

HOME INSPECTION REPORT



Inspection
Date: 11/06/2017

Prepared For:
Location: Clearwater FL 33756 Prepared By: Gary
Home Inspections Inc.
Seminole Fl. 33776

Report Number: 6816

Inspector:

2017 **Home** Inspections Inc. T



SECTION 14

ITEMS NOT OPERATING: Exterior of home has a few settling cracks from an unknown source. Pool filter leaf basket leaks from O-ring when cycled – Bottom drain valve is frozen up (recommend lubrication). Recommend the pool light be on GFCI controlled circuit. It is recommended that a licensed pool company evaluate, repair, service, and clear pool and pool equipment as necessary before purchasing. From a visual standpoint only, roof appears to be in poor condition until repair at the time of the inspection. Appears to have some seepage in the solar panels. Panels not properly installed they are missing connection bracket locks. Flat roof has exposed felt, bubbling, and un-adhering locating. Flat roof was merely repaired at time of roofer. 0 years remaining life until repair. It is recommended that a licensed roofer evaluate, repair/replace, and clear roof as necessary before purchasing. Rear out door shed has reverse polarity and is not on a GFCI controlled circuit. Outside hose bib loose and leaking. It is recommended that all exterior receptacles be on a GFCI circuit. No safety cover inside the disconnect. It is recommended that a licensed A/C technician evaluate, repair, and service as necessary before purchasing. Garage door is stuck and damaged at bottom laundry sink not attached to the wall securely. Kitchen has some cosmetic issues. Fridge has some dents and the ice maker is operable. Kitchen is wired for a garbage disposal. Microwave is portable. Underneath sink and damage by previous water leak (has smell). It is recommended that all kitchen receptacles be on a GFCI circuit. Washer dumps into sink – Plumbed with drain, but never used. Master bath has some cosmetic issues. Bath has no GFCI and exhaust fan. Shower door bottom seal is worn. Shut off valves is frozen up. Guest bath has some cosmetic issues. Bath has no GFCI and exhaust fan. Slow sink drain. Shut off valves are frozen up. Interior of home has cosmetic issues on that should be evaluated and repaired as necessary before purchasing time of inspection. Master bedroom need closet adjustment. Home missing door stops. Open junction box in the attic area. Dryer lint in the attic. Dryer is not vented to the outside. Some areas need additional insulation. Attic area has evidence of rodent activity (mice) (active trap). It is recommended that a licensed pest company evaluate, treat, and clear home as necessary before purchasing. Has a termite pest contract with Massey. It is recommended that the attic be evaluated, repaired, and cleared before closing. Missing pan underneath. It is recommended that a licensed plumber evaluate, repair, and clear water heater and all plumbing issues as necessary before purchasing. Most duct work is metal insulated. Rodents have eaten insulation from condensed drain line. It is recommended that a licensed A/C technician evaluate, repair, and service as necessary before purchasing. Power panel has a pigtailed double tapped circuit and double tapped circuit. 1 single pole turned into a 2 pole (illegal) with a nail to couple the circuits (Fire Hazard). No inside safety cover on pool timer box.

MAJOR CONCERNS:

Item(s) that have failed or have potential of failing soon.

POTENTIAL SAFETY HAZARDS: IT IS RECOMMENDED THAT GFCI RECEPTACLES BE INSTALLED WITHIN 6' OF WATER AND ON ALL OUTSIDE ELECTRICAL DEVICES IF NOT PRESENT. IT IS RECOMMENDED THAT ALL SETTLING CRACKS, COSMETIC ISSUES, FLOORING, AND WINDOWS BE EVALUATED, REPAIRED, AND CLEARED BY BEFORE CLOSING. IT IS RECOMMENDED THAT A LICENSED ELECTRICIAN EVALUATE, REPAIR, AND CLEAR POWER PANEL AND ALL OTHER ELECTRICAL ISSUES IN HOME AS NECESSARY BEFORE PURCHASING. IT IS RECOMMENDED THAT A LICENSED A/C TECHNICIAN EVALUATE, SERVICE, AND CLEAR A/C UNIT, AIR HANDLER, AND DUCTWORK AS NECESSARY BEFORE PURCHASING. IT IS RECOMMENDED THAT A LICENSED ELECTRICIAN EVALUATE, REPAIR, AND CLEAR INTERIOR RECEPTACLES AS NECESSARY BEFORE PURCHASING. IT IS RECOMMENDED THAT A LICENSED PLUMBER EVALUATE, SERVICE, REPAIR/REPLACE, AND CLEAR ALL BATHROOM ISSUES AS NECESSARY BEFORE PURCHASING. IT IS RECOMMENDED THAT A LICENSED ELECTRICIAN EVALUATE, REPAIR, AND CLEAR ALL EXTERIOR RECEPTACLES AS NECESSARY BEFORE PURCHASING. IT IS RECOMMENDED THAT A LICENSED ELECTRICIAN EVALUATE, REPAIR/REPLACE, AND CLEAR KITCHEN WIRING AS NECESSARY BEFORE PURCHASING. IT IS RECOMMENDED THAT A LICENSED PLUMBER EVALUATE, SERVICE, REPAIR/REPLACE, AND CLEAR WATER HEATER AND ALL PLUMBING IN HOME AS NECESSARY BEFORE PURCHASING. IT IS RECOMMENDED THAT A LICENSED ROOFER EVALUATE, REPAIR/REPLACE, AND CLEAR ROOF AS NECESSARY BEFORE PURCHASING. IT IS RECOMMENDED THAT A LICENSED POOL COMPANY EVALUATE, REPAIR, SERVICE, AND CLEAR POOL AND POOL EQUIPMENT AS NECESSARY BEFORE PURCHASING.

