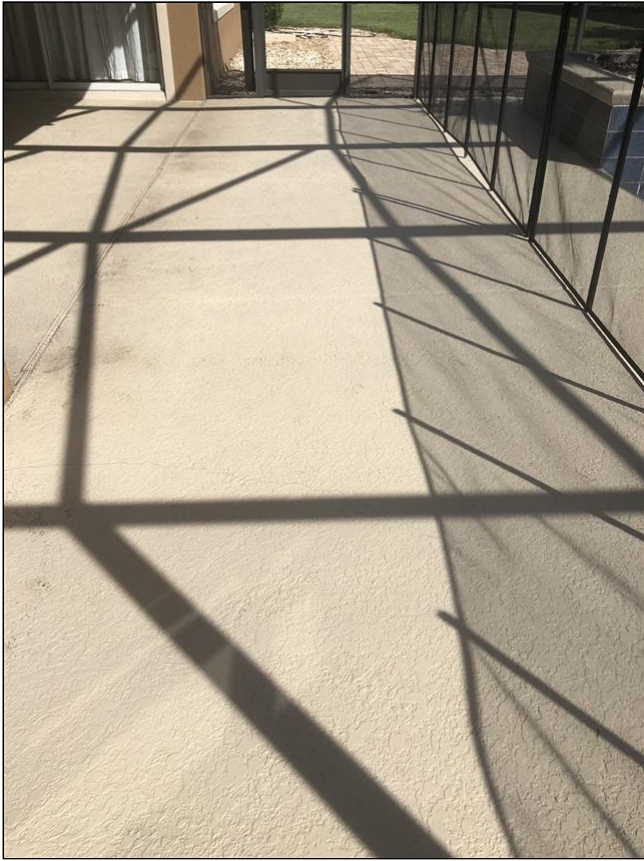
Pool Screen Door North Side



East Side



East Side



Pool Deck



Rear Lanai Area



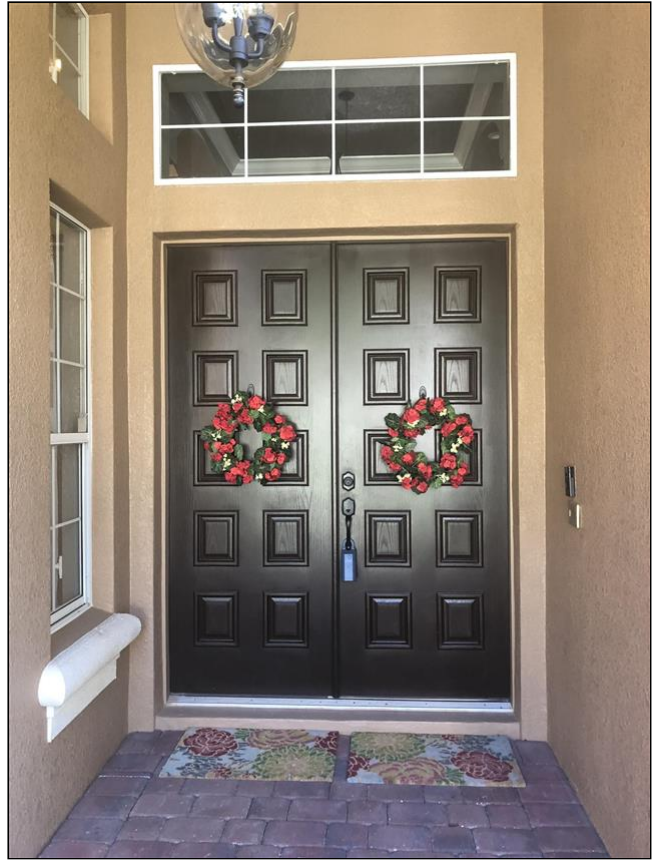
Rear Patio Slider



Master Bedroom Patio Slider



South Side



Main Entry Doors



Front Porch



Driveway

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•				Siding Style: Cement stucco
2.1	Doors (Exterior)	•			•	Siding Material: Masonry
2.2	Windows	•				Exterior Entry Doors: Fiberglass Single pane
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				Appurtenance: Covered porch Sidewalk Patio
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				
2.5	Eaves, Soffits and Fascias	•			•	Driveway: Brick Pavers

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Comments:

2.0 Functional at time of inspection.

2.1 (1) **Wood rot fungi present at the pool bath exterior door frame. Recommend repair by a qualified person.**

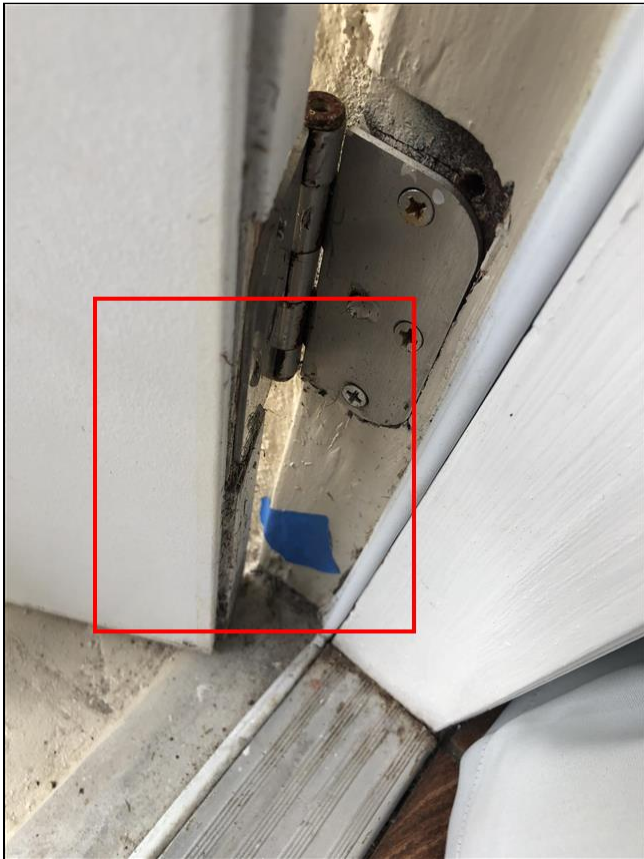


2.1 Item 1(Picture) Left Side Lower Frame Pool Bath Exterior Door



2.1 Item 2(Picture) Pool Bath Exterior Door

(2) **Wood rot fungi present at the master bedroom exterior door frame. Recommend repair by a qualified person.**



2.1 Item 3(Picture) Master Bedroom Exterior Door



2.1 Item 4(Picture) Master Bedroom Exterior Door

2.2 Functional at time of inspection.

2.3 Functional at time of inspection.

2.4 Functional at time of inspection.

2.5 **Visible wood rot fungi or water damage at the fascia board located in areas. Recommend repair by a qualified person.**



