



FLORIDA STATE HOME INSPECTORS INC.

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<http://www.FloridaStateHomeInspectors.com>



RESIDENTIAL REPORT

1234 Main St. Boca Raton FL 33428

Buyer Name

04/23/2020 9:00AM



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Florida Statutes 61-30.801 Standards of Practice

(1) Home inspections performed to these Standards of Practice are intended to provide the client with information regarding the overall condition of installed systems and components of the home based on observation of the visible and apparent condition of the structure and components at the time of the home inspection and to report on those systems and components inspected that, in the professional opinion of the inspector, are significantly deficient or at the end of their service lives. A home inspection does not include the prediction of future conditions.

(2) These standards shall not be construed as limiting the scope of the inspection process in those areas where the inspector is qualified and/or has special knowledge.

(3) The inspector shall inspect readily accessible, installed systems and components of homes listed in these Standards of Practice by using normal operating controls and opening readily operable access panels. Where multiple instances of the same component exist, a representative number shall be inspected. (4) The inspector shall inspect and report as required by Section 468.8323, F.S., when required by these standards, systems or components by their type and/or significant characteristics. (5) If not self-evident to the client at the time of inspection, the inspector shall give a reason why, in his or her opinion, the system or component was reported as significantly deficient or near the end of its service life. (6) The inspector shall make recommendations for correction and/or monitoring, or further evaluation of the deficiencies that the inspector observed. (7) These Standards of Practice do not limit inspectors from: (a) Including other inspection services, in addition to those required by these Standards of Practice; (b) Specifying repairs, provided the inspector is appropriately qualified; (c) Excluding systems and components from the inspection if agreed upon in writing by the inspector and client.

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.

Notice to Third Parties: This Report is the joint property of Florida State Home Inspectors Inc. and the Client(s) listed above. Unauthorized transfer to any third parties or subsequent buyers is not permitted. This report and supporting inspection were performed according to a written contract agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely upon the contents of this report, but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.

SUMMARY



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RECOMMENDATION



5

SAFETY HAZARD

- [-] 2.1.1 Exterior - Siding, Flashing & Trim: Wood Rot Beams
- [-] 2.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- [A] 2.3.2 Exterior - Walkways, Patios & Driveways: Sidewalk Trip Hazard
- [-] 2.4.1 Exterior - Decks, Balconies, Porches & Steps: Covered Patio - Wood Rot
- [-] 2.6.1 Exterior - Electrical: No Exterior GFCI Outlets
- [-] 2.6.2 Exterior - Electrical: Exterior Light Cover Broken
- [-] 2.7.1 Exterior - Exterior Doors: Door and Frame Rot
- [-] 2.9.1 Exterior - Screen Enclosure: Screen Enclosure Frame Corroded
- [-] 5.6.1 Attic, Insulation & Ventilation - Electrical: Missing Romex Adaptor
- [-] 6.2.1 Garage - Floor: Cracking - Typical
- [A] 6.5.1 Garage - Garage Door Opener: Garage Door Sensors Mounted to High
- [A] 6.6.1 Garage - Occupant Door (From garage to inside of home): Door not Self-Closing
- [-]
- 9.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Zinsco/Sylvania Panel
- [-] 9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Outlets no Power
- [-] 9.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Loose Outlets
- [-] 9.5.1 Electrical - GFCI & AFCI: AFCI's not Present
- [-] 10.4.1 Doors, Windows & Interior - Walls: Moisture Damage
- [-] 10.4.2 Doors, Windows & Interior - Walls: Moisture Damage Major
- [-] 10.7.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinets - Water Damage Minor
- [-] 10.7.2 Doors, Windows & Interior - Countertops & Cabinets: Poor/Missing Caulk - Bathroom
- [-] 10.7.3 Doors, Windows & Interior - Countertops & Cabinets: Cabinets Damaged
- [-] 10.7.4 Doors, Windows & Interior - Countertops & Cabinets: Laminate Countertop Damaged
- [-] 10.7.5 Doors, Windows & Interior - Countertops & Cabinets: Signs of Wood Destroying Organisms
- [-] 11.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Kitchen Faucet Leaks
- [-] 11.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Water Filters
- [-] 11.3.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Kitchen Faucet Loose
- [A] 11.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater T&P Line Runs Uphill
- [-] 11.6.1 Plumbing - Tubs and Showers: Cracks in the Shower/Tub Area

