

Property Inspection Report



Devon Christopher License #hi12931
Sub contractor for home inspections by PJM INC.

1234 Sample St.
Inspection Prepared For: Smith John
Agent: Barrett Espinola -

Date of Inspection: 11/9/2020
Year Built: 2003 Size: 4500 SF
Weather: Dry 86

Dear Client,

Thank you for choosing Home Inspections by PJM to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection Home Inspections by PJM endeavors to perform all inspections in substantial compliance with the Standards of Practice of the Florida Association of Certified Home Inspectors (FL NACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the FL NACHI Standards, except as may be noted in the " Limitations of Inspection " sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the FL NACHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well. A copy of the FL NACHI Standards of Practice is available at: www.flnachi.org. This standards define the scope of a home inspection. Clients sometimes assume that the home inspection will include many things that are beyond the scope. We encourage you to read the FL NACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update the report.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report itself is copyrighted, and may not be used in whole or in part without Home Inspections by PJM express written permission. Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Sincerely,
Devon Christopher
(407) 234-0914
Devon.chris68@gmail.com
Licence #HI12931
Home Inspections by PJM

I wish to extend my gratitude for choosing Home Inspections By Paul J. Magrone Inc. Being a homeowner myself I understand the value of having your new home inspected. You can rest assured that I have inspected your new home the way that I would inspect my own. Please feel free to contact me with any questions that you may have about this report. I will do my best to assist you any way that I can. Please read the Standards of Practice and Contractual Terms of the verbal or written agreement that we have made. You will find them in the e-mail as an attachment. Once again, thank you for your business. By paying for and utilizing this Home Inspection report you completely agree that you fully understand that you are in complete agreement with and accept all of the terms listed in the report, all attachments and the Home Inspection Agreement. This includes all limitations and exclusions listed both in the report and in our binding verbal or written agreement. By utilizing this report you fully understand that Home Inspections by Paul J. Magrone Inc. maximum liability in the event of legal action is limited to the cost of the home inspection. If you are not comfortable with the terms of this arrangement please do not utilize the report and promptly request a refund of your money.

	Ron DeSantis, Governor	Halsey Beshears, Secretary	
STATE OF FLORIDA			
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION			
HOME INSPECTORS LICENSING PROGRAM			
THE HOME INSPECTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 468, FLORIDA STATUTES			
CHRISTOPHER, DEVON MICHAEL			
972 LEMON BLUFF ROAD OSTEEN FL 32764			
LICENSE NUMBER: HI12931			
EXPIRATION DATE: JULY 31, 2022			
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Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Heat/AC

Page 28 Item: 3	AC Compress Condition	<ul style="list-style-type: none"> The East AC unit is a Payne 2003 3 Ton unit. The unit performed to industry standards during time of inspection. I observed excessive vibrating and noise at time of inspection. The average life expectancy for air conditioners is 15-20 years and this unit is 17 years old. I recommend having a qualified professional further evaluate and budgeting for a new unit.
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East Payne 2003 3 Ton R22

Page 29 Item: 4	Air Supply	<ul style="list-style-type: none"> The air handler located in the master bedroom closet is a Payne 2003 3 ton unit. It performed to industry standards but based on visible conditions at the time of the inspection, I advise complete and proper review of the HVAC system by a qualified professional. I noted corrosion of coils, dirty fins and lack of maintenance. The unit is 17 years old. I recommend budgeting for a new unit.
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Garage air handler corrosion



Master air handler dirty coils



Master air handler drain line

Page 32 Item: 6 | Filters



Master replace filter

Water Heater

Page 34 Item: 2	TPRV	<ul style="list-style-type: none"> The TPRV piping is not connected at the GE master closet water heater at time of inspection. This is a serious safety concern and needs to be corrected. I recommend contacting a licensed plumber for repairs.
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Master closet TPRV is not connected

Roof

Page 41 Item: 1	Roof Condition	<ul style="list-style-type: none"> I observed multiple areas of roof damage at time of inspection. I noted slipping and cracked tiles. There was evidence of water intrusion on the roof decking in the attic that was dry during time of inspection. I recommend further evaluation by a qualified professional for repair options.
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Sliding tile



Broken tile

Page 42 Item: 3	Sky Lights	
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Flashing damage



Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Block / Brick sidewalk noted.



Observations:

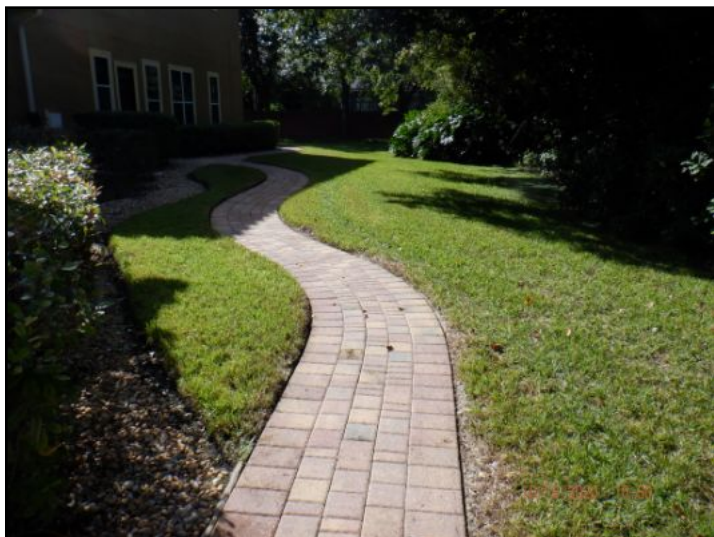
- **IMPROVE:** Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts with temperature change. Recommend monitoring and sealing the cracks to prolong the life of the concrete.
- No major system safety or function concerns noted at time of inspection.



