

e - Inspections **Now**, Inc.

BUILDING INSPECTIONS SERVICES

437 Westford Cir. Palm Harbor, FL. 34683

Ph: (727) 789 - 6700

E-Mail: einspections@tampabay.rr.com

Residential * Commercial * Mobile Homes * New Construction

January 9, 2016

Mr. & Mrs. Smith

RE: Lutz, FL 33549

Dear Mr. & Mrs. Smith:

At your request, and in your presence or in your realtors presence, a visual inspection of the above referenced property was conducted on January 7, 2016. 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 agreement.

REPORT SUMMARY

Overall, the structure was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

Mechanical and Structural:

EXTERIOR - FOUNDATION

SIDING:

CONDITION: Damaged/rotted from moisture observed on the siding material located on the left side of the home by the side service door of the laundry room, at the back by the pool equipment, the chimney above and below the roof line, and on the right side of the home on the privacy wall. Strongly recommend the deterioration and/or rot be repaired by a qualified/licensed contractor.



ADDITIONAL COMMENTS: Wood rot on the front bay window frame. Strongly recommend the deterioration and/or rot be repaired by a qualified/licensed contractor.



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TRIM AND LOCATION: CONDITION: Damaged trim observed @ the garage door trim on both sides on the bottom. Strongly recommend the deterioration and/or rot be repaired by a qualified/licensed contractor.



GARAGE - CARPORT

MISCELLANEOUS: CONDITION: Home has a central vacuum system. Not hooked up. Appears not to be working.



GROUNDS

DRIVEWAY:

CONDITION: The driveway slopes into the garage and has a valley under the door. The door has PVC door stops to help keep the garage door from rusting out.



PATIO/PORCH COVER:

CONDITION: Several of the back patio posts have wood rot which needs to be repaired.



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FENCES & GATES: CONDITION: Repairs needed to the fencing and gates.



HEATING AND AIR HANDLER

AIR HANDLER: LOCATION: Recommend a secured walk way is installed. At the time of inspection one of the unsecured walk way boards slipped and the inspector went through the ceiling.



INTERIOR

WINDOWS:

CONDITION: Master bath window frame at spa tub is cracked and in need of repair.

INTERIOR WALLS:

CONDITION: General condition appears serviceable. Master bath closet has a section of drywall that has been cut and is in need of repair. Recommend further evaluation and repair by professional.



POOL/HOT TUB & EQUIPMENT

PUMPING EQUIPMENT:

LEAKAGE? Yes at the filter. Appears to need a new rubber seal. A qualified pool contractor should be called to make further evaluation with recommendations for repair or replacement.



LAWN SPRINKLER SYSTEM

PUMP & MOTOR:

PUMP/MOTOR CONDITION: Marginal- Equipment is aged.



Colonizer is not hooked up.



SEAWALLS & DOCKAGE

DOCK: *TYPE:* Unsafe and in need of repairs before use.



Plumbing:

PLUMBING

SUPPLY LINES:

ADDITIONAL COMMENTS: The shallow and deep well are on the same supply line. Recommend further evaluation from a well company as to splitting the water supply so the shallow water does not mix with the deep well water.



BATHROOMS

BATHROOM AREA: POOL BATHROOM

CONDITION OF TOILET: The following problems were noted at the toilet: is loose at floor. Minor plumbing repairs will be needed to restore proper operation.

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BATHROOM AREA:

CONDITION OF SINK: The drain stopper is missing at the bathroom sink. Minor plumbing repairs will be needed to restore proper operation.



CONDITION OF TOILET: The following problems were noted at the toilet: Toilet is loose at floor. Have a licensed plumber make proper repairs as needed.



Electrical

ELECTRICAL SYSTEM

CONDUCTORS:

BRANCH WIRING: Appears to have 9 solid aluminum wire circuits.



