



SUMMARY
1234 Main St. Apopka Florida 32712
Buyer Name
03/06/2019 9:00AM

Jim Reynolds
License HI11043
Full Circle Home Inspectors
352-459-6173
jim@fullcirclehomeinspectors.com



It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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1.1.1 Structure Details

CHANGE LOCKS

Maintenance/Monitor

Full Circle Home Inspectors recommends that ALL locks and Security codes be changed before moving into the house.

Recommendation
Recommended DIY Project

2.1.1 General

VEGETATION IN CONTACT OR OVERHANGS

Deficiencies

Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system. Recommend pruning vegetation so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.

Recommendation
Contact a qualified tree service company.



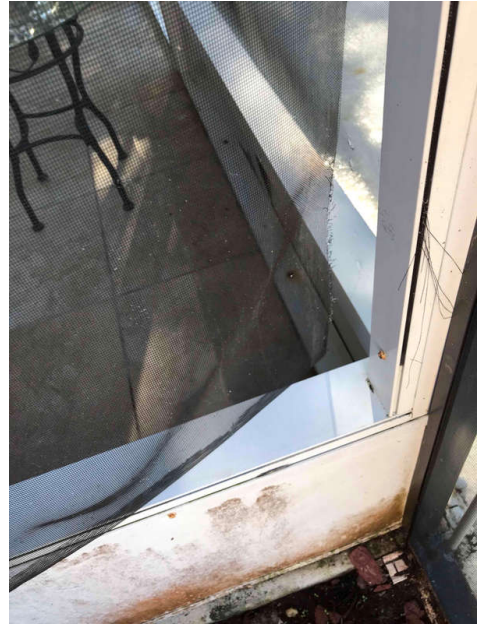
3.2.1 Driveway, Walkway, Patio

SCREEN ENCLOSURE-SCREENS TORN

Deficiencies

One or more screens are torn or missing in the frame(s) of the screen patio. A certified contractor should make the necessary repairs.

Recommendation
Contact a qualified handyman.



3.2.2 Driveway, Walkway, Patio
MINOR DRIVEWAY CRACK

 Deficiencies

Observed one or more hairline cracks in driveway. Should monitor for settlement.

Recommendation
Contact a qualified professional.



3.3.1 Exterior issues
DRYER VENT CLOGGED
ROOF

 Deficiencies

The dryer vent is clogged and needs to be cleaned. A clogged dryer vent can lead to dryer failure and extended dry times.

Recommendation
Contact a qualified professional.



3.3.2 Exterior issues

HOSE BIBB LEAK

Deficiencies

One or more hose bibbs was observed to leak when in the on position. This is usually from corrosion around the packing nut, recommend repair or tightening upon evaluation from a qualified person.

Recommendation
Contact a qualified professional.



3.4.1 Electrical

GFCI ISSUE

Deficiencies

POOL AREA

One or more ground fault circuit interrupter (GFCI) receptacles (outlets) were not functioning properly (would not trip/would not reset). Recommend a licensed electrical contractor replace with new GFCI outlet.

Recommendation
Contact a qualified electrical contractor.



3.5.1 Windows and Door

BROKEN WINDOW

REAR

There is a broken window for one of the windows. A licensed window repair contractor should replace the glass as needed.

Recommendation

Contact a qualified window repair/installation contractor.



3.8.1 Stucco Walls

HAIRLINE STUCCO CRACKING

One or more minor hairline cracks were found in the stucco or wall areas. It is unknown the age of these cracks. At the time of inspection nothing out of the ordinary of normalized cracking was noticed. Recommend caulking and painting these areas, along with monitoring for future movement/widening. Stucco cracks over framing can allow moisture penetration behind wall areas and can potentially damage sheathing/framing. Note that areas concealed behind walls are not able to be evaluated without invasive testing and cannot be evaluated.

Recommendation

Recommended DIY Project





5.1.1 Water Heater

CORROSION ON FITTING/LINES

Deficiencies

Corrosion was found on fittings and/or water supply lines for the water heater. Leaks may exist. A qualified plumbing contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



5.1.2 Water Heater

CORROSION ON TANK

Deficiencies

Corrosion was found in one or more areas on the water heater. The water heater may be failing. A qualified plumbing contractor should evaluate and replace or repair water heater if necessary.

Recommendation

Contact a qualified plumbing contractor.



5.1.3 Water Heater

EXCEEDS LIFE EXPECTANCY



The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.

5.1.4 Water Heater

LEAK SUPPLY PIPE/FITTING



One or more active leaks were found at the water heater's supply pipes, valves, or fittings. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



5.1.5 Water Heater

TEMPERATURE >120

Deficiencies

The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees.