- [-] 11.6.2 Plumbing - Tubs and Showers: Shower Head Leaks
- [A] 13.2.1 Pool - Pool Pump: Pool/Spa Pump not Bonded
- [-] 14.3.1 Sprinklers - Valves: Sprinkler Valve Leaks

1: INSPECTION DETAILS

Information

In Attendance

Home Owner, Client's Agent

Occupancy

Vacant

Style

Single Family (One Story)

Temperature (approximate)

80 Fahrenheit (F)

Weather Conditions

Cloudy, Humid

Rain in the Last 3 Days

Yes

Ground/Soil Surface Condotions

Damp

2: EXTERIOR

		IN	NI	NP	R
2.1	Siding, Flashing & Trim				X
2.2	Eaves, Soffits & Fascia		X		
2.3	Walkways, Patios & Driveways				X
2.4	Decks, Balconies, Porches & Steps				X
2.5	Vegetation, Grading, Drainage & Retaining Walls	X			
2.6	Electrical				X
2.7	Exterior Doors				X
2.8	Windows		X		
2.9	Screen Enclosure				X

IN = Inspected NI = Not Inspected NP = Not Present R = Repair or Replace

Information

Inspection Method

Visual

Decks, Balconies, Porches & Steps: Appurtenance

Covered Patio

Siding, Flashing & Trim: Siding Material

Stucco

Walkways, Patios & Driveways: Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Deck Material

Concrete

Exterior Doors: Exterior Entry Door

Steel

Overview Photos



Observations

2.1.1 Siding, Flashing & Trim

WOOD ROT BEAMS

There is significant signs of wood rot on the beams in one or more areas on the exterior of the home. A licensed contractor should replace as needed.

Recommendation

Contact a qualified general contractor.

 Recommendation



2.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.

 Recommendation



2.3.2 Walkways, Patios & Driveways

SIDEWALK TRIP HAZARD

There is severe uplifting of the sidewalk at the front of the home. This is a safety hazard. Recommend a licensed professional repair as needed.

Recommendation

Contact your local homeowners association

 Safety Hazard



2.4.1 Decks, Balconies, Porches & Steps

COVERED PATIO - WOOD ROT

There are signs of wood rot at the covered patio roof. A licensed contractor should further evaluate and repair or replace as needed.

Recommendation

Contact a qualified general contractor.

 Recommendation



2.6.1 Electrical

NO EXTERIOR GFCI OUTLETS

Exterior electrical outlets were operable at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. I recommend the be upgraded to GFCI

Recommendation

Contact a qualified electrical contractor.

 Recommendation



2.6.2 Electrical

EXTERIOR LIFHT COVER BROKEN

One or more exterior light covers are missing glass and/or broken. Replace as needed.

Recommendation

Contact a handyman or DIY project

 Recommendation



Left Elevation

2.7.1 Exterior Doors

DOOR AND FRAME ROT

There are signs of deterioration at one or more exterior entry doors and frame. A licensed contractor should repair as needed.

Recommendation

Contact a qualified door repair/installation contractor.

 Recommendation



2.9.1 Screen Enclosure

SCREEN ENCLOSURE FRAME CORRODED

Recommendation

The screen enclosure frame is corroded at one or more areas. Recommend a licensed contractor repair as needed.

Recommendation

Contact a qualified professional.