Settlement cracks



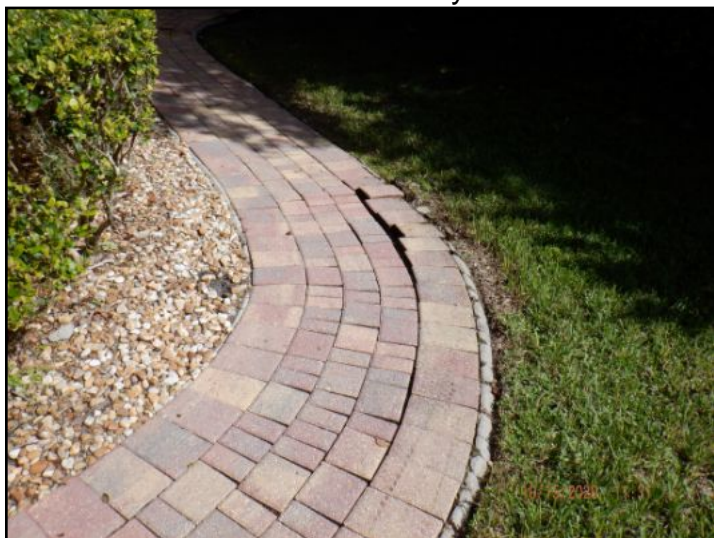
Settlement cracks



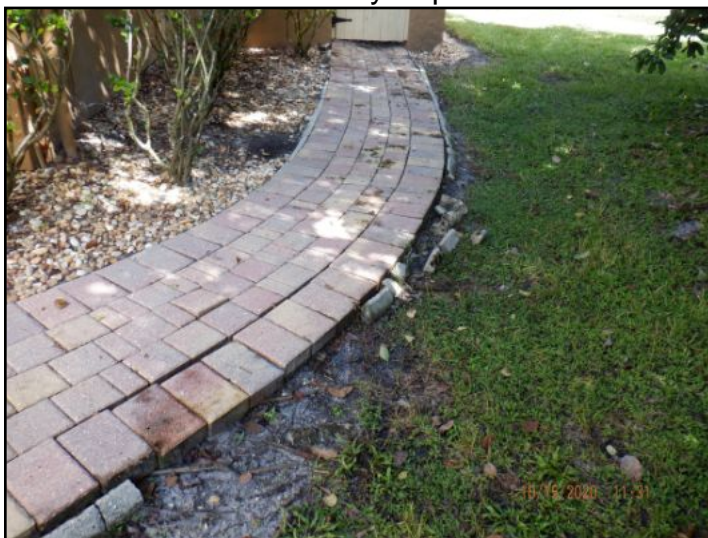
West walk way



South walk way Trip hazard



East walk way trip hazard



East walk way trip hazard

2. Grading

Observations:



- No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Observations:



- No major system safety or functional concerns noted at time of inspection.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

4. Grounds Electrical

Observations:



- Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.



GFCI not functioning



Front porch open Ground



North front walkway light damage



Front fountain running off of extension cord

5. GFCI



Observations:

- **GFCI** receptacles are in good condition.

6. Main Gas Valve Condition



West Tank underground



West tank

7. Plumbing

Materials: **PVC** piping noted.



Observations:

- Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.



Clean out locantion North exterior



Main water shutoff location North



West clean out



East clean out

8. Water Pressure



Observations:
• 65



North 70 PSI



East 65 PSI

9. Pressure Regulator

Observations:
• None.

10. Exterior Faucet Condition



Location: Front of structure. • North side of house. • East side of house. • South side of house. • West side of house.

11. Patio Enclosure



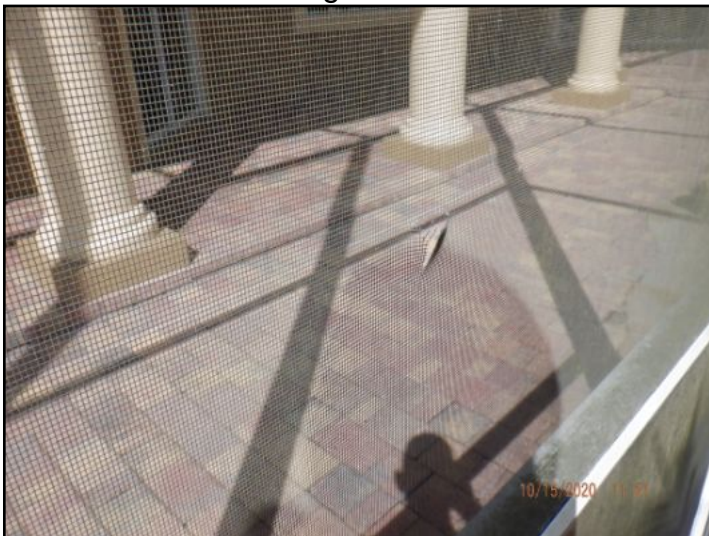
Observations:
• I observed multiple areas of screen damage on the pool enclosure. I believe the screen is near/at the end of its useful life. I recommend a qualified professional further evaluate and repair/replace as needed.



Damaged screen



Damaged screen



Damaged screen



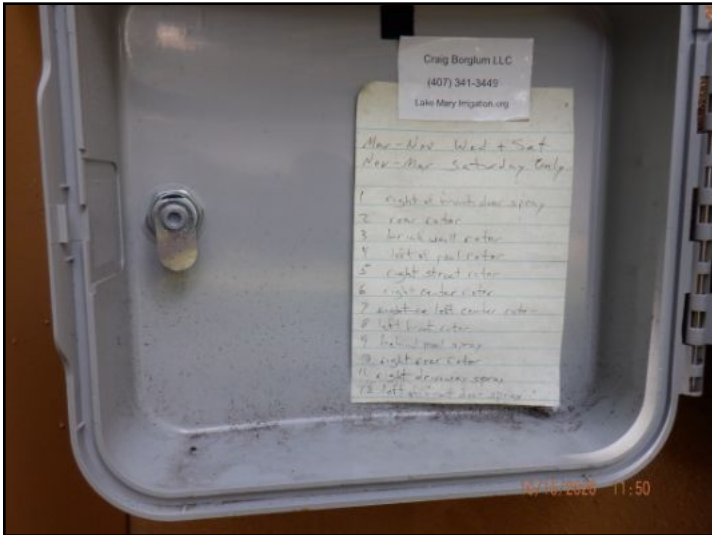
Damaged screen

12. Sprinklers



Observations:

- The sprinkler system operates with a control panel located on the east exterior of the garage.
- Home is equipped with an underground sprinkler system that was operated and appeared functional at time of inspection. The inspector recommends client consult with homeowner for operation information and proper function. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.



Zones



East exterior



Zone 1



Zone 3



Zone 2



Zone 4



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:



- I observed door and door frame wood rot at the West exterior entry door. I recommend repairs to prevent pest intrusion and further damage.



Front



West entrance wood rot



Left entrance wood rot

2. Window Condition

Observations:



- Vinyl frame single hung windows noted.
- I observed window frame damage at one or more locations on the home. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.



North



North East corner window frame damage

3. Eaves & Facia



4. Exterior Paint



Observations:

- Maintenance tip: Inspect paint annually, seal and touch up as needed to prevent moisture intrusion.

5. Stucco



Observations:

- Maintenance Tip: Inspect annually for hairline cracks. Seal and repaint as needed to prevent further damage and moisture intrusion

6. Exterior view



North





East view



South



South



Pool



Pool



Garage

1. Floor Condition

Materials: concrete floors noted.



2. Electrical

Observations:



- I observed a damaged switch cover plate at the garage service entrance. Repair or replace to prevent shock hazard.



Switch cover damage

3. Garage Door Condition

Materials: Two 16' sectional roll up door



Observations:

- No deficiencies observed.



Left



Right

4. Garage Door Parts



Observations:

- The garage door has a loose lock . I recommend contacting a qualified contractor to repair the door.



Left door broken lock

5. Garage Opener Status



Observations:

- Chain drive opener noted.



Genie



Lift master

6. Garage Door's Reverse Status



Observations:

- Eye beam system present and operating.

7. Cabinets



Observations:

- No deficiencies observed.



8. Counters



Observations:

- Plastic laminate tops noted.
- There is normal wear noted for the age of the counter tops.



Pool

1. Deck Condition



Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



2. Filter



3. Skimmer and Basket



Observations:
• Functional.

4. Lights



Observations:
• operated

5. Pressure Gauge



Observations:
• Present on filter housing.