Recommendation

Contact a qualified plumbing contractor.

7.1.1 General

SERVICE A/C SYSTEM

Deficiencies

The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system if concerned. This servicing should be performed annually in the future.

Recommendation

Contact a qualified HVAC professional.

7.2.1 Condensing Unit

LINE INSULATION

Deficiencies

Insulation for the outside condensing unit's refrigerant lines is damaged, deteriorated and/or missing in one or more areas. This may result in reduced efficiency and increased energy costs. A qualified heating and cooling contractor should replace insulation as necessary.

Recommendation

Contact a qualified HVAC professional.



7.3.1 Air Handler

NO FLOAT SWITCH-DRAIN LINE

Deficiencies

FRONT OF UNIT

A high-efficiency furnace or air conditioning equipment was installed. No auxiliary float switch was visibly installed at the drain line. A float switch shuts off the system if water accumulates in the line. Recommend that a qualified HVAC contractor install an auxiliary float switch per standard building practices.

Recommendation

Contact a qualified HVAC professional.

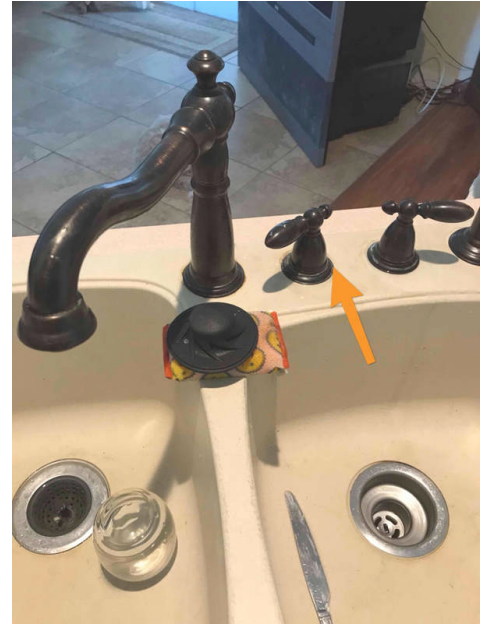
8.5.1 Sink

FAUCET LEAKS ON

One or more faucets leak by handle(s) or at their base when turned on. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



9.2.1 Floors, Walls, Ceilings

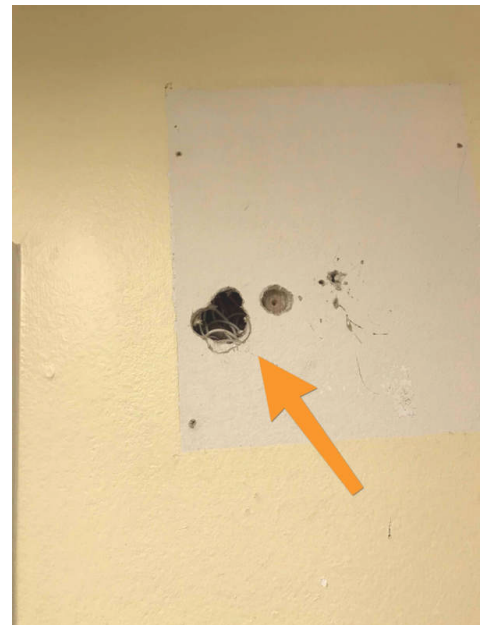
WALL DAMAGE

LAUNDRY

There is damage to the drywall in one or more areas. It's recommended to have this evaluated and repaired by a certified contractor.

Recommendation

Contact a qualified drywall contractor.



9.3.1 Smoke and CO alarms

SMOKE ALARM MISSING/DAMAGE

One or more smoke alarms were damaged, or missing components. Smoke alarms should be replaced as necessary.

Recommendation

Contact a qualified electrical contractor.





9.4.1 Windows and Door

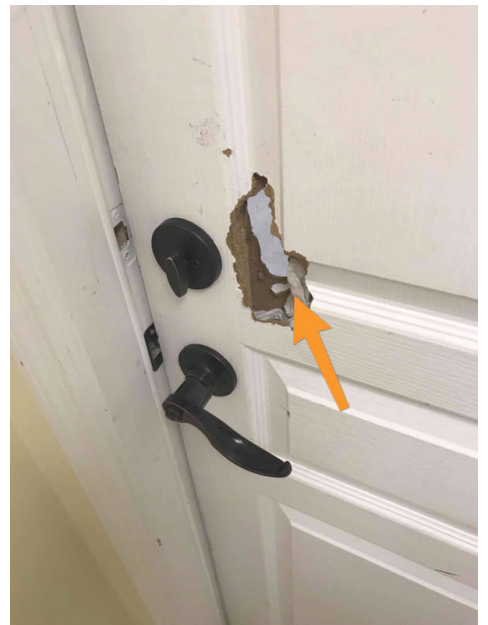
DOOR INTERIOR-DETERIORATED

Deficiencies

One or more interior doors are damaged and/or deteriorated and should be repaired or replaced by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



