



BLUE WAVE INSPECTIONS LLC

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RESIDENTIAL INSPECTION REPORT

1234 Main St.
Apopka FL 32712

Buyer Name

03/01/2019 9:00AM



Inspector

Fred Rolland

Fred Rolland

InterNACHI Certified Home Inspector

321-279-5285

fred.rolland@bluewaveinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



ITEMS INSPECTED



RECOMMENDATION



SAFETY HAZARD

-  2.2.1 Roof - Roof Drainage Systems: Debris
-  3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Debris on Roof
-  3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
-  4.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Breaker Incorrectly Wired
-  6.2.1 Misc. Interior - Smoke Detectors: Low Battery
-  11.9.1 Bedroom 2 - Smoke Detectors: Low Battery
-  13.9.1 Bedroom 3 - Smoke Detectors: Low Battery

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent

Occupancy

In the process of moving out

Style

Modern



Temperature (approximate)

70 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Cloudy

2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Roof

Roof Type/Style

Hip

Coverings: Material

Asphalt



Roof Drainage Systems: Gutter Material

Aluminum

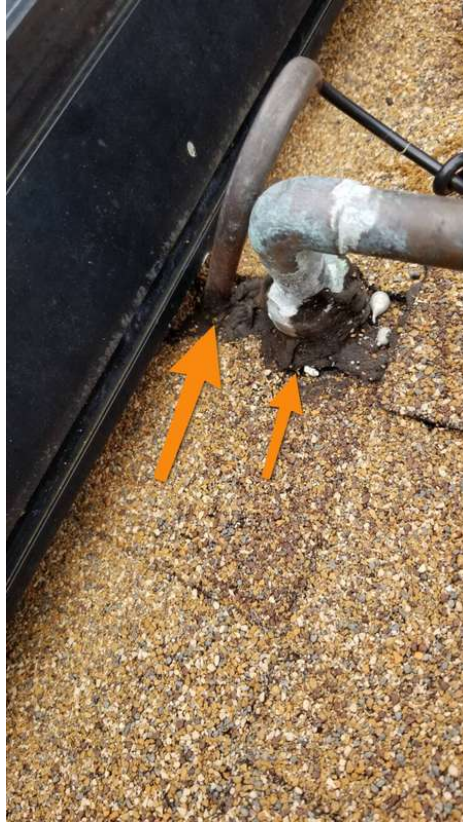


Flashings: Material

Aluminum

The areas at which the skylights penetrated the roof were protected by sealant instead of metal flashing.

Sealants have a much shorter lifespan than metal flashing and will eventually dry, shrink and crack, providing a point of entry for moisture intrusion of the roof structure and increased chances of leakage. This sealant should be checked annually and re-applied as necessary. The Inspector recommends installation of properly-installed skylight flashing.

**Observations****2.2.1 Roof Drainage Systems****DEBRIS**

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

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

Recommendation

Recommended DIY Project

3: EXTERIOR

		IN	NI	NP	O
3.1	Foundation	X			
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

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Information

Inspection Method

Visual

Foundation: Material

Slab on Grade

Exterior Doors: Exterior Entry

Door
Steel

Walkways, Patios & Driveways: Driveway Material

Concrete, Pavers



Decks, Balconies, Porches & Steps: Material

Aluminum

The porch exhibited general weathering, wear, and deterioration commensurate with its age.



Observations

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation

Recommended DIY Project

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

BACKYARD

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage.

Recommendation

Contact a qualified tree service company.



4: ELECTRICAL

		IN	NI	NP	O
4.1	Service Entrance Conductors	X			
4.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
4.3	Branch Wiring Circuits, Breakers & Fuses	X			

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Information

**Service Entrance Conductors:
Electrical Service Conductors
Below Ground**



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
150 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