6. Pumps



Observations:
• operated



West exterior



West exterior

7. Jets



Observations:
• operated

8. Structure Condition



Type: below ground

Materials: gunite

Observations:

- The pool and its systems appeared to be in good condition and in working order during the time of inspection. Pools are outside the scope of work on a standard home inspection. If a more in depth inspection is wanted it is recommended to contact a qualified professional to evaluate.



9. Water Condition



Observations:
• clear



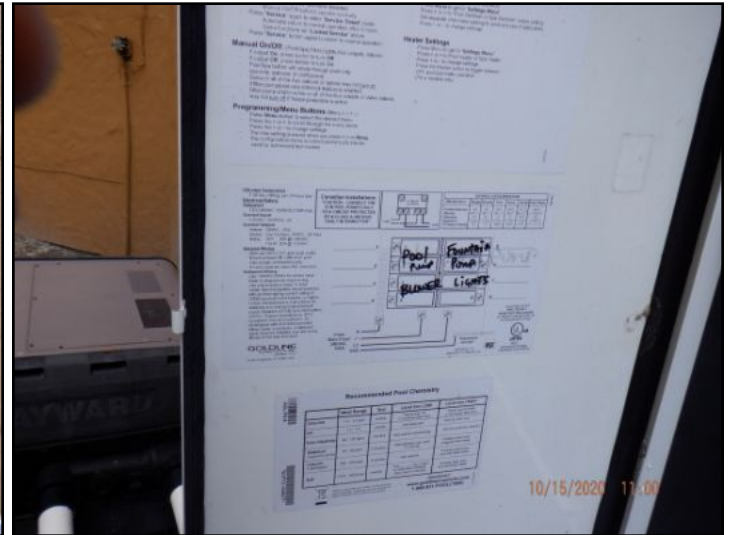
10. Electrical



Observations:
• No major system safety or function concerns noted at time of inspection.



Breakers



Breaker labels

11. GFCI



Observations:

- GFCI had power when tripped. This is often the result of miswiring and is usually easily fixed. Advise repair or replacement as needed.



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed

electrician.

1. Electrical Panel



Location: East side of the house.

Location: Located in the garage.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



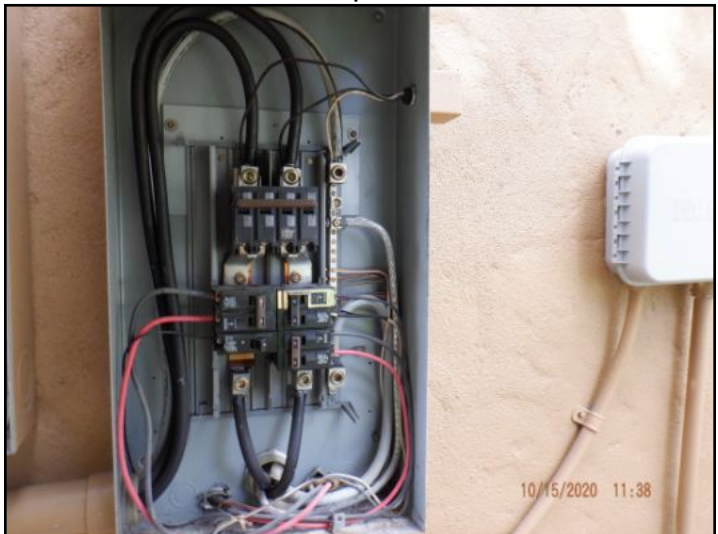
East exterior



Service panel left



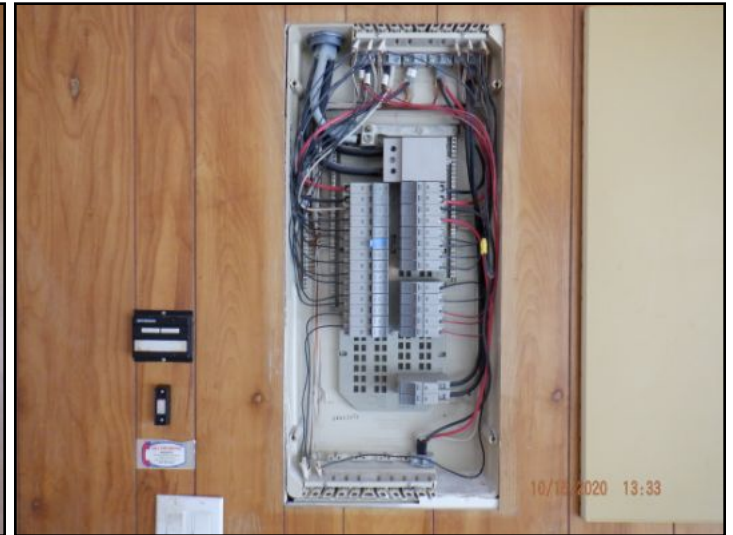
Service panel ground



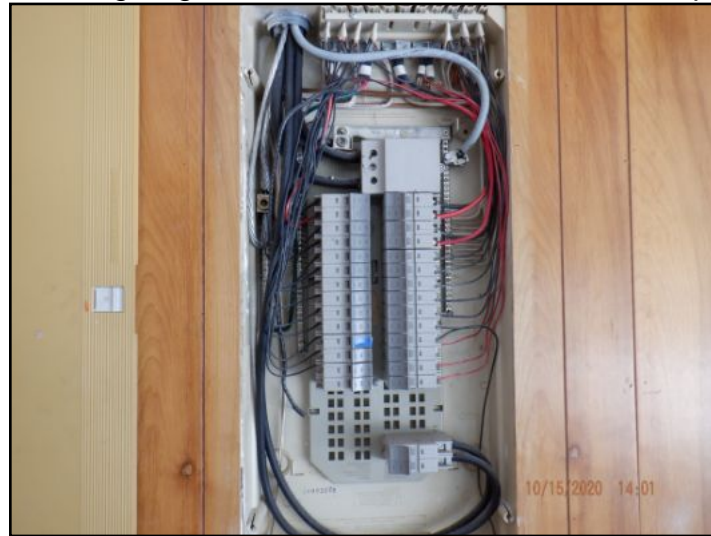
service panel right



Sub panels located in garage



Sub panel left



Sub panel right

2. Main Amp Breaker

- Observations:
- 2@150 amp



Service panel left 150 AMP



Service panel right 150AMP

3. Cable Feeds

Observations:



- There is an underground service lateral noted.



Service panel

4. Breakers

Materials: Copper non-metallic sheathed cable noted.



Observations:

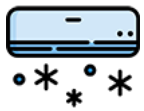
- All of the circuit breakers appeared serviceable.



Sub panel left



Sub panel right



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: Electric forced hot air.



2. Refrigerant Lines

Observations:

- Missing insulation at **A/C** unit.





East AC Insulation damage



West Insulation damage

3. AC Compress Condition



Compressor Type: Electric

Location: The compressor is located on the exterior east. • The compressor is located on the exterior west.

