

Advanced Home Inspections

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<http://advancedhomeinspections.us>

June 17, 2012

Jane Smith
123 Easy St.
Melbourne FL 32940

RE: 321 Anywhere Ave
Melbourne , FL 32940

Dear Jane;

A visual inspection of the above referenced property was conducted on June 12, 2012. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. **No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.**

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection full report heading paragraphs.

REPORT SUMMARY

EXTERIOR - FOUNDATION(Approximate repair cost \$50-75)

COLUMNS/POSTS CONDITION

Column is constructed of wood framing member with a stucco veneer. The stucco goes below grade and is an area that is susceptible to termite infestation, recommend eliminating stucco that is below grade or have area termite treated.

ROOF SYSTEM(Approximate repair cost \$2,000-3,000)

ROOF: FRAMING CONDITION:

Truss clips are missing on east side of garage trusses near juncture of garage and house. These missing clips are required to provide proper uplift protection and receive insurance wind mitigation discount credit.

Damage to roof deck and sub-fascia are noted on west garage overhang.

ROOF COVERING CONDITION:.

It appears the caps tile were improperly attached to field tiles with site mixed mortar, which does not provide the necessary uplift resistance. Based on Tile Roofing Institute's 'Concrete and Clay Roof Tile Installation Manual' Job proportioned mix (job site mortars) maybe used for cosmetic purposes and for wind block only.

This roof installation is a sealed roof system, which the primary water protection is the roof tile and exposed flashing. The secondary water protection is the underlayment beneath the roof tiles. However, this secondary protection is not designed for an significant amount of water. There are roof tiles that are damaged and maybe allowing water penetration. Therefore, any damaged roof tiles or flashing should be repaired or replaced.

EXPOSED FLASHINGS: TYPE AND CONDITION:

Clothes dryer vent is clogged with lint, this is a fire hazard. This condition is due to lack of sealing area where dryer vent enters roof outlet.

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Damaged valley flashing is noted on garage west roof slope.

Rust damaged nails used to secure dryer outlet flashing is noted on garage east roof slope.

Attic ventilation has exposed louvers that is allowing moisture penetration. Also, the vent does not provide proper rodent protection from attic entry.

PLUMBING(Approximate repair cost \$50-75)

WATER HEATER:

CONDITION:

Temperature pressure relief valve does not meet manufacturer installation instructions, which states the drain line should have **no more than 4 elbow fittings or bends**. The purpose of this requirement, is to prevent a reduction in the discharge capacity. Recommend redirecting drain line straight down to drain pan or floor.

HEATING & AIR CONDITIONING SYSTEM(Approximate repair cost \$25-35)

AIR CONDITIONING:

CONDENSATE LINE:

At the time the existing air handler was installed the following requirement was not met. Condensation drain line is required to be thermally insulated. This is to prevent condensation from forming on pipe and dripping on to air handler stand.

ELECTRICAL SYSTEM(Approximate repair cost \$400-500)

SERVICE:

TYPE AND CONDITION:

Service conduit beneath electric meter, has rust damage at grade level, exposed electrical wire is subject to damage.

ELECTRICAL PANELS:

PANEL'S CONDITIONS

Multiple neutral wires (grounded conductors) are connected under 1 lug. This condition does not meet industry standards, which requires each circuit to be isolated. This condition can be easily corrected by re-installing individual neutral conductor under 1 terminal.

Conductors (Wires) with white insulation when used as phase (hot) conductors, they must be permanently re-identified.

ELECTRICAL FIXTURES:

Light fixture tested that it is not properly electrically grounded, dining room.

SWITCHES & RECEPTACLES:

CONDITION:

All exterior receptacles and electrical switches are required to be protected from weather elements. Missing or damaged weather cover is on exterior receptacles. This condition was noted on the following location, rear wall.

INTERIOR

CEILINGS:

CONDITION:

Moisture stains are noted, at dining room, kitchen and living room skylight. Unable to determine if active leakage exists.

KITCHEN - APPLIANCES - LAUNDRY(Approximate repair cost \$1,300-1,500)

RANGE/COOK TOP AND OVEN:

CONDITION:

Anti tip device is not installed as required by the appliance installation instructions. This device should be attached to wall and floor behind range, the purpose of this device is to prevent the range from tipping forward if undue

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pressure is applied to an open oven door. Information regarding this device is attached on the inside of oven door.

MICROWAVE OVEN:

CONDITION:

Microwave is malfunctioning.

