



TRUE MEASURE HOME INSPECTIONS

(386) 589-2338

travis@truemeasurehi.com

<http://www.truemeasurehi.com>



PROPERTY INSPECTION REPORT

1234 Main St.
Port Orange Florida 32127

Buyer Name

07/20/2018 9:00AM



Inspector

Travis McFarran

HI 8229

(386) 589-2338

truemeasureinspections@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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Thank you for choosing True Measure Home Inspections to perform the inspection on your property! My goal is to help you gain a thorough understanding of the property that you are thinking about buying.

Please carefully read your entire Inspection Report. Feel free to call me after you have reviewed your report, so I can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process, and anytime in the future.

A home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed visible material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. This is not a prediction of future conditions. Your inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. The following report is based on an inspection of the visible portion of the structure; the inspection may be limited by landscaping, possessions or a number of other obstructions. Properties being inspected do not "Pass" or "Fail."

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. This inspection report may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.

Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that I feel may need further investigation or repair.

For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects prior to the end of your inspection contingency period. Note that this report is a snapshot in time. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

During your inspection I use an infrared camera, otherwise known as a thermal imaging camera.

INFRARED THERMOGRAPHY: Infrared thermography detects a temperature difference at the surface of the evaluated areas and components. Any difference in surface temperature is known as a thermal anomaly. Any thermal anomaly found needs to be backed up with other means such as: a moisture meter, amp meter, visibly seeing missing insulation, etc. While using a moisture meter, I will take photos of the meter, and a photo pointing out where the reading was taken. I generally use a non invasive meter that reads units of moisture (0-999). There will be a light on the meter. This light will be green, yellow or red. Green means dry, yellow means moist, and red means wet.

Infrared is not an X-ray or similar technology. An infrared camera cannot detect conditions inside evaluated areas and components that do not produce a temperature difference at the surface of the evaluated areas and components. An infrared camera cannot detect conditions behind obstructions, such as furniture, pictures, and other owner belongings, that obscure the surface of evaluated areas and components. An infrared camera can not detect mold, and this home inspection is not a mold inspection. If this is a concern of yours, I recommend having a separate mold inspection performed.

A temperature difference of at least 10°C (18°F) should exist between the inside wall surface and outside wall surface temperature of the evaluated areas to provide an accurate evaluation. This temperature difference will be estimated by comparing the home's interior surface temperature and the exterior surface temperature. Evaluations performed when the temperature difference is less than 10°C may not produce an accurate evaluation. Evaluation of moisture infiltration requires that the evaluated areas have significant moisture accumulation and that the moisture accumulation produces a detectable temperature difference at the surface of the evaluated areas at the time of the evaluation. Evaluations performed without recent precipitation, evaluations of areas with minor moisture infiltration, evaluation of areas where moisture infiltration is intermittent or seasonal, and evaluation of areas under similar conditions may not detect moisture infiltration. I will use my best efforts to completely and accurately evaluate in-scope areas and components; however, **INSPECTOR MAKES NO WARRANTY OR GUARANTEE OF ANY KIND** regarding the completeness and accuracy of the thermographic evaluation.

Photos and Video:

Your report will contain a number of photos and videos to assist in your understanding of the property. Keep in mind that some photos will be for reference of maintenance items and some will be for significant safety items. These photos will serve as an addition to the comments made on particular systems of the home. Please note that not every defect will have a corresponding photo. Some photos will be representative of a larger number of the same defect.

Reading your Report:

While reading your report, you will see the word "Satisfactory". This means that the system or component is performing its intended function at the time of the inspection. You will also see "OK" or "Mostly OK". OK means that the items is in satisfactory condition while "Mostly OK" means that there may be a minor problem

with that system or component. In that case, there will be small exceptions that will be listed separately.

Thank you for your business and I look forward to hearing from you in the future!

