

Home Inspection Report



1234 S. Main Street
Anytown, FL 00000

Prepared for: Home Buyer

Prepared by: Sharp Home Inspections, Inc.
PO Box 20934
Bradenton, FL 34204

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

- 1. Main Roof Surface Material:** Cement tile. Plywood has deteriorated and waterproofing membrane is worn to area over carport utility room. Evidence of leaks visible in attic area. Repairs noted to areas around roof vents. Recommend further evaluation and cost of repair or replacement of roof by a licensed roofing contractor. See additional comments and photos under attic section of report.

Electrical

- 2. Smoke Detectors:** Not present. Recommend installing smoke detectors for safety
- 3. Carport Closet Electric Panel Manufacturer:** Square D. Ground and neutral wires need to be isolated on the sub panel, cannot be on the same bus bar. Additionally, wires entering panel at top and bottom of the panel are not protected by NM connectors to prevent wires from been pulled out or cut by sharp edges of panel. Recommend repair by a licensed electrician.

Attic

- 4. Main Attic Roof Framing:** Truss. Water damage to top of rafter, recommend further evaluation and repair by a licensed roofing contractor
- 5. Main Attic Sheathing:** Plywood. Water damage to plywood sheathing in several areas. Recommend further evaluation and cost of repair or replacement of roof by a licensed roofing contractor.

Air Conditioning

- 6. Right Side of Home AC System Refrigerant Lines:** Serviceable condition. Torn and missing insulation around refrigerant lines, recommend replacing

Heating System

- 7. Right Side of Home Heating System Blower Fan/Filter:** Direct Drive. No filter installed in air handler or return air duct. Recommend installing correctly sized filter and replacing / washing on a regular basis.

Plumbing

- 8. Carport Closet Water Heater Water Heater Operation:** Functional at time of inspection. Active leak at pipe above water heater. Recommend repair by a licensed plumber. Evident of rust noted to top and bottom of water heater casing.
- 9. Carport Closet Water Heater TPRV and Drain Tube:** Copper. TPRV drain line has been reduced, may pose a safety hazard in the event of a malfunction, recommend installing a 3/4" drain line as per manufacturer's specifications

Kitchen

- 10. Main Kitchen Air Gap Present?** No . Drain line from washer connected to lower end of disposal, which will allow wastewater to flow into dishwasher in the event of a blockage in sink. Drain line should have an air gap or be looped in a high arc under the countertop as an alternative. See <http://www.home-inspect.com/itatis/04-03.asp> for further information.
- 11. Main Kitchen Refrigerator:** Hotpoint. Icemaker did not produce ice during the time of the inspection. Recommend further evaluation by a technician to verify proper operation

Bathroom

- 12. Bathroom 2 Bathroom Toilets:** Gerber. Leak at toilet tank when unit is flushed. Recommend repair by a licensed plumber.

Defective Summary (Continued)

Bedroom

- 13. Master Bedroom Closet:** Walk In. Water stains noted. No moisture present at the time of inspection.
- 14. Bedroom 2 Bedroom Electrical:** 110 VAC outlets and lighting circuits. Ceiling light and a fan was inoperative, possibly bad battery in remote control. Recommend further evaluation by a licensed electrician.

Living Space

- 15. Den Living Space Electrical:** 110 VAC outlets and lighting circuits. Ceiling light fixture missing.

Laundry Room/Area

- 16. Carport Entrance hallway Laundry Room/Area Dryer Vent:** Plastic flex. Vent appears to be plastic and compressed behind dryer. Recommend replacing plastic flexible duct with a rigid or corrugated semi-rigid metal duct for maximum airflow. The US CPSC considers flexible ducts to be unsafe and a fire hazard. See www.cpsc.gov/CPSCPUB/PUBS/5022.html for further information. Additionally, the dryer vent termination on the exterior does not have a flap to prevent critter entry.

