

Property Inspection Report



123 Main St, St Petersburg, FL 33703
Inspection prepared for: Sample Inspection
Date of Inspection: 9/18/2016 Time: 12pm
Age of Home: 2001 Size: 1800 sq ft
Weather: Sunny, Warm

Inspector: Glenn Fricke
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Report Summary

| Electrical | | |
|----------------------------|------------------------------|--|
| Page 7 Item: 4 | Circuit Breaker Observations | 4.1. One or more circuit breakers in panel(s) A appeared to be of a type that have been recalled (Square D or Homeline AFCI, from 4/04 to 9/04, with a blue test button). Recommend that a qualified electrician evaluate and replace circuit breakers if necessary. |
| Interior, Doors, & Windows | | |
| Page 12 Item: 2 | Window Observations | 2.1. One or more windows appeared to be leaking. Recommend contractor evaluate and repair. |
| Pool | | |
| Page 14 Item: 6 | Pool Heater Observations | 6.1. The heaters were inoperable. A qualified contractor should evaluate and repair as necessary. |

CONSTRUCTION
& INSPECTIONS

Overview

A home inspection is a non-invasive, visual examination of the accessible areas of a property, designed to identify areas of concern within specific systems and components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of the inspection.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects that were observed or observable on the day of the inspection.

Any and all recommendations for repair, replacement, evaluation, and maintenance of issues found, should be evaluated by the appropriate trades contractor such as electricians, plumbers, roofers, etc either within the clients inspection contingency window or prior to closing, whichever is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs.

As Florida Home Inspectors are regulated by licensure since 2010, there is a legal standard of practice that all home inspectors are required to adhere to and inspect to, set forth by the state of Florida Department of Business and Professional Regulation which was previously provided. *Acceptance and use of this report means the client has read and fully understands the limits of the inspection as well as the provisions contained in the standards of practice and the inspection agreement.*

Understanding the Report

Use of Photos:

Your report includes many photographs which help to clarify issues found and allow you to see areas or items that you may normally not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Some issues are so numerous on properties that it is impossible to photograph each and every occurrence of it. Not all areas of deficiencies or conditions will be supported with photos.

Checkboxes:

Each of the areas of the report has in it a checkbox with 5 options. These are there to help you easily identify areas that may need repair, further evaluation, or are nearing or beyond their useful life. The abbreviations used for these checkboxes are explained below:

- 1) **Inspx** - Inspected. Item showed normal wear & serviceable functionality at time of inspection.
- 2) **Repair Eval** - Recommend repair, replacement, or further evaluation of area or item
- 3) **Near / Past Life** - The area/item is nearing, at the end, or has passed its useful life expectancy.
- 4) **Limited Eval** - The area or item had a limited evaluation due to conditions at inspection.
- 5) **No Eval** - The area or item was not evaluated at time of inspection.

Colors:

Green: A safety concern, major issue that should be evaluated and repaired.

Blue: A general repair needed that should be evaluated and repaired as client deems necessary.

Fuscia: A general limitation, warning in our report. This is also used to signify changes to building standards that may not have been required when the property was built that the client is urged to consider repairing to bring the property up to modern standards.

Inspection Details

1. General Concerns

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| | | | X | |

Materials: Client Present • Buyer Agent Present

Materials: Single Family Home • Dwelling was occupied with personal and household items observed • The utilities were on at the time of inspection

Observations:

1.1. Some areas and items at this property were obscured by furniture, stored items, or debris. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Grounds

1. Grading & Vegetation Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| | X | | | |

Observations:

1.1. Animal burrowing was found at one or more areas. It is unknown what type of animal this is or if this is active. Client should follow up with seller, or monitor moving forward. An animal removal expert/trapper may need to be called.



Animal Burrowing rear pool deck area

2. Driveway, Sidewalks, Patios Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

Type: Concrete driveway noted. • Concrete sidewalk noted.