3: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
3.1	Foundation	X			
3.2	Basements & Crawlspaces			X	
3.3	Floor Structure	X			
3.4	Wall Structure	X			
3.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Repair or Replace

Information

Inspection Method

Visual

Foundation: Material

Slab on Grade

Floor Structure:
Basement/Crawlspacce Floor

N/A

Floor Structure: Material

Concrete, Slab

Floor Structure: Sub-floor

N/A

4: ROOF

		IN	NI	NP	R
4.1	Coverings	X			
4.2	Roof Drainage Systems			X	
4.3	Flashings	X			
4.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Repair or Replace

Information

Inspection Method

Roof

Roof Type/Style

Gable, Flat

Skylights

3

Chimney(Exterior)

None

Coverings: Material

Tile, Built-Up

Roof Drainage Systems: Gutter Material

N/A

Flashings: Material

Aluminum

Overview Photos


5: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
5.1	Roof Deck/Trusses	X			
5.2	Attic Access	X			
5.3	Attic Insulation	X			
5.4	Ventilation	X			
5.5	Exhaust Systems	X			
5.6	Electrical				X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Repair or Replace

Information

Attic Access

Pull Down Stairs

Roof Structure

Truss

Insulation

Blown

Attic Access: Attic access

Pull down stairs, scuttle hole

Attic Insulation: Insulation Type

Blown

Ventilation: Ventilation Type

Soffit Vents

Exhaust Systems: Exhaust Fans

Fan Only

Exhaust Systems: Dryer Vent

Metal, Flexible Metal

Overview Photos



Observations

5.6.1 Electrical

MISSING ROMEX ADAPTOR


Missing romex adaptor at junction box in the attic. A licensed electrician should repair as needed.

Recommendation

Contact a qualified electrical contractor.



6: GARAGE

		IN	NI	NP	R
6.1	Ceiling	X			
6.2	Floor				X
6.3	Walls & Firewalls	X			
6.4	Garage Door	X			
6.5	Garage Door Opener				X
6.6	Occupant Door (From garage to inside of home)				X

IN = Inspected NI = Not Inspected NP = Not Present R = Repair or Replace

Information

Garage Door: Material
Metal

Garage Door: Type
Automatic

Garage Door Opener: Brand
Craftsman

Overview Photos



Observations

6.2.1 Floor

CRACKING - TYPICAL

The garage floor is cracking in areas. These cracks do not appear significant and seem typical.

Recommendation

Contact a handyman or DIY project

Recommendation



6.5.1 Garage Door Opener

GARAGE DOOR SENSORS MOUNTED TO HIGH



The garage door sensors are mounted to high on the garage door frame. This can be very dangerous as the sensors will not detect small children and/or animals.

Recommendation

Contact a qualified professional.



6.6.1 Occupant Door (From garage to inside of home)

DOOR NOT SELF-CLOSING

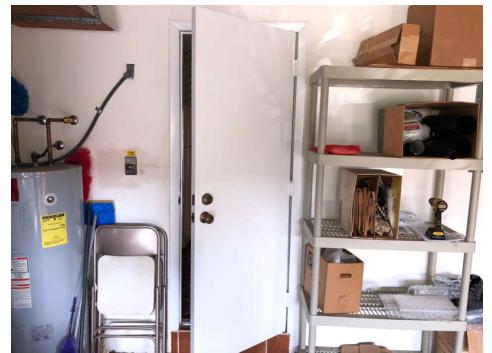
GARAGE

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified professional.



7: COOLING

		IN	NI	NP	R
7.1	Cooling Equipment	X			
7.2	Normal Operating Controls	X			
7.3	Distribution System and Drains	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Repair or Replace