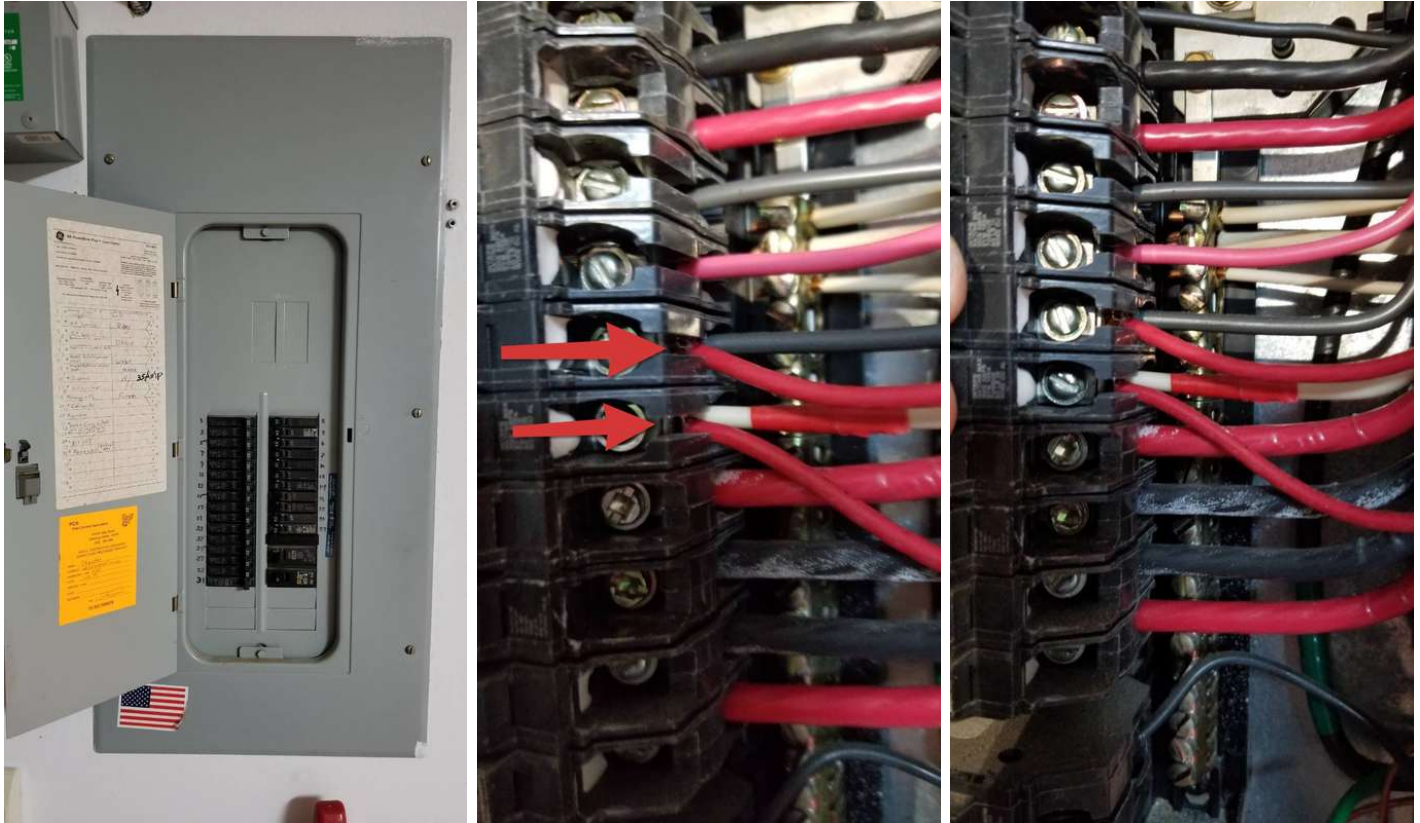
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

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

Garage

In this sub-panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.

**Observations**

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

BREAKER INCORRECTLY WIRED Safety Hazard

Circuit breaker was incorrectly wired / installed. This indicates that work was probably not performed by a licensed electrician and poses a safety hazard. Recommend that a licensed electrician check the entire panel and repair and replace as need.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$50 - \$500

5: KITCHEN

		IN	NI	NP	O
5.1	Dishwasher	X			
5.2	Refrigerator	X			
5.3	Range/Oven/Cooktop	X			
5.4	Garbage Disposal	X			
5.5	Built-in Microwave	X			

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Information

Dishwasher: Brand

Whirlpool



Refrigerator: Brand

KitchenAid



Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Range/Oven/Cooktop:

Range/Oven Brand

Kenmore

Range/Oven/Cooktop: Exhaust

Hood Type

Re-circulate



6: MISC. INTERIOR

		IN	NI	NP	O
6.1	Distribution Systems	X			
6.2	Smoke Detectors	X			X
6.3	Countertops & Cabinets	X			

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Information

Countertops & Cabinets:

Countertop Material

Granite



Countertops & Cabinets:

Cabinetry

Laminate



Distribution Systems: Central Heat and Air Conditioning

The serial number provides the year it was manufactured (2018) and the week (31st week). This particular unit was produced by Arcoaire.





