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RESIDENTIAL REPORT

1234 Main St.
SANTA ROSA BEACH FL 32459

Buyer Name
08/20/2018 9:00AM

Inspector
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1: INSPECTION DETAILS

Information

Occupancy
Vacant, Furnished

Style
Condo

Temperature (approximate)
91 Fahrenheit (F)

Type of Building
Condominium / Townhouse

Weather Conditions
Cloudy

In Attendance
Inspector Only

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			
2.2	Flashings	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Method
Ground

Roof Type/Style
Flat

Coverings: Material
Asphalt, Metal

Flashings: Material
Aluminum

Coverings: Metal Roof Inspection
Good

Inspected metal roof from ground. Metal roofs are at risk of denying when walked on.

Limitations

General

ROOF ACCESS

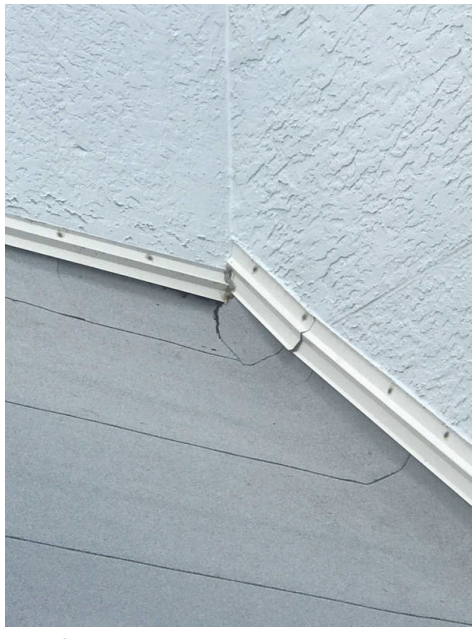
Top floor roof was inaccessible at the time of inspection. Inspected lower roofs from ground floor. Recommend contacting the association or management to confirm the roof upkeep is their responsibility. If desired, check with association or management to see the last time the roof was repaired or inspected.

Observations

2.1.1 Coverings

SPLITTING

The southwest asphalt composition shingle roof had torn or split shingles which could lead to moisture intrusion. Recommend a qualified roofing contractor repair.

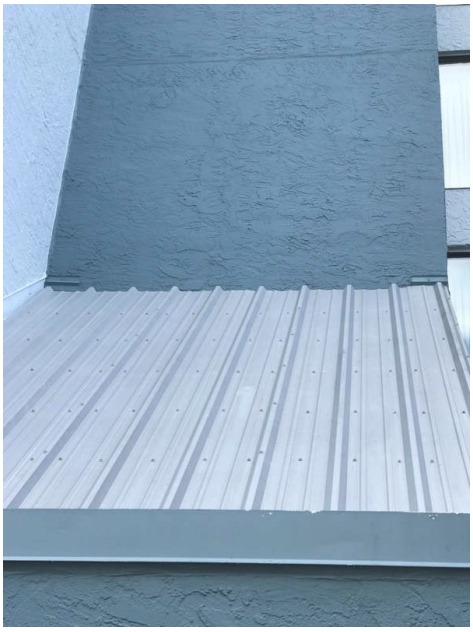


South West Corner

2.2.1 Flashings

MISSING

Flashings were missing in south entrance areas time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.



South, Missing Headwall Flashing

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Decks, Balconies, Porches & Steps	X			

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Information

Inspection Method
Visual

Moisture Reading
6.5%

Siding, Flashing & Trim: Siding Material
Concrete

Exterior Doors: Exterior Entry Door
Glass

Decks, Balconies, Porches & Steps: Appurtenance
Balcony

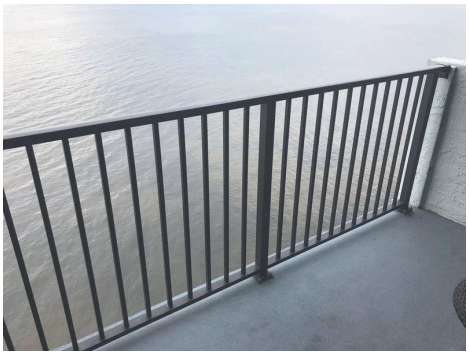
Decks, Balconies, Porches & Steps: Material
Concrete

Low Moisture Reading

The moisture level in this unit was low, a great sign for a waterfront property. Water vapor intrusion from the exterior is not a present problem in this unit.