Exterior Areas

1. Exterior Views

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |



2. Exterior Walls & Trim Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

Info: Dwelling is Concrete Block Construction. • Wall Covering is Stucco.

Foundation

1. Foundation Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| | | | X | |

Type: Concrete Slab on Grade

Roof

1. Roof Views

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |



2. Roof Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

Information: Roofing permit(s) were found online for the following date(s): 2001, Original. We recommend following up with the appropriate city/county building department to ensure this is the actual main roof age and any other information you, the client, deem necessary. Any sellers disclosures/documentation regarding the roof should also be obtained. Please note the inspector does not take responsibility for determining the roof's exact age, only its visible condition at the time of inspection. • Traversed

Material: Asphalt/Fiberglass Composition Shingles Noted

3. Shingle Observations

| Inspc | Repair | Near / Past | Limited | No |
|-------|--------|-------------|---------|------|
| Eval | Eval | Life | Eval | Eval |
| | X | | | |

Layers: One Layer of Shingles Noted.
Observations:

3.1. Composition shingles were loose because the adhesive, self-sealing strips weren't sealed. Leaks can occur as a result. Self-sealing strips secure the lower edge of shingles and reduce vulnerability to wind damage. Strips may not be sealed because the sealant has failed or because the sealant never activated and cured after the original installation. Recommend that a qualified contractor repair as necessary. For example, by hand sealing shingles with an approved sealant.



Seal strips loose



Seal strips loose

4. Flashing Observations

| Inspc | Repair | Near / Past | Limited | No |
|-------|--------|-------------|---------|------|
| Eval | Eval | Life | Eval | Eval |
| X | | | | |

Attic

1. Access Observations

| Inspc | Repair | Near / Past | Limited | No |
|-------|--------|-------------|---------|------|
| Eval | Eval | Life | Eval | Eval |
| X | | | | |

Access: Traversed





2. Structure & Sheathing Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|----------|-------------|------------------|--------------|---------|
| X | | | | |

Materials: Trusses
 Materials: Oriented Strand Board (OSB)

3. Insulation & Ventilation Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| | X | | | |

Info: Fiberglass Loose Fill • Estimated R-30
 Type: Ridge Vents
 Observations:

3.1. Due to building standards constantly changing, the ceiling insulation installed in the attic was substandard and appeared to have an R rating that's less than what current standards are (Attic insulation minimums were raised to R38 for new construction and when blowing in new insulation in 2014). Recommend that a qualified insulation contractor evaluate to see if additional insulation can be installed and the associated cost to do so as client deems necessary for their needs.

Garage

1. Garage Door Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|----------|-------------|------------------|--------------|---------|
| X | | | | |

Type: Fiberglass/Vinyl House Door

2. Vehicle Door Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|----------|-------------|------------------|--------------|---------|
| X | | | | |

Type: Sectional

3. Floor, Walls, Ceiling Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|----------|-------------|------------------|--------------|---------|
| X | | | | |

Electrical

1. Service Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

Service Info: Underground • Voltage 120-240 • 200 amp service • System Ground via Ground Rod

2. Panel Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

Panel Locations: Panel Size: 200 Amp Square D • Panel A: Garage



3. Panel Wiring Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

4. Circuit Breaker Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| | X | | | |

Observations:

4.1. One or more circuit breakers in panel(s) A appeared to be of a type that have been recalled (Square D or Homeline AFCI, from 4/04 to 9/04, with a blue test button). Recommend that a qualified electrician evaluate and replace circuit breakers if necessary.