Observations:

- The west unit is a Trane 2007 3 Ton unit that appeared functional at the time of inspection.
- The East AC unit is a Payne 2003 3 Ton unit. The unit performed to industry standards during time of inspection. I observed excessive vibrating and noise at time of inspection. The average life expectancy for air conditioners is 15-20 years and this unit is 17 years old. I recommend having a qualified professional further evaluate and budgeting for a new unit.



East Payne 2003 3 Ton R22



East drain line



West Trane 2007 3 ton R410A

4. Air Supply



Observations:

- The Trane 2007 air handler unit located in the garage operated to industry standards and appeared functional at time of inspection. The average life expectancy for these units is 15-20 yrs this unit is 13 years old.
- Maintenance Tip: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- Maintenance tip: clean your AC drain line is by flushing it with vinegar. By pouring a cup of vinegar down your AC drain line monthly you kill the algae, mold, and other bacteria that can build up and cause clogs. Optional: You can pour a cup of warm water down your AC drain line to help flush out any bacteria build-up or to remove the vinegar odor.
- The air handler located in the master bedroom closet is a Payne 2003 3 ton unit. It performed to industry standards but based on visible conditions at the time of the inspection, I advise complete and proper review of the HVAC system by a qualified professional. I noted corrosion of coils, dirty fins and lack of maintenance. The unit is 17 years old. I recommend budgeting for a new unit.



Location in garage Trane 07 3 Ton



garage 76 degrees incoming



Float switch



Garage drain line



Garage 50 degrees outgoing



Garage air handler corrosion



Garage air handler coils



East AC Payne 2003 3 Ton Master hall closet



Master drain line



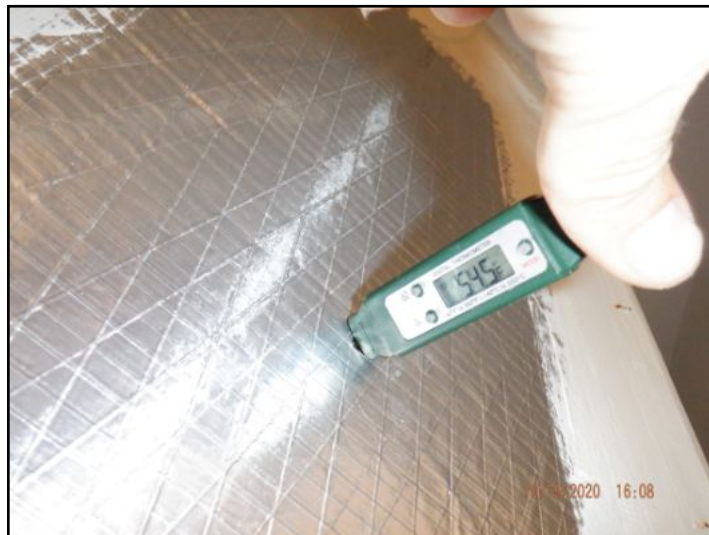
Master air handler dirty coils



Master air handler drain line



Master return 78



Master supply 54

5. Registers



Observations:

- The return air supply system appears to be functional.

6. Filters



Location: Located at the air handler units.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



20x21x1 garage



Master air handler filter 16x25x1



Master replace filter

7. Thermostats



Observations:

- Location(s): Dining room -Master bedroom
- Digital
- Functional at the time of inspection.



Master hall location



Water Heater

1. Water Heater Condition

Heater Type: Electric

Location: The heater is located in the garage.

Observations:

- The Rheem water heater located in the garage appears to be in satisfactory condition at time of inspection. The average life expectancy for water heaters is around 12 yrs. This unit is 15 years old. I recommend budgeting for a new unit.
- The Master bedroom closet water heater appears to be in serviceable condition but has deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.(see TPRV section)



Rheem 2005 50 gallon



Location in garage



Location master bedroom closet



GE 80 gallon 2012 Master closet

2. TPRV

Observations:

- The Rheem garage water heater TPRV appears to be in satisfactory condition at time of inspection.
- The TPRV piping is not connected at the GE master closet water heater at time of inspection. This is a serious safety concern and needs to be corrected. I recommend contacting a licensed plumber for repairs.



Drains on exterior



Master closet TPRV is not connected



Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:



- Pull Down Ladder located in: garage
- Scuttle Hole located in: master bedroom closet.
- **IMPROVE:** The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover @ pull down ladder @ with a batt of fiberglass insulation to reduce energy expenses. See diagram for detail.



Pull down in garage



Master bedroom closet

2. Structure



Observations:

- Attic appeared to be of sound structure during time of inspection.
- Evidence of past or present leaks, dry at time of the inspection. (see roof skylight section) Monitor for leaks &/or have roofing contractor evaluate.



Deck nailing pattern



Deck 1/2 inch planks



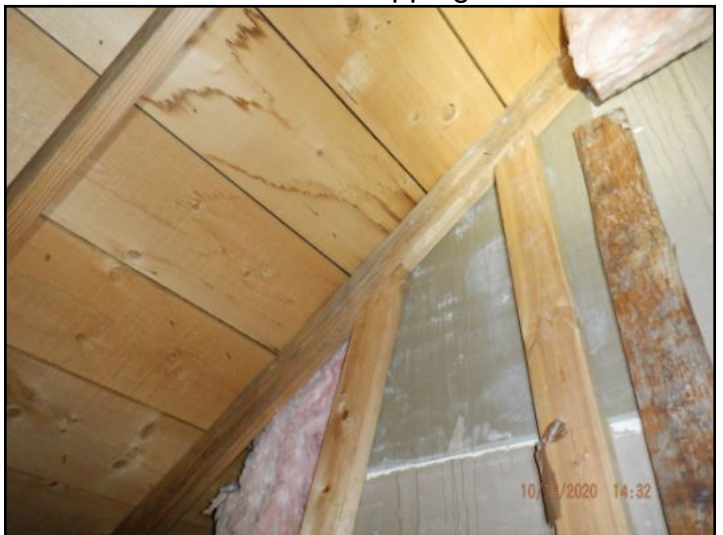
6D Nails



Truss strapping



Water stains around skylight dry



Water stains around skylight dry



Water stains around skylight dry



Water stains around skylight dry

3. Ventilation



Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof vents noted.



4. Vent Screens



Observations:

- Vent screens noted as functional.

5. Duct Work



Observations:

- Appeared to be in functional condition during time of inspection.



6. Electrical



Observations:

- Most areas not accessible due to insulation.

7. Attic Plumbing



Observations:

- PVC plumbing vents

8. Insulation Condition



Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 4-6 inches in depth; more recommended.

Observations:

- Insulation that is settled does not perform to the R-Value that it once did.
- **IMPROVE:** The house has only a minimal amount of visible insulation. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses.



9. Exhaust Vent



Observations:
• Functional.



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation



Observations:
• All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

2. Foundation Perimeter



Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.