2.5 Item 1(Picture) North Side



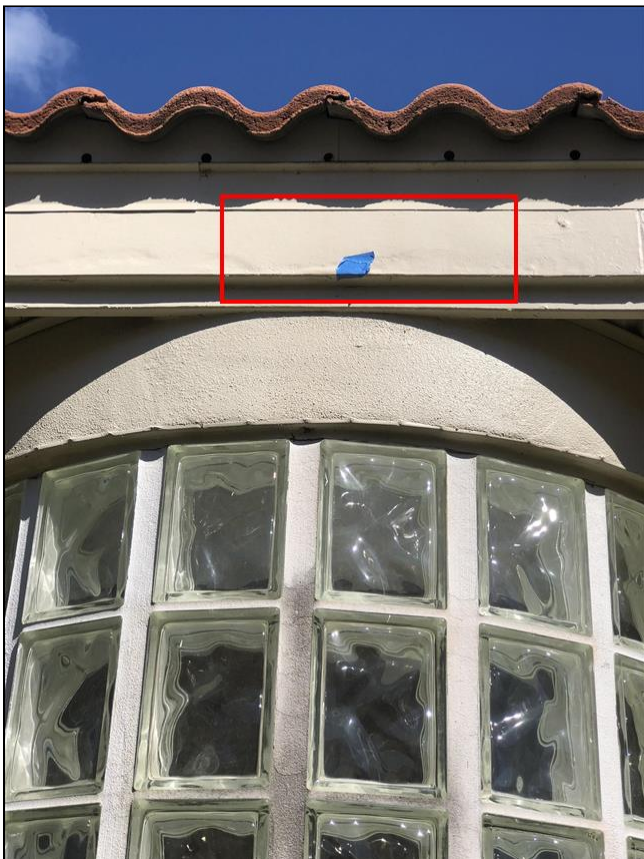
2.5 Item 2(Picture) North Side



2.5 Item 3(Picture) South Side



2.5 Item 4(Picture) South Side



2.5 Item 5(Picture) South Side



2.5 Item 6(Picture) West Side

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

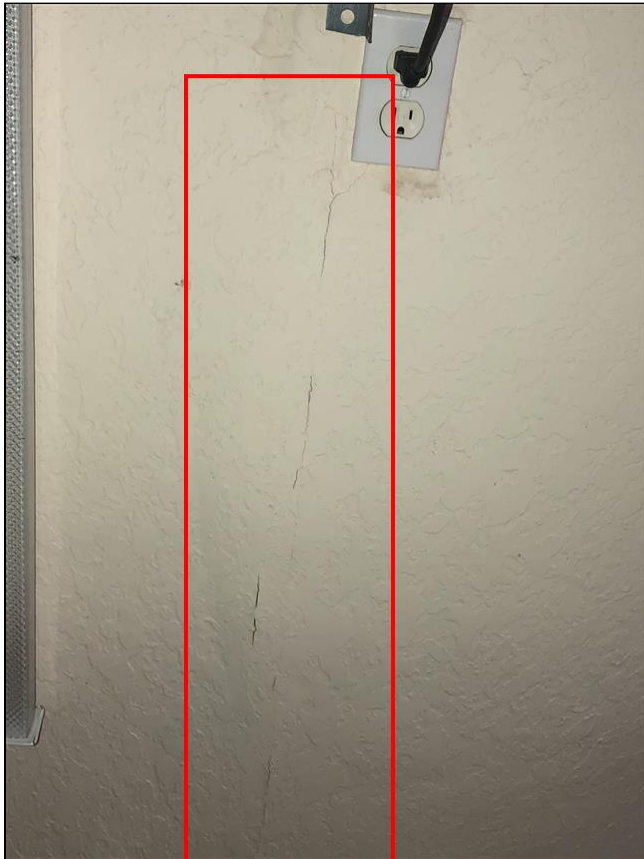
3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceilings	•			•	Garage Door Type: One automatic Two automatic Garage Door Material: Metal Auto-opener Manufacturer: GENIE
3.1	Garage Walls (including Firewall Separation)	•				
3.2	Garage Floor	•				
3.3	Garage Door (s)	•				
3.4	Occupant Door (from garage to inside of home)	•				
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			•	
		IN	NI	NP	RR	

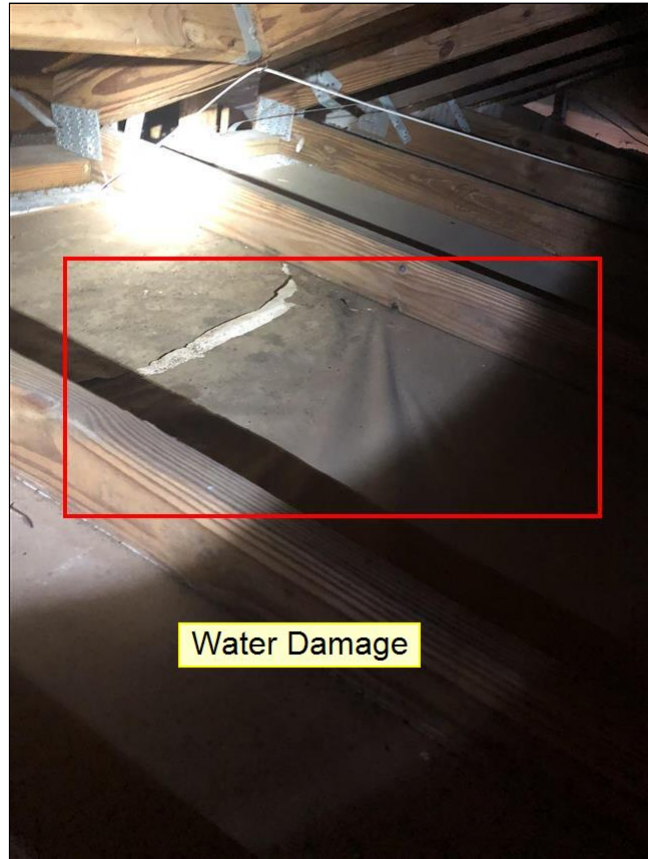
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Comments:

3.0 Visible water damage at the garage ceiling tested with moisture meter currently dry. Recommend further evaluation and repair if needed by a licensed roofing contractor.



3.0 Item 1(Picture) Garage Ceiling



3.0 Item 2(Picture) Attic Side Of Garage Ceiling



3.0 Item 3(Picture) Attic View Above Garage .

3.1 Functional at time of inspection.



3.1 Item 1(Picture) West Wall



3.1 Item 2(Picture) East Wall



3.1 Item 3(Picture) South Wall

3.2 Functional at time of inspection.

3.3 Functional at time of inspection.



3.3 Item 1(Picture) Two Car Garage Door



3.3 Item 2(Picture) Single Car Garage Door

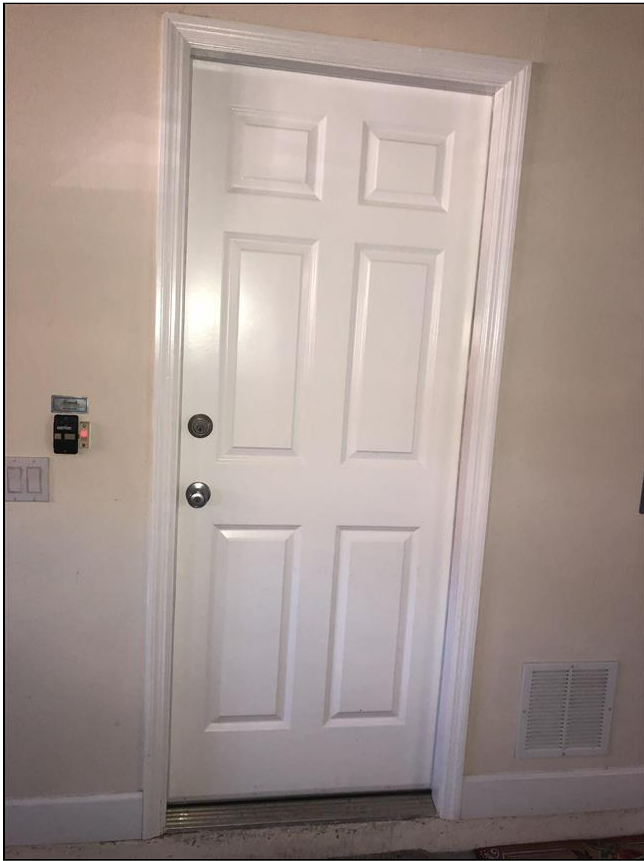


3.3 Item 3(Picture) Single Car Garage Door Interior



3.3 Item 4(Picture) Two Car Garage Door Interior

3.4 Functional at time of inspection.



3.4 Item 1(Picture) Occupant Door

3.5 (1) Single car garage door operator would operate but not open door at time of inspection. Recommend repair by a qualified person.



3.5 Item 1(Picture) Single Car Garage Door Operator

(2) Two car garage door operator was functional but would not reverse when tested. Recommend repair by a qualified person.