SUMMARY

- ⊖ 2.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Major
- ⊖ 2.4.2 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 2.6.1 Exterior - Eaves, Soffits & Fascia: Open Soffit Vents
- 🔧 3.2.1 Plumbing - Drain, Waste, & Vent Systems: Stopper Inoperable
- ⚠️ 3.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Past Life
- ⊖ 4.2.1 Roof - Roof Drainage Systems (Gutters): Debris
- 🔧 4.2.2 Roof - Roof Drainage Systems (Gutters): Gutter Leakage
- 🔧 4.2.3 Roof - Roof Drainage Systems (Gutters): Downspouts Drain Onto Roof
- ⊖ 5.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Stripped Insulation
- ⊖ 5.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Fan Too Close to Door
- ⊖ 5.5.1 Electrical - GFCI & AFCI: No AFCI Protection Installed - Older House
- ⚠️ 7.1.1 Heating & Cooling - South Side - Cooling Equipment: Old System
- 🔧 7.1.2 Heating & Cooling - South Side - Cooling Equipment: Mismatched Years
- ⊖ 8.3.1 Doors, Windows & Interior - Floors: Loose Carpet
- ⊖ 8.5.1 Doors, Windows & Interior - Ceilings: Sagging Drywall
- ⊖ 13.2.1 Pool - Body, Deck, Copings: Missing Deck Tile
- 🔧 13.3.1 Pool - Fences and Gates: Screens Damaged - Minor
- ⊖ 13.4.1 Pool - Pumps, Filter, Skimmer: Salt Chlorine Generator Has Error
- ⊖ 13.5.1 Pool - Electrical: Light Inoperable
- ⊖ 13.6.1 Pool - Heater: Controls Damaged/Deteriorated

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished

Type of BuildingDetached, Single Family,
Concrete Block**Weather Conditions**

Raining

**Temperature (approximate at
start of inspection)**

85 Fahrenheit (F)

Front of Building Faces

East

Buildfax Link

A permit history search was performed through Buildfax. This is a service like Carfax for your home. You can look at this report by going to this link for permit information on the home you are thinking about purchasing. [Click here to view.](#)

2: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material

Stucco

Walkways, Patios & Driveways: Driveway Material

Concrete

Walkways, Patios & Driveways: Walkway Material

Concrete

Exterior Photos: General Exterior Photos

These exterior photos are for general views and to give reference when locations are mentioned throughout the report.



North



South



West

Siding, Flashing & Trim: OK

The exterior siding was inspected it was in satisfactory during the inspection.

Exterior Doors: All Exterior Doors OK

There were no concerns found with the exterior doors, the overhead garage door, or door leading into the house from the garage. The garage door opener was tested by pushing the button on the controller. The photo electric sensors were tested by waving a foot under the door while it was in motion. Tested operations were in working condition. The door leading into the house is a solid core, fire rated door.

Walkways, Patios & Driveways: Mostly OK

The driveway, walkways and patios were mostly in satisfactory condition. Exceptions will be listed below.

Decks, Balconies, Porches & Steps: OK

Any decks, balconies, exterior steps and handrails were in satisfactory condition at the time of the inspection.

Eaves, Soffits & Fascia: Mostly OK

The soffits and fascia were mostly in satisfactory condition at the time of the inspection. Any minor deficiencies will be listed below.

Recommendations

2.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and replace.

Recommendation

Contact a qualified concrete contractor.



Observations



2.4.2 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

 Observations

There are cracks that are typical for this age driveway. Repair as needed.

Recommendation

Contact a qualified concrete contractor.

2.6.1 Eaves, Soffits & Fascia

OPEN SOFFIT VENTS

 Observations

There are soffit vent screens that are open to the attic. This may allow pests to enter the attic space. Repair to prevent this from happening.



3: PLUMBING

Information

Main Water Shut-off Device: OK

The main water shut off valve appears to be in satisfactory condition.

Drain, Waste, & Vent Systems: Material

PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, CPVC

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents: Location

Garage



Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Water Heater Age

25 Years

Hot Water Systems, Controls, Flues & Vents: Water Temperature

117 Degrees



Main Water Shut-off Device: Location

Garage

**Drain, Waste, & Vent Systems: Mostly OK**

The visible waste and vent pipes were mostly in satisfactory condition at the time of the inspection. No leaks were seen. Slab foundation and finished floors hide drains from full evaluation.