Table of Contents

Definitions	4
General Information	4
Lots and Grounds	5
Exterior Surface and Components	5
Roof	5
Garage/Carport	7
Electrical	8
Structure	10
Attic	10
Air Conditioning	13
Heating System	14
Plumbing	15
Kitchen	18
Bathroom	20
Bedroom	23
Living Space	26
Laundry Room/Area	28

Home Buyer
1234 S. Main Street
Anytown, FL 00000

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 S. Main Street
City Anytown **State** FL **Zip** 00000

Client Information

Client Name Home Buyer
Client Address 4321 Gulf Sea Drive
City Seaside **State** FL **Zip** 99999
Phone 000.000.0000 **Fax** 000.000.0000
E-Mail unk@unk.com

Inspection Company

Inspector Name Shiraz Hassan
Company Name Sharp Home Inspections, Inc.
Company Address PO Box 20934
City Bradenton **State** FL **Zip** 34204
Phone 941.739.6787 **Fax** 941.727.7860
E-Mail Sharp Home Inspections
File Number 1112 - HB
Amount Billed \$ 350.00

Conditions

Others Present Seller's Agent **Property Occupied** Vacant
Estimated Age 38 years **Entrance Faces** West
Inspection Date 11/28/2012
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 66 degrees
Weather Partly cloudy **Soil Conditions** Damp
Building Type Single family **Garage** Carport
Sewage Disposal County **How Verified** Sellers Agent
Water Source County **How Verified** Sellers Agent

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1234 S. Main Street
Anytown, FL 00000

Lots and Grounds

ANPNIM D

- Driveway:** Concrete
- Walks:** Concrete
- Grading:** Flat
- Vegetation:** Trees, Shrubs

Exterior Surface and Components

Window awnings not operated.

ANPNIM D

All round Exterior Surface

- Type:** Stucco on block
- Fascia:** Wood
- Soffits:** Wood
- Door Bell:** Hard wired
- Entry Doors:** Wood
- Windows:** Aluminum slider, Aluminum awning
- Window Screens:** Vinyl mesh
- Exterior Lighting:** Surface mount. [Light outside front door inoperative, possibly blown bulb.](#)
- Exterior Electric Outlets:** 110 VAC
- Hose Bibs:** Gate

Roof

ANPNIM D

Main Roof Surface

Method of Inspection: On roof

Roof (Continued)



Material: Cement tile. Plywood has deteriorated and waterproofing membrane is worn to area over carport utility room. Evidence of leaks visible in attic area. Repairs noted to areas around roof vents. Recommend further evaluation and cost of repair or replacement of roof by a licensed roofing contractor. See additional comments and photos under attic section of report.



Home Buyer
1234 S. Main Street
Anytown, FL 00000

Roof (Continued)

Material: (continued)



Type: Hip

- Flashing:** Bitumen
- Valleys:** Preformed metal
- Plumbing Vents:** PVC
- Electrical Mast:** Underground utilities
- Gutters:** Aluminum
- Downspouts:** Aluminum
- Leader/Extension:** Downspout extensions, Splash blocks

Garage/Carport

A NPNI M D

Front Garage _____

Type of Structure: Attached Car Spaces: 1

- Exterior Surface:** Stucco on block
- Roof:** Cement tile
- Roof Structure:** Truss
- Ceiling:** Painted drywall
- Floor/Foundation:** Poured slab
- Electrical:** 110 VAC
- Gutters:** Aluminum
- Downspouts:** Aluminum

Home Buyer
1234 S. Main Street
Anytown, FL 00000

Electrical

A NPNI M D

Service Size Amps: 125 **Volts:** 110-240 VAC

Service: Aluminum

120 VAC Branch Circuits: Copper

240 VAC Branch Circuits: Copper and aluminum

Aluminum Wiring: 220 V circuits only

Conductor Type: Non-metallic sheathed cable

Ground: Not verified

Smoke Detectors: Not present. **Recommend installing smoke detectors for safety**

Right side exterior wall Electric Panel

Manufacturer: Unknown

Main Breaker Size: 125 Amps

Breakers: Copper and Aluminum

GFCI: Not present

Carport Closet Electric Panel

Manufacturer: Square D. **Ground and neutral wires need to be isolated on the sub panel, cannot be on the same bus bar. Additionally, wires entering panel at top and bottom of the panel are not protected by NM connectors to prevent wires from been pulled out or cut by sharp edges of panel. Recommend repair by a licensed electrician.**



