

HOME INSPECTION REPORT



3919 N Passionate Pt, Beverly Hills , FL 34442
Inspection prepared for: Dave Taylor
Date of Inspection: 11/16/2016
Age of Home: 27 yrs Size: 2393 Sq ft under roof

Home in Perspective

This is a three bedroom, two bath home in a quiet neighborhood in Beverly Hills. It was built in 1989. The roof was new in 2009. The home has been well taken care of ,but there are a few things that need to be pointed out. Please read this Report carefully.

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REPORT OVERVIEW

Exterior		
Page 4	Garage Door(s)	There is no safety reverse on the garage door.
Page 4	Trees/Vegetation Next To Building	Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
Electrical		
Page 7	Ground Fault Interrupter Outlets	The garage outlet containing the sprinkler plug, and the kitchen were the only GFI protected areas of the home.
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Interior		
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Scope of Inspection

TERMINOLOGY POSSIBLY USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD/ISSUE - Denotes a condition that is unsafe and in need of prompt attention.

STANDARDS

All components designated for inspection in the NACHI Standards of Practice are inspected. These Standards are available at this website-- <http://www.nachi.org/sop.htm>

It is the goal of this Inspector 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 could still be a possibility. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the INSPECTION AGREEMENT for a full explanation of the scope of the inspection..

This is a Visual Inspection Only. Observations in this report can only be held as valid at the time of the Inspection. There is no way to know or foretell events, the effect that changing weather conditions will have on a home, or the internal makeup of the systems within the home that may change from the time of the Inspection until the prospective buyer takes possession of the property.

The use of, and/or payment for this Home Inspection Report constitutes acceptance of the INSPECTION AGREEMENT even if the INSPECTION AGREEMENT is not signed.

Inspection and Site Details

Main Entrance Faces

West

State of Occupancy

Vacant - Furnished

Weather Conditions

Sunny

Recent Rain

No

Ground Conditions

Dry

Deferred Cost Items

Appliances
HVAC System 10+ years old.

Foundation

Foundation

Slab on grade.

Condition

Satisfactory. There were no apparent issues to report on the day of our inspection.

Roofing

Roof Material

Satisfactory.
Architectural shingles. Typically these shingles have an average life expectancy of 20-22 years.
There is a permit on file with Citrus County dated 2009.

Roof Flashing

What can be seen is Satisfactory.

Roof Drainage System

Satisfactory.

Method of Inspection

From on top of roof.

General Comments

There were no visible issues to report on the day of our inspection.

Photos

Front view of roof.



View of backside roof.



These are very good gutter covers.

Exterior

Wall Covering

Concrete block with Stucco. Very little stucco cracking.

Soffit/Fascia/Eaves

Satisfactory.

Front Door

Satisfactory.

Door Bell

Satisfactory.

Other Exterior Doors/Weather Stripping

Satisfactory.

Windows/Trim/Screens

Double pane windows present in whole house.

Garage Door(s)

Satisfactory.
There is no safety reverse on the garage door.

Driveway

Satisfactory.
Typical cracks visible.

Trees/Vegetation Next To Building

Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

Grade Around Home

Satisfactory.

General Comments

Cracks are sometimes found in the stucco on outside walls. These cracks in walls (and floors) are common in concrete and frame construction. They are generally considered to be cosmetic.

Photos



There is no safety reverse on the garage door.



Vegetation up against the home, recommend trimming back some.

Attic/Insulation/Ventilation

Insulation

Blown/loose insulation.
Depth average greater than 10 to 14 inches, R30.

Roof Ventilation

Ventilation appears adequate.

Primary Attic Access Location

Garage/pull down stairs.

Master bedroom closet.

General Comments

Could not access all areas of the attic due to limited space.
Note: There are many inaccessible and un-viewable areas in an attic space, due to location, truss construction, or insulation that is packed or blown tight out to the eaves.
R30 insulation Value.
See photos.