3.5 Item 2(Picture) Two Car Garage Door Operator

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



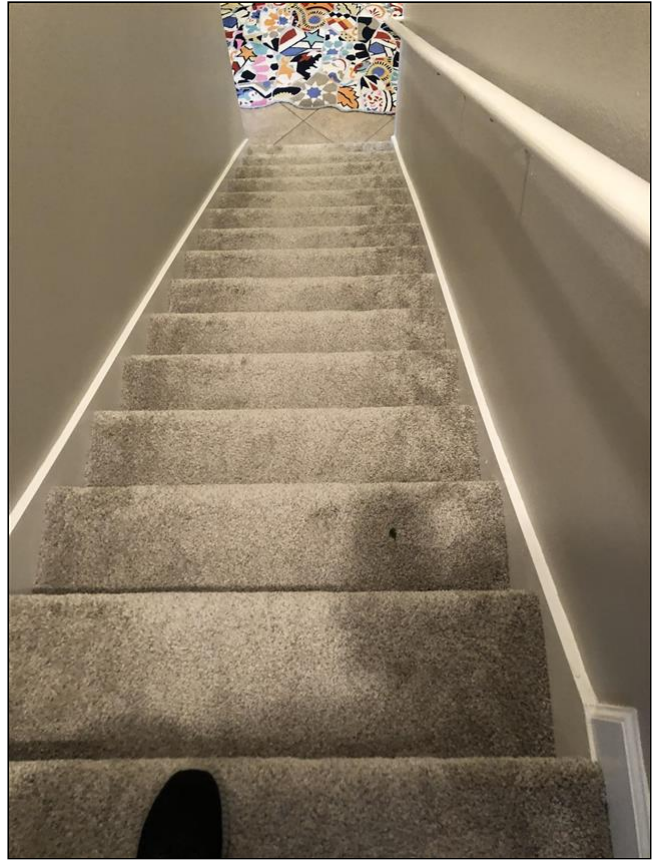
Upstairs Bath



Bonus Room



Upstairs Hall



Stairs



Bonus Room





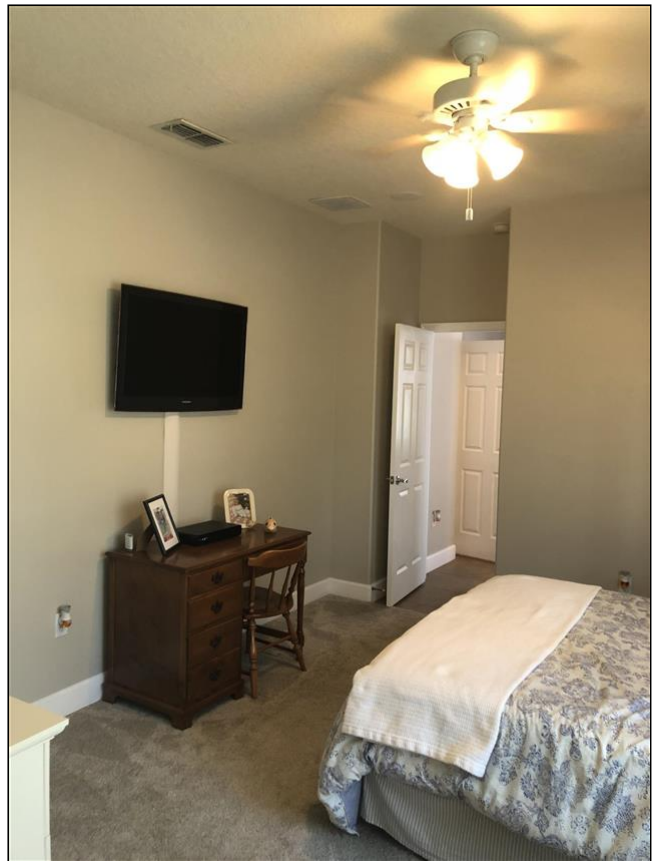
Bedroom #1 Living Space



Bedroom #1 Living Space



Bedroom #1



Bedroom #1



Bath #1



Bath #1



Bath #1



Bath #1



Family Room



Kitchen Nook



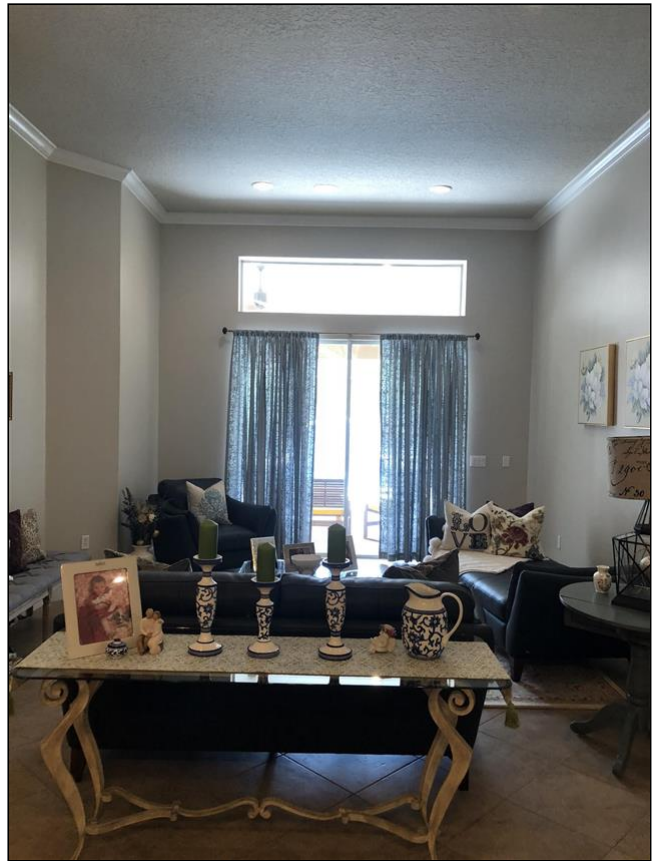
Kitchen



Kitchen



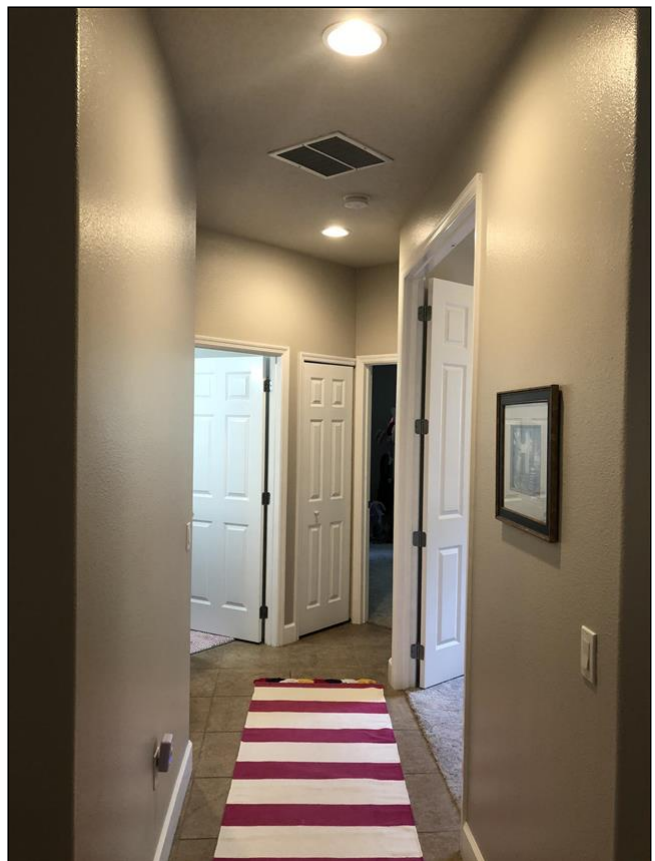
Kitchen



Living Room



Foyer



Hall



Bedroom #2



Bedroom #3



Hall Bath



Hall Bath



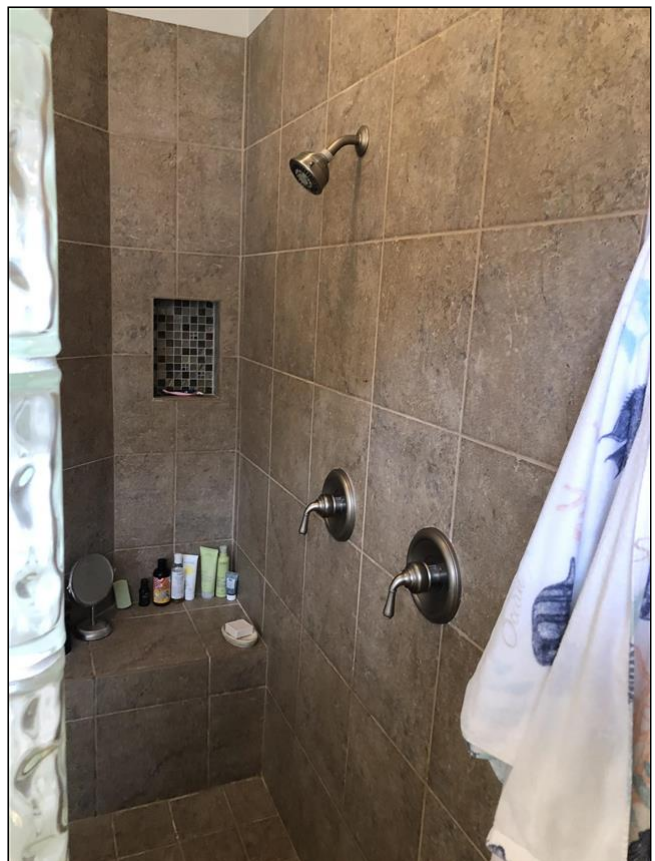
Master Bath



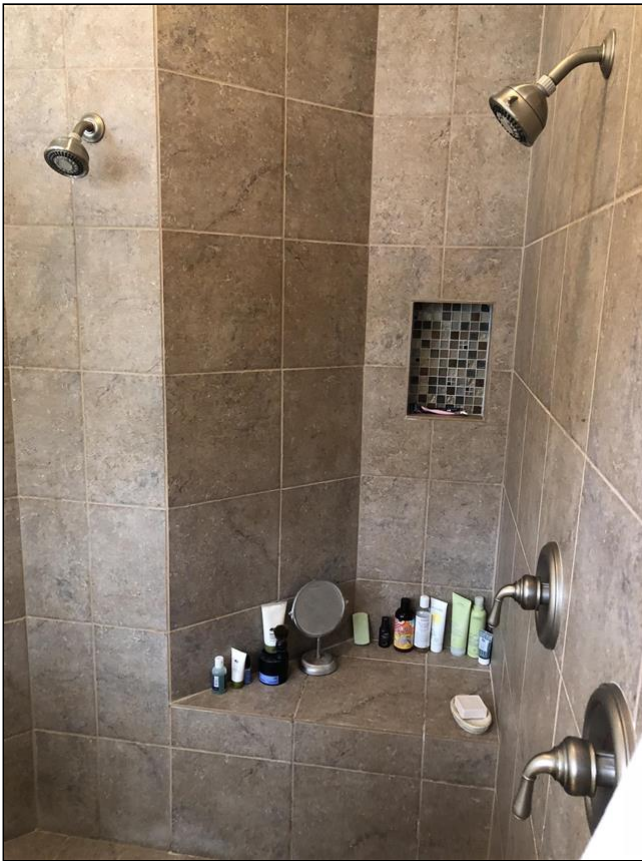
Master Bath



Master Bath



Master Bath



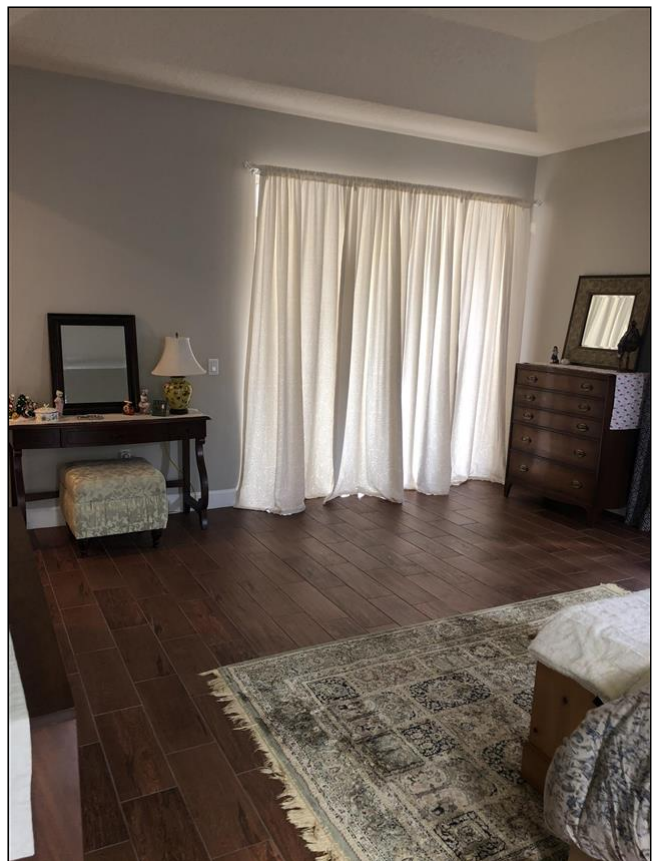
Master Bath



Master Closet



Master Closet



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings	•				Ceiling Materials: Gypsum Board
4.1	Walls	•				Wall Material: Gypsum Board Tile
4.2	Floors	•			•	Floor Covering(s): Carpet Tile
4.3	Steps, Stairways, Balconies and Railings	•				
4.4	Counters and Cabinets (representative number)	•			•	Interior Doors: Hollow core Masonite
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

		IN	NI	NP	RR
4.5	Doors (representative number)	•			
4.6	Windows (representative number)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Raised panel
Window Types:
 Single-hung
 Single pane
 Glass Block

Window Manufacturer:
 UNKNOWN

Cabinetry:
 Wood
 Laminate

Countertop:
 Laminate
 Cultured marble
 Granite

Comments:

4.0 Functional at time of inspection.

4.1 Functional at time of inspection.

4.2 **Carpet seam located in bonus room was not functional at time of inspection. Recommend repair by a qualified person.**



4.2 Item 1(Picture) Bonus Room

4.3 Functional at time of inspection.

4.4 (1) **Cabinets and counter top located in mud room are not installed as permanent. The counter top is laying on the cabinets. Recommend repair by a qualified person.**



4.4 Item 1(Picture) Mud Room



4.4 Item 2(Picture) Mud Room Counter Top

(2) **Laundry room counter was cut and not finished this is for your information.**



4.4 Item 3(Picture) Laundry Room

4.5 Functional at time of inspection.