(SEE NARRATIVE BELOW)

The GFCI wording is merely only a recommendation

DEFERRED COST ITEMS:

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years:

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire Report including the Remarks.

This inspection is a visual non intrusive report of the conditions found in the home at this time. There are no warranties or guarantees expressed or implied with this report in any fashion or way. Home is in overall fair condition. Home has been maintained in a reasonable manner. There are a few cosmetic issues that are to be expected but nothing that is structural in nature from a visual standpoint at the time of inspection. Home has some settling cracks that were noted during the inspection. It is recommended that all settling cracks be evaluated and cleared by the home owner before closing. No active settling cracks were noted during the inspection that would indicate a structural issue. All settling cracks should be monitored and if there are any changes noticed a structural engineer should be contacted for advice and possible repairs. It should be noted that in all older homes there is always a possibility of fungi and or mold being present in non- visual areas. If this condition is found at a later date it should be handled with caution and remediated in a safe and proper manner. All gutters if present should be cleaned periodically to prevent any possible build up in the gutters system. This is typical home maintained. Gutters should be clean (Gutters build up can lead to fungi and mold) There is always a possibility of handyman wiring in every home. This can be in attic areas or in areas that cannot be readily seen. These issues may be encountered at a later date after this inspection. These issues should be remediated in a proper and safe manner if found at a later date. The amount of insulation in a home is merely a visual observation, of visual areas, with no warranties expressed or implied. It is recommended that all smoke detectors be replaced before occupying home. It is always recommended that an energy survey be done on home to determine if additional insulation is required. There is always a possibility of rodent activity in all homes and should be remediated if found, as necessary. Home appears to have some cosmetic issues. It is recommended that these issues be evaluated and repaired as necessary.

Inspector notes



Inspector notes

POWER PANEL LOCATION: Garage CONDITION: Good AMPS: 150

POWER PANEL BRAND: S&D ALUMINA WIRING: YES NO Multi Single

POWER SERVICE: Overhead Underground

PP NOTES: 1 p. 1 stack PIT

1 PIT - 1 single pole grounded to a 20-K (College) with a nail to cap the circuits. Problems

SUB PP LOCATION: _____ CONDI: _____ # OF SP: _____

SP NOTES: _____

W/H Brand: Needle Point White W/H Location: Garage

TPR Cond: Good Cond: Good YR or AGE: check

WH Notes: open

A/C BRAND: Trane A/C Cond: Good YR or AGE: 2016

A/C Notes: no split com - inside disconnect

A/H Brand: Trane A/H Cond: Good

A/H Location: Attic YR or AGE: 2016

A/H Notes: Most duct work is metal insulated. Robots have cutw insulation from condensation bin

1. Garage: Automatic Opener: Yes No Working: Yes No
Safety Reverse: Yes No Working: Yes No
GFCI: Yes No Working: Yes No

Notes: Garage door is stuck and a magnet bottom having sink net attached to the wall securely

2. Laundry: Washer/Dryer Present: Yes No If so, Working: Yes No

Notes: Wings into sink - plumbed with drain but never used

AGENT: _____
DOOR CODE: _____
YEAR: _____
ROOF TYPE 1: _____
ROOF TYPE 2: _____
SQ. FT. L/V/W: _____
TO: _____
PERMIT #1: _____
PERMIT #2: _____
PERMIT #3: _____
PERMIT #4: _____
PERMIT #5: _____
FENCE: _____
DIFFERENTIAL: _____
INSULATION: _____
NUMBER OF BEL: _____
OUTSIDE GFCI: _____
HURRICANE: _____
HURRICANE NOTE: _____
FLAT ROOF? _____
ROOF TYPE: _____
ROOF COVER: _____
ROOF NEED CLEAN: _____
ROOF AGE: _____
ROOF NOTES: Flat on oak Fiberglass