DISHWASHER:

CONDITION:

Door springs need repair/adjustment.

LAUNDRY FACILITIES:

CONDITION:

Laundry sink has drain leaks at sink connection.

BATHROOMS(Approximate repair cost \$2,500-5,000)

BATHROOM AREA:

BATH LOCATION:

Master bedroom.

TUB/SHOWER AND WALLS:

During construction a shower pan is installed, when the shower floor is not recessed below the finish floor. If not installed properly or if shower pan is damaged or deteriorates, any water that penetrates behind wall and beneath floor tiles can penetrate the adjacent walls. When tested, water was noted in the rear guest bedroom closet wall. Unable to determine if there is possible hidden damage in these areas as well. The extent of the damage will become evident as soon as the tile and backing material are removed.

Moisture damaged wallboard behind tile is noted on lower portion of wall adjacent to vanity. Wallboard is soft, recommend replacing the water resistant drywall with Durarock or Wonder board, this product is durable and less susceptible to moisture damage.

Moisture damage is noted at the wall or floor outside the shower area, which could be due to shower door missing door sweep and damaged tile grout.

SHOWER/TUB ENCLOSURE

Shower door's vinyl door sweep is damaged, which is preventing a proper seal the gap between door and threshold. This condition is allowing water to splatter outside shower area.

State statute 489.103(7)(A) requires construction, which includes repairs, to be done by licensed contractors, on properties for sale or lease. Those responsible for hiring, contractors who are not licensed for the work being done, are subject to fines.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items may also be noted in the following full report and should receive eventual attention, but none of them affect the habitability of the building and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting me to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to contact me.

Sincerely,

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JACK WINGO
FL License HI-1044
FABI Registered Professional Inspector
RPI 144
ASHI Associate 252722
Level 1 Certified Thermographer
Registered Professional Inspector
ICC Certified Residential Building Inspector 5307333-B1
Residential Plumbing Inspector 5307333-P1

enclosure

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: 9999992.
DATE OF INSPECTION: June 12, 2012.
TIME OF INSPECTION: 12:00 PM.
CLIENT NAME: Jane Smith.
MAILING ADDRESS: 123 Easy Street.
CLIENT CITY/STATE/ZIP: Melbourne FL 32940.
INSPECTION SITE: 321 Anywhere Ave.
INSPECTION SITE CITY/STATE/ZIP: Melbourne , FL 32940.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Damp.
APPROXIMATE OUTSIDE TEMPERATURE in F: 80-90.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: South.
ESTIMATED AGE OF STRUCTURE: 1994.
STRUCTURE TYPE: 2 Family.
SPACE BELOW GRADE: Ground Floor L/A.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.
BUILDING OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Purchasers, Purchasers children.
COMMENTS: Inspection of interior walls, flooring, electrical outlets and windows were limited due of large amount of stored personal property.

REPORT LIMITATIONS

The inspection services provided, during the monitoring of construction, are not intended to be code enforcement inspections as that is the responsibility of the local building official. The inspection service is not a substitute for the services provided by a professional engineer or architect. No structural testing is included. All conclusions made by the inspector are opinions and do not constitute a warranty, guarantee or policy of insurance, either implied or expressed, regarding the adequacy, performance of conditions of any item or system. Client agrees that the inspection report in no way lessens the risk or likelihood of repairs or replacements being required at any time in the future. Advanced Home Inspections assumes no liability or responsibility for the cost of repairing any defects or deficiencies, either current or

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arising in the future, including property damage, consequential damage or bodily injury of any nature.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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EXTERIOR - FOUNDATION

SLAB ON GRADE:

FOUNDATION: Monolithic footing, poured as a thickened edge of the floor slab. The exterior walls are placed on the thickened edges.
CONDITION: Slab is not visible due to carpet and/or floor covering, no readily problems are noted.

WALLS:

MATERIAL: Stucco over wood frame.
CONDITION: Appears serviceable.

TRIM:

MATERIAL: Metal fascia and soffit.
CONDITION: Appears serviceable.

COLUMNS/POSTS

LOCATION Front Entry.
MATERIAL Stucco, over wood.
CONDITION Column is constructed of wood framing member with a stucco veneer. The stucco goes below grade and is an area that is susceptible to termite infestation, recommend eliminating stucco that is below grade or have area termite treated.

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ROOF SYSTEM

ATTIC, VENTILATION AND INSULATION:

ATTIC: Viewing was limited, to garage attic due to low head room and to obstruction by duct system.