Electrical (Continued)

Manufacturer: (continued)



Maximum Capacity: 100 Amps

Main Breaker Size: 90 Amps

Breakers: Copper and Aluminum

GFCI: Not present

Structure

A NPNI M D

- Structure Type:** Masonry
- Foundation:** Concrete
- Floor/Slab:** Poured slab

Attic

A NPNI M D

Main Attic

Method of Inspection: In the attic

- Unable to Inspect:** 30%
- Roof Framing:** Truss. **Water damage to top of rafter, recommend further evaluation and repair by a licensed roofing contractor**



Attic (Continued)

Sheathing: Plywood. Water damage to plywood sheathing in several areas. Recommend further evaluation and cost of repair or replacement of roof by a licensed roofing contractor.



Attic (Continued)

Sheathing: (continued)



Attic (Continued)

Sheathing: (continued)



- Ventilation:** Soffit vents
- Insulation:** Fiberglass
- Insulation Depth:** 4 - 6".

Air Conditioning

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Right Side of Home AC System _____

- A/C System Operation:** Functional
- Condensate Removal:** PVC
- Exterior Unit:** Pad mounted
- Manufacturer:** Trane
- Model Number:** 2TTR1030A1000AA **Serial Number:** 34115XY5F
- Area Served:** Whole building **Approximate Age:** 8 years
- Fuel Type:** 220 VAC **Temperature Differential:** 15 degrees(Cool); 20 degrees (Heat)
- Type:** Central A/C **Capacity:** 2.5 Ton
- Visible Coil:** Copper core with aluminum fins

Air Conditioning (Continued)

- Refrigerant Lines:** Serviceable condition. **Torn and missing insulation around refrigerant lines, recommend replacing**



- Electrical Disconnect:** Breaker disconnect
 Exposed Ductwork: Insulated flex
 Blower Fan/Filters: Direct Drive
 Thermostats: Digital

Heating System

A NPNIM D

Right Side of Home Heating System _____

- Heating System Operation:** Functional

Manufacturer: Trane

Model Number: 2TFB4030A1D08AA **Serial Number:** 4113RBP6B

Type: Forced air **Capacity:** 2.5 ton

Area Served: Whole building **Approximate Age:** 8 years

Fuel Type: Electric

Heating System (Continued)

- Blower Fan/Filter:** Direct Drive.
No filter installed in air handler or return air duct. Recommend installing correctly sized filter and replacing / washing on a regular basis.



- Distribution:** Insulflex duct
 Humidifier: Ranco
 Thermostats: Digital

Plumbing

A N P N I M D

- Service Line:** Copper
 Main Water Shutoff: Front of house
 Water Lines: Copper
 Drain Pipes: PVC
 Service Caps: Not visible
 Vent Pipes: PVC

Carport Closet Water Heater

Plumbing (Continued)

- Water Heater Operation:** Functional at time of inspection. **Active leak at pipe above water heater. Recommend repair by a licensed plumber. Evident of rust noted to top and bottom of water heater casing.**



Plumbing (Continued)

Water Heater Operation: (continued)



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1234 S. Main Street
Anytown, FL 00000

Plumbing (Continued)

Manufacturer: General Electric
Model Number: GE30S06AAG **Serial Number:** GE 0304B30665
Type: Electric **Capacity:** 30 Gallon
Approximate Age: 8 years **Area Served:** Whole building

TPRV and Drain Tube: Copper.

TPRV drain line has been reduced, may pose a safety hazard in the event of a malfunction, recommend installing a 3/4" drain line as per manufacturer's specifications



Kitchen

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Kitchen Photo



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1234 S. Main Street
Anytown, FL 00000

Kitchen (Continued)

Main Kitchen

- Cooking Appliances:** General Electric
- Ventilator:** General Electric
- Disposal:** In-Sinkerator
- Dishwasher:** Amana. Unit is operational, but has exceeded its statistical life expectancy.

