

Building Inspection Report

3973 Main St., Anytown, Fl.



Inspection Date:
6-20-2019

Prepared For:
Mr. James Doe

Prepared By:
WoodnWater Home Inspections

561 254 2799
woodnwater@comcast.net

Report Number:
1352

Inspector:
Mr. Eric Gavin

Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

Sloped Roofing

- **Major Concern, Repair:** The roofing is at end of life and should be replaced. Active leaks were observed.

Wall / Ceiling Finishes

- **Major Concern, Repair:** Water infiltration was observed to the bathroom and closet ceilings and walls. The moisture levels observed were excessive. Remediation will be needed.

SAFETY ISSUES

Service / Entrance

- **Repair, Safety Issue:** The service entrance conduit is decayed, exposing the service entrance wires. This condition should be promptly repaired for safety.

REPAIR ITEMS

Flashings

- **Repair:** The flashing leaks and should be replaced.
- **Repair:** The skylight is cracked. It should be repaired for safety and to avoid leaks.

Exterior Eaves

- **Repair:** The fascia (the wooden board to which the gutter is typically fastened) shows evidence of substantial rot. Repair or replacement is needed.

Gutters & Downspouts

- **Repair:** Damaged gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

Driveway

- **Repair:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition.

Landscaping

- **Repair:** The soil is washed out along the foundation, this condition should be corrected.

Outlets

- **Repair:** An outlet is inoperative. This outlet and circuit should be investigated.

Lights

- **Repair:** The damaged light fixture should be repaired or replaced.

Central Air Conditioning

- **Repair:** The temperature drop measured across the evaporator coil of the air conditioning system is lower than typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
- **Repair:** Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.

Windows

- **Repair:** Damaged screens were noted on windows.

Door Bell

- **Repair:** The door bell is inoperative.

IMPROVEMENT ITEMS: NONE

ITEMS TO MONITOR

Wall / Ceiling Finishes

- **Monitor:** Larger than typical cracks were noted.

Kitchen/Bath Counters

- **Monitor:** The kitchen/bath counters are old. Improvement may ultimately be desirable.

Kitchen/Bath Cabinets

- **Monitor:** The kitchen/bath cabinets are old. Improvement may ultimately be desirable.

Skylights

- **Monitor:** The interior finishes below the skylight show evidence of water damage. This condition suggests that the skylight has leaked in the past. This area should be carefully monitored.

DEFERRED COST ITEMS

Central Air Conditioning

- **Deferred Cost Item:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Water Heater

- **Deferred Cost Item:** The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

| | |
|---------------------------|----------------|
| Foundation: | •Slab on Grade |
| Columns: | •Not Visible |
| Floor Structure: | •Concrete |
| Wall Structure: | •Masonry |
| Ceiling Structure: | •Truss |
| Roof Structure: | •Trusses |

STRUCTURE OBSERVATIONS

General Comments

No repair to structural components is necessary at this time.

RECOMMENDATIONS / OBSERVATIONS: NONE

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only representative samplings of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:

- Concrete Tile

Roof Flashings:

- Metal

Chimneys:

- None

Roof Drainage System:

- Downspouts discharge above grade

Skylights:

- Curb-Type

Method of Inspection:

- Walked on roof



ROOFING OBSERVATIONS

General Comments

The roof coverings are old and are at or near the end of its useful life.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Major Concern, Repair:** The roofing is at end of life and should be replaced. Active leaks were observed.



Flashings

- **Repair:** The flashing leaks and should be replaced.

Flashings

- **Repair:** The skylight is cracked. It should be repaired for safety and to avoid leaks.



Gutters & Downspouts

- **Repair:** Damaged gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

| | |
|------------------------------|------------------------------------|
| Wall Covering: | •Stucco |
| Eaves, Soffits, and Fascias: | •Wood |
| Exterior Doors: | •Metal •Sliding Glass |
| Door Frames and Trim: | •Wood |
| Entry Driveways: | •Concrete •Brick |
| Entry Walkways and Patios: | •Concrete |
| Overhead Garage Door(s): | •Steel •Automatic Opener Installed |
| Surface Drainage: | •Graded Away From House |
| Retaining Walls: | •None |
| Fencing: | •None |

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Eaves

- **Repair:** The fascia (the wooden board to which the gutter is typically fastened) shows evidence of substantial rot. Repair or replacement is needed.



Driveway

- **Repair:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition.



Landscaping

- **Repair:** The soil is washed out along the foundation, this condition should be corrected.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

| | |
|--|--|
| Size of Electrical Service: | •120/240 Volt Second Service - Service Size: 200 Amps |
| Service Drop: | •Underground |
| Service Entrance Conductors: | •Aluminum |
| Service Equipment & Main Disconnects: | •Main Service Rating 200 Amps •Breakers •Located: Exterior |
| Service Grounding: | •Ground Connection Not Visible |
| Service Panel & Overcurrent Protection: | •Panel Rating: 200 Amp •Breakers •Located: Garage |
| Sub-Panel(s): | •None Visible |
| Distribution Wiring: | •Copper |
| Wiring Method: | • Non-Metallic Cable "Romex" |
| Switches & Receptacles: | •Grounded |
| Ground Fault Circuit Interrupters: | •Bathroom(s) •Kitchen |
| Smoke Detectors: | •Present |



ELECTRICAL OBSERVATIONS

General Comments

Inspection of the electrical system revealed the need for several minor repairs. Although these are not especially costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

- **Repair, Safety Issue:** The service entrance conduit is decayed, exposing the service entrance wires. This condition should be promptly repaired for safety.

Outlets

- **Repair:** An outlet is inoperative. This outlet and circuit should be investigated.