10.6.1 Shower

SHOWER DOOR HARD TO CLOSE

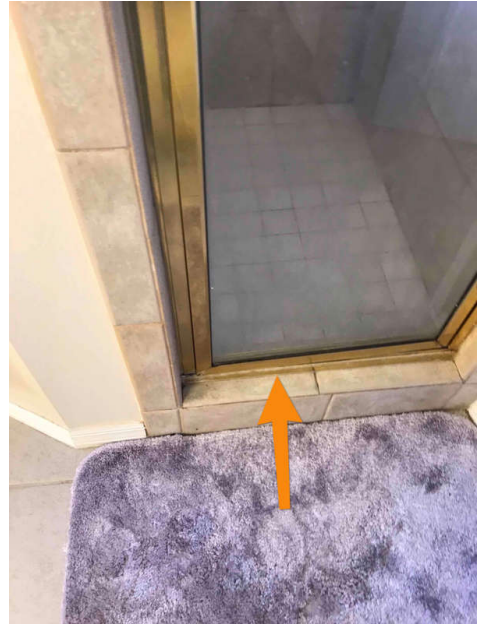
Deficiencies

MASTER

The shower door does not close easily. Recommend evaluation and repair by a qualified person to make adjustments.

Recommendation

Contact a qualified professional.



10.8.1 Toilets

LOOSE

 Deficiencies

One or more toilets are loose. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



11.3.1 Floors, walls, Ceiling

MINOR CRACKS CEILING

 Deficiencies

Minor cracks were found in ceilings in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.

Recommendation

Contact a qualified professional.



11.3.2 Floors, walls, Ceiling

MINOR FLOOR CRACKS

Deficiencies

The concrete floor of the garage has some minor cracking. These cracks do not appear to be of structural concerns. The client should monitor these cracks.

Recommendation

Contact a qualified professional.



11.4.1 Vehicle door

REPAIR/REPLACE

Deficiencies

LEFT

The garage vehicle door is damaged or deteriorated. A qualified contractor should evaluate and repair or replace the door if necessary.

Recommendation

Contact a qualified garage door contractor.



11.4.2 Vehicle door
OPENER DAMAGE



WALL

The garage door actuator is damaged. To ensure that the garage door continues to function properly, a licensed garage door contractor should repair or replace the actuator as necessary. You must physically hold the button down for the door to close completely. Because of this I am unable to test the auto reverse function or the Safety eyes. This can only be tested after the opener is repaired.

Recommendation
Contact a qualified garage door contractor.

12.3.1 Water
CLOUDY

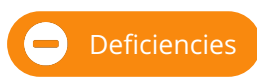


The pool water was cloudy, dull or hazy. This is a potential safety hazard because it can interfere with rescuing swimmers in trouble and reduce divers' depth perception. Cloudy water may be caused by poor filtration and/or sanitation. Recommend consulting with a pool specialist.

Recommendation
Contact a qualified Swimming Pool Contractor



12.4.1 Pool and decking
CLEAN SKIMMER



The pool skimmer has debris in the basket. The debris needs to be removed to allow the skimmer to function properly.

Recommendation

Recommended DIY Project



12.4.2 Pool and decking

DECK CRACKING

The pool deck has some deck cracking. It does not appear to be structural at this time, but it is recommended to monitor the area(s) in concern in the future.

Recommendation

Contact a qualified concrete contractor.



12.4.3 Pool and decking

POOL LIGHT DOES NOT FUNCTION

REAR

One or more pool lights does not function. This can be a safety concern for swimming at night. Swimmer in distress may not be able to be seen.

Recommendation

Contact a qualified Swimming Pool Contractor



13.2.1 Dishwasher

DISHWASHER INOP

The dishwasher appears to be inoperable. The client(s) should ask the property owner(s) about this, and if necessary, the dishwasher should be replaced, or a qualified appliance technician should evaluate and repair.

Recommendation

Contact a qualified appliance repair professional.



13.4.1 Microwave

LIGHT DOES NOT WORK

Light does not work.

Recommendation

Contact a qualified professional.



13.6.1 Refrigerator

WATER DISPENSER BROKEN

Owner stated that the water dispenser does not dispense water correctly. Owner also stated that it was going to be fixed. Should verify repair prior to moving in.

Recommendation

Contact a qualified professional.