INSULATION TYPE Blown cellulose insulation R-2.8 per 1"

DEPTH AND R-FACTOR:

CONDITION: Due to limited accessible unable to determine.

ROOF:

STYLE: Gable.

FRAMING: 2x4 Trusses, with plywood sheathing, Metal attachments on each rafter/truss that are nailed to one side of the rafter/truss and attached to the top plate of a frame wall. roof deck is attached to roof deck supporting member with 6d nails spaced at 6" along the edge and 12" in the field.

FRAMING CONDITION: Truss clips are missing on east side of garage trusses near juncture of garage and house. These missing clips are required to provide proper uplift protection and receive insurance wind mitigation discount credit.



Damage to roof deck and sub-fascia are noted on west garage overhang.



MATERIAL:

Sloped Roof-System 1 Concrete Tile-Unsealed or sealed underlayment system using preformed metal flashing with edge returns. Tiles are installed over the underlayment with mechanically fasteners with or without horizontal battens. The roof system is sealed to prevent water penetration beneath the roof tiles. However, if there is some incidental water penetration beneath roof tiles, this water should drain through weep holes in the flashing located on the roof tiles along the roof's edges. When properly installed and with proper maintenance, this type roof covering will normally have a economic life of 25 to 60 years.

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ROOF ACCESS:
ROOF COVERING
CONDITION:.

Walked on roof.

It appears the caps tile were improperly attached to field tiles with site mixed mortar, which does not provide the necessary uplift resistance. Based on Tile Roofing Institute's 'Concrete and Clay Roof Tile Installation Manual' Job proportioned mix (job site mortars) maybe used for cosmetic purposes and for wind block only.



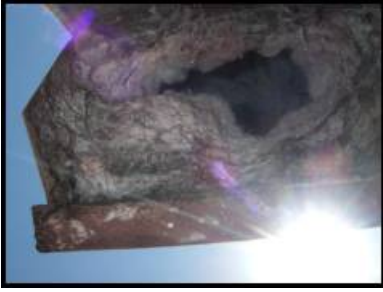
This roof installation is a sealed roof system, which the primary water protection is the roof tile and exposed flashing. The secondary water protection is the underlayment beneath the roof tiles. However, this secondary protection is not designed for an significant amount of water. There are roof tiles that are damaged and maybe allowing water penetration. Therefore, any damaged roof tiles or flashing should be repaired or replaced.



EXPOSED FLASHINGS:

TYPE AND CONDITION: Clothes dryer vent is clogged with lint, this is a fire hazard. This condition is due to lack of sealing area where dryer vent enters roof outlet.

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Damaged valley flashing is noted on garage west roof slope.



Rust damaged nails used to secure dryer outlet flashing is noted on garage east roof slope.

Attic ventilation has exposed louvers that is allowing moisture penetration. Also, the vent does not provide proper rodent protection from attic entry.



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PLUMBING

MAIN LINE:

MATERIAL: Copper.
CONDITION: Main water control valve is located at the west wall of the house. Main Control valve is operational.

SUPPLY LINES:

MATERIAL: Copper.
CONDITION: Appears serviceable.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Appears serviceable.

HOSE FAUCETS:

OPERATION: Sample operated, appeared serviceable.

WATER HEATER:

LOCATION: Garage.
TYPE: Gas.
SIZE: 40 Gallons.
MANUFACTURED DATE: 2004.
CONDITION: Temperature pressure relief valve does not meet manufacturer installation instructions, which states the drain line should have **no more than 4 elbow fittings or bends**. The purpose of this requirement, is to prevent a reduction in the discharge capacity. Recommend redirecting drain line straight down to drain pan or floor.



HEATING & AIR CONDITIONING SYSTEM

HEATING SYSTEM DESCRIPTION:

LOCATION OF UNIT: Garage.
MANUFACTURER: Payne.
MANUFACTURED DATE: 2009.
SYSTEM TYPE: Forced Air.
FUEL TYPE AND NOTES: Natural Gas,
Gas, unit is not tested for gas leaks, recommend requesting gas supplier to leak test all gas appliances.
CAPACITY OF UNIT: 4 Ton.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.
BURNERS/HEAT EXCHANGERS: Burner Flame(s) appear typical.
PUMP/BLOWER FAN: Appears Serviceable.
COMBUSTION AIR: Appears serviceable.
VENTING: Appears serviceable.

