

Wood-N-Water **Home Inspections**

1111 Main St., West Palm Beach, FL. 33409



Inspection Date: 8-20-2019

Prepared For: Ms. Smith

Time: 11:00 AM

Age: Year Built 1997

Size: 2,044 sq. ft.

Prepared By:

WoodnWater Home Inspections

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Report Number:

1371

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.

Supply Air Ductwork

- **Major Concern, Repair:** As several areas of bacterial growth were observed, the duct system should be sanitized.

Wall / Ceiling Finishes

- **Major Concern, Repair:** Water infiltration and substantial bacterial growth was observed in several areas.

SAFETY ISSUES

Garage

- **Repair, Safety Issue:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.

Walkway

- **Repair, Safety Issue:** The walkway presents a trip hazard. This condition should be altered for improved safety.

Doors

- **Repair, Safety Issue:** The entry door should open with one hand only; needing two hands to open the door can impair egress.

REPAIR ITEMS

Wood Boring Insects

- **Repair:** Evidence of wood destroying insect damage was observed and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control

specialist should be engaged to eliminate further wood destroying insect activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.

Flashings

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

Gutters & Downspouts

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

Exterior Walls

- **Repair:** Localized damage of the stucco exterior walls (staining and or cracks) should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks that should be sealed.

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.
- **Repair:** Water staining/plywood delamination was observed on the eave. The roof is leaking in several areas.

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.

Outlets

- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

Lights

- **Repair:** Several lights are inoperative/damaged. If the bulbs are not blown, the circuit should be repaired.

Exterior Walls

- **Repair:** Localized rot was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.

Central Air Conditioning

- **Repair:** The condensate is leaking into the interior.

Attic / Roof

- **Repair:** There is evidence of vermin activity. A pest control specialist should be consulted in this regard.

Supply Plumbing

- **Repair:** The laundry and kitchen supply piping is leaking.

Fixtures

- **Repair:** The toilets are loose; recommend securing to the floor as needed.
- **Repair:** The shower head is in poor condition.
- **Repair:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.
- **Repair:** The bathtub is damaged.
- **Repair:** The bath faucet leaks.

Windows

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

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.
- **Repair:** The screen for the sliding glass door is damaged.

Electric Range

- **Repair:** A burner on the electric range is damaged.
- **Repair:** The oven door of the electric range is damaged.

Dishwasher

- **Repair:** The dishwasher is leaking.

Waste Disposer

- **Repair:** The waste disposer is inoperative.

Refrigerator

- **Repair:** The refrigerator is inoperative.

Clothes Dryer

- **Repair:** The clothes dryer is inoperative.

Door Bell

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

Microwave Oven

- **Repair:** The microwave oven is inoperative.

IMPROVEMENT ITEMS: NONE

ITEMS TO MONITOR

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Kitchen/Bath Counters

- **Monitor:** The kitchen/bath counter shows evidence of substantial wear. Improvement may ultimately be desirable.

Kitchen/Bath Cabinets

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

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.

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 major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.



Wood Boring Insects

- **Repair:** Evidence of wood destroying insect damage was observed and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further wood destroying insect activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.



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: | •None |
| 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.



Flashings

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

Gutters & Downspouts

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



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
Entry Walkways and Patios:	•Concrete
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Graded Away From House
Retaining Walls:	•None
Fencing:	•Masonry

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home has been badly neglected. Major repairs will be necessary to bring it up to acceptable standards.