Roof

1. Roof Condition

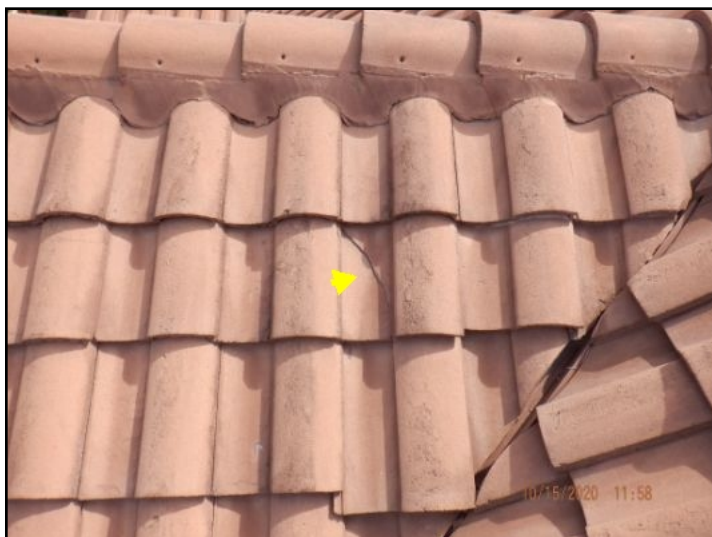


Materials: Roof was visually inspected by walking

Materials: Concrete tiles noted.

Observations:

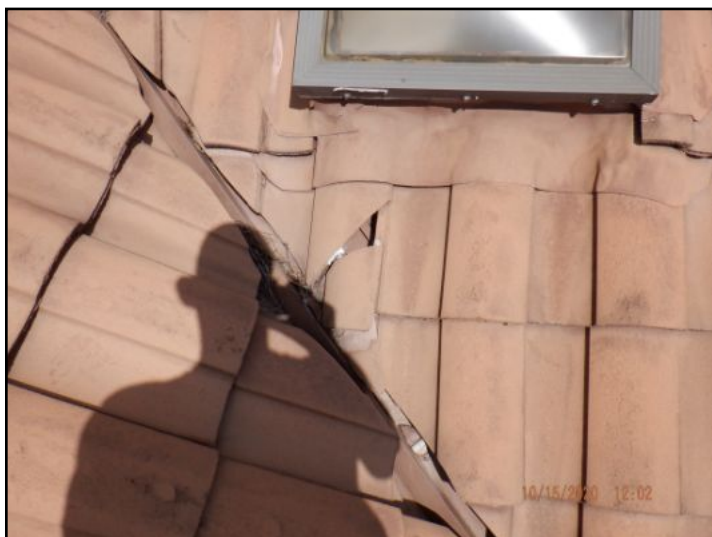
- WE DO NOT CERTIFY ROOFS AS LEAK-PROOF as part of a General Home Inspection. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service.
- I observed multiple areas of roof damage at time of inspection. I noted slipping and cracked tiles. There was evidence of water intrusion on the roof decking in the attic that was dry during time of inspection. I recommend further evaluation by a qualified professional for repair options.



Crack



Sliding tile



Broken tile



Cracks

2. Flashing



Observations:

- Recommend review by a licensed roofer for repair or replacement as necessary.

3. Sky Lights



Observations:

- The sky light may be past its serviceable life. I observed signs of excessive leaking in the attic area that were dry at time of inspection. I recommend having a licensed roofing contractor evaluate and replace/repair as needed.



Flashing damage



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Fans

Observations:



- Operated normally when tested, at time of inspection.

2. Closets



master

3. Electrical



4. Floor Condition

Flooring Types: Carpet is noted. • Ceramic tile is noted.



5. Smoke Detectors

Observations:



- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

6. Window Condition



Observations:

- Windows appeared to be functional during time of inspection.



Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • South bathroom • West bathroom

2. Cabinets



Observations:

- Cabinet doors missing hardware. This makes the doors difficult to open.



West bathroom missing knob

3. Counters



Observations:

- Solid Surface tops noted.
- Granite tops noted.
- No discrepancies noted.

4. Doors



Observations:

- No major system safety or function concerns noted at time of inspection.

5. Electrical



Observations:

- The Master bathroom sink outlet is loose. I recommend repair by a qualified professional to prevent electrocution hazard.



Loose outlet Master

6. GFCI



Observations:
• GFCI tested and functioned properly.



South bath

7. Exhaust Fan



Observations:
• Appeared functional, at time of inspection.

8. Floor Condition



Materials: Ceramic tile is noted. • Hardwood flooring is noted.

9. Plumbing



Water temperature

10. Showers



Observations:
• functional



West bathroom



Master



Master

11. Shower Walls



Observations:
• Ceramic tile noted.

12. Bath Tubs



Observations:
• Whirlpool
• The tub appeared to be in good working order at time of inspection.



Whirlpool maintenance access NE corner exterior



Whirlpool tub motor



Master



Master

13. Enclosure



Observations:

- The shower enclosure was functional at the time of the inspection.

14. Sinks



Observations:

- The west bathroom sink was missing the drain stopper and knob.



West bathroom Missing drain stopper



Mastet



South bath

15. Toilets



Observations:

- Observed as functional and in good visual condition.



Master



South bath

16. Window Condition



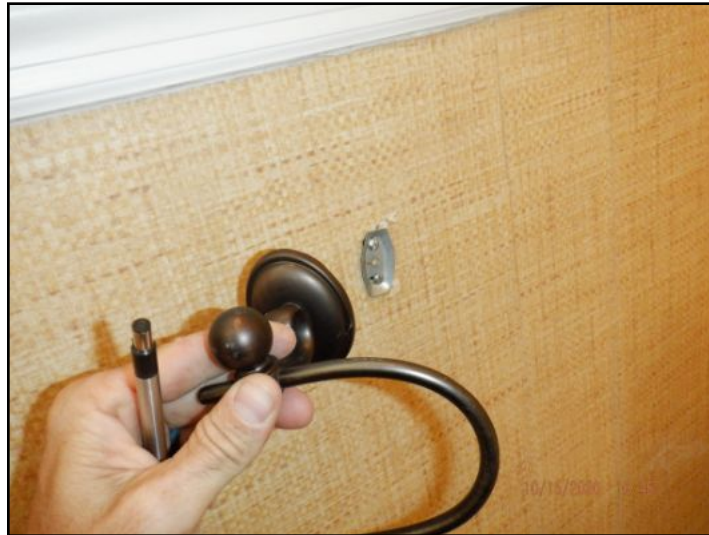
South bath

17. Connections



Observations:

- Loose toilet paper holder repair as necessary.



South bath Damaged toilet paper hanger



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans



Observations:

- Operated normally when tested, at time of inspection.

2. Door Bell



Observations:

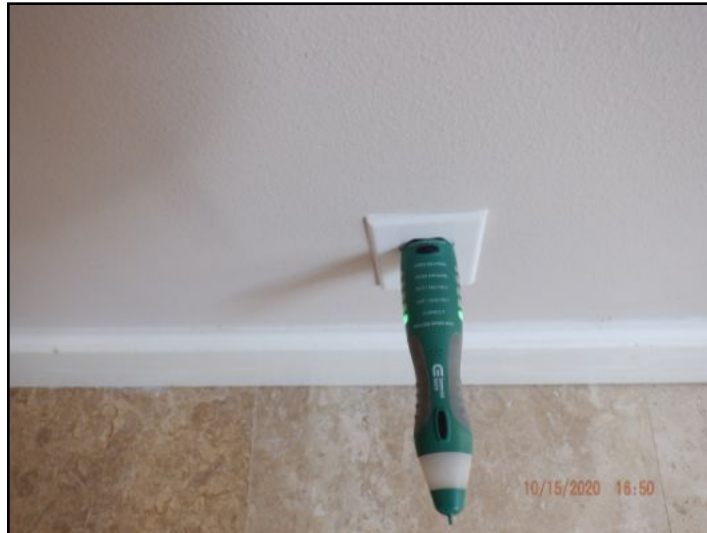
- Operated normally when tested.