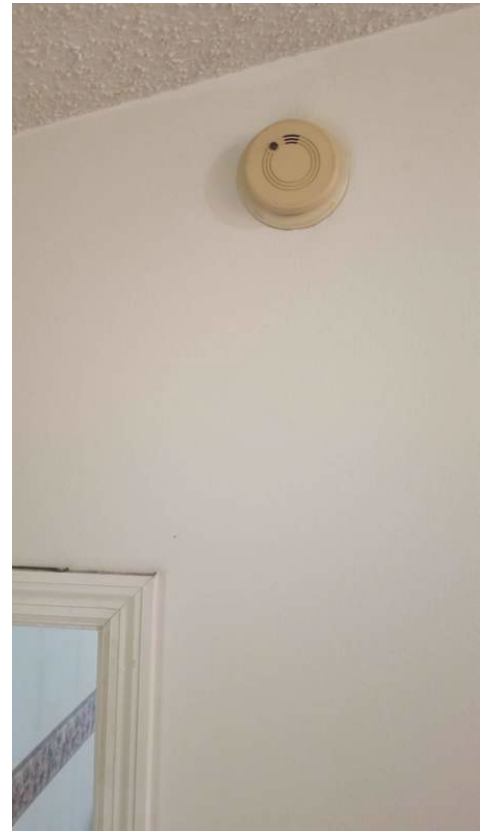
Observations

6.2.1 Smoke Detectors

LOW BATTERY

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation
Recommended DIY Project



7: LAUNDRY ROOM

		IN	NI	NP	O
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Exhaust Systems	X			
7.4	Hot Water Systems, Controls, Flues & Vents	X			

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Information

Filters

Sediment Filter

Water Source

Public

Dryer Power Source

220 Electric



Dryer Vent
Metal (Flex)



Flooring Insulation
None

Main Water Shut-off Device:
Location
West

Drain, Waste, & Vent Systems:
Drain Size
2"

Drain, Waste, & Vent Systems:
Material
PVC

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

Hot Water Systems, Controls, Flues & Vents: Capacity
80 gallons

**Hot Water Systems, Controls,
Flues & Vents: Location**
Washer/Dryer Area



Exhaust Systems: Exhaust Fans
Fan Only

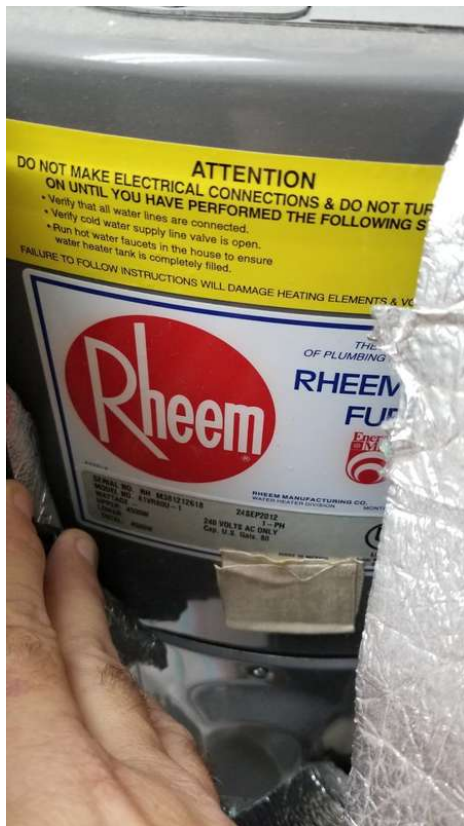


Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



8: LIVING ROOM

		IN	NI	NP	O
8.1	Doors	X			
8.2	Windows			X	
8.3	Floors	X			
8.4	Walls	X			
8.5	Ceilings	X			
8.6	Thermostat Controls	X			
8.7	Lighting Fixtures, Switches & Receptacles	X			
8.8	GFCI & AFCI			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Floors: Floor Coverings

Laminate

Walls: Wall Material

Drywall, Wallpaper

Ceilings: Ceiling Material

Popcorn



Limitations

9: MASTER BEDROOM

		IN	NI	NP	O
9.1	General	X			
9.2	Doors	X			
9.3	Windows	X			
9.4	Floors	X			
9.5	Walls	X			
9.6	Ceilings	X			
9.7	Lighting Fixtures, Switches & Receptacles	X			
9.8	GFCI & AFCI			X	
9.9	Smoke Detectors			X	
9.10	Carbon Monoxide Detectors			X	