Air Gap Present? Yes No . Drain line from washer connected to lower end of disposal, which will allow wastewater to flow into dishwasher in the event of a blockage in sink. Drain line should have an air gap or be looped in a high arc under the countertop as an alternative. See <http://www.home-inspect.com/itatips/04-03.asp> for further information.



- Refrigerator:** Hotpoint. Icemaker did not produce ice during the time of the inspection. Recommend further evaluation by a technician to verify proper operation
- Microwave:** General Electric
- Sink:** Porcelain Coated
- Electrical:** 110 VAC outlets and lighting circuits
- Plumbing/Fixtures:** Single lever with PVC trap
- Counter Tops:** Laminate
- Cabinets:** Laminate
- Ceiling:** Popcorn ceiling
- Walls:** Painted drywall, Ceramic tile
- Floor:** Ceramic tile
- Windows:** Aluminum slider
- HVAC Source:** Heating / Cooling system register

Bathroom

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Master Bathroom Photo



Master Bathroom

- Ceiling:** Popcorn ceiling
- Walls:** Painted drywall
- Floor:** Ceramic tile
- Doors:** Hollow wood
- Windows:** Aluminum slider
- Electrical:** 110 VAC outlets and lighting circuits
- Counter/Cabinet:** Laminate
- Sink/Basin:** Ceramic
- Faucets/Traps:** Double lever with PVC trap
- Tub/Surround:** Porcelain coated tub with ceramic tile
- Toilets:** Gerber
- HVAC Source:** Heating / Cooling system register
- Ventilation:** Electric ventilation fan and window

Bathroom (Continued)

Bathroom 2 Photo



Bathroom 2 Bathroom

- Ceiling:** Popcorn ceiling
- Walls:** Painted drywall
- Floor:** Ceramic tile
- Doors:** Hollow wood. [Striker plate missing at door.](#)



- Windows:** Aluminum slider
- Electrical:** 110 VAC outlets and lighting circuits
- Counter/Cabinet:** Laminate
- Sink/Basin:** Ceramic
- Faucets/Traps:** Double lever with PVC trap

Bathroom (Continued)

Shower/Surround: Tile

Toilets: Gerber. **Leak at toilet tank when unit is flushed. Recommend repair by a licensed plumber.**



HVAC Source: Heating / Cooling system register

Ventilation: Window

Bedroom

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Master Bedroom Photo



Master Bedroom

Closet: Walk In. **Water stains** noted. No moisture present at the time of inspection.



Ceiling: Popcorn ceiling
 Walls: Painted drywall
 Floor: Carpet

Bedroom (Continued)

Doors: Hollow wood, Sliding Glass. Door to bedroom has been removed, pocket door to bedroom hallway does not lock. Glass sliding door also has no lock.



Windows: Aluminum slider
 Electrical: 110 VAC outlets and lighting circuits
 HVAC Source: Heating / Cooling system register
 Smoke Detector: Not present

Bedroom 2 Photo



Bedroom 2 Bedroom

Bedroom (Continued)

Closet: Single small



Ceiling: Popcorn ceiling. [Water stain to ceiling.](#)

Walls: Painted drywall

Floor: Carpet

Doors: Hollow wood. [Striker plate missing at door.](#)



Windows: Aluminum slider

Electrical: 110 VAC outlets and lighting circuits. [Ceiling light and a fan was inoperative, possibly bad battery in remote control. Recommend further evaluation by a licensed electrician.](#)

HVAC Source: Heating / Cooling system register

Smoke Detector: Not present

Living Space

ANPNIM D

Living Room Photo



Living Room Living Space

- Ceiling:** Popcorn ceiling
- Walls:** Painted drywall
- Floor:** Carpet
- Windows:** Aluminum slider
- Electrical:** 110 VAC outlets and lighting circuits
- HVAC Source:** Heating / Cooling system register
- Smoke Detector:** Not present

Dining Room Photo



Living Space (Continued)

