



SUMMARY
1234 Main St. Apopka Florida 32712
Buyer Name
05/22/2018 9:00AM

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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

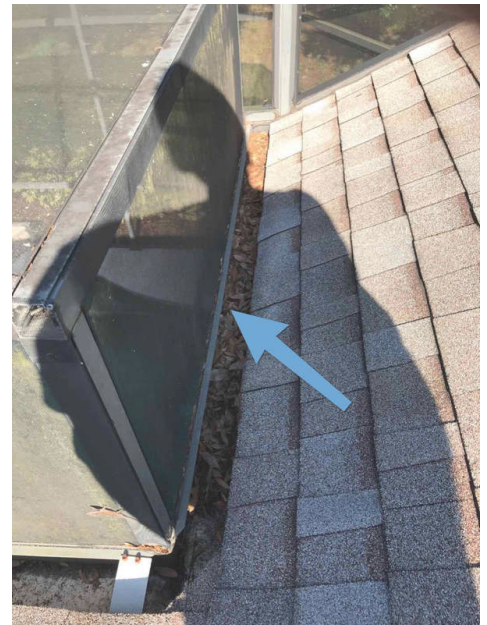
2.1.1 General

DEBRIS ON ROOF

 Maintenance/Monitor

Significant amounts of debris such as roofing cement, tile pieces, leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.

Recommendation
Recommended DIY Project



2.2.1 Gutters/drains

GUTTER NOT INSTALLED

 Maintenance/Monitor

The entire perimeter of the home does not have gutters installed. This can cause rain to run down the side of the home and sit at the foundation and can cause deterioration. Recommend review by gutter contractor if concerned.

Recommendation
Contact a qualified gutter contractor

3.2.1 Driveway, Walkway, Patio

SCREEN ENCLOSURE-SPLINE ISSUE

Deficiencies

The spline is coming loose or missing at one or more sections of the screen patio. The spline is what secures the screen in the frame. It is recommended to have a qualified contractor make the necessary repairs.

Recommendation

Contact a qualified handyman.



3.2.2 Driveway, Walkway, Patio

NEED REPAIR-SIDEWALK

Deficiencies

Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios. Recommend that qualified contractor repair as necessary.

Recommendation

Contact a qualified professional.



3.3.1 Exterior issues

PAINT FAILING

Maintenance/Monitor

The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this..

Recommendation

Contact a qualified painter.



3.3.2 Exterior issues

DRYER VENT CLOGGED

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.



3.7.1 Gutters and Flashing

DOWNSPOUT EXTENSIONS

Deficiencies

Extensions such as splash blocks or drain pipes for one or more downspouts were *missing / poorly sloped / misaligned / clogged / substandard / damaged*. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Recommendation

Contact a qualified professional.



3.8.1 Stucco Walls

HAIRLINE STUCCO CRACKING

 Maintenance/Monitor

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

EXCEEDS LIFE EXPECTANCY

 Maintenance/Monitor

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.

7.1.1 General

SERVICE A/C SYSTEM

 Maintenance/Monitor

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.

7.3.1 Air Handler

NEAR LIFE EXPECTANCY

 Maintenance/Monitor

GARAGE

The estimated useful life for most forced air furnaces is 15 to 20 years. This furnace appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the future.

Recommendation

Contact a qualified HVAC professional.

7.4.1 Duct Work

DIRTY

 Deficiencies

Significant amounts of debris, dirt and/or dust are visible in one or more sections of supply and/or return air ducts. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Association (EPA) recommends considering having ducts professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers". At a minimum, the visible debris should be thoroughly cleaned. Recommend having a qualified contractor clean the ducts if concerned.



Recommendation

Contact a qualified HVAC professional.

9.3.1 Smoke and CO alarms

REPLACE BATTERIES

 Maintenance/Monitor

Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing.