Lights

- **Repair:** The damaged light fixture should be repaired or replaced.



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

| | |
|----------------------------|-----------------------------|
| Energy Source: | •Electricity |
| Heating System Type: | •Supplemental Plenum Heater |
| Heat Distribution Methods: | •Ductwork |

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS: NONE

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:

- 240 Volt Power Supply

Central System Type:

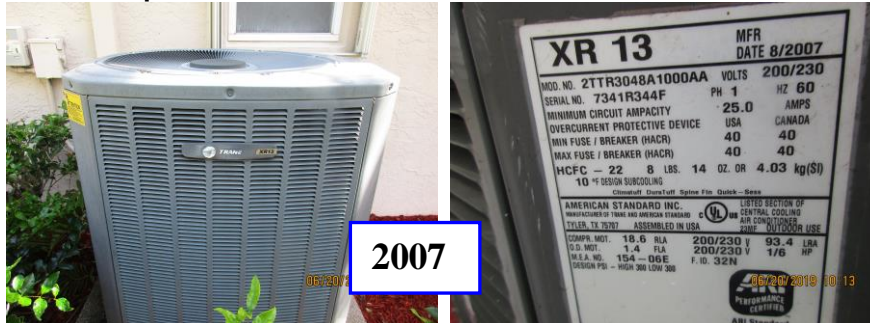
- Air Cooled Central Air Conditioning

Through-Wall Equipment:

- Manufacturer/Serial Number: See picture of data plate below

Other Components:

- Not Present
- Air Handler/Fan



COOLING / HEAT PUMPS OBSERVATIONS

General Comments

The system is showing some signs of age and may require a higher level of maintenance.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Deferred Cost Item:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **Repair:** The temperature drop measured across the evaporator coil of the air conditioning system is lower than typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
- **Repair:** Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.



LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balances are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

- | | |
|------------------------------------|---------------------------------|
| Attic Insulation: | •Blown/Loose Fill in Main Attic |
| Roof Cavity Insulation: | •None Visible |
| Exterior Wall Insulation: | •Not Visible |
| Vapor Retarders: | •Unknown |
| Roof Ventilation: | •Soffit Vents |
| Exhaust Fan/vent Locations: | •Bathroom •Dryer |



INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS: NONE

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:

- Public Water Supply

Service Pipe to House:

- Copper

Interior Supply Piping:

- Copper

Waste System:

- Public Sewer System

Drain, Waste, & Vent Piping:

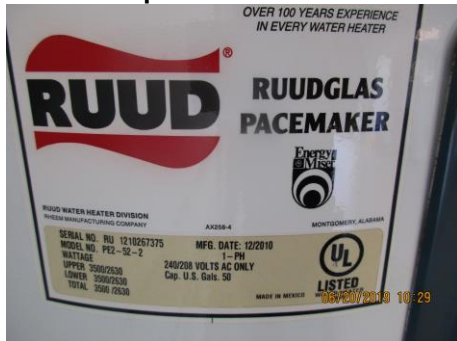
- Plastic

Water Heater:

- Electric
- Approximate Capacity (in gallons): 50
- Manufacturer/Serial Number: See picture of data plate below

Other Components:

- Sprinkler System



PLUMBING OBSERVATIONS

General Comments

The plumbing system could not be inspected, no water source was available.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Deferred Cost Item:** The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

- | | |
|--------------------------------------|---------------------|
| Wall and Ceiling Materials: | •Drywall |
| Floor Surfaces: | •Tile |
| Window Type(s) & Glazing: | •Double/Single Hung |
| Doors: | •Wood-Hollow Core |

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

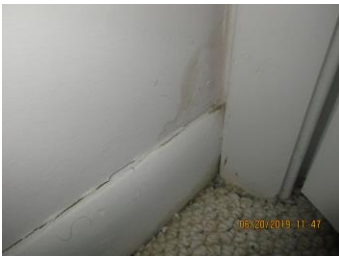
General Condition of Windows and Doors

The majority of the doors and windows are average quality.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Major Concern, Repair:** Water infiltration was observed to the bathroom and closet ceilings and walls. The moisture levels observed were excessive. Remediation will be needed.

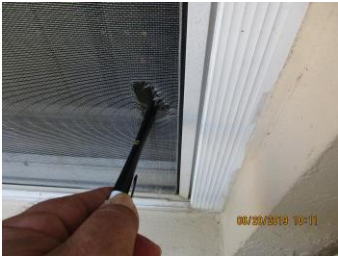


- **Monitor:** Larger than typical cracks were noted.



Windows

- **Repair:** Damaged screens were noted on windows.



Kitchen/Bath Counters

- **Monitor:** The kitchen/bath counters are old. Improvement may ultimately be desirable.

Kitchen/Bath Cabinets

- **Monitor:** The kitchen/bath cabinets are old. Improvement may ultimately be desirable.

Skylights

- **Monitor:** The interior finishes below the skylight show evidence of water damage. This condition suggests that the skylight has leaked in the past. This area should be carefully monitored.



LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

| | |
|---------------------------------|---|
| Appliances Tested: | •Electric Range •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator •Clothes Washer •Clothes Dryer |
| Laundry Facility: | •240 Volt Circuit for Dryer •120 Volt Circuit for Washer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer |
| Other Components Tested: | •Door Bell |

APPLIANCES OBSERVATIONS

General Comments

The appliances are old units that are approaching the end of their serviceable life. While replacement is not needed right away, it would be wise to budget for new appliances. In the interim, a higher level of maintenance can be expected.

RECOMMENDATIONS / OBSERVATIONS

Door Bell

- **Repair:** The door bell is inoperative.



LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.