Water Supply, Distribution Systems & Fixtures: OK

The visible supply piping in the house was in satisfactory condition and no leaks were seen.

Limitations

Drain, Waste, & Vent Systems

SLAB HIDES PIPING

Slab foundation and finished floors hide drains from full evaluation.

Water Supply, Distribution Systems & Fixtures

SLAB HIDES PIPE

This house is built on a slab foundation which limits the inspection of the supply pipes in many areas.

Recommendations

3.2.1 Drain, Waste, & Vent Systems



Maintenance Item

STOPPER INOPERABLE

MASTER BATHROOM LEFT SINK, HALL FULL BATHROOM TUB

There were sink/tub stoppers that do not operate as they should. Repair as needed.

Recommendation

Contact a qualified plumbing contractor.



3.4.1 Hot Water Systems, Controls, Flues & Vents

PAST LIFE

Safety/Expensive Item

The water heater in this house is very old and past its expected life span. This may stop working at any time. Monitor and replace as needed.

Recommendation

Contact a qualified plumbing contractor.

4: ROOF

Information

Inspection Method

Roof

Material

Asphalt, Architectural

Roof Type/Style

Gable

Roof Drainage Systems (Gutters): Gutter Material

Aluminum

Flashings: Material

Aluminum, Lead

Roof Structure & Attic: Type of Roof Structure

Trusses

Roof Age - Exact

1 Years

The roof age is listed above. This is based off of county records, age of the house, or other known factors.

This type of roof is generally expected to last 15-20 years depending on weather, site conditions, installation methods, etc.

General Roof Views

These are general photos to show the overall condition of the roof covering.



Roof Drainage Systems (Gutters): Mostly OK

The gutters appeared to be mostly in satisfactory condition at the time of the inspection. They had sufficient downspouts, were clean, appeared to have a good slope and looked to be free of leaks or any significant damage. Exceptions will be listed below.

Flashings: OK

The visible flashings on the roof appeared to be doing their job of keeping water out of the attic. There were no damaged areas, there are no exposed nails and all visible flashings were intact.

Roof Structure & Attic: General Attic Photos

These photos are meant to give a overall view of the attic.



Skylights, Chimneys & Other Roof Penetrations: OK

The roof penetrations were in satisfactory condition at the time of the inspection. No leaks were seen in the area of these.

Limitations

Flashings

COVERED

Most of the flashings are not visible for inspection due to the shingles being laid on top of them.

Roof Structure & Attic

SMALL ATTIC

The size of the attic made it difficult or impossible to access all areas. This limited the inspection of the attic.

Recommendations

4.2.1 Roof Drainage Systems (Gutters)

DEBRIS

SEVERAL AREAS

Debris has accumulated in the gutters. I recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



4.2.2 Roof Drainage Systems (Gutters)

GUTTER LEAKAGE



Gutters were leaking in one or more areas. Repair to allow water to direct where it is supposed to go. There was also an odd hose attachment at this location. The reason for this is unknown, but this should also be removed and replaced with clean gutter to prevent further leaks in this area.

Recommendation

Contact a qualified roofing professional.



4.2.3 Roof Drainage Systems (Gutters)

DOWNSPOUTS DRAIN ONTO ROOF



There are second-story downspouts that drain directly onto the roof. This can cause the shingles to wear out faster than expected. A better solution is to run these downspouts into the gutters below.

Recommendation

Contact a qualified gutter contractor



5: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, Aluminum, 220
Volts

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity**

200 AMP

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel**

Manufacturer

Siemens

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Type**

Circuit Breaker

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Sub Panel 1 Location**

Garage

There is a sub panel in the above
location.

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Sub Panel 1**

Manufacturer

Siemens



**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Sub Panel 2 Location**

Near Pool Equipment

There is a second sub panel in
the above location.