Information

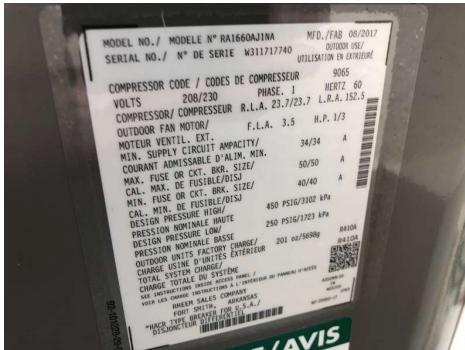
Cooling Equipment: Brand

Ruud

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Overview Photos

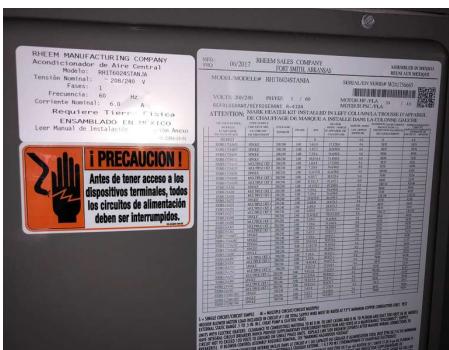


Cooling Equipment: Tons

5

Distribution System and Drains: Configuration

Central



8: HEATING

		IN	NI	NP	R
8.1	Equipment	X			
8.2	Normal Operating Controls	X			
8.3	Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Repair or Replace

Information

Equipment: Brand

Ruud

Equipment: Energy Source

Electric

Equipment: Heat Type

Forced Air

Equipment: Heating KW

10

Distribution Systems: Ductwork

Insulated

9: ELECTRICAL

		IN	NI	NP	R
9.1	Service Entrance Conductors	X			
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device				X
9.3	Branch Wiring Circuits, Breakers & Fuses	X			
9.4	Lighting Fixtures, Switches & Receptacles				X
9.5	GFCI & AFCI	X		X	
9.6	Smoke/Carbon Monoxide Detectors	X			

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Information

Service Entrance Conductors:
Electrical Service Conductors
220 Volts, Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Right

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric, Sylvania

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Overview Photos



Observations

9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

ZINSCO/SYLVANIA PANEL

Panels were manufactured by the Zinsco/Sylvania company. These panels and their circuit breakers have a history of problems including bus bars made from aluminum that oxidize and corrode, breakers that do not trip under normal overload conditions, and breakers that appear to be tripped when they are not. This is a potential safety hazard for shock and/or fire. Recommend that a qualified electrician carefully evaluate all Zinsco brand panels and components and make repairs as necessary. Consider replacing Zinsco panels with modern panels that offer more flexibility for new, safer protective technologies like arc fault circuit interrupters (AFCIs).

Recommendation

Recommendation

Contact a qualified electrical contractor.



9.4.1 Lighting Fixtures, Switches & Receptacles

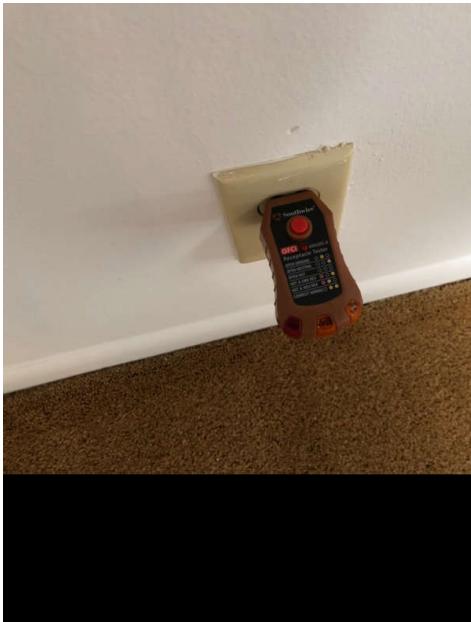
OUTLETS NO POWER

Recommendation

There is no power at one or more interior outlets. A licensed electrician should repair as needed.

Recommendation

Contact a qualified electrical contractor.



Sunken Living Room

Sunken Living Room

9.4.2 Lighting Fixtures, Switches & Receptacles

LOOSE OUTLETS

Recommendation

One or more loose outlets in wall. Recommend a licensed electrician repair as needed.

Recommendation

Contact a qualified electrical contractor.



Front Guest Bedroom

9.5.1 GFCI & AFCI

AFCI'S NOT PRESENT

Recommendation

AFCIs should be installed to protect each bedroom. Recommend a licensed electrician be contacted for further evaluation.