RECOMMENDATIONS / OBSERVATIONS

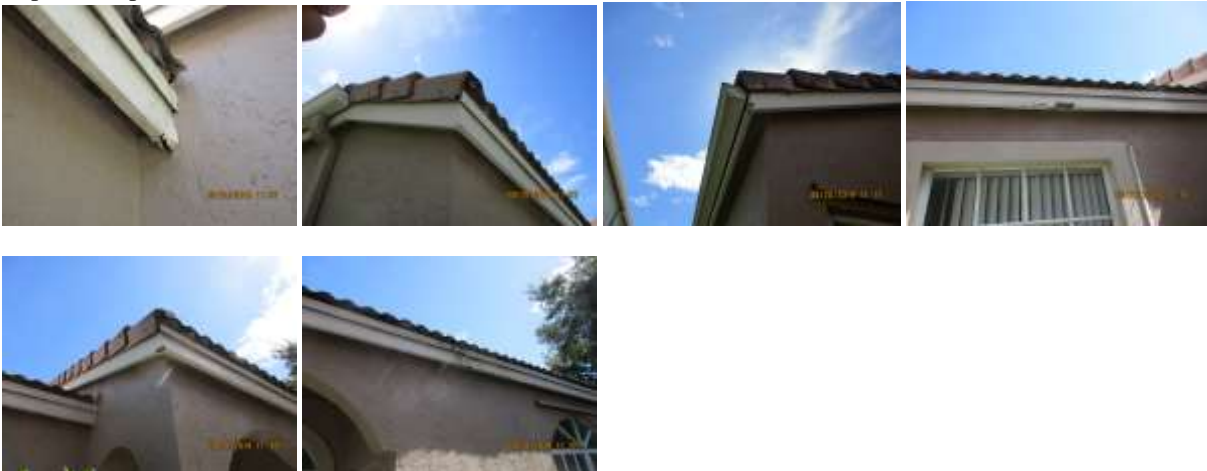
Exterior Walls

- **Repair:** Localized damage of the stucco exterior walls (staining and or cracks) should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks that should be sealed.



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.



- **Repair:** Water staining/plywood delamination was observed on the eave. The roof is leaking in several areas.



Garage

- **Repair, Safety Issue:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.



Walkway

- **Repair, Safety Issue:** The walkway presents a trip hazard. This condition should be altered for improved safety.



Exterior Walls

- **Repair:** Localized rot was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.



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:

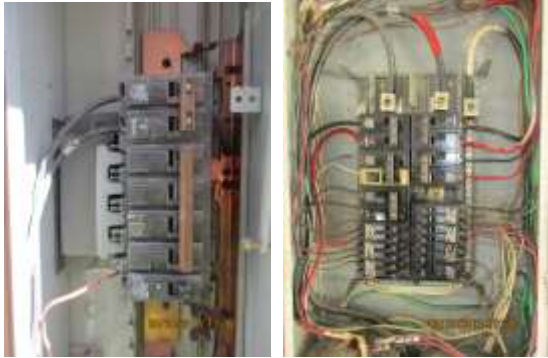
- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, 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 Main Service - Service Size: 150 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Exterior
Service Grounding:	•Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 150 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:	•Electrical Panel •Bathroom(s) •Kitchen
Smoke Detectors:	•Present



ELECTRICAL OBSERVATIONS

Positive Attributes

The electrical panel is well arranged and all fuses/breakers are properly sized.

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.



Outlets/Switches

- **Repair:** Missing outlet/switch cover plates should be replaced to avoid a shock hazard.



Lights

- **Repair:** Several lights are inoperative/damaged. If the bulbs are not blown, the circuit should be repaired.



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.
- **To avoid unnecessary stress on the system, the heating system was not tested because the air conditioning system was operating.**

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

Through-Wall Equipment:

- Not Present

Other Components:

- Air Handler/Fan



The data plate was not legible; The exact age could not be determined. The condenser appears to be greater than 10 years.

COOLING / HEAT PUMPS OBSERVATIONS

General Comments

As the system is old, it will require repairs or replacement soon.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** The condensate is leaking into the interior.



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.

Supply Air Ductwork

- **Major Concern, Repair:** As several areas of bacterial growth were observed, the duct system should be sanitized.

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:

Roof Cavity Insulation:

Exterior Wall Insulation:

Vapor Retarders:

Roof Ventilation:

Exhaust Fan/vent Locations:

• Fiberglass in Main Attic

•None Visible

•Not Visible

•Unknown

•Soffit Vents

•Bathroom •Dryer



INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Repair:** There is evidence of vermin activity. A pest control specialist should be consulted in this regard.



Rodent feces and urine are widespread in the attic spaces.

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): 40
•Manufacturer/Serial Number: See picture of data plate below |



The data plate was not visible. The water heater age could not be determined.

PLUMBING OBSERVATIONS

General Comments

The plumbing fixtures are old. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required.

RECOMMENDATIONS / OBSERVATIONS

Supply Plumbing

- **Repair:** The laundry and kitchen supply piping is leaking.



Fixtures

- **Repair:** The toilets are loose; recommend securing to the floor as needed.



- **Repair:** The shower head is in poor condition.



- **Repair:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.



- **Repair:** The bathtub is damaged.



- **Repair:** The bath faucet leaks.



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: | •Carpet •Tile |
| Window Type(s) & Glazing: | •Double/Single Hung |
| Doors: | •Wood-Hollow Core •Sliding Glass |

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in poor condition. While cosmetic improvements are not the focus of this report, this is an area where substantial improvement may be desirable.