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Sub Panel 3 Location**

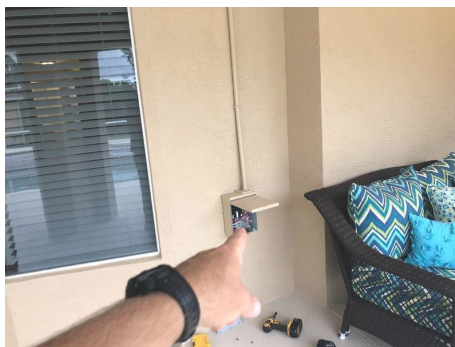
Pool deck under lanai

There is a second sub panel in
the above location.

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Sub Panel 3**

Manufacturer

General Electric



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel 3 OK

Sub panel 3 was in satisfactory condition at the time of the inspection.



Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Service Entrance Conductors: OK

The visible portions of the service entrance conductors (main electrical wiring) were satisfactory at the time of the inspection.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Exterior, North

The main service disconnect is in the main panel which is at the above location.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel OK

The main panel and service disconnect were in satisfactory condition at the time of the inspection.



Branch Wiring Circuits, Breakers & Fuses: OK

The wiring in the electrical panels appeared to be correctly sized to the breakers in said panels and wired properly. The visible wiring throughout the house was reasonably protected from hazards and posed no real threat of shock.

GFCI & AFCI: OK

GFCI outlets were working as they should during the inspection. They were installed in the areas that they should be, such as the kitchen, bathrooms, exterior and any other location where water is potentially present.

Smoke Detectors: Add New

Smoke detectors have a limited lifespan, and it is hard to tell when these were manufactured. I always recommend replacing the smoke detectors with new ones so you know when they were installed and how old they are. This way you can replace them at appropriate times while living at the home. The detectors in this house were not tested, because pushing the test button doesn't actually test the effectiveness of the unit itself. It only tests the sound coming out of it.

Recommendations

5.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



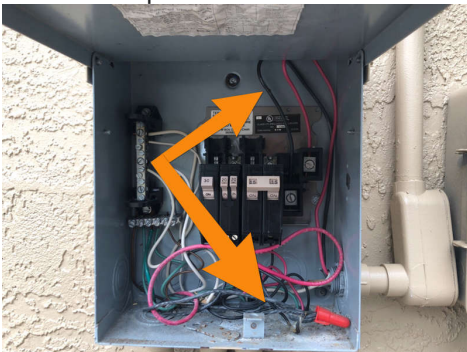
STRIPPED INSULATION

SUB PANEL 2

There are wires that have insulation that is stripped past where they should be. This can allow these wires to short out easier and therefore should be repaired by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



5.4.1 Lighting Fixtures, Switches & Receptacles



FAN TOO CLOSE TO DOOR

POOL DECK

And there is a ceiling fan that is very close to her door when the door is opened. Consider raising this fan to prevent damage.

Recommendation

Contact a qualified electrical contractor.



5.5.1 GFCI & AFCI

**NO AFCI PROTECTION INSTALLED - OLDER HOUSE**

This house was built before AFCI outlets were required and therefore, these types of outlets are not installed. These are outlets that sense an arc in them and shut down if this is sensed. Adding these will increase the safety of the home.

6: HEATING & COOLING - NORTH SIDE

Information

Cooling Equipment: Energy Source/Type

Heat Pump, Electric

Cooling Equipment: AC Age

8 years

AC systems of this type can be expected to last 12-15 years on average.

Heating Equipment: Energy Source

Electric

Heating Equipment: Heat Type

Heat Pump

Distribution System: Configuration

Central

Cooling Equipment: General Equipment Photos

These are photos of the cooling equipment and data plates for your convenience.



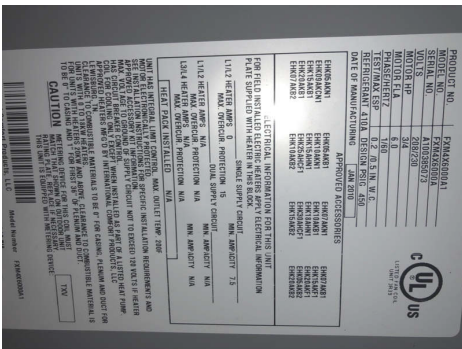
Condensing unit



Condensing unit label. Manufactured in 2010



Air handler unit



Air handler unit label. Manufactured in 2010



Cooling Equipment: Temperature Differential

16 degrees

It is normal for the difference between supply and return air to be between 14 & 22 degrees. Differentials that are lower or higher than this should be further investigated by a HVAC contractor as the causes for this is beyond the scope of a general home inspection.