Recommendation

Contact a qualified electrical contractor.

10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
10.1	Doors	X			
10.2	Windows		X		
10.3	Floors	X			
10.4	Walls			X	
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings			X	
10.7	Countertops & Cabinets				X

IN = Inspected NI = Not Inspected NP = Not Present R = Repair or Replace

Information

Windows: Window Type

Sliders, Single Pane, Single-hung

Floors: Floor Coverings

Carpet, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Countertops & Cabinets: Cabinetry

Laminate

Countertops & Cabinets: Countertop Material

Laminate, Cultured Marble

Overview Photos



Limitations

Windows

WINDOW LOCKS ON WINDOWS - CAN'T TEST

There are window locks on all doors and windows. They cannot be tested for operation. Recommend to have locks removed prior to closing and test window and door operation.



Observations

10.4.1 Walls

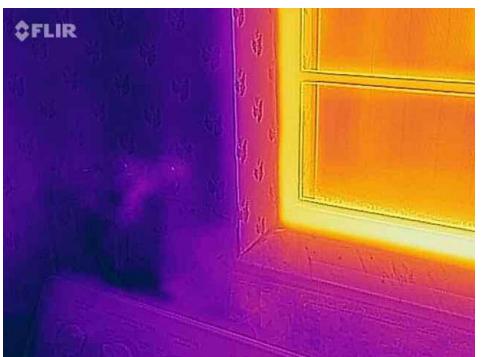
MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation

Contact a qualified general contractor.

 Recommendation



Laundry Room

10.4.2 Walls

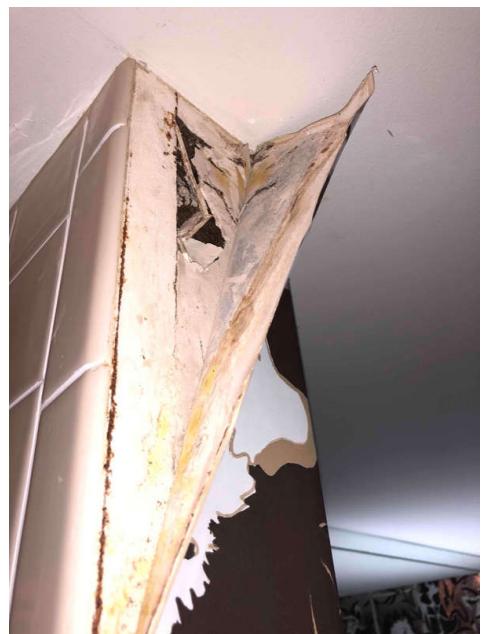
MOISTURE DAMAGE MAJOR

There is evidence of severe moisture damage to one or more walls. The extent of damage to the metal framing and/or studs is unknown. A licensed contractor should further evaluate and repair as needed.

Recommendation

Contact a qualified general contractor.

 Recommendation



Hall Bathroom

Hall Bathroom



10.7.1 Countertops & Cabinets

CABINETS - WATER DAMAGE MINOR

Water stains and/or minor water damage was found in the shelving or cabinet components below the sink. The client(s) should evaluate and consider having repairs made.

Recommendation

Contact a qualified cabinet contractor.



Recommendation



10.7.2 Countertops & Cabinets

POOR/MISSING CAULK - BATHROOM

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Contact a handyman or DIY project



Recommendation



Master Bathroom

10.7.3 Countertops & Cabinets

CABINETS DAMAGED

Cabinets had visible damage at time of inspection. Recommend a qualified cabinets contractor evaluate and repair.



Recommendation

Recommendation

Contact a qualified cabinet contractor.



Half Bathroom

10.7.4 Countertops & Cabinets

LAMINATE COUNTERTOP DAMAGED

Recommendation

The laminate countertop is damaged. Recommend repair or replacement by a licensed contractor.

Recommendation

Contact a qualified countertop contractor.