Recalled breakers blue test button

5. Wiring Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

Wire Type: Non-Metallic Sheathed • Copper

6. Receptacle Observations

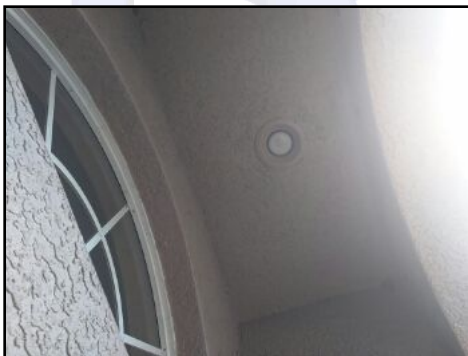
| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

7. Lighting & Switch Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| | X | | | |

Observations:

7.1. One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner (perhaps on a switch that was not identified). If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Front porch light out, check bulb



Ballast low in fluorescent

8. Doorbell & Smoke Alarm Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

Plumbing

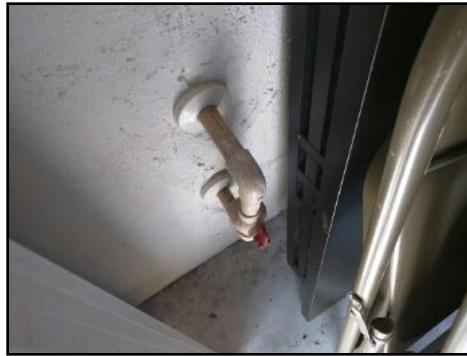
1. Service Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

Main Shutoff Info: Garage

Observations:

1.1. The client is urged upon taking possession of the property to test all plumbing valves, including the city water main for proper operation and no leaks. It is recommended to start at the main shut-off and work your way inside the house, that way if a valve is leaking, water can still be adequately shut off outside. Plumbing valves are not tested as part of this inspection. Please note some plumbing valves in building that are occupied may be obscured from view by under sink storage and may have handle damage or no handles to speak of that may require further repairs.



Main shutoff, garage

2. Supply Line Observations

Inspx Repair Near / Limited No
 Eval Eval Past Eval Eval
 Life Supply Line Material: CPVC

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

3. Drain and Waste Line Observations

Inspx Repair Near / Limited No
 Eval Eval Past Eval Eval
 Life Drain Line Material: Plastic
 Waste Line Material: Plastic

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

4. Vent Pipe Observations

Inspx Repair Near / Limited No
 Eval Eval Past Eval Eval
 Life Vent Pipe Material: Plastic

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

5. Irrigation System Observations

Inspx Repair Near / Limited No
 Eval Eval Past Eval Eval
 Life Irrigation Type: Public

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Water Heater

1. Water Heater Observations

Inspx Repair Near / Limited No
 Eval Eval Past Eval Eval
 Life Age & Type: Estimated Age per Building Intelligence Center online:2001 •
 Tank • Electric
 Info: 40 Gallon Tank • Location: Garage

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



Hot water temperature 108 degrees

HVAC

1. Component Observations

| InspX | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

Info: Condenser Age per online:2001 • Condenser BTU's 48,000 • Condenser Location: Exterior • Air Handler Age per online:2001 • Air Handler BTU's:48,000 • Heat Source: Electric • Air Handler Location: Garage Observations:

1.1. Recommend the client spray foam shut the HVAC shroud to prevent rodents from climbing into the attic.



Condenser



Video: Condenser Operating



Spray foam shroud shut



Air Handler

2. Ducts & Register Observations

| InspX | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

Observations:

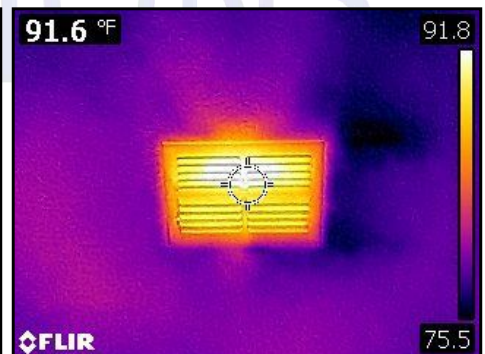
2.1. Air registers were viewed with infrared thermal imaging. Temperature differential between the return air and the supply registers was within the normal 14-20 degree difference.