Dining Room Living Space

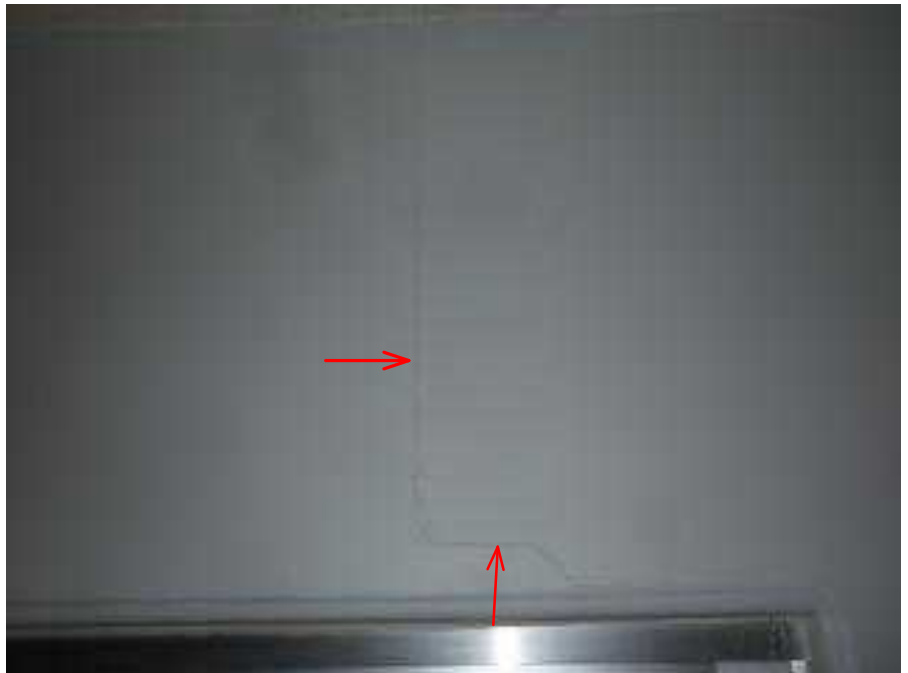
- Ceiling:** Popcorn ceiling
- Walls:** Painted drywall
- Floor:** Carpet
- Electrical:** 110 VAC outlets and lighting circuits
- HVAC Source:** Heating / Cooling system register
- Smoke Detector:** Not present

Den Photo



Den Living Space

- Ceiling:** Popcorn ceiling
- Walls:** Painted drywall. *Minor hairline crack to south wall, above sliding glass door*



Living Space (Continued)

- Floor:** Carpet
- Doors:** French
- Windows:** Aluminum awning
- Electrical:** 110 VAC outlets and lighting circuits. **Ceiling light fixture missing.**



- HVAC Source:** Heating / Cooling system register
- Smoke Detector:** Not present

Laundry Room/Area

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Laundry Photo



Home Buyer
1234 S. Main Street
Anytown, FL 00000

Laundry Room/Area (Continued)

Carport Entrance hallway Laundry Room/Area

- Ceiling:** Popcorn ceiling
- Walls:** Painted drywall
- Floor:** Ceramic tile
- Doors:** Wood
- Electrical:** 110 VAC outlets and lighting circuits
- Smoke Detector:** Not present
- HVAC Source:** Heating / Cooling system register
- Washer** Roper
- Dryer** Roper
- Washer Hose Bib:** Gate valves
- Washer and Dryer Electrical:** 110-240 VAC
- Dryer Vent:** Plastic flex. Vent appears to be plastic and compressed behind dryer. Recommend replacing plastic flexible duct with a rigid or corrugated semi-rigid metal duct for maximum airflow. The US CPSC considers flexible ducts to be unsafe and a fire hazard. See www.cpsc.gov/CPSCPUB/PUBS/5022.html for further information. Additionally, the dryer vent termination on the exterior does not have a flap to prevent critter entry.



Laundry Room/Area (Continued)

Dryer Vent: (continued)



Washer Drain: Wall mounted drain