AIR CONDITIONING:

TYPE: Central Air.
MANUFACTURER: Payne.
MANUFACTURED DATE: 2009.
POWER SOURCE: 220 Volt, Electrical disconnect present.
CAPACITY OF UNIT: 4 Ton.
SEASONAL ENERGY EFFICIENCY RATING (SEER): Undetermined.
SYSTEM CONDITION: Appears serviceable.
EVAPORATING COIL: The evaporating coil is located in a cabinet above air handler and inside the supply plenum ductwork. Due to the coil's cabinet design, the coil's air intake side is not visible for inspection.
CONDENSATE LINE: At the time the existing air handler was installed the following requirement was not met. Condensation drain line is required to be thermally insulated. This is to prevent condensation from forming on pipe and dripping on to air handler stand.

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ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION: 120/240 Volt, Circuit breakers. Service conduit beneath electric meter, has rust damage at grade level, exposed electrical wire is subject to damage.



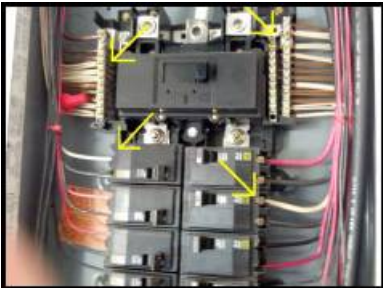
MAIN SERVICE DISCONNECT:

LOCATION: Panel.
SIZE: 150 Amps.
MANUFACTURER: Square D Breaker.
CONDITION: Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION: Garage.
PANEL RATING: Maximum panel rating is 200 Amps.
MANUFACTURER: Square D Panel.
PANEL'S CONDITIONS: Multiple neutral wires (grounded conductors) are connected under 1 lug. This condition does not meet industry standards, which requires each circuit to be isolated. If the terminal is shared with another circuit, the connection on the other (still energized) circuit will be loosened as well. Loosening of the second neutral (loss of neutral) under load is a safety hazard, and may establish an overvoltage condition on lighting and appliances if the neutral is part of a 120/240V multi-wire branch circuit. Also, the neutral assemblies are not evaluated with multiple neutral conductors in the same terminal. The requirement has generally been enforced in the past by a close review of the manufacturer markings and by NEC 110.3(b). Clause 12.3.10 of UL 67 (Panelboards) states "An individual terminal shall be provided for the connection of each branch-circuit neutral conductor." This condition can be easily corrected by re-installing individual neutral conductor under 1 terminal.

Conductors (Wires) with white insulation when used as phase (hot) conductors, they must be permanently re-identified.



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CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.

BRANCH WIRING: Copper, non-metallic sheathed cable (Romex), Appears serviceable.

ELECTRICAL FIXTURES:

Light fixture tested that it is not properly electrically grounded, dining room.

CEILING FANS:

CEILING FANS: Appears serviceable.

SWITCHES & RECEPTACLES:

CONDITION: All exterior receptacles and electrical switches are required to be protected from weather elements. Missing or damaged weather cover is on exterior receptacles. This condition was noted on the following location, rear wall.

RECOMMEND: GFCI, Ground Fault Circuit Interrupters, which is an electrical safety device, have been phased into various located receptacles in different years beginning in 1971. Depending on the year this home was built, the electrical code may not have required their installation. It is recommended GFCI receptacles to be installed at exterior, bathroom, whirlpool tub pump, garage, outbuilding, kitchen receptacles within 6' of sink, wet bar and counter top receptacle in laundry room with counter sink, but excluding washer receptacle. Homes built after 1999 code requires all kitchen counter top receptacles to be GFCI protected. GFCI receptacles are installed at the following locations, bathroom receptacles, exterior receptacles, garage receptacles, kitchen receptacles within 6' of sink.

SMOKE DETECTORS:

Smoke detectors noted but not tested.

CARBON MONOXIDE DETECTOR: These detectors are beneficial when a home has gas appliances and/or air handlers located in the garage.

Recommend one detector per 1,000 square feet of living area and one per floor in homes with gas appliances and/or attached garage. The preferred detectors have digital readouts.

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INTERIOR

DOORS:

MAIN ENTRY DOOR: Appears serviceable.

OTHER EXTERIOR Appears serviceable.

DOORS:

WINDOWS:

TYPE Aluminum, Single hung.

CONDITION: Window is not functional.

INTERIOR WALLS:

MATERIAL Drywall.