Kitchen



Kitchen

10.7.5 Countertops & Cabinets

SIGNS OF WOOD DESTROYING ORGANISMS

Recommendation

There are signs of WDOs at one or more areas inside the home. It is recommended that a licensed pest control company further evaluate.

Recommendation

Contact a qualified pest control specialist.



Sunken Living Room



Sunken Living Room

11: PLUMBING

		IN	NI	NP	R
11.1	Main Water Shut-off Device	X			
11.2	Drain, Waste, & Vent Systems	X			
11.3	Water Supply, Distribution Systems & Fixtures				X
11.4	Hot Water Systems, Controls, Flues & Vents				X
11.5	Fuel Storage & Distribution Systems			X	
11.6	Tubs and Showers				X

IN = Inspected NI = Not Inspected NP = Not Present R = Repair or Replace

Information

Filters

Unknown

Water Source

Public

Main Water Shut-off Device:
Location

Right Elevation


Drain, Waste, & Vent Systems:
Drain Size

Unknown

Drain, Waste, & Vent Systems:
Material

Copper

Water Supply, Distribution
Systems & Fixtures: Distribution
Material

Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Garage

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

N/A

Overview Photos



Hot Water Systems, Controls, Flues & Vents: Manufacturer

State

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

[Here is a nice maintenance guide from Lowe's to help.](#)

Observations

11.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

KITCHEN FAUCET LEAKS

The faucet leaks at the kitchen sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth.

Recommendation

Contact a qualified plumbing contractor.



11.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

WATER FILTERS

The water filter/softener system if present was not inspected. We do not inspect water filter systems. I recommend contacting a water filter company for proper operation and repairs as needed.

Recommendation

Contact a qualified professional.

11.3.3 Water Supply, Distribution Systems & Fixtures

Recommendation

KITCHEN FAUCET LOOSE

The kitchen faucet is loose. Recommend repair or replacement as needed.

Recommendation

Contact a qualified plumbing contractor.



11.4.1 Hot Water Systems, Controls, Flues & Vents

**WATER HEATER T&P LINE RUNS UPHILL**

The T&P line runs uphill. If it opens once and water pools within the line, it will corrode the valve and could prevent it from working at all. This is a safety hazard and should be corrected as soon as possible by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



11.6.1 Tubs and Showers

CRACKS IN THE SHOWER/TUB AREA

Cracks in the shower area can allow water intrusion and damage. Caulk or grout as needed.

Recommendation

Contact a handyman or DIY project



Master Bathroom

11.6.2 Tubs and Showers

SHOWER HEAD LEAKS

The shower head leaks. Replace as needed.

Recommendation

Contact a handyman or DIY project



12: APPLIANCES

		IN	NI	NP	R
12.1	Dishwasher	X			
12.2	Refrigerator	X			
12.3	Range/Oven/Cooktop	X			
12.4	Garbage Disposal				
12.5	Built-in Microwave				X
12.6	Washing Machine	X			
12.7	Dryer	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Repair or Replace

Information

Dishwasher: Brand

Whirlpool

Refrigerator: Brand

GE, Whirlpool

Range/Oven/Cooktop: Exhaust
Hood Type

Vented

Range/Oven/Cooktop:
Range/Oven Brand

Jenn-Air

Range/Oven/Cooktop:
Range/Oven Energy Source

Electric

Garbage Disposal: Brand

Kenmore

Built-in Microwave: Brand

None

Washing Machine: Brand

General Electric

Dryer: Brand

Maytag

Overview Photos



13: POOL

		IN	NI	NP	R
13.1	Pool Deck	X			
13.2	Pool Pump				X
13.3	Pool Surface	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Repair or Replace

Information

Heater

None

Shape

Freeform

Style

Inground

Wall Material

Plaster Marsite/Gunite

Is the Pool Fenced/Baby Gate or Screened In

Yes

Pool Deck: Pool Deck

Concrete

Pool Surface: Pool Surface

Plaster Marsite/Gunite

Overview Photos


Observations

13.2.1 Pool Pump
POOL/SPA PUMP NOT BONDED


Safety Hazard

The pool/spa pump is not properly bonded(AKA Grounded), an electrician familiar with pools should properly connect a bonding wire to the pool pump.