3. Electrical



Observations:

- All accessible and tested outlets and switches were functional during time of inspection



4. Smoke Detectors



Observations:

- Operated when tested.
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

5. Ceiling Condition



Materials: There are drywall ceilings noted.



Play room



Play room

6. Fireplace



Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

- Have a gas fireplace professional service/evaluate fireplace before operating.
- The fireplace appears to be in fair visual condition. Was operated and observed as functional during inspection.



Gas fireplace



Flu

7. Interior View



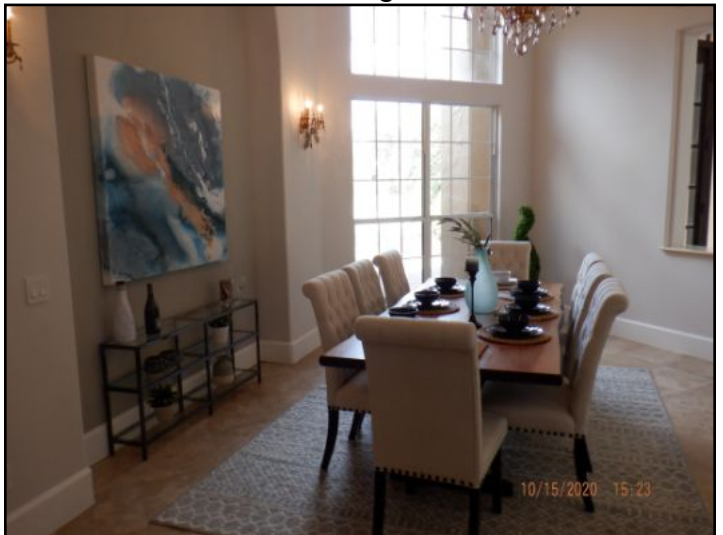
Garage



Garage



Laundry



Dining room



Office



Master



master



Kitchen



Kitchen



Living room



Living Room



Play room



Play room



Movie Room



Poker room



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets



Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

2. Counters



Observations:

- Granite tops noted.

3. Dishwasher



Observations:

- Operated appeared functional at time of inspection.



4. Garbage Disposal



Observations:

- Operated - appeared functional at time of inspection.

5. Microwave



Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



6. Cook top condition



Observations:

- Gas cook top noted.
- All heating elements operated when tested.



7. Oven & Range



Observations:

- Oven: gas burners
- All heating elements operated when tested.



Bake

8. Sinks



9. Floor Condition

Materials: Ceramic tile is noted.

10. Plumbing



11. Electrical



Observations:

- No major system safety or function concerns with current outlets noted at time of inspection.

12. GFCI



Observations:

- GFCI in place and operational.

13. Refrigerator condition



Observations:

- The refrigerator appeared functional during time of inspection.



Sub zero



32 degrees



Ice maker



Freezer 7 degrees



Laundry

1. Locations

Locations: In the garage area

2. Cabinets

Observations:

- Appeared functional but in poor condition, at time of inspection.





3. GFCI



Observations:

- GFCI in place and operational

4. washer condition

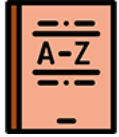
Observations:

- There was no washer installed during time of inspection. Functionality was unable to be tested.

5. Dryer condition

Observations:

- There was no dryer installed during time of inspection. Functionality was unable to be tested.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Important Suggestions for all Clients

1. Seal all settlement cracking in the driveway, in the exterior walls, walkways, and patios of the home as soon as you notice them. Most settlement cracking is typical and sealing generally will keep water penetration levels low. This will become a routine maintenance activity that will need to be repeated from time to time as the sealant weathers.
2. Seal the exterior and interior of the windows and doors regularly. This will become a routine maintenance activity that will need to be repeated from time to time as the sealant weathers.
3. Monitor any staining at the Air Handler, bathrooms, and under any plumbing in the home. Staining should be cleaned with a bleach solution. If moisture, wetness, or odors are noticed, the source of these issues should be located by a professional. Some staining is typical in most homes but it is important to recognize a typical staining from a potential problem.
4. Keep all trees and shrubs trimmed away from making contact with the exterior walls of the home as well as the roof covering. These things prolong moisture contact and cause excess wear on the exterior construction materials.
5. Your Electrical System should be evaluated every 5-7 years because standards and codes do change. It is the policy of Paul J. Magrone Inc. to suggest upgrading your Electrical System to current code and standards if it is not currently there now. A home inspector can only evaluate visible items and do not perform code inspections. A home inspector can only determine whether your system is functional or not. For a more detailed and comprehensive electrical inspection, a licensed electrician should be contacted.
6. If your home does not currently have a gutter system installed we suggest that you have one installed before the rainy season. Gutters are very important to the home. They remove excess rain water from depositing around the foundation of the home. Water is usually the main cause of most structural issues.
7. If there are any additions that were added to the home that you are purchasing, it is very important to make sure all of the proper permits were pulled with the appropriate county for any of the improvements that were made. Once you purchase the home, the responsibility becomes yours.
8. It is important to have your home treated preventatively for Termites. This is especially true if there is no Termite Bond on the home at this time. A home inspector is not a Termite inspector. Home Inspections By Paul J. Magrone Inc. will always bring visible issues to your attention but this report is in no way to be construed as a Termite inspection. Termite inspections can only be performed by a licensed state pest control operator. Preventive treatment is suggested because licensed professional can only report on what is visible at the time of the inspection. An inspection is not a guarantee but rather a general report on the visible materials and conditions at the time the inspection is performed. It is essentially a snapshot of a moment in time.
9. It is recommended that your Air Conditioning and Heating system be cleaned by a licensed heating contractor and be placed under a maintenance contract for optimum performance and life expectancy. Be sure to consult with a licensed heating contractor for proper summer and winter settings. Proper settings will help conserve fuel and could save you money.
10. It is strongly recommended that ALL gas supply lines and proper ventilation for ALL gas appliances be evaluated by a qualified professional prior to moving into the home. Gas lines should be checked in depth for leaking and Carbon Monoxide detectors should be installed for safety before moving into the home.
11. "Although some imported drywall may contain chemicals harmful to human health, determining their presence requires a specialized inspection and laboratory testing which lies beyond the scope of the general home inspection. If you wish to have materials in the home tested, the inspector recommends that you contact a contractor qualified to perform indoor environmental testing."

Surface preparation and paint quality are the most important determinants of a paint's life expectancy. Ultraviolet (UV) rays can shorten life expectancy, especially in coastal regions that experience a lot of sunshine and heat, as well as wind-driven rain.

Additionally, conditions of high humidity indoors or outdoors can affect the lifespan of these components, which is why they should be maintained seasonally.