BRANCH WIRING CONDITION:

Branch wiring is the correct size for the breakers. Solid aluminum wire circuits. **FURTHER EVALUATION RECOMMENDED BY A LICENSED ELECTRICIAN.** Check with insurance companies because it may not be insurable in current condition. **ALUMINUM WIRING:** Aluminum branch wiring, when used for general lighting circuits, can be hazardous because of its tendency to oxidize and its incompatibility with fittings designed for other metals used in the electrical system. Improper connections can cause electrical resistance, which may in turn cause overheating and fires. These single strand aluminum wires, used in many houses built between 1961 and 1978 are not necessarily dangerous, however, as long as proper connections are used, and the connections are made without damaging the wire, aluminum wiring is considered safe. The main factor in determining whether a system is safe is the type of outlets and switches to which the aluminum wire is connected and the workmanship of the installation. Outlets and switches that are designated CO/ALR are considered appropriate for use with aluminum wire. These markings are found at the top or bottom of fixture mounting tabs, located under the plastic

wall plates. Where indications are such that this is not the case, a licensed electrician should be called in to make a further evaluation of the system and to make repairs or modifications to the aluminum wiring to ensure future safety. Warning signs of unsafe aluminum wiring include: unusually warm or warped outlet and switch cover plates, smoke or sparks coming from outlets or switches, strange odors in the area of outlets and switches, periodic flickering of lights, or untraceable problems with plug-in lights and appliances. If any of the above are ever encountered, a licensed electrician should be called in to further evaluate the problem and make repairs as needed. The use of anti-oxidant paste on all exposed portions of aluminum wiring is also recommended as a precaution.



OUTLETS:

CONDITION: Ground Fault Circuit Interrupter (GFCI) breaker in the main service panel is not functioning. Ground Fault Circuit Interrupter (GFCI) breaker is for the garage bathroom and garage outlets. Have a licensed electrician make further evaluation and corrections as needed.



PLUMBING

WATER HEATER: Most manufactures life expectancy for a water heater ranges from 5 to 9 years. Life expectancy is typically labeled on the water heater.

ELECTRIC WATER HEATER CONDITION:

The water heater is on a timer. The wires are joined and capped but not within a junction box. Recommend electrician to wire correctly.



KITCHEN - APPLIANCES - LAUNDRY

INTERIOR COMPONENTS:

SWITCHES/FIXTURES/OUTLETS: On the left side of the sink the outlet is open ground. Recommend a licensed electrician is called out to make further evaluation and repairs as needed.

POOL/HOT TUB & EQUIPMENT

PUMPING EQUIPMENT:

PUMP/MOTOR CONDITION: Missing the bond wire for the pool motor. Recommend a bond wire is installed.

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SECOND KITCHEN:

INTERIOR COMPONENTS:

SWITCHES/FIXTURES/OUTLETS: Outlets within 6 feet of the sink and pool are not GFCI protected. Recommend GFCI protection.



TYPICAL MAINTENANCE OR SUGGESTED MAINTENANCE ITEMS:

EXTERIOR - FOUNDATION

WALLS:

ADDITIONAL COMMENTS: Recommend sealing and painting any gaps around conduit(s) on the exterior in the front of the home. Sealing the gaps and holes will prevent moisture intrusion. Recommend repairs are done by a qualified tradesperson.



SIDING:

CONDITION: Bottom siding is in contact with the ground at the right side of the home and by the pool equipment. Recommend several inches of visible clearance above the ground and bottom of siding.



CHIMNEY:

CHIMNEY CAP: The chimney cap is rusty and needs to be painted or replaced before it rusts out. Recommend having a chimney company make any repairs as needed.

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ROOF SYSTEM

ROOF ACCESS:

INSPECTION MADE BY: Observed plants and/or bushes are touching the roof on the right side. Trim all plants and/or bushes back so they are not touching the roof in any area. Keeping the roof area clear will extend the life of the roof.



SKYLIGHTS:

CONDITION: Skylights require regular maintenance of caulking and should be inspected for cracked and/or damaged lens covers on a yearly basis.



ADDITIONAL COMMENTS: Garage skylights show old water damage. Tested, no active moisture at the time of inspection.



AGE OF THE ROOF:

APPROXIMATE AGE: The roof was installed on 04/03/2013 as per county permit records.

ROOF COVERING CONDITION SHINGLES/FLAT ROOF:

ROOF CONDITION: The shingle roof and flat roof are water tight at the time of inspection and have approx. 25 years of life remaining.

GARAGE - CARPORT

FLOOR:

CONDITION: Expect water intrusion during heavy rains in the front of the garage.

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GARAGE DOOR(S):

CONDITION: The down pressure needs to be adjusted for safety reasons. The door needs to shut off and reverse with two to three pounds of pressure in case a person, child or pet is caught under the closing garage door.