Decks, Balconies, Porches & Steps: Baluster Width

Baluster width is 3.5”, which is under the maximum allowed spacing of 4”. The railing was observed to be secure and safe at the time of inspection.



Observations

3.2.1 Exterior Doors

HARDWARE DAMAGED

One or more pieces of door hardware are damaged. Recommend repair or replace.

4: HEATING

		IN	NI	NP	D
4.1	Equipment	X			
4.2	Normal Operating Controls	X			
4.3	Distribution Systems	X			

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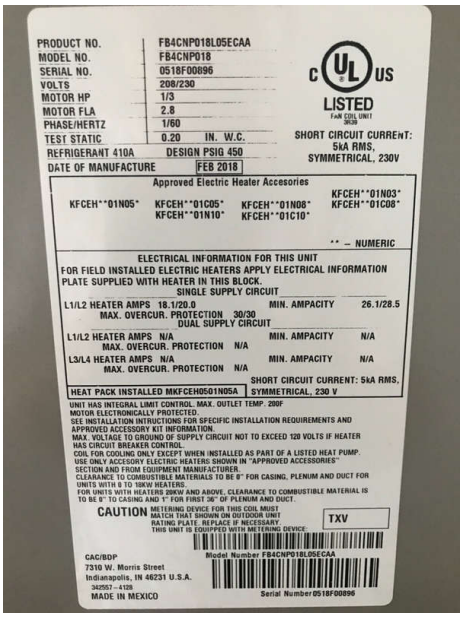
Information

Equipment: Brand
Carrier

Equipment: Energy Source
Electric



Newer Unit

5: COOLING

		IN	NI	NP	D
5.1	Cooling Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution System	X			
5.4	Presence of Installed Cooling Source in Each Room	X			

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Information

Cooling Equipment: Brand
Carrier

Coils are in great shape

Cooling Equipment: Energy Source/Type
Electric

Distribution System: Configuration
Central

Limitations

Cooling Equipment

NO ROOF ACCESS

The outside HVAC unit is located on the roof. With the roof being inaccessible at the time of inspection, the outside unit was not inspected.

Observations

5.1.1 Cooling Equipment

MISSING/OLD AIR FILTER

The air unit needs a new air filter size 13” x 21.5”

Recommendation

Recommended DIY Project


ROYAL

6: PLUMBING

		IN	NI	NP	D
6.1	Main Water Shut-off Device		X		
6.2	Drain, Waste, & Vent Systems	X			
6.3	Hot Water Systems, Controls, Flues & Vents		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Water Source
Public

Main Water Shut-off Device:
Location
Bathroom

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

Drain, Waste, & Vent Systems:
Material
PVC

Limitations

Main Water Shut-off Device

WATER SHUT-OFF VALVE INACCESSIBLE

The water shut off valve was inaccessible at the time of inspection. The valve is most likely under the bathroom sink (see attached photo). The sink cupboard was screwed shut. Recommend making the shut off valve easily accessible in case of emergency.

Drain, Waste, & Vent Systems

BATHROOM SINK PIPES INACCESSIBLE

The bathroom sink pipes were inaccessible at the time of inspection. Cabinets under sink were screwed shut.