4.6 Functional at time of inspection.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Poured concrete Floor Structure: Slab Wall Structure: Masonry Columns or Piers: Masonry block Ceiling Structure: 4" or better Roof Structure: Engineered wood trusses Lateral bracing Plywood Roof-Type: Hip Method used to observe attic: Walked Attic info: Attic access Scuttle hole Light in attic
5.1	Walls (Structural)	•				
5.2	Columns or Piers	•				
5.3	Floors (Structural)	•				
5.4	Ceilings (Structural)	•				
5.5	Roof Structure and Attic	•			•	

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Comments:

5.5 Rodent droppings present attic access at the second floor access. Rat traps in the attic and dead rat was visible in rat trap. Recommend further evaluation by a critter control company.



5.5 Item 1(Picture) Rodent Droppings



5.5 Item 2(Picture) Rodent Droppings

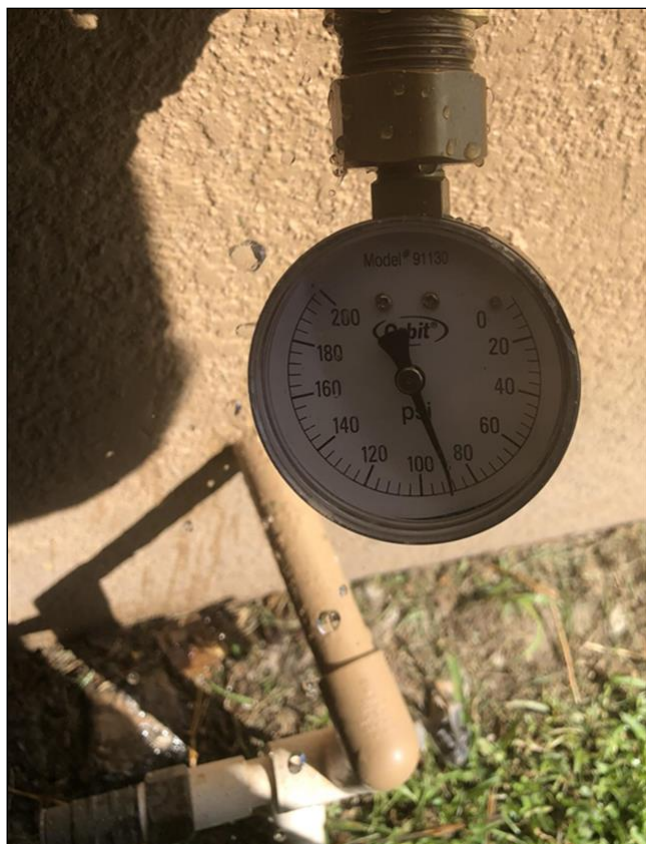


5.5 Item 3(Picture) Dead Rat

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Water Pressure #89 PSI



Washer Water Supply & Drain



Spa Tub

		IN	NI	NP	RR	Styles & Materials
6.0	Plumbing Drain, Waste and Vent Systems	•				Water Source: Public
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			•	Water Filters: None
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				Plumbing Water Supply (into home): PVC
6.3	Main Water Shut-off Device (Describe location)	•				Plumbing Water Distribution (inside home): CPVC
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				Washer Drain Size: 2" Diameter
6.5	Main Fuel Shut-off (Describe Location)	•				Plumbing Waste: PVC
6.6	Sump Pump			•		Water Heater Power Source: Gas (quick recovery) Water Heater Capacity: 50 Gallon (2-3 people) Manufacturer: RHEEM Water Heater Location: Utility Room
		IN	NI	NP	RR	

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Comments:

6.0 Functional at time of inspection.

6.1 (1) **Water leaking at the handle when turned on at the hose bib located on the South Side of home. Recommend repair by a qualified person.**



6.1 Item 1(Picture) South Side

(2) **Kitchen sink faucet is loose. Recommend repair by a qualified person.**



6.1 Item 2(Picture) Kitchen Sink Faucet

(3) Control rod that operates the sink stopper #1 in master bath was not functional at time of inspection. Recommend repair by a qualified person.



6.1 Item 3(Picture)

6.2 Functional at time of inspection.

Age 14 years Life expectancy based on a 20 year life cycle is 6 years left.