Air conditioning functional, temperature 64 degrees



Return temp 80 degrees



Heat functional

3. Filter & Thermostat Observations

Inspx Repair Near / Limited No
 Eval Eval Past Eval Eval
 Life

Filter Location: Behind return air grill(s)

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Kitchen

1. Counter/Cabinet/Sink Observations

Inspx Repair Near / Limited No
 Eval Eval Past Eval Eval
 Life

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

2. Appliance Observations

Inspx Repair Near / Limited No
 Eval Eval Past Eval Eval
 Life

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Bathrooms & Laundry

1. Counter & Cabinet Observations

Inspx Repair Near / Limited No
 Eval Eval Past Eval Eval
 Life

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

2. Sinks & Toilet Observations

Inspx Repair Near / Limited No
 Eval Eval Past Eval Eval
 Life

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

3. Bathtub & Shower Observations

Inspx Repair Near / Limited No
 Eval Eval Past Eval Eval
 Life

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



Video:Whirlpool Tub Operating

4. Ventilation & Window Observations

| InspX | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

5. Laundry Observations

| InspX | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

Info: 240 Volt Electric Supply Present
 • Washing Machine Present • Dryer Present

Interior, Doors, & Windows

1. Observations

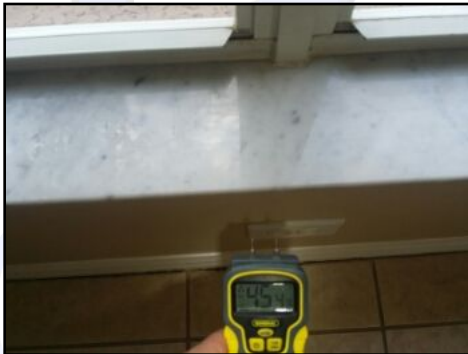
| InspX | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

2. Window Observations

| InspX | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| | X | | | |

Observations:

2.1. One or more windows appeared to be leaking. Recommend contractor evaluate and repair.



Elevated moisture rear dining area window array



Elevated moisture levels below master bedroom window

3. Wall Observations

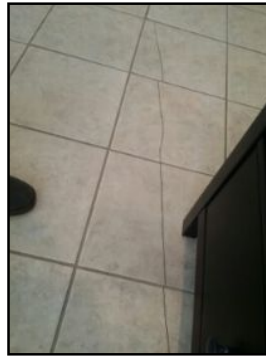
| InspX | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| X | | | | |

4. Floor Observations

| InspX | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| | X | | | |

Observations:

4.1. Tile or grout in the flooring in one or more areas was damaged or deteriorated. Recommend that a qualified contractor repair as necessary.



Large floor tile cracks present throughout house

Pool

1. General Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|----------|-------------|------------------|--------------|---------|
| X | | | | |

Water Info: Clear Water • Full Water Level

2. Body, Deck & Coping Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|----------|-------------|------------------|--------------|---------|
| X | | | | |

Type: Below Ground Pool • Plaster-Gunite Body Noted • Concrete Deck Noted • Brick Coping Noted



3. Gate & Fence Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|----------|-------------|------------------|--------------|---------|
| X | | | | |

Type: Screened Enclosure

4. Pumps/Filter/Skimmer Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|----------|-------------|------------------|--------------|---------|
| X | | | | |

Type: Circulation Pump with **PVC** Lines • Spa Jets with PVC Line • Cartridge Filter



5. Electrical Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| | X | | | |

Info: Disconnect at subpanel by equipment • NM Sheathed Wiring • Liquid Tite Flex • Rigid Conduit
 Observations:

5.1. **GFCI** protection was not visible for one or more heaters and pumps. Pumps and heaters are now required to have GFCI protection. A qualified electrician should evaluate and repair as necessary.



Pool light functioning



Spa light functioning



Recommend GFCI on pool pumps, heater

6. Pool Heater Observations

| Inspc | Repair Eval | Near / Past Life | Limited Eval | No Eval |
|-------|-------------|------------------|--------------|---------|
| | X | | X | |

Type: Electric. • Propane
 Observations:

6.1. The heaters were inoperable. A qualified contractor should evaluate and repair as necessary.



Spa heater inoperable



Pool Heater inoperable