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Information

Windows: Window Type

Single-hung

Windows: Window Manufacturer Floors: Floor Coverings

Unknown

Laminate

Walls: Wall Material

Drywall, Wallpaper

Ceilings: Ceiling Material

Popcorn

Limitations

10: BATHROOM 1

		IN	NI	NP	O
10.1	Toilet	X			
10.2	Shower	X			
10.3	GFCI & AFCI	X			
10.4	Water Supply, Distribution Systems & Fixtures	X			
10.5	Lighting Fixtures, Switches & Receptacles	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material

Unknown

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Unknown

GFCI & AFCI: GFCI

A ground fault circuit interrupter (GFCI) is a type of circuit breaker which shuts off electric power when it senses an imbalance between the outgoing and incoming current. Both bathrooms have outlets that are wired to the GFCI, located in the garage between the laundry room and AC unit.

11: BEDROOM 2

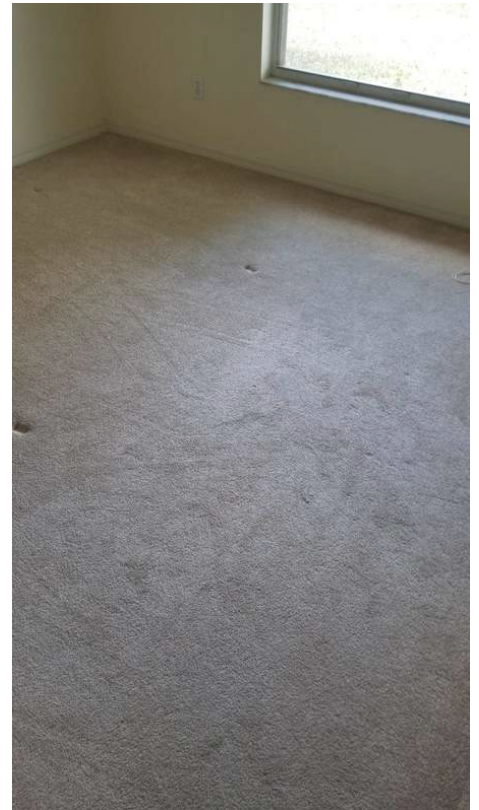
		IN	NI	NP	O
11.1	General	X			
11.2	Doors	X			
11.3	Windows	X			
11.4	Floors	X			
11.5	Walls	X			
11.6	Ceilings	X			
11.7	Lighting Fixtures, Switches & Receptacles	X			
11.8	GFCI & AFCI		X		
11.9	Smoke Detectors	X			X
11.10	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: Window Type
Single-hung

Windows: Window Manufacturer **Floors: Floor Coverings**
Unknown Carpet



Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Popcorn

Limitations

Observations

11.9.1 Smoke Detectors

LOW BATTERY

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project

12: BATHROOM 2

		IN	NI	NP	O
12.1	General	X			
12.2	Water Supply, Distribution Systems & Fixtures	X			
12.3	Lighting Fixtures, Switches & Receptacles	X			
12.4	GFCI & AFCI	X			
12.5	Shower	X			
12.6	Toilet	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Unknown

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Unknown

13: BEDROOM 3

		IN	NI	NP	O
13.1	General	X			
13.2	Doors	X			
13.3	Windows	X			
13.4	Floors	X			
13.5	Walls	X			
13.6	Ceilings	X			
13.7	Lighting Fixtures, Switches & Receptacles	X			
13.8	GFCI & AFCI			X	
13.9	Smoke Detectors	X			X
13.10	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: Window Type

Single-hung

Windows: Window Manufacturer Floors: Floor Coverings

Unknown

Laminate

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Popcorn

Limitations

Observations

13.9.1 Smoke Detectors

LOW BATTERY

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project

14: GARAGE

		IN	NI	NP	O
14.1	Ceiling	X			
14.2	Floor	X			
14.3	Garage Door	X			
14.4	Garage Door Opener	X			
14.5	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage Door: Material
Steel

Garage Door: Type
Sliding, Up-and-Over



15: ATTIC

		IN	NI	NP	O
15.1	Attic Insulation	X			
15.2	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attic Insulation: R-value

31

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents, Attic Fan



Attic Insulation: Insulation Type
Batt, Foiled-faced



STANDARDS OF PRACTICE

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.

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.

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.

Kitchen

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.

Misc. 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.

Attic

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.