6.2 Item 1(Picture) Hot Water Temp



6.2 Item 2(Picture) Gas Water Heater



6.2 Item 3(Picture) WH Burner



6.2 Item 4(Picture) Hot Water Heater Label

6.3 Main water shut off valve located on the South side of homes exterior.



6.3 Item 1(Picture) South Side

6.4 Functional at time of inspection.

6.5 Main fuel shut off located outside on the North exterior wall at the gas meter.



6.5 Item 1(Picture) North Side

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

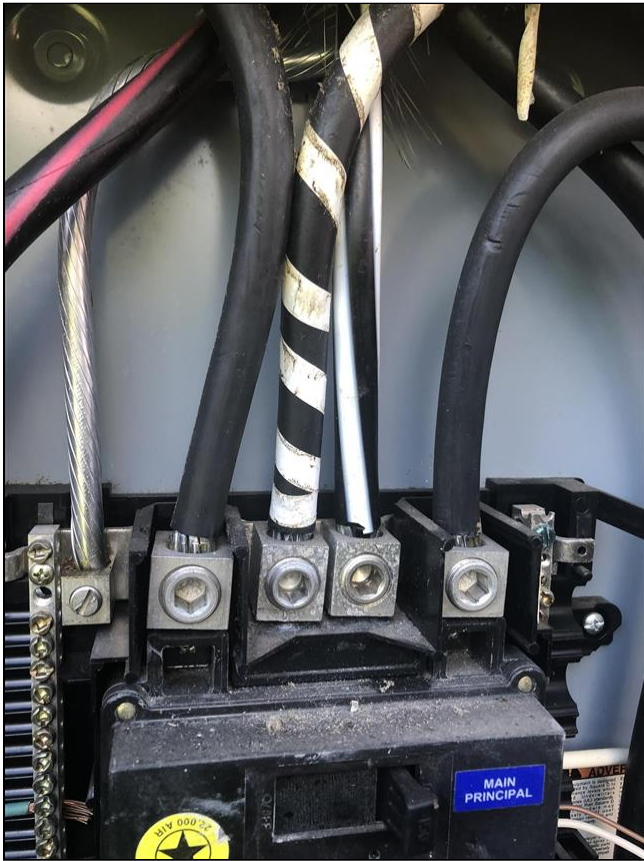
		IN	NI	NP	RR	Styles & Materials
7.0	Service Entrance Conductors	•				Electrical Service
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Conductors: Below ground Aluminum
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			•	Panel capacity: (2) 150 AMP service panel
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				Panel Type: Circuit breakers
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				Electric Panel Manufacturer: SQUARE D
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•	Branch wire 15 and 20 AMP: Copper
7.6	Location of Main and Distribution Panels	•				Wiring Methods: Romex
7.7	Smoke Detectors	•				

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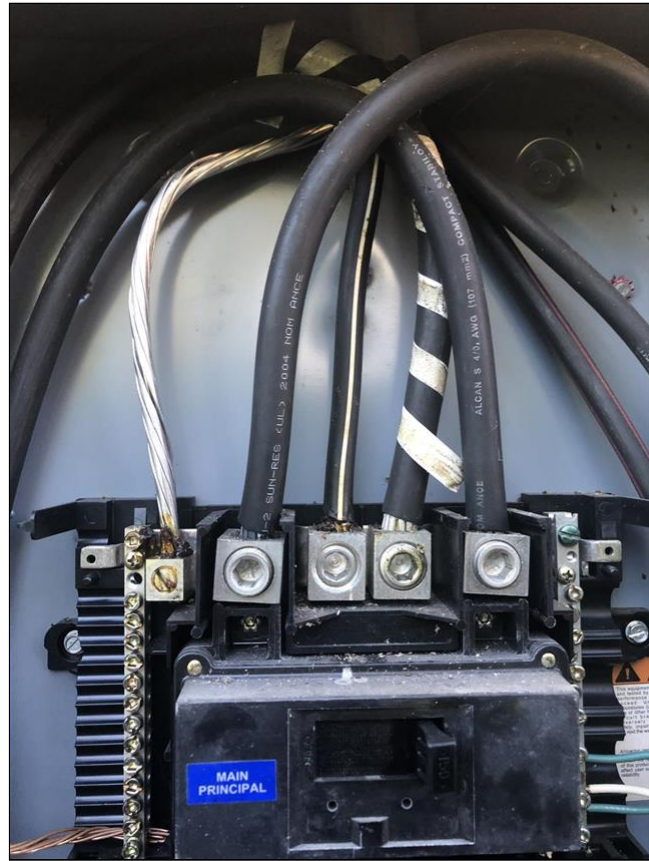
IN NI NP RR

Comments:

7.0 Functional at time of inspection.



7.0 Item 1(Picture) Panel A



7.0 Item 2(Picture) Panel B

7.1 Functional at time of inspection.



7.1 Item 1(Picture) 150 Amp Main Circuit Breaker

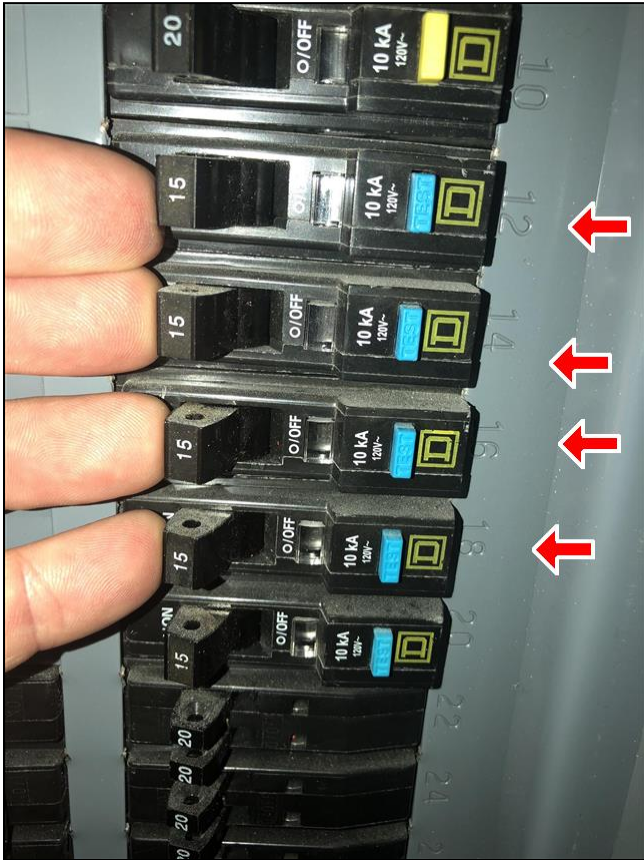


7.1 Item 2(Picture) 150 Amp Main Circuit Breaker



7.1 Item 3(Picture) Main Panel Ground Wire

7.2 Arc breaker 12,14,16,18 located in the electrical sub panel A would not trip when tested. Recommend replace by a licensed electrician.



7.2 Item 1(Picture) Garage Electrical Sub Panel

7.3 Functional at time of inspection.

7.4 Functional at time of inspection.

7.5 GFCi located on the North side of home by the irrigation controller was not functional at time of inspection. Recommend replace by a qualified person.



7.5 Item 1(Picture) North Side Exterior

7.6 (1) Main electrical panels A & B is located on the North exterior wall of the home.



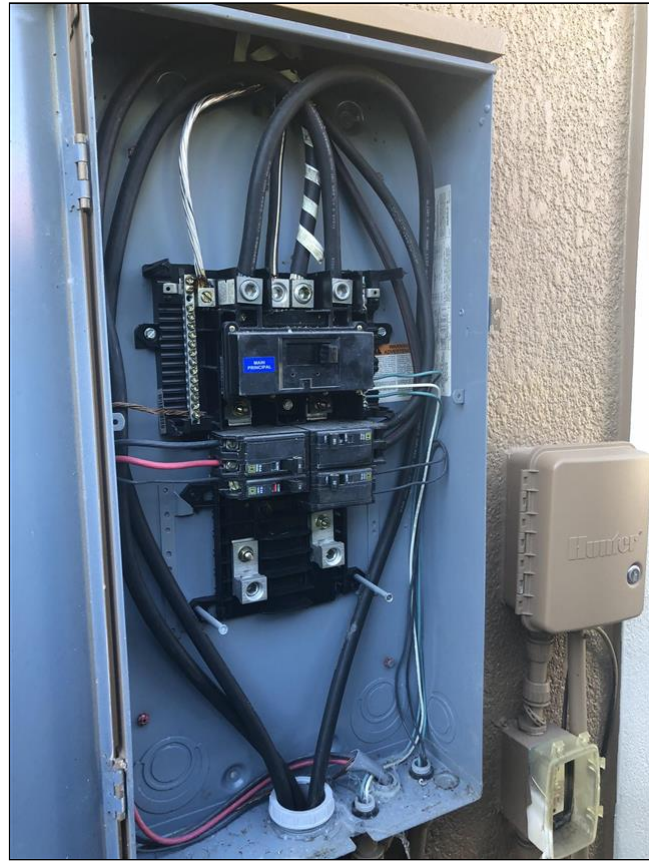
7.6 Item 1(Picture) Main Electrical Panel A



7.6 Item 2(Picture) Main Electrical Panel A With Cover Removed



7.6 Item 3(Picture) Main Electrical Panel B



7.6 Item 4(Picture) Main Electrical Panel B With Cover Removed

(2) Sub electrical panel A & B are located in the garage.



7.6 Item 5(Picture) Sub Electrical Panel A



7.6 Item 6(Picture) Sub Electrical Panel A With Cover Removed



7.6 Item 7(Picture) Sub Electrical Panel B



7.6 Item 8(Picture) Sub Electrical Panel B With Cover Removed

7.7 Functional at time of inspection.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
8.0	Heating Equipment	•				Heat Type: Heat Pump Forced Air (also provides cool air) Forced Air Electric heat Energy Source: Electric Number of Heat Systems (excluding wood): Two Heat System Brand: GOODMAN LENNOX Ductwork: Insulated Filter Type: Disposable Filter Size: 14x14 30 x 18 x 1 Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) Cooling Equipment Energy Source: Electricity Central Air Manufacturer: GOODMAN LENNOX Number of AC Only Units: Two
8.1	Normal Operating Controls	•				
8.2	Automatic Safety Controls	•				
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
8.4	Presence of Installed Heat Source in Each Room	•				
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		
8.7	Gas/LP Firelogs and Fireplaces			•		
8.8	Cooling and Air Handler Equipment	•				
8.9	Normal Operating Controls	•				
8.10	Presence of Installed Cooling Source in Each Room	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 Functional at time of inspection.