Photos



Loose insulation depth measurement, over 10 inch average, R 30.



Hurricane nailing in the attic, good for Wind Mitigation deduction on Homeowner's.

Electrical

Size of Service

150 Amp.
Electrical panel is a Challenger.

Service Drop

Underground.

Service Entrance Conductors

Aluminum.

Service Equip/Main Disconnect

Satisfactory.

Service Grounding

Satisfactory.

Branch Wiring

Copper.

Ground Fault Interrupter Outlets

Today's homes are being wired with Ground Fault Circuit Interrupter, or GFCI outlets in various places. GFCIs detect ground faults, which occur when current leaks from a hot (ungrounded) conductor to a grounded object as a result of a short circuit. This situation can be hazardous when a person unintentionally becomes the current's path to the ground. GFCIs function by constantly monitoring the current flow between hot and neutral (grounding) conductors, and activate when they sense a difference of 5 milliamps or more. Thus, GFCIs are intended to prevent personal injury due to electric shock.

If GFCI outlets are not present in this home, in no way is it the intention of this report to suggest that the electrical wiring in the home is not to code or deficient in any way. This section is merely a suggestion for safety based on today's electrical understanding.

The garage outlet containing the sprinkler plug, and the kitchen were the only GFI protected areas of the home.

Note:

For safety, GFCI protected outlets are recommended within 6 feet of any water source, in kitchens, bathrooms, laundry rooms, within 20 feet of a pool or spa and in garages, as well as around the outside of the home.

Non-GFCI protected interior or exterior electrical outlets can be upgraded to GFCI outlets for improved safety.

GFCI and AFCI outlets should be tested monthly to verify proper operation.

Smoke Detectors

Satisfactory.

Non-GFI Outlets

Satisfactory.

Switches

Satisfactory.

Lights

Satisfactory.

General Comments

Except for the lack of GFI protection to the exterior outlets around the home, and the bathrooms, there were no electrical issues to report on the day of our inspection.

Today's homes are also being wired with Arc Fault Circuit Interrupter, or AFCI breakers that cover the outlets in bedrooms. Just as lightning can cause fires, arcs produced by domestic wiring are capable of producing high levels of heat that can ignite their surroundings and lead to structure fires. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.

Arc-fault protection can be provided using either of two methods:

1. Arc Fault Circuit Interrupter (AFCI) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

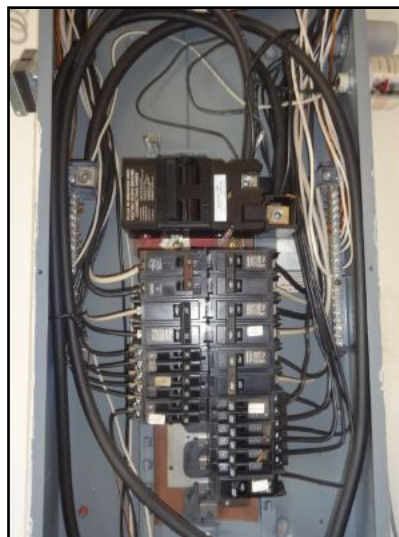
If AFCI outlets are not present in this home, in no way is it the intention of this report to suggest that the electrical wiring in the home is not to code or deficient in any way. This section is merely a suggestion for safety based on today's electrical understanding.

There are no AFCI breakers in this home at present.