**Cooling Equipment: OK**

The air conditioning was ran and worked as intended. The house cool down as it should and the temperature differential was within acceptable limits. All equipment was clean and appeared to be in good condition at the time of the inspection.

Distribution System: OK

The duct system in this house appeared to be in satisfactory condition at the time of the inspection. This refers only to the visible ductwork.

Limitations

Heating Equipment

TOO HOT

The heat was not ran due to the outside temperature being too hot at the time of the inspection. See Cooling section for more information about this system.

7: HEATING & COOLING - SOUTH SIDE

Information

Cooling Equipment: Energy Source/Type

Heat Pump, Electric

Cooling Equipment: AC Age

17

AC systems of this type can be expected to last 12-15 years on average.

Distribution System: Configuration

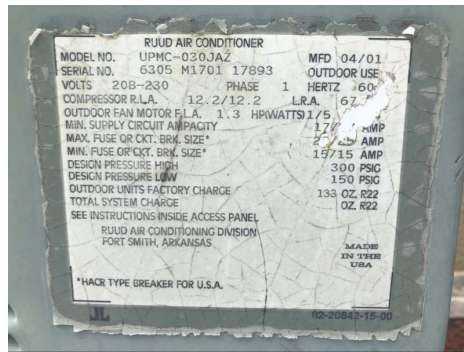
Central

Cooling Equipment: General Equipment Photos

These are photos of the cooling equipment and data plates for your convenience.



Condensing unit



Condensing unit label. Manufactured in 2001.



Air handler unit



Air handler unit label. Manufactured in 2005.

Cooling Equipment: Temperature Differential

16

It is normal for the difference between supply and return air to be between 14 & 22 degrees. Differentials that are lower or higher than this should be further investigated by a HVAC contractor as the causes for this is beyond the scope of a general home inspection.



Distribution System: OK

The duct system in this house appeared to be in satisfactory condition at the time of the inspection. This refers only to the visible ductwork.



Recommendations

7.1.1 Cooling Equipment

OLD SYSTEM**Safety/Expensive Item**

The air conditioning system is older and at or past the end of its expected life span. I recommend a licensed HVAC contractor service and re-evaluate the system prior to the end of your inspection contingency to be sure there are no hidden surprises after closing.

Recommendation

Contact a qualified HVAC professional.

7.1.2 Cooling Equipment

MISMATCHED YEARS**Maintenance Item**

The air handler unit and condensing unit or manufactured in different years. This may make replacement for the newer component sooner than expected.

8: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Type

Single Pane, Single-hung, Double Pane, Fixed

Floors: Floor Coverings

Carpet, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Interior Doors: OK

The interior doors were inspected and functioning as they should during the inspection. They opened and closed easily and had no problems locking where locks were present.

Windows: OK

A representative number of windows were inspected and operated, and no problems were found.

Walls: OK

The interior walls were in good shape at the time of the inspection. There were no damaged areas, cracks, moisture stains or patches.

Steps, Stairways & Railings: OK

The interior stairs, handrails and balusters appeared satisfactory at the time of the inspection.

Countertops & Cabinets: OK

The cabinets and countertops in the house were inspected and were installed well, appeared square, and were free of damage at the time of the inspection.

Recommendations

8.3.1 Floors

LOOSE CARPET

EXERCISE ROOM

There are areas of loose carpet. Repair as needed.

Recommendation

Contact a qualified flooring contractor

 Observations

8.5.1 Ceilings

SAGGING DRYWALL

POOL DECK

Ceiling drywall sagged visibly at the time of the inspection. This appears to be due to leakage from above. The source of moisture intrusion should be identified and corrected, and the damaged section of drywall replaced.

Recommendation

Contact a qualified drywall contractor.