8.1 Functional at time of inspection.

8.2 Functional at time of inspection.

8.3 Functional at time of inspection.



8.3 Item 1(Picture) System #1 Filter Location



8.3 Item 2(Picture) Filter Dirty Needs Changed System #1



8.3 Item 3(Picture) System #2 Filter Location

8.4 Functional at time of inspection.

8.5 Item 1(Picture) Functional at time of inspection.



8.5 Item 1(Picture) WH Flue

8.8 (1) Functional at time of inspection.

System #1 Main House

Lennox / Goodman - 12 Seer 5 - Ton Electric Heat Pump System

Indoor Air Handler - Age -14 years Old Life expectancy based on a 15 year life cycle is 1 + years left

Outdoor Heat Pump - Age 7 Years Old Life expectancy based on a 15 year life cycle is 8 years left.

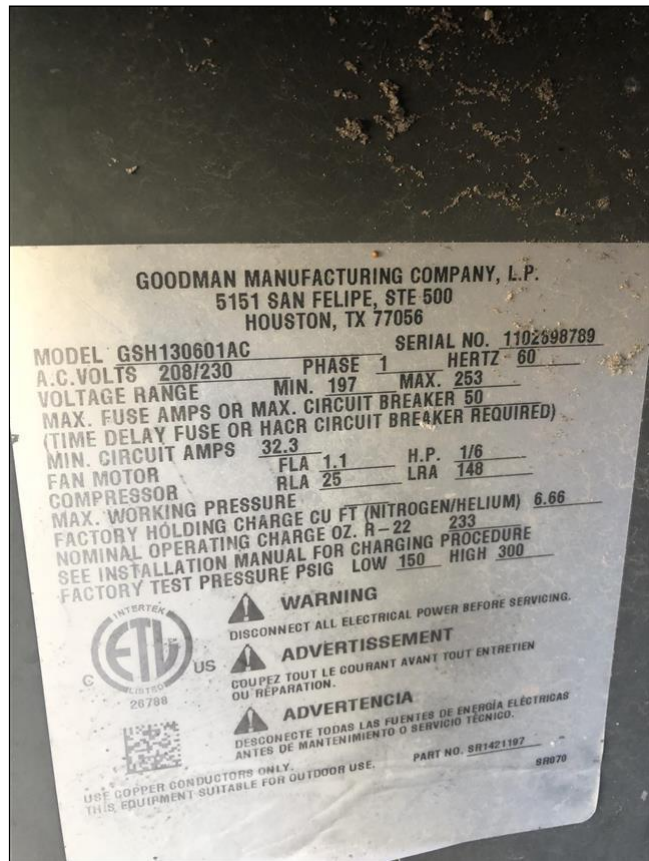
System #2 Bonus Room

Lennox - 12 seer 2 - Ton Electric heat Pump System.

Age 14 Years Life expectancy based on a 15 year life cycle is 1 + years left



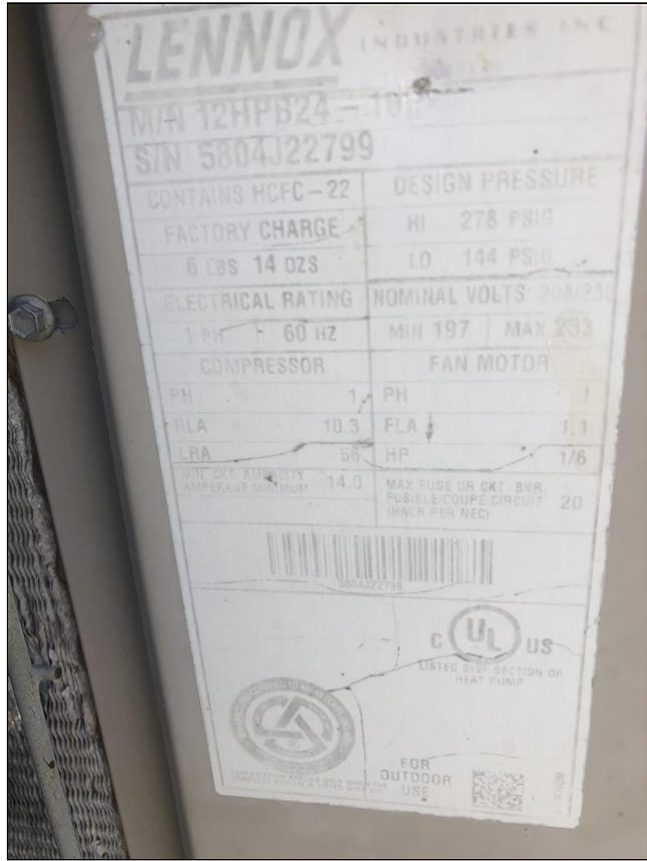
8.8 Item 1(Picture) Outdoor Heat Pump System #1



8.8 Item 2(Picture) Outdoor Heat Pump System #1 Label



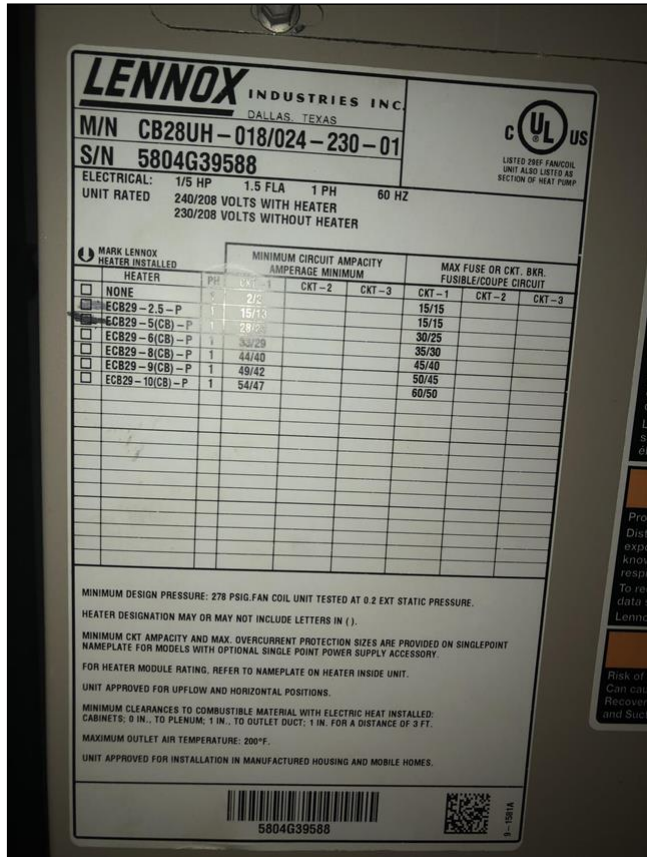
8.8 Item 3(Picture)



8.8 Item 4(Picture)



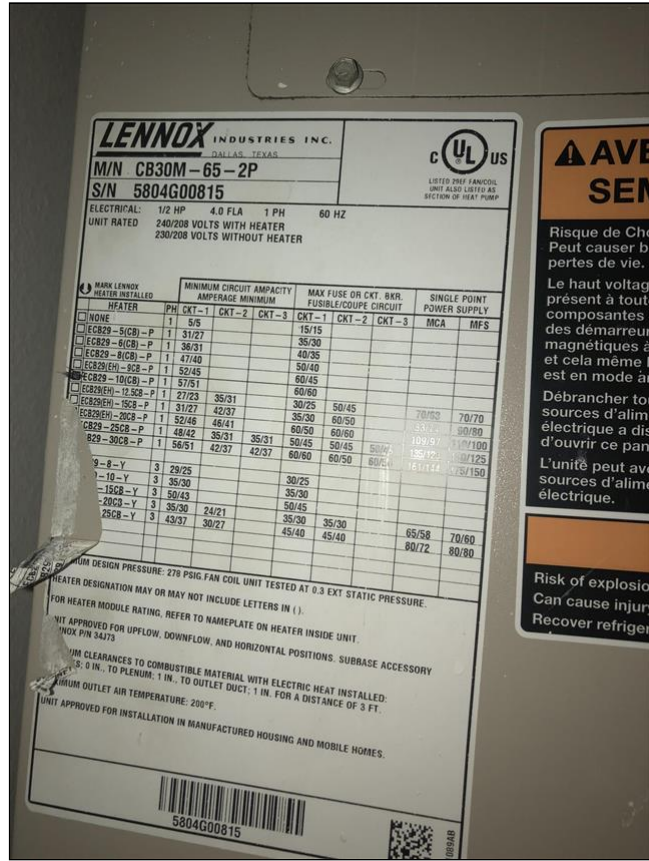
8.8 Item 5(Picture)



8.8 Item 6(Picture)



8.8 Item 7(Picture)



8.8 Item 8(Picture)

(2) The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 52 degrees, and the return air temperature was 71 degrees. This indicates the range in temperature drop is normal.