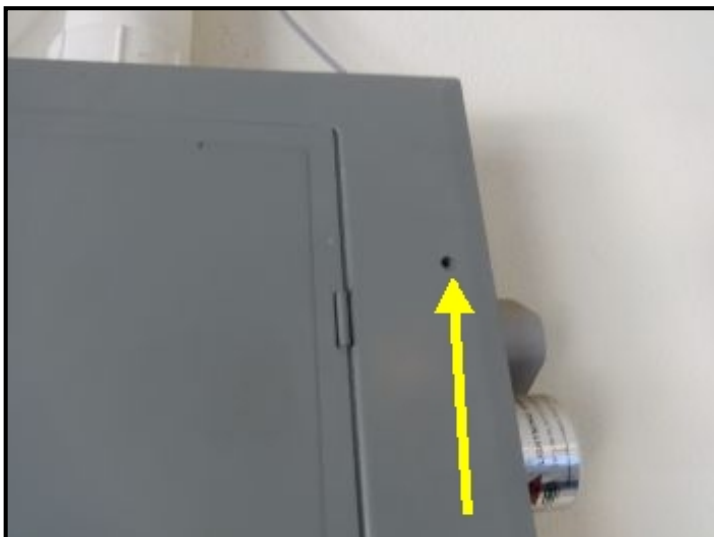
Photos



There is no GFI protection on the exterior of this home.



150 Amp service, Challenger electrical panel with cover off.



Recommend replacnig this missing bolt in the electrical panel door.



There is no GFI protection in the bathrooms of this home.

Heating

Energy Source

Electric.

System Type/Age

Central. Unit is a Carrier, 2001 model.

Heat Distribution Methods

Flex duct in the attic.

Thermostat

The thermostat was tested in the cooling mode and the temperature differential was found to be in the satisfactory range.

The thermostat was tested in the heating mode and the temperature differential was found to be in the satisfactory range.

NOTE: By temperature differential we mean the difference in the temperature of the cool or hot air coming from the units, into the home, related to the temperature of the air that is returning to the units to be re-heated or cooled.

Filters

Satisfactory.

Located in the unit.

Unit is in the garage.

General Comments

We recommend that the system be serviced by a qualified Heating and Cooling contractor if it has not been serviced within the past six months. Our inspection of the equipment did not include a measurement of voltage, measurement of refrigeration pressure, determination of air flow or balance, or tonnage calculations and a fee for these services was not charged. These determinations and an explanation of their consequences are beyond the scope of the limited visual inspection.

Recommendations: For this type of exhaustive analysis, a licensed HVAC contractor should be contacted.

Our inspection of the equipment was a limited visual inspection of accessible components, a check to determine if the unit would respond to normal controls and when appropriate, a determination of the temperature differential at the time of the inspection.

Photos



Air handler, Carrier, model from 2001

Cooling

Energy Source

Electric.

System Type/Age

A/C unit is a Carrier, 2000 model.

House Fans

Satisfactory.

General Comments

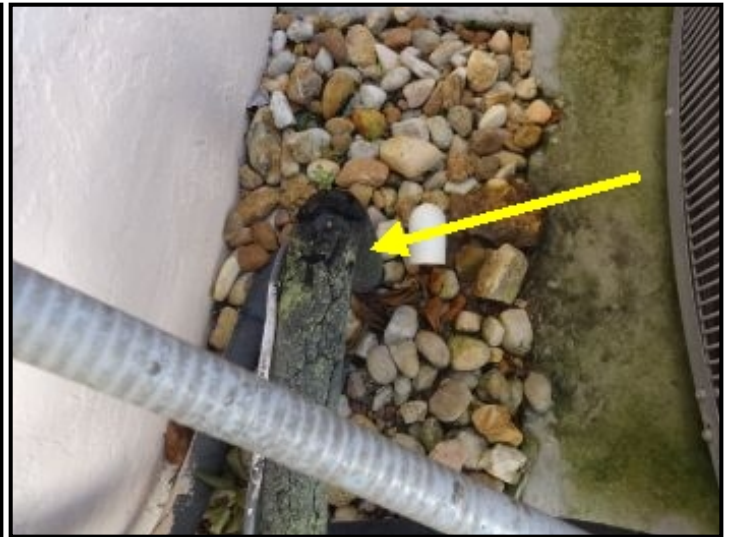
The temperature differential in the cooling mode was satisfactory.