 Observations



9: FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Foundation Type

Slab on Grade

Floor Structure: Material

Slab

Wall Structure: Wall Exterior

Concrete block with wood framed portions

Wall Structure: Wall Interior

Wood Framing

Foundation: Slab OK

During the inspection, the slab foundation appeared level and no indications of settlement were seen on the exterior walls.

Floor Structure: OK

The floor structure was in satisfactory condition. It felt solid and no indications of settlement or structural failure was seen. Finish flooring hinders the inspection of the floor structure.

Wall Structure: Wall Structure OK

During the inspection, the interior and exterior wall structure appeared to be in satisfactory condition and no excessive cracks or moisture were seen in the walls. Siding and drywall limits the inspection of the exterior wall structure.

Limitations

Wall Structure

COVERED

The wall structure was not able to be inspected due to drywall and exterior siding. No significant cracking or other obvious deficiencies were detected during the inspection.

10: ATTIC INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type

Batt, Fiberglass

Ventilation: Ventilation Type

Soffit Vents, Ridge Vents

Ventilation: OK

The ventilation system appeared to be sufficient.

Exhaust Systems: Exhaust Fans

Bathrooms

Limitations

Attic Insulation

LIMITED ATTIC ACCESS

There was very limited space in the attic due to size constraints. This made inspection of most of the insulation impossible.

Exhaust Systems

SMALL ATTIC SPACE

The attic space in this house was very small, which made it impossible to access most areas of the attic. I was unable to locate exhaust lines to inspect.

11: BUILT-IN APPLIANCES

Information

Refrigerator: OK

The refrigerator was in good condition at the time of the inspection.



Range/Oven/Cooktop: Range/Oven Energy Source

Electric

Range/Oven/Cooktop: Exhaust Hood Type

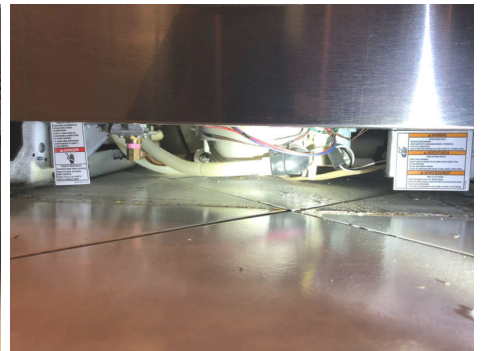
Re-circulate

Garbage Disposal: OK

The garbage disposal was ran and sounded good and no leaks were found.

Dishwasher: OK

The dishwasher was ran during the inspection, and appeared to be working properly and no leaks were found.



Bottom side of dishwasher

Range/Oven/Cooktop: OK

The stove and oven were heating during the inspection. The fan was operating as it should.



Built-in Microwave: OK

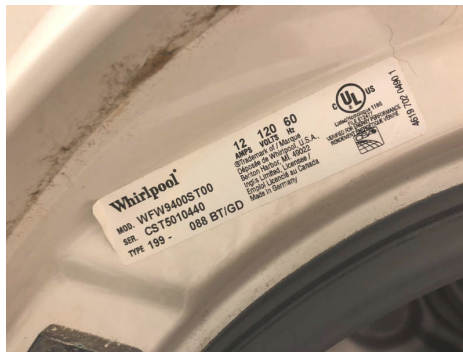
The microwave was tested by heating a cup of water in it. The microwave did its job of heating the water as expected.



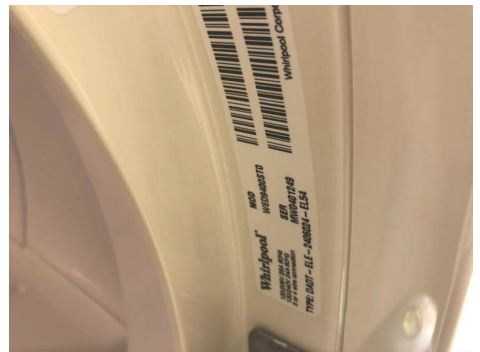
Washer & Dryer: OK

The washing machine and dryer were ran and they both appeared to work well. No leaks were seen, and the dryer exhaust vent routes to the exterior and no excess lint was seen in the laundry room or anywhere that could pose a fire hazard.