CONDITION: General condition appears serviceable.

CEILINGS:

TYPE: Drywall.

CONDITION: Moisture stains are noted, at dining room, kitchen and living room skylight. Unable to determine if active leakage exists.



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KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Appears serviceable, Faucet is serviceable.

GARBAGE DISPOSER:

CONDITION: Appears serviceable.

RANGE/COOK TOP AND OVEN:

TYPE: Gas Freestanding Unit.

CONDITION: Anti tip device is not installed as required by the appliance installation instructions. This device should be attached to wall and floor behind range, the purpose of this device is to prevent the range from tipping forward if undue pressure is applied to an open oven door. Information regarding this device is attached on the inside of oven door.

VENTILATION:

TYPE AND CONDITION: Internal exhaust.

MICROWAVE OVEN:

CONDITION: Microwave is malfunctioning.

REFRIGERATOR:

CONDITION: Appears operational.

DISHWASHER:

CONDITION: Door springs need repair/adjustment.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counters are mica (plastic laminate), Appear serviceable, Cabinets appear serviceable.

SWITCHES/FIXTURES/ OUTLETS: Appear serviceable.

LAUNDRY FACILITIES:

LOCATION: Laundry room.

CONDITION: Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided, Gas service pipe is provided.

Laundry sink has drain leaks at sink connection.

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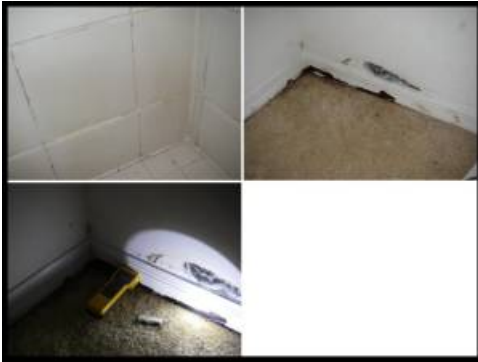


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BATHROOMS

BATHROOM AREA:

BATH LOCATION:	Master bedroom.
CONDITION OF SINK:	Faucet appears serviceable, Counters/cabinets appear serviceable.
CONDITION OF SINK DRAIN:	Drain appear serviceable.
CONDITION OF MAIN VALVES	Main valves under sink appear serviceable.
CONDITION OF TOILET:	Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES:	Appears serviceable.
SHOWER HEAD & DRAIN CONDITION:	Shower head appears serviceable, Drain appears serviceable.
TUB/SHOWER AND WALLS:	During construction a shower pan is installed, when the shower floor is not recessed below the finish floor. If not installed properly or if shower pan is damaged or deteriorates, any water that penetrates behind wall and beneath floor tiles can penetrate the adjacent walls. When tested, water was noted in the rear guest bedroom closet wall. Unable to determine if there is possible hidden damage in these areas as well. The extent of the damage will become evident as soon as the tile and backing material are removed.



Moisture damaged wallboard behind tile is noted on lower portion of wall adjacent to vanity. Wallboard is soft, recommend replacing the water resistant drywall with Durarock or Wonder board, this product is durable and less susceptible to moisture damage.

Moisture damage is noted at the wall or floor outside the shower area, which could be due to shower door missing door sweep and damaged tile grout.



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SHOWER/TUB ENCLOSURE

Shower door's vinyl door sweep is damaged, which is preventing a proper seal the gap between door and threshold. This condition is allowing water to splatter outside shower area.



WHIRLPOOL/GARDEN TUB

Whirlpool tub, pump and jet plumbing was observed, appears serviceable, Whirlpool was operated, but pump and jet plumbing not was observed, pump and plumbing access required cutting grout or caulk joint, this is beyond the scope of this inspection and does not meet the industry standard for readily access.



BATHROOM AREA:

BATH LOCATION:

Hall.

CONDITION OF SINK:

Faucet appears serviceable, Counters/cabinets appear serviceable.

CONDITION OF SINK

Drain appear serviceable.

DRAIN:

CONDITION OF MAIN VALVES

Main valves under sink appear serviceable.

CONDITION OF

Appears serviceable.

TOILET:

TUB/SHOWER

Appears serviceable.

PLUMBING FIXTURES:

SHOWER HEAD &

Shower head appears serviceable, Drain appears serviceable.

DRAIN CONDITION:

TUB/SHOWER AND

Tub and shower areas appear serviceable.

WALLS:

BATH VENTILATION:

Appears serviceable.