General Condition of Windows and Doors

The majority of the doors and windows are modest quality. While there is no rush to substantially improve these doors and windows, replacement units would be a logical long term improvement.

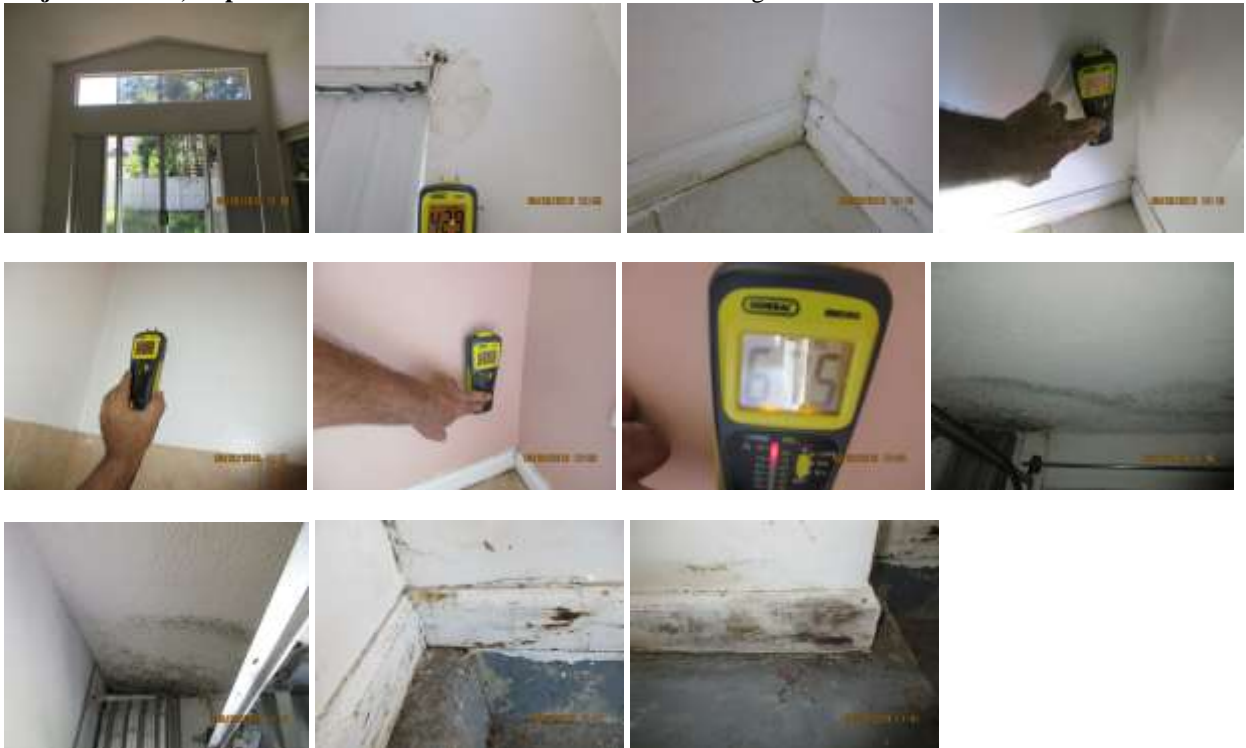
General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Major Concern, Repair:** Water infiltration and substantial bacterial growth was observed in several areas.



Windows

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



Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.
- **Repair:** The screen for the sliding glass door is damaged.
- **Repair, Safety Issue:** The entry door should open with one hand only; needing two hands to open the door can impair egress.



Kitchen/Bath Counters

- **Monitor:** The kitchen/bath counter shows evidence of substantial wear. Improvement may ultimately be desirable.

Kitchen/Bath Cabinets

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

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 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 obsolete. It is recommended that new appliances be provided in the near future.

RECOMMENDATIONS / OBSERVATIONS

Electric Range

- **Repair:** A burner on the electric range is damaged.
- **Repair:** The oven door of the electric range is damaged.

Dishwasher

- **Repair:** The dishwasher is leaking.

Waste Disposer

- **Repair:** The waste disposer is inoperative.

Refrigerator

- **Repair:** The refrigerator is inoperative.

Clothes Dryer

- **Repair:** The clothes dryer is inoperative.

Door Bell

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

Microwave Oven

- **Repair:** The microwave oven 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.