- 1. BRIDGE Yes No *Not seem to be operational* Working: Yes No
- 2. OVEN Yes No
- 3. STOVE Yes No
- 4. GARB. DISP. Yes No *would be one*
- 5. MICRO. Yes No *portable*
- 6. VENT HOOD Yes No
- 7. DISWASHER Yes No

*unfer-sink & may from old water leak
Some items on fridge*

4. Fireplace: Dampener: Yes No If so, Working: Yes No

5. Baths: Number of Baths: *2* GFCI's: Yes No EX FAN: Yes No LOOSE TOILET: Yes No LOOSE HARDWARE: Yes No Working: Yes No Working: Yes No LIST ALL BELOW LIST ALL BELOW

<p>Notes: <i>Master</i></p> <hr/> <p><i>NO GFCI</i></p> <p><i>NO EIF</i></p> <p><i>Shot off valves and frozen up sewer door both in seals is warm</i></p>	<p><i>Garage</i></p> <hr/> <p><i>NO GFCI</i></p> <p><i>NO EIF</i></p> <p><i>slow sink drain</i></p> <p><i>shot off valves are frozen up</i></p> <p><i>NO EIF</i></p>
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Notice Regard
Data connects
to address the
Notice Regard
Various issues
Notice Regard
to give via Callus
Custodial Sales +
Data (if the add.
to associated an

Notes: Yes
Mile 500 photos
Petrol traps

Type of Rodents: Flies - termite
just contact
with massy

Inspector notes

settling cracks from an unknown cause (few)

Rear out doors heel has reverse polarity and is not on a GFCI controlled circuit

Cosmetic Issues - no door stops
Master bedroom need closet adjustment
Pool filter - leaf basket leaks from O ring when cycled - bottom drain

Valve is frozen up - (Recommend lubrication)
no inside safety cover on pool timer box

Recommend the pool light be on a GFCI controlled circuit

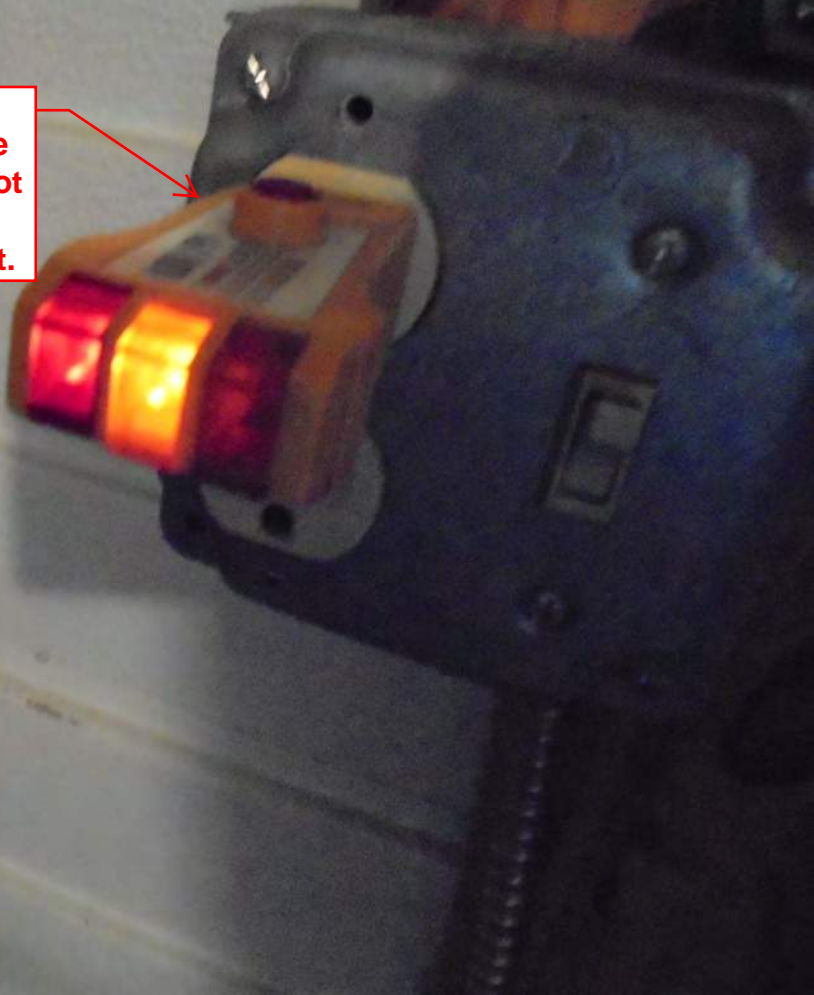
Open function box in the attic
Dryer heat in the attic Dryer is not vented to the outside

Appears to have some scoping in the solar panels - panels not properly installed they are missing connection bracket locks

**Rear out door
shed has reverse
polarity and is not
on a GFCI
controlled circuit.**



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Pool filter leaf basket leaks from O-ring when cycled - Bottom drain valve is frozen up (recommend lubrication).