PLUMBING

WATER SHUT OFF LOCATION:

MAIN WATER SOURCE IS A DEEP WELL: Deep well is located on the left side of the home.



WATER SOFTENER:

Water softener installed - NOT PART OF THIS INSPECTION. Appears to be in use and functioning as intended. Water softener needs to be calibrated periodically. Recommend contacting a water softener company to come out and check the grains of hardness count on the system.



WATER HEATER: Most manufactures life expectancy for a water heater ranges from 5 to 9 years. Life expectancy is typically labeled on the water heater.

TEMPERATURE SETTINGS: Water heater #2 is 129 degrees. Consider turning down the 2nd water heater to 120 degrees. As a matter of safety, recommend setting the thermostat to 120 +/- if young children are going to be living in the home.

ELECTRIC WATER HEATER CONDITION: Consider flushing the water tank on an annual basis to remove any settlement in the tank as a house maintenance tip.



WATER HEATER ADDITIONAL COMMENTS: Consider installing a catch pan with a drain line under the water heater to prevent water damage to the interior flooring and wall in case the water heater ever leaks.

WATER HEATER # 2 : Most manufactures life expectancy for a water heater ranges from 5 to 9 years. Life expectancy is typically labeled on the water heater.

WATER HEATER ADDITIONAL COMMENTS:

Both water heater are older and will need to be replaced in the foreseeable future.

SEPTIC SYSTEM: Recommend having a licensed septic company called to make further evaluations of the underground tank and/or fields. The septic company can also advise you on maintaining the septic system. This is an inexpensive way to ensure that you will not have any hidden surprises in the future.

SYSTEM CONDITION:

Recommend having a licensed septic company called to make further evaluations of the underground tank and/or fields. The septic company can also advise you on maintaining the septic system. This is an inexpensive way to ensure that you will not have any hidden surprises in the future.

GROUNDS

SIDEWALKS:

CONDITION: Tripping hazards on the walkway front entry walk way. Repairs needed to sidewalk to eliminate any tripping hazard.



SHED:

CONDITION OF SHED: Metal shed is in poor condition and needs maintenance.

AIR CONDITIONING

INTERIOR CONDITION OF AIR CONDITIONING: Most manufactures life expectancy for an air conditioner exterior compressor is 10 to 15 years.

CONDENSATE LINE: Both condensate lines are installed and exit in the front court yard.



EXTERIOR CABINET CONDITION: Unit two

CABINET:

The cabinet is NOT LEVEL. A motor operates more efficiently if it is level. Recommend further evaluation from a qualified air conditioning contractor to make recommendations for repair(s).



HEATING AND AIR HANDLER

GENERAL SUGGESTIONS: Unit two

SUGGESTIONS: Unit two

Recommend looking into a service contract for the air and heat system. The equipment shows signs of aging and is performing beyond manufacturers life expectancy, but is still operational at the time of inspection.

ATTIC

INSULATION:

CONDITION:

Fiberglass insulation batts have fallen down from the cathedral ceiling side walls in the attic. Recommend the insulation batts are properly secured back in place to ensure full coverage.



INTERIOR

DOORS:

EXTERIOR DOORS: CONDITION : Front bedroom slider has bad weather stripping. Master bedroom slider door has new exterior trim that needs primer and paint.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Prefabricated metal, gas fire place. Recommend the damper is not closed at any time and install a damper block to prevent closing.



BATHROOMS

BATHROOM AREA: MASTER BATHROOM

CONDITION OF TOILET: Toilet valve is noisy and may need replacing soon.

BATHROOM AREA: HALL BATHROOM

CONDITION OF TOILET:

Toilet appears serviceable. The flush and refill is noisy and the valve may be near end of life.

LAUNDRY:

WASHER AND DRYER:

CLOTHES WASHER: Drains to the outside ground. Home has a septic tank and the grey water from the washing machine should drain to the septic tank but in many cases it is preferred to not drain to the septic tank.



POOL/HOT TUB & EQUIPMENT

ELECTRIC CONTROLS:

Missing the plastic shield inside the timer box. Strongly recommend a shield is installed to protect the operator from possibly getting shocked during use. **SAFETY HAZARD!**



Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the structure 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 our firm to do your pre-purchase (Building or Home) inspection. If you have any questions regarding the inspection report or the structure, please feel free to call us.

Sincerely,

Mark Born
Jim Thomason