NOTE: By temperature differential we mean the difference in the temperature of the cool or hot air coming from the units, into the home, related to the temperature of the air that is returning to the units to be re-heated or cooled.

See above, HEATING, for recommendations.

Photos

A/C unit, Carrier, model from 2000.



Exterior coolant line, weathered insulation, recommend replacement.

Plumbing/Water Heater

Water supply source

Utility, Satisfactory.

Main shutoff location

In the back yard.

See photo.

Water Heater

Satisfactory.

Water heater is a Rheem, 40 gal, model year 2010.

Water temp. was 106 degrees on the day of our inspection.

Fixtures/Kitchen

Satisfactory.

Fixtures/Bathrooms

Overall Satisfactory.

The right master bath sink stopper does not hold water in the sink.

General Comments

Note: Anti-syphon valves are being put on all exterior hose bibs on new construction as a precaution against bad water possible entering a home's water system through back-syphoning.

Photos



Rheem water heater, 40 gal, model year 2010.



In the master bathroom, the sink stopper in the right sink does not hold water.



Water shutoff in the meter box in back of the home.



Example of an anti-syphon valve.

Interior

Walls/Ceilings

Satisfactory.

Typical wall hanging holes, and there are a couple settling cracks in the walls near the ceiling in the living area.

Floors

Satisfactory.

Windows

Overall satisfactory.

Windows are double pane throughout the home.

The right window in the northeast bedroom is difficult to raise and the opening latch on the top of the bottom section is damaged.

There are two windows that have cracked plastic on the bottom sections, and issues with the latch for cleaning. See photos.

Interior Doors

Satisfactory.

Kitchen Counters

Satisfactory.

Kitchen Cabinets

Satisfactory.

Bathroom Counters

Satisfactory.

Bathroom Vanities

Satisfactory.

Bathroom Shower/Tub

Satisfactory.

General Comments

Recommend as routine; monitor all tile/tub, tile/shower, back splash/counter connections in bathrooms and kitchen for cracks that allow moisture behind the surface. Re-grout/caulk as needed.

We inspect a representative number of windows for function, excessive wear and general state of repair.

Dual pane windows are inspected for fogging, moisture and discoloration between the window panes due to failed window seals. Window seals may have failed and not exhibit fogging or moisture depending on the humidity and air temperature. Window treatments, dirty windows, sunscreens and furniture may prevent us from identifying windows with failed seals. For these reasons, we cannot guarantee that we will be able to detect all failed window seals.

Photos



In the low cabinet in the northeast bedroom, this hole in the slab was noticed by the pest guys.



There are two windows with broken plastic on them. This one is the right front window, in the living area.



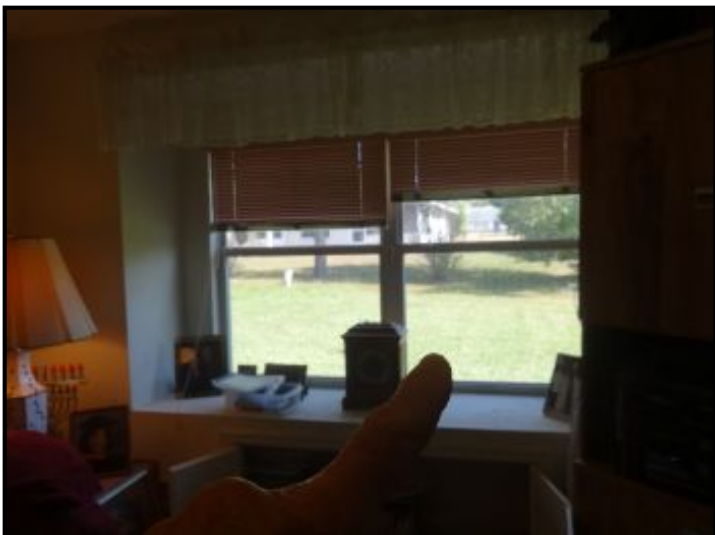
Eat-in kitchen/breakfast area.