ADHESIVES, CAULK & PAINTS	YEARS
Caulking (interior)	5 to 8
Caulking (exterior)	1 to 3
Construction Glue	10
Paint (exterior)	5
Paint (interior)	8 to 12
Roofing Adhesives/Cements	8
Sealants	5
Stains	2 to 6

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

APPLIANCES	YEARS
Air Conditioner (portable/window)	5 to 7
Compactors (trash)	6
Dehumidifier	8
Dishwasher	9
Disposal (food waste)	12
Dryer Vent (plastic)	5
Dryer Vent (steel)	20
Dryer (clothes)	13
Exhaust Fans	10
Freezer	10 to 20
Gas Oven	10 to 18
Hand Dryer	10 to 12
Humidifier (portable)	8 (if used)

Microwave Oven		9
Range/Oven Hood		14
Electric Range	13 to 15	
Gas Range	15 to 17	
Refrigerator	9 to 13	
Swamp Cooler	5 to 15	
Washing Machine	5 to 15	
Whole-House Vacuum System		20

Modern kitchens are larger and more elaborate, and together with the family room, modern kitchens now form the “great room.”

CABINETRY & STORAGE	YEARS
Bathroom Cabinets	50
Closet Shelves	100
Entertainment Center/Home Office	10
Garage/Laundry Cabinets	70
Kitchen Cabinets	50
Medicine Cabinet	25
Modular (stock manufacturing-type)	50

Walls and ceilings last the full lifespan of the home.

CEILINGS & WALLS	YEARS
Acoustical Tile Ceiling	40+ (older than 25 years may contain asbestos)
Ceramic Tile	70
Concrete	75
Gypsum	75
Wood Paneling	20 to 50
Suspended Ceiling	25

Natural stone countertops, which are less expensive than they were just a few years ago, are becoming more popular, and one can expect them to last a lifetime. Cultured marble countertops have a shorter life expectancy, however.

COUNTERTOPS	YEARS
Concrete	50
Cultured Marble	20
Natural Stone	100
Laminate	20 to 30
Resin	10
Tile	100
Wood	100

Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas, to relatively consistent, dry weather in others. See FASTENERS & STEEL section for fasteners.

DECKS	YEARS
Deck Planks	10
Composite	8 to 15
Structural Wood	5 to 20

Exterior fiberglass, steel and wood doors will last as long as the house, while vinyl and screen doors have a shorter life expectancy. The gaskets/weatherstripping of exterior doors may have to be replaced every five to eight years.

DOORS	YEARS
Closet (interior)	100
Fiberglass (exterior)	100
Fire-Rated Steel (exterior)	100
French (interior)	30 to 50
Screen (exterior)	10
Sliding Glass/Patio (exterior)	10 (for roller wheel/track repair/ replacement)
Vinyl (exterior)	10
Wood (exterior)	30

Wood (hollow-core interior)	20 to 30
Wood (solid-core interior)	30 to 100+

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime, whereas electrical accessories and lighting controls, such as dimmer switches, may need to be replaced after 10 years. GFCIs could last 30 years, but much less if tripped regularly. Remember that faulty, damaged or overloaded electrical circuits or equipment are the leading cause of house fires, so they should be inspected regularly and repaired or updated as needed.

ELECTRICAL	YEARS
Accessories	10
Arc-Fault Circuit Interrupters (AFCIs)	30
Bare Copper	100
Bulbs (compact fluorescent)	8,000 to 10,000+ hours
Bulbs (halogen)	4,000 to 8,000+ hours
Bulbs (incandescent)	1,000 to 2,000+ hours
Bulbs (LED)	30,000 to 50,000+ hours
Copper-Clad Aluminum	100
Copper-Plated	100
Fixtures	40
Ground-Fault Circuit Interrupters (GFCIs)	up to 30
Lighting Controls	30
Residential Propane Backup Generator	12
Service Panel	60
Solar Panels	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generator	20

Floor and roof trusses and laminated strand lumber are durable household components, and engineered trim may last 30 years.

ENGINEERED LUMBER	YEARS
Engineered Joists	80
Laminated Strand Lumber	100
Laminated Veneer Lumber	80
Trusses	100

Fastener manufacturers do not give lifespans for their products because they vary too much based on where the fasteners are installed in a home, the materials in which they're installed, and the local climate and environment. However, inspectors can use the guidelines below for humid and coastal environments to make educated judgments about the materials they inspect.

FASTENERS, CONNECTORS & STEEL	YEARS
Adjustable Steel Columns	50
Fasteners (bright)	25 to 40
Fasteners (copper)	50 to 65
Fasteners (electro-galvanized)	10 to 30
Fasteners (hot-dipped galvanized)	15 to 60
Fasteners (stainless)	100
Steel Beams	50 to 100+
Steel Columns	100
Steel Plates	35 to 75

Flooring life is dependent on maintenance and the amount of foot traffic the floor endures.

FLOORING	YEARS
All Wood Floors	100
Bamboo	100
Brick Pavers	100
Carpet	8 to 10
Concrete	50
Engineered Wood	50
Exotic Wood	100
Granite	100
Laminate	15 to 25
Linoleum	25
Marble	100

Other Domestic Wood		100
Slate		100
Terrazzo		75
Tile	75 to 100	
Vinyl		25

Concrete and poured-block footings and foundations will last a lifetime, assuming they were properly built. Waterproofing with bituminous coating lasts 10 years, but if it cracks, it is immediately damaged.

FOUNDATIONS	YEARS	
Baseboard Waterproofing System		30
Bituminous-Coating Waterproofing		6
Concrete Block		75
Insulated Concrete Forms (ICFs)		80
Post and Pier	15 to 45	
Post and Tensioned Slab on Grade		80
Poured-Concrete Footings and Foundation		80
Slab on Grade (concrete)		75
Wood Foundation	5 to 20	
Permanent Wood Foundation (PWF; treated)	50 to 75	

Framing and structural systems have extended longevities; poured-concrete systems, timber-frame houses, and structural insulated panels will all last a lifetime.

FRAMING	YEARS	
Log		75
Poured-Concrete Systems		80
Steel		75
Structural Insulated Panels (SIPs)		75
Timber Frame		80

The quality and frequency of use will affect the longevity of garage doors and openers.

GARAGES	YEARS
Garage Doors	10 to 30
Garage Door Openers	10 to 15

Home technology systems have diverse life expectancies and may have to be upgraded due to evolution in technology.

HOME TECHNOLOGY	YEARS
Built-In Audio	20
Carbon Monoxide Detectors*	5
Doorbells	35
Home Automation System	5 to 50
Intercoms	20
Security System	5 to 20
Smoke/Heat Detectors*	less than 10
Wireless Home Network	5 to ?

* Batteries should be changed at least annually.

Thermostats may last 35 years but they are usually replaced before they fail due to technological improvements.