8.8 Item 9(Picture) Supply Air Cooling Temp



8.8 Item 10(Picture) Return Air Cooling Temp

8.9 Functional at time of inspection.

8.10 Functional at time of inspection.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Dryer Vent

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Ventilation of Attic and Foundation Areas	•			
9.2	Venting Systems (Kitchens, Baths and Laundry)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Attic Insulation:

- Blown
- Batt
- Fiberglass
- Cellulose
- R-19 or better

Ventilation:

- Ridge vents
- Soffit Vents

Exhaust Fans:

- Fan only

Dryer Power Source:

- 220 Electric

Dryer Vent:

- Both
- Flexible Metal
- Metal

Comments:

9.0 Functional at time of inspection.

9.1 Functional at time of inspection.

9.2 Functional at time of inspection.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
10.0	Dishwasher	•				Dishwasher Brand: KITCHENAID
10.1	Ranges/Ovens/Cooktops	•				Disposer Brand: BADGER
10.2	Range Hood (s)			•		Range/Oven: KITCHEN AIDE
10.3	Trash Compactor			•		Built in Microwave: GENERAL ELECTRIC KITCHEN AIDE
10.4	Food Waste Disposer	•				Refrigerator: KITCHENAIDE
10.5	Microwave Cooking Equipment	•				Washer: Samsung
10.6	Refrigerator	•				Electric Dryer: Samsung
10.7	Washer	•				
10.8	Dryer	•				

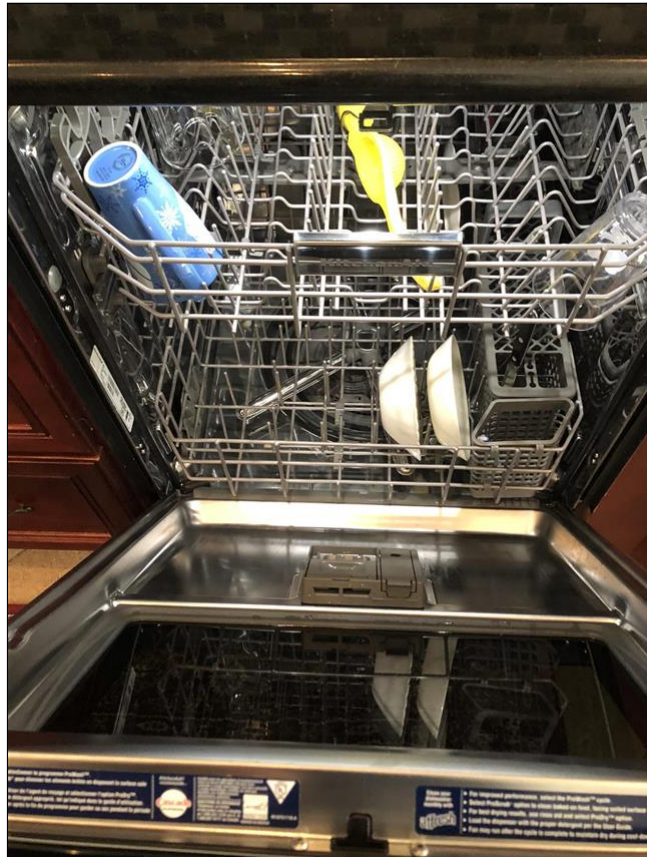
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 Functional at time of inspection.



10.0 Item 1(Picture) Dishwasher



10.0 Item 2(Picture) DW Interior

10.1 Functional at time of inspection.

Ovens tested at 350 degrees



10.1 Item 1(Picture) Gas Cook Top



10.1 Item 2(Picture) Double Oven



10.1 Item 3(Picture) Upper Oven Temp



10.1 Item 4(Picture) Lower Oven Temp

10.4 Functional at time of inspection.



10.4 Item 1(Picture) Food Waste Disposer

10.5 Functional at time of inspection.



10.5 Item 1(Picture) Kitchen Microwave



10.5 Item 2(Picture) Microwave Interior



10.5 Item 3(Picture) Second Microwave

10.6 Functional at time of inspection.



10.6 Item 1(Picture) Refrigerator

10.7 Functional at time of inspection.

10.8 Functional at time of inspection.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Lawn Sprinklers

		IN	NI	NP	RR
11.0	Sprinkler Operation	•			
11.1	Controllers	•			
11.2	Rotary Heads	•			
11.3	Visible Connections or Clamps	•			
11.4	Drains	•			
11.5	Sensors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

11.0 Functional at time of inspection.

11.1 Functional at time of inspection.



11.1 Item 1(Picture) Irrigation Controller North Side

11.2 Functional at time of inspection.

11.3 Functional at time of inspection.

11.4 Functional at time of inspection.

11.5 Functional at time of inspection.

12. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A **pool alarm** with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html



Pool Equipment



Pool Heater



Pool Filter



Pool Pump



Pool Pump Motor Label



Pool Timer



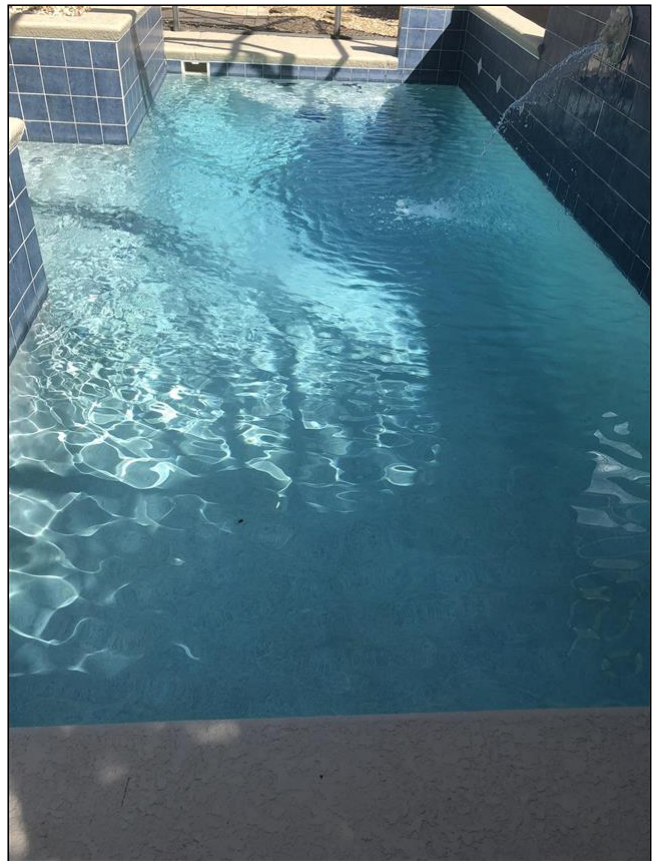
Pool Chlorinator



Hot Tub / Spa



Pool Water Feature



Pool View



Spa With Jets Operating



Child Safety Fence

IN Yes NI NP RR No **Styles & Materials**

		IN	Yes	NI	NP	RR	No
12.0	Operational Condition of Pool	•				•	
12.1	Surface Walls and Floor of Pool	•					
12.2	Permanent Accessories Condition	•					
12.3	Pumps for Circulation of Water	•				•	
12.4	Pumps for Vacuum or Cleaning	•					
12.5	Pool Heaters	•				•	
12.6	Verify the Electrical outlet (s) and any Lighting for Pools is on a Ground Fault Circuit (GFCI)	•					
12.7	Overflow Skimmers and Drains	•					
12.8	Do Steps and ladders exist on both sides of the pool?	•					
12.9	Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?	•	•				
12.10	Is the pool fenced?	•	•				
12.11	Does the fence have a self closing latch and a lock on door?	•	•				
12.12	Can someone climb the fence by the use of personal items or structures against fence?	•					•
12.13	Does the door latch height and location attempt to make difficult for young children to reach?	•	•				
12.14	Are Electric Lights Secure?	•	•				
12.15	Water Level should be within inches from Rim to allow an easier climb out.	•	•				
12.16	Pool Design at waters edge should not include protrusions that could injure swimmer	•					
12.17	Does the surface around pool encourage drainage away from pool?	•	•				

Style:

In ground
Heated

Shape:

Rectangle

Wall Material:

Gunite (concrete)

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

IN Yes NI NP RR No

Comments:

12.0 Air bubbles present in the pool pump lid indicating a possible leak. Recommend further evaluation and repair by a pool service provider.