Recommend caulk around the main bathroom shower tile.



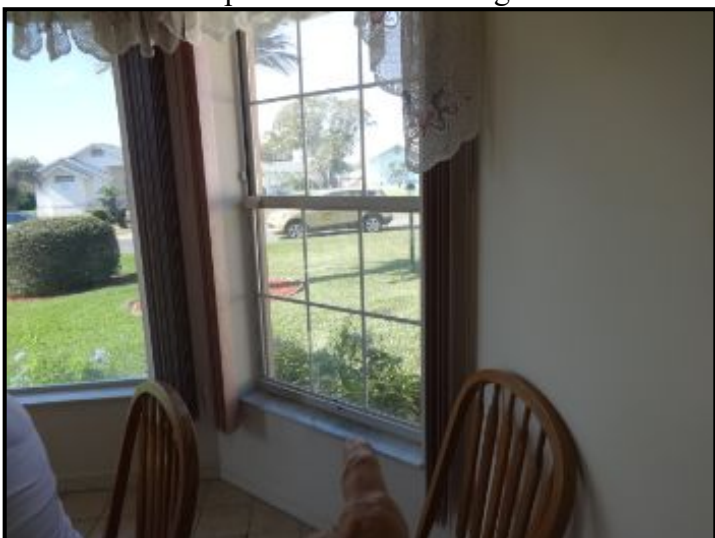
Tape used as a transition from the master bath to the bedroom.



In the northeast bedroom, this window on the right was difficult to open. The clip on the upper left that allows the window to tip forward for washing is also broken.



The broken clip from the previous window photo.



The breakfast nook window plastic is cracked here.



Recommend caulk around the kitchen sink counter/backsplash.

Appliances

Washer

Satisfactory.

Dryer

Satisfactory.

Dryer Venting

Satisfactory

The dryer vent pipe goes through the attic and out the roof. Recommend cleaning the vent out at least once annually, or when the dryer begins to take too long to dry efficiently.

Note:

The U.S. Consumer Product Safety Commission estimates that in 1998, clothes dryers were associated with 15,600 fires, which resulted in 20 deaths and 370 injuries. Fires can occur when lint builds up in the dryer or in the exhaust duct. Lint can block the flow of air, cause excessive heat build-up, and result in a fire in some dryers. It is recommended that on all pre-owned homes, the dryer vent and exhaust be cleaned.

It is recommended that rubber washing machine supply line hoses be replaced with the flexible metal hoses for greater reliability.

Stove

Satisfactory.

There is no "anti-tip" attachment at back of stove. Anti-tip is a safety feature on the wall behind the stove to keep it from tipping dangerously on a child.

This is merely an observation, a "heads-up" that this has been the cause of accidents in the past.

Oven

Satisfactory.

Refrigerator

Satisfactory.

Dishwasher

Satisfactory.

Microwave

Satisfactory.

Kitchen Exhaust

Satisfactory.

Microwave.

Vents to roof.

Disposal

Satisfactory.

General Comments

Our inspection of the appliances consists of turning each unit “On” and “Off” and looking for a response. If these operations produce successful results, the appliance will be reported as “satisfactory”. Checking cycles, options, phases, temperatures, pressures, timers, ranges of function, efficiency, “proper operation”, and all other exhaustive considerations is beyond the scope of this inspection and is not included in the fee for the inspection. If the appliances are no longer covered by a manufacturer’s warranty, consideration should be given to purchasing a Home Buyer’s Warranty.

Note:

We do not test the oven’s self cleaning operation, clocks, timing devices, lights and thermostat accuracy. The microwave oven was not tested for radiation leaks.

Photos



View of dryer vent on the roof. Recommend cleaning.



While this is to the bathroom vent, this is what the previous dryer vent should look like for better efficiency.