HVAC	YEARS
Air Conditioner (central)	5 to 12
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40 (if installed)
Burner	10
Ceiling Fan	5 to 10
Condenser	5 to 7 (for coastal areas, or 15 to 20 inland)
Dampers	20
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heating	40
Evaporative Cooler	15 to 25 (if installed)

Furnace	15 to 25 (if installed)
Gas Fireplace	15 to 25
Handler Coil	1 to 3
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boilers	40
Humidifiers	12 (if installed)
Induction and Fan-Coil Units	10 to 15
Chimney Cap (concrete)	50
Chimney Cap (metal)	8 to 10
Chimney Cap (mortar)	10
Chimney Flue Tile	20
Thermostats	35
Ventilator	7

As long as they are not punctured, cut or burned, and are kept dry and away from UV rays, cellulose, fiberglass and foam insulation materials will last a lifetime. This is true regardless of whether they were installed as loose-fill, housewrap, or batts/rolls.

INSULATION & INFILTRATION BARRIERS	YEARS
Batts/Rolls	100
Black Paper (felt paper)	15 to 30
Cellulose	100
Fiberglass	100
Foamboard	100
Housewrap	80
Liquid-Applied Membrane	50
Loose-Fill	100
Rockwool	100
Wrap Tape	80

Masonry is one of the most enduring household components. Fireplaces, chimneys and brick veneers can last the lifetime of the home.

MASONRY & CONCRETE	YEARS
Brick	75
Insulated Concrete Forms (hybrid block)	75
Concrete Masonry Units (CMUs)	75
Man-Made Stone	15
Masonry Sealant	2 to 10
Stone	75
Stucco/EIFS	25
Veneer	75

Custom millwork and stair parts will last a lifetime and are typically only upgraded for aesthetic reasons.

MOLDING, MILLWORK & TRIM	YEARS
Attic Stairs (pull-down)	50
Custom Millwork	100
Pre-Built Stairs (interior)	100
Stair Parts (interior)	100
Stairs (interior)	100

The lifetime of any interior wood product depends heavily on moisture intrusion.

PANELS	YEARS
Flooring Underlayment	25
Hardboard	40
Particleboard	60
Plywood	100
Softwood	30
Oriented Strand Board (OSB)	60
Wall Panels	100

The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog shower heads. Also, some finishes may require special maintenance with approved cleaning agents per the manufacturers in order to last their expected service life.

PLUMBING, FIXTURES & FAUCETS	YEARS
ABS and PVC Waste Pipe	50 to 80
Accessible/ADA Handles	100
Acrylic Kitchen Sink	50
Cast-Iron Bathtub	100
Cast-Iron Waste Pipe (above ground)	40
Cast-Iron Waste Pipe (below ground)	50 to 60
Concrete Waste Pipe	100
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10
Faucets and Spray Hose	15 to 20
Fiberglass Bathtub and Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30
Hose Bib	20 to 30
Instant (on-demand) Water Heater	10
PEX	40
Plastic Water Lines	75
Saunas/Steam Room	15 to 20
Sewer Grinder Pump	10
Shower Enclosure/Module	50
Shower Doors	20
Showerheads	100+ (if not clogged by mineral/other deposits)
Soapstone Kitchen Sink	100
Sump Pump	7
Toilet Tank Components	5
Toilets, Bidets and Urinals	100+ (if not cracked)
Vent Fan (ceiling)	5 to 10
Vessel Sink (stone, glass, porcelain, copper)	5 to 20+
Water Heater (conventional)	6 to 12
Water Line (copper)	50

Water Line (plastic)	50
Well Pump	15
Water Softener	20
Whirlpool Tub	20 to 50

Radon mitigation systems have but one moving part: the radon fan.

RADON SYSTEMS	YEARS
Air Exchanger	15
Barometric Backdraft Damper/Fresh-Air Intake	20
Caulking	5 to 10
Labeling	25
Manometer	15
Piping	50
Radon Fan	5 to 8

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life.

Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

ROOFING	YEARS
Aluminum Coating	2 to 6
Asbestos Shakes	30 to 50+
Asphalt Shingles (3-tab)	10 to 12
Asphalt (architectural)	15 to 20
BUR (built-up roofing)	5 to 15
Clay/Concrete	80
Coal and Tar	18

Copper	50
EPDM (ethylene propylene diene monomer) Rubber	10 to 15
Fiber Cement	18
Green (vegetation-covered)	5 to 20
Metal	17 to 20
Modified Bitumen	10
Simulated Slate	10 to 25
Slate	50
TPO	10 to 12
Wood	25

Exterior siding materials typically last a lifetime. Some exterior components may require protection through appropriate paints or sealants, as well as regular maintenance. Also, while well-maintained and undamaged flashing can last a long time, it is their connections that tend to fail, so seasonal inspection and maintenance are strongly recommended.

SIDINGS, FLASHING & ACCESSORIES	YEARS
Aluminum Siding	20 to 35
Aluminum Gutters, Downspouts, Soffit and Fascia	15 to 35+
Asbestos Shingle	20
Brick	80
Cementitious	80
Copper Downspouts	80
Copper Gutters	40
Engineered Wood	80
Fiber Cement	75
Galvanized Steel Gutters/Downspouts	15
Manufactured Stone	80
Stone	80
Stucco/EIFS	25
Trim	18
Vinyl Siding	50
Vinyl Gutters and Downspouts	20

Wood/Exterior Shutters	15
------------------------	----

Site and landscaping elements have life expectancies that vary dramatically.

SITE & LANDSCAPING	YEARS
American Red Clay	75
Asphalt Driveway	10 to 15
Brick and Concrete Patio	8 to 18
Clay Paving	75
Concrete Walks	30
Controllers	12
Gravel Walks	4 to 6
Mulch	1 to 2
Polyvinyl Fencing	75
Sprinkler Heads	8 to 12
Underground PVC Piping	50
Valves	12 to 15
Wood Chips	1 to 5
Wood Fencing	10

Swimming pools are comprised of many systems and components, all with varying life expectancies, depending on their exposure to climatic and weather conditions. Also, proper maintenance is key, especially concerning the pool water's chemical balance.

SWIMMING POOLS	YEARS
Chlorine Generator (salt water)	5
Cover	3 to 5
Deck Finish (acrylic)	5
Diving Board	8 to 10
Gas Heater	3 to 5
Filter (sand)	5 to 10 (sand must be replaced every 3 years)
Filter (cartridge)	2
Filter Grid (DE)	5
Heat Pump	5 to 8

Interior Finish	10 to 20	
Motor*	5 to 8	
Vinyl Liner	8 to 10	
Pool Lights (fiber optic)	3 to 5	
Pool Lights (incandescent)		3
Pool Lights (LED)	5 to 7	
Pool Water Heater		5
PVC Ball Valve	up to 2	
Shell (concrete)		20
Shell (fiberglass)		20
Solar Heater	10 to 20	
Waterline Tile		10

* Replacement motors tend to last half the lifespan of their original counterparts.

Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years.

WINDOWS	YEARS	
Aluminum/Aluminum-Clad	10 to 15	
Double-Pane	5 to 15	
Skylights	5 to 15	
Jalousie	30 to 40	
Window Glazing		8
Vinyl/Fiberglass Windows	10 to 30	
Wood		15
Note:		

Life expectancy varies with weather, installation, maintenance, and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding typical performance or life expectancy of any appliance.