Recommendation

Recommended DIY Project

10.4.1 Exhaust Fan

DIRTY FAN GRILLE

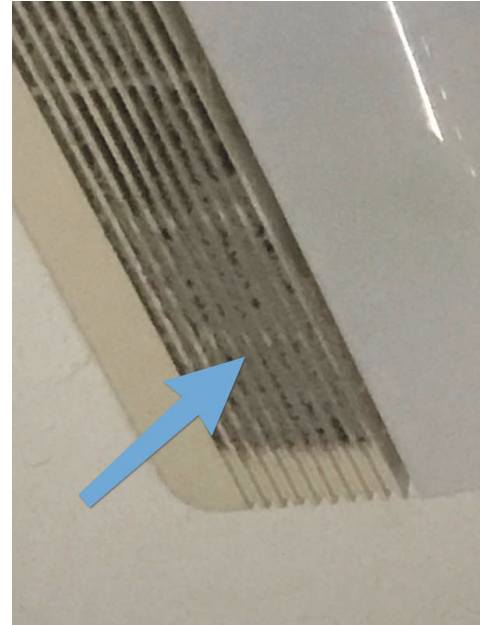


Maintenance/Monitor

It is recommended to have fan grille cleaned to allow the exhaust fan to properly function.

Recommendation

Recommended DIY Project



10.8.1 Toilets

FLAPPER DID NOT RESEAT



Deficiencies

The "flapper valve" in one or more toilets did not reseat after flushing. Significant amounts of water can be lost through such leaks. A qualified plumber should evaluate and repair or replace components as necessary.

Recommendation

Contact a qualified plumbing contractor.



10.8.2 Toilets

NO OR BAD CAULK BASE



Maintenance/Monitor

Caulk around the base of the toilet was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

Recommendation

Recommended DIY Project



11.4.1 Vehicle door

NOISY HINGES



Maintenance/Monitor

The vehicle garage door hinges are dry and causing the door to drag/bind when opening and closing. It is recommended to have the panel hinges lubricated to free up the hinges. This should be a maintenance item that should be carried out periodically.

Recommendation

Contact a qualified professional.

11.4.2 Vehicle door

MECHANICAL REVERSE



Deficiencies

The auto-reverse mechanism on the vehicle door opener is inoperable or requires too much force to activate. This is a safety hazard, especially for small children. A qualified contractor should evaluate and repair as necessary if concerned.

Recommendation

Contact a qualified garage door contractor.

11.4.3 Vehicle door

OUTSIDE KEYPAD



Deficiencies

Outside keypad does not operate

Recommendation

Contact a qualified garage door contractor.



12.1.1 Pool Equipment

LEAK

Deficiencies

There is a leak at the pool equipment. This will cause water loss. The equipment should be evaluated and any leaks repaired to help prevent unwanted water loss.

Recommendation

Contact a qualified Swimming Pool Contractor



12.1.2 Pool Equipment

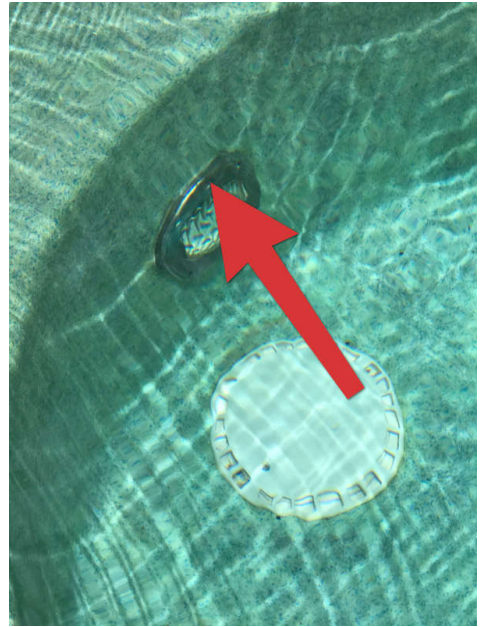
LIGHT INOPERABLE

Safety/Immediate Attention

One or more pool lights does not function, which can be a safety hazard. Nighttime swimmers may not be visible.

Recommendation

Contact a qualified Swimming Pool Contractor



13.1.1 General

PEST EVIDENCE



Maintenance/Monitor

There is evidence of past pest activity, however there are no signs of current activity. A pest control company should evaluate and maintain as needed. The attic should be checked regularly. The exterior of the home should be checked and any potential areas of entry should be sealed and maintained.

Recommendation

Contact a qualified pest control specialist.