Washer & Dryer: Washer/Dryer Photos



Washing machine



Dryer

12: DETACHED GARAGE

Information

Floor: OK

The floor appeared to be free of cracks and solid.

Walls - Interior & Exterior: OK

The interior and exterior walls were in satisfactory condition.

General Exterior Photos

These photos are meant to give a general view of the exterior of the detached garage.



Ceiling: OK

The ceiling appeared to be in satisfactory condition no leaks were seen.

Garage Door: OK

The garage overhead door was in operational condition, free of damage and the photo electric sensors at the floor prevented the opener from going down when a foot was waved under it.

Garage Door Opener: OK

The garage door opener did its job of opening the door with a push of the button on the wall. Remotes were not tested.

13: POOL

Information

General: General Pool Condition

Clear Water

Body, Deck, Copings: Pool

Material Types

Below Ground Pool, Pebble Tec Body, Concrete Tile Deck

Fences and Gates: Type

Screened Enclosure

Pumps, Filter, Skimmer: Filter

Type

Diatomaceous Earth Filter

Electrical: Electric Information

Disconnect At Main Panel

Electrical: Panel Equipment

Photograph

Heater: Heater Type

Electric

Heater: Equipment Photograph



General: Pool Photo(s)



Skimmer is working well



7-12 DE

THE POOL BUTLER
OF DAYTONA BEACH
LICENSED, BONDED, INSURED, TRUSTED
888-841-POOL / 386-682-2234
CPC#1458323

WEEKLY CHEMICAL TEST SHEET

DATE: 7/20/18
TIME: 10:30

OWNER: Tom Schuel
BUTLER NAME: Raymond GALLONS 15,000 (SALT) CHLORINE

WE SERVICED YOUR POOL TODAY
SERVICES PERFORMED: (WEEK 1 / 2 / 3 / 4 / 5)

STANDARD SERVICES

VACUUM POOL/SPA SWEEP POOL/SPA CLEAN TILE
 SHOCK POOL YELLOW OUT CLEANER FILTER
 SPRAY FOR MOLD OTHER OTHER
 FILTER PSI CLEAN FILTER PSI BACKWASH SYSTEM
 FILL WATER TDS CLIENT TO ADD WATER: _____ inches CLIENT TO DRAIN WATER: _____ inches

EXTRA SERVICES:

TODAY YOUR WATER TESTED OUT AT

TEST	READING	IDEAL RANGE	RESULTS	CHEMICAL/AMOUNT
FREE AVAIL CHLORINE	1.5	2 TO 4 PPM	<input checked="" type="checkbox"/> GOOD	LIQUID - (1.5) Gal
FAC			<input type="checkbox"/> BAD	3" TABS # (3) 56oz
TOTAL AVAIL CHLORINE	1.5	2 TO 4 PPM	<input checked="" type="checkbox"/> GOOD	LIQUID - Gal
TC			<input type="checkbox"/> BAD	3" TABS #
COMBINED CHLORINE	0	0	<input checked="" type="checkbox"/> GOOD	LIQUID - Gal
TAC - FAC + CC		IF MORE THAN 2 PPM - SHOCK WATER	<input type="checkbox"/> BAD	GRANULAR - (1) Lbs
PH	8.0	7.4 TO 7.8 PPM	<input checked="" type="checkbox"/> GOOD	MURIATIC ACID - Gal
		CORROSIVE 1.72 / 7.81 SCALING	<input type="checkbox"/> BAD	SODA ASH - (5) Lbs
TOTAL ALKALINITY	90	80 TO 120 PPM	<input checked="" type="checkbox"/> GOOD	MURIATIC ACID - Gal
		CORROSIVE 1.80 / 180.1 SCALING	<input type="checkbox"/> BAD	BAKING SODA - Lbs
CALCIUM HARDNESS	230	200 TO 400 PPM	<input checked="" type="checkbox"/> GOOD	CAL CHLORIDE - Lbs
		CORROSIVE 1.150 / 100.1 SCALING	<input type="checkbox"/> BAD	DRAIN & FILL - In.
STABILIZER/CONDITION	70	30 TO 50 PPM	<input checked="" type="checkbox"/> GOOD	STABILIZER - Lbs
CHLORANIC ACID		NOT MORE THAN 100 PPM	<input type="checkbox"/> BAD	DRAIN & FILL - In.
TOTAL DISSOLVED		NOT MORE THAN 1,500 PPM	<input checked="" type="checkbox"/> GOOD	DRAIN & FILL - In.
SOLIDS		ABOVE FILL WATER	<input type="checkbox"/> BAD	DRAIN & FILL - In.
TDS		(IF SALT NO MORE THAN 3,500 PPM)	<input checked="" type="checkbox"/> GOOD	SALT - 40 Lbs
SALT	2900	2,500 TO 4,000 PPM	<input type="checkbox"/> BAD	