Hot Water Systems, Controls, Flues & Vents

INACCESSIBLE

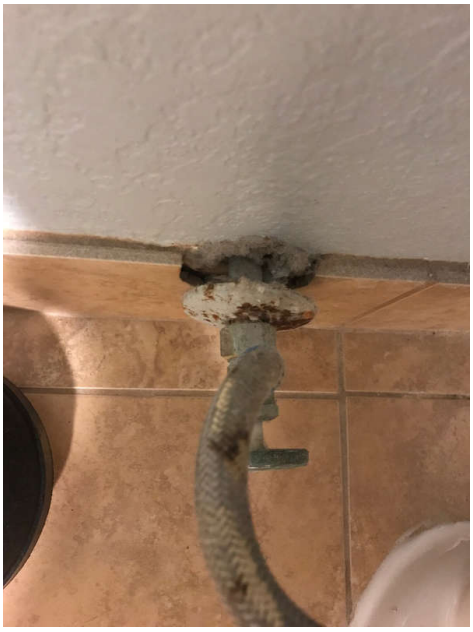
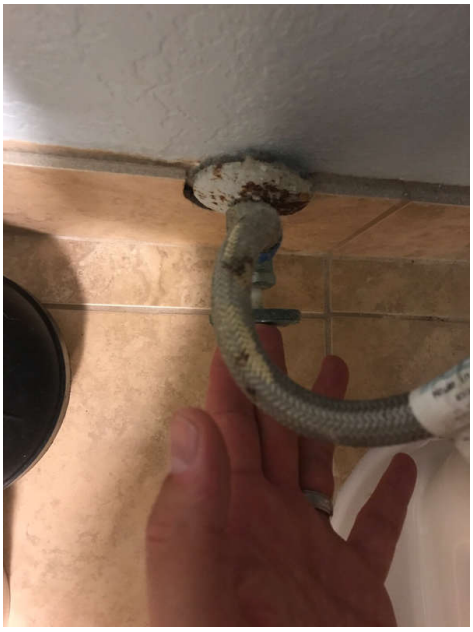
Access to water heater was not available at the time of inspection.

Observations

6.2.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION

An improper connection was observed at the toilet water pipe. Recommend a qualified plumber evaluate and repair.

7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Entrance Conductors		X		
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device		X		
7.3	Lighting Fixtures, Switches & Receptacles	X			
7.4	GFCI & AFCI	X			
7.5	Smoke Detectors	X			

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Information

GFCI & AFCI: Missing Outlet Cover
0

Limitations

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

Observations

7.3.1 Lighting Fixtures, Switches & Receptacles
LIGHT INOPERABLE
One or more lights are not operating. New light bulb possibly needed.

Master Bathroom

8: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
8.1	Doors	X			
8.2	Windows	X			
8.3	Floors	X			
8.4	Walls	X			
8.5	Ceilings	X			
8.6	Countertops & Cabinets	X			

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Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Double Pane

Floors: Floor Coverings
Carpet, Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Composite

Observations

8.1.1 Doors

DOOR DAMAGE

Bathroom northeast door damaged - most likely due to impact with other bathroom door.

Recommendation

Contact a qualified professional.

8.1.2 Doors

DOOR DAMAGE

West bathroom door has five holes in it. Recommend sealing and painting.

Recommendation

Contact a qualified professional.

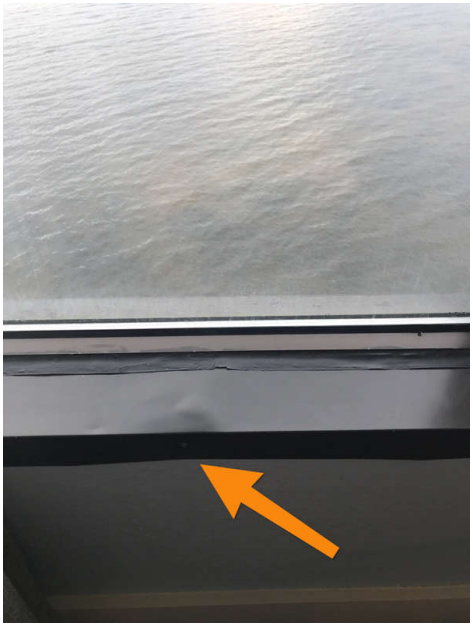
8.2.1 Windows

WINDOW PANE DAMAGED

Appearance of window pane damage, and lack of hardware to secure the pane to the wall, at the time of inspection.

Recommendation

Contact a qualified professional.



8.6.1 Countertops & Cabinets

COUNTERTOP CRACKED/CHIPPED

Kitchen countertop had one crack near sink. Recommend qualified countertop contractor evaluate and repair.

Here is a helpful article on repairing cracks, chips & fissures.

8.6.2 Countertops & Cabinets

CABINETS SECURED SHUT

The bathroom cabinets were screwed shut at the time of inspection. Recommend allowing for access.

Recommendation

Contact a qualified professional.

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.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
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.

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.

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.

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.