Recommendation

Contact a qualified Swimming Pool Contractor



14: SPRINKLERS

		IN	NI	NP	R
14.1	Controllers	X			
14.2	Pump			X	
14.3	Valves				X
14.4	Visible Sprinkler Heads	X			

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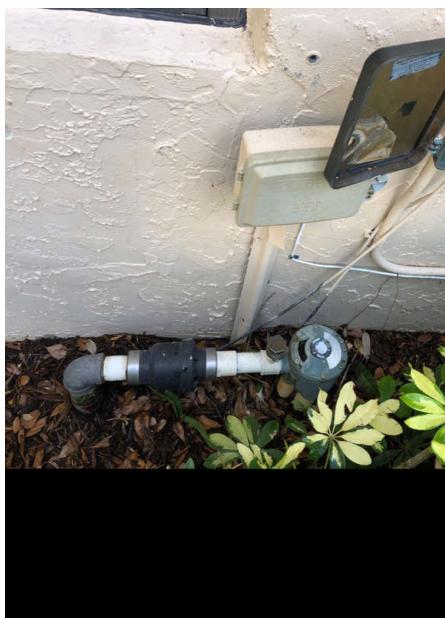
Information

Water Supply

Public

Number of Zones

4



Observations

14.3.1 Valves

SPRINKLER VALVE LEAKS

There is a leak at the sprinkler valve(s). Repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Garage

The inspector will examine: the attached garage and report the condition of the: garage door(s) (including related parts), the garage door opener, the presence and operability of photoelectric eyes (safety feature) and the doors ability to auto reverse when met with resistance, doors, ceilings, floors, a representative number of windows and receptacles, and the presence of GFCI receptacles. Current safety standards require the presence of a steel or fire rated door between the garage and living areas for fire safety. We recommend that these improvements be considered for the safety of the occupants. The home inspector is not required to inspect: Remote controlled garage door opener transmitters.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Appliances

The inspector shall inspect household appliances for normal operation using normal operating controls to activate a primary function. Inspectors will not operate systems or appliances with owners belongings, or if there is a risk to the property being inspected. Inspectors will first review the system to be operated and use professional judgment as to whether it is safe to operate using normal operating controls and report accordingly. (3) The inspector is not required to inspect: Activate any system or appliance that is shut down, disconnected, or otherwise rendered inoperable; (h) Operate or evaluate any system, component or appliance that does not respond to normal user controls; (i) Operate any gas appliance that requires the manual lighting of a pilot light or burner device; (j) Operate any system, appliance or feature that requires the use of special codes, keys, combinations, or devices or where user manual reference is required; (k) Operate any system, component, or appliance where in the opinion of the inspector, damage may occur; operate or evaluate self cleaning cycles, door seals, indicator lights, timers, clocks or timed features, defrost cycles or frost free features, or other specialist features as it applies to the appliance device; (m) Determine leakage from microwaves ovens; (n) Determine the presence or operation of back draft damper devices in exhaust devices; (o) Move any appliance; (p) Confirm operation of every control or feature of a system or appliance.

Pool

The following items are not included in this inspection: swimming pool bodies; equipment on timers, remote controls or sensors; underground or concealed piping; motorized covers; waterfalls and related equipment; Ozone generators; ultraviolet light systems; filter backflushing mechanisms. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level.

The following items are not included in this inspection: spa bodies; equipment on timers, remote controls or sensors; underground or concealed piping; motorized covers; waterfalls and related equipment; Ozone generators; ultraviolet light systems; filter backflushing mechanisms. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, nor determine if spa bodies, filters or skimmers leak, nor determine if spa bodies are level.

Sprinklers

Sprinkler systems are inspected as a courtesy to the home buyer. The system is examined for general operation and function. We can not determine if the coverage is complete or proper for your landscaping. We do check a representative number of zones and sprinkler heads.