OTHER:

NOTES: POOL LOOKS Good! Error purifier message was on again & again the trap was filthy! cleaned it & error message went away

If you confirm with your mouth, "Pace is Love" and believe in your heart that God raised him from the dead, you will be saved. Romans 10:9

Body, Deck, Copings: Construction OK

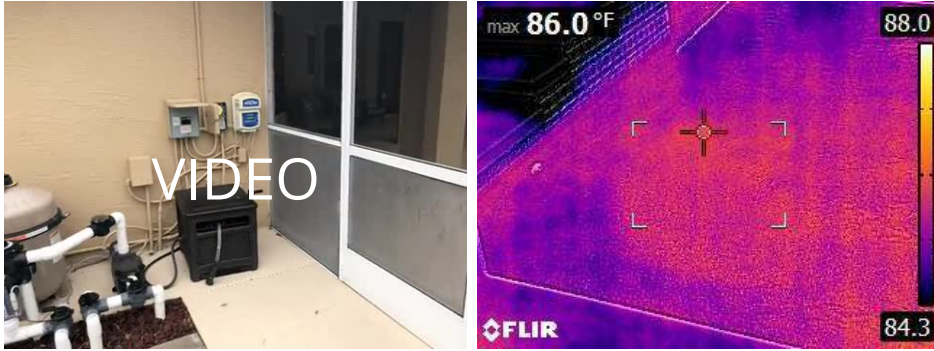
The interior finish of the pool appears to be in satisfactory condition. No cracks were seen and all coping tiles appeared intact. The deck was in good condition and free of major cracking.

Pumps, Filter, Skimmer: Pump/Filter Equipment Photo



Heater: Heater Functional

The heater was working at the time of the inspection. Efficiency or effectiveness were not tested. The temperature was turned up past the current pool temperature and the fan came on. The water was viewed with a thermal imaging camera at the return jet and it was warmer than the surrounding water.



Recommendations

13.2.1 Body, Deck, Copings

MISSING DECK TILE



Observations

There are tile(s) missing on the pool deck. Repair/replace as needed.

13.3.1 Fences and Gates

SCREENS DAMAGED - MINOR



Maintenance Item

One or more screened enclosure screens had small holes/damage and were loose. I recommend a qualified screening contractor repair or replace screens as necessary.

13.4.1 Pumps, Filter, Skimmer

SALT CHLORINE GENERATOR HAS ERROR



Observations

This is a saltwater pool. This uses salt and a chlorine generator to convert that salt into chlorine. There is a control box associated with this chlorine generator, and it has an error message on it. This should be reevaluated by a pool repair person and repaired as needed. There was a report from a company that services this pool that said that this was working properly. I suggest having a different company look at this so that you get an unbiased opinion of this.



Recommendation

Contact a qualified Swimming Pool Contractor

13.5.1 Electrical

LIGHT INOPERABLE



Observations

The underwater pool light was inoperable. Bulb(s) may be burned out or repairs may be needed. A qualified pool contractor/electrician should evaluate and repair.

13.6.1 Heater

Observations

CONTROLS DAMAGED/DETERIORATED

The controls on the front of the heater are difficult to read. I recommend repair in order to be able to read this and know what the controls are reading.



STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating & Cooling - North Side

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating & Cooling - South Side

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M.

operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Attic Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.