12.0 Item 1(Picture) Pool Pump



12.0 Item 2(Picture) Pool Service Company

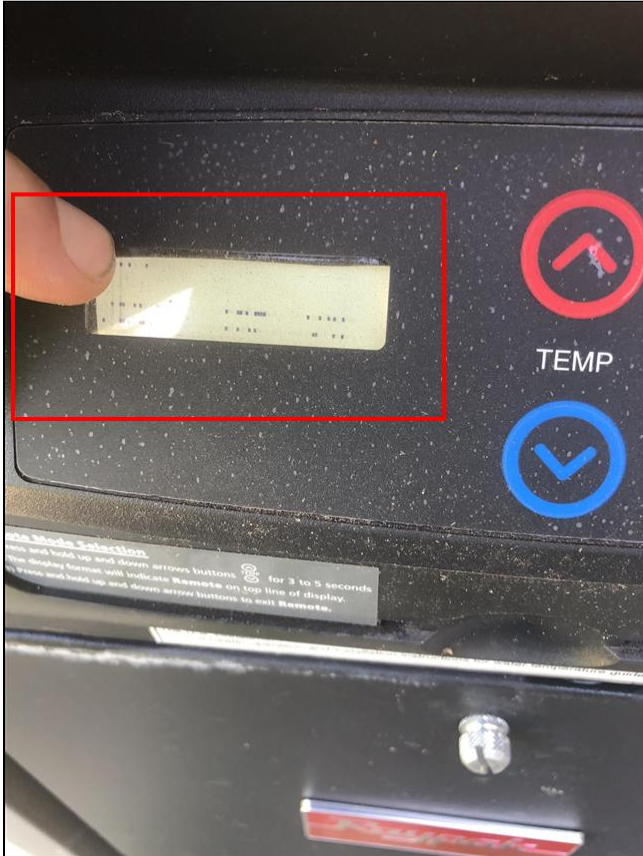
12.1 Functional at time of inspection.

12.2 Functional at time of inspection.

12.3 Functional at time of inspection.

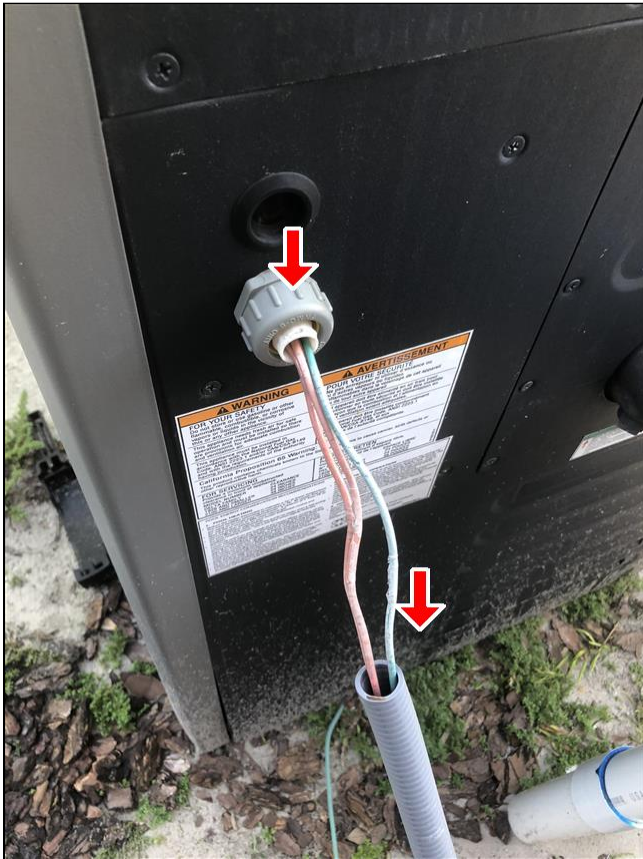
12.4 Functional at time of inspection.

12.5 (1) **LCD Screen was not functional at time of inspection recommend further evaluation and repair by a pool service company.**



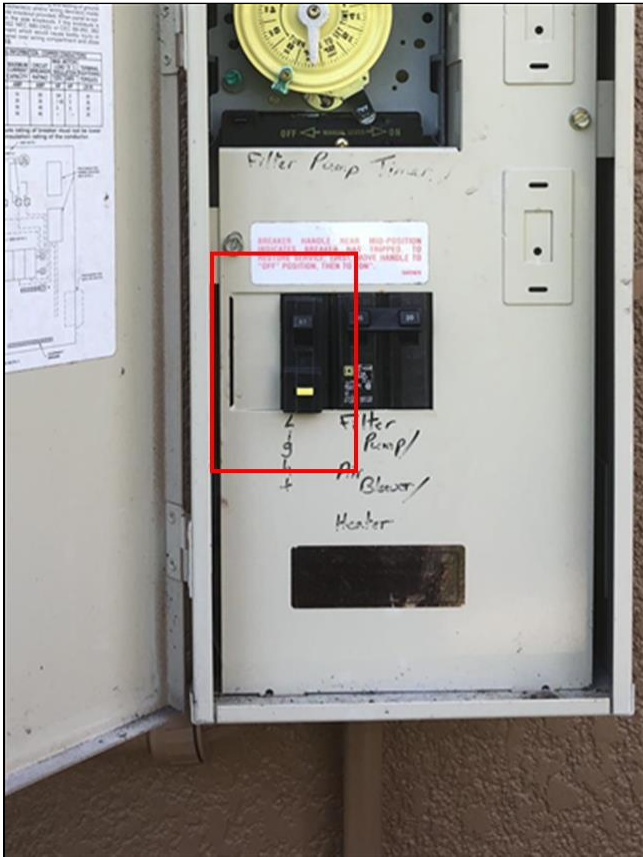
12.5 Item 1(Picture) Pool Heater LCD Screen

(2) **Electrical conduit that serves the pool heater is too short. Recommend repair by a qualified person.**



12.5 Item 2(Picture) Pool Heater Electrical Conduit

12.6 Functional at time of inspection.



12.6 Item 1(Picture) Pool Light GFCI

12.7 Functional at time of inspection.

12.8 Functional at time of inspection.



12.8 Item 1(Picture) Swim Ledge



12.8 Item 2(Picture) Pool Steps

12.9 Raised Hot tub and planter obstructs the view of the pool.



12.9 Item 1(Picture) Pool View

12.10 Functional at time of inspection.

12.11 Functional at time of inspection.

12.12 Functional at time of inspection.

12.13 Functional at time of inspection.

12.14 Functional at time of inspection.

12.15 Functional at time of inspection.

12.16 Functional at time of inspection.

12.17 Functional at time of inspection.

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

Home Inspections by PJM Inc.

Subcontractor for Home Inspections by PJM, Inc

Customer

Mr. Home Owner

Address

1000 Glenwick Dr
Windermere FL 34786

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior



2.1 Doors (Exterior)

Inspected, Repair or Replace

- (1) **Wood rot fungi present at the pool bath exterior door frame. Recommend repair by a qualified person.**
- (2) **Wood rot fungi present at the master bedroom exterior door frame. Recommend repair by a qualified person.**

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

Visible wood rot fungi or water damage at the fascia board located in areas. Recommend repair by a qualified person.

3. Garage

3.0 Garage Ceilings

Inspected, Repair or Replace

Visible water damage at the garage ceiling tested with moisture meter currently dry. Recommend further evaluation and repair if needed by a licensed roofing contractor.

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace

- (1) **Single car garage door operator would operate but not open door at time of inspection. Recommend repair by a qualified person.**
- (2) **Two car garage door operator was functional but would not reverse when tested. Recommend repair by a qualified person.**

4. Interiors

4.2 Floors

Inspected, Repair or Replace

Carpet seam located in bonus room was not functional at time of inspection. Recommend repair by a qualified person.

4.4 Counters and Cabinets (representative number)

Inspected, Repair or Replace

(1) Cabinets and counter top located in mud room are not installed as permanent. The counter top is laying on the cabinets. Recommend repair by a qualified person.

(2) Laundry room counter was cut and not finished this is for your information.

5. Structural Components

5.5 Roof Structure and Attic

Inspected, Repair or Replace

Rodent droppings present attic access at the second floor access. Rat traps in the attic and dead rat was visible in rat trap. Recommend further evaluation by a critter control company.

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

(1) Water leaking at the handle when turned on at the hose bib located on the South Side of home. Recommend repair by a qualified person.

(2) Kitchen sink faucet is loose. Recommend repair by a qualified person.

(3) Control rod that operates the sink stopper #1 in master bath was not functional at time of inspection. Recommend repair by a qualified person.

7. Electrical System

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected, Repair or Replace

Arc breaker 12,14,16,18 located in the electrical sub panel A would not trip when tested. Recommend replace by a licensed electrician.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

GFCi located on the North side of home by the irrigation controller was not functional at time of inspection. Recommend replace by a qualified person.

12. Swimming Pools, Equipment and Safety

12.5 Pool Heaters

Inspected, Repair or Replace

(1) LCD Screen was not functional at time of inspection recommend further evaluation and repair by a pool service company.

(2) Electrical conduit that serves the pool heater is two short. Recommend repair by a qualified person.

12.9 Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?**Inspected, Yes****Raised Hot tub and planter obstructs the view of the pool.**

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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