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From a visual standpoint only, roof appears to be in poor condition until repair at the time of the inspection.





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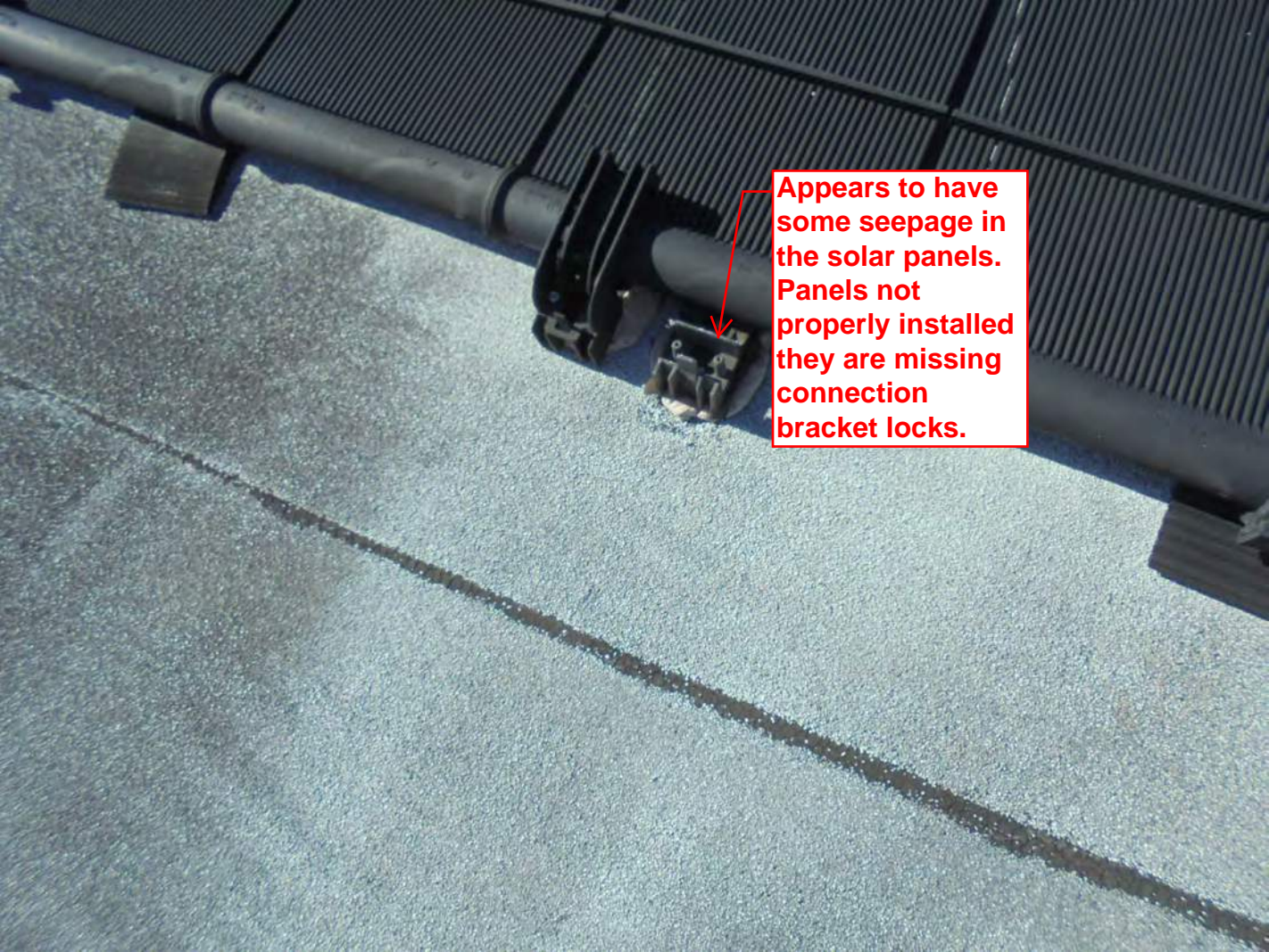
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**Exterior of home has
settling cracks from
an unknown source.**





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**Outside hose bib
loose and leaking**

A photograph showing the bottom edge of a garage door. The door is light-colored with horizontal panels. A red arrow points from a white text box to the bottom edge of the door. The floor is dark and appears to be concrete or asphalt.

**Garage door is
stuck and
damaged at
bottom**



Garage door is stuck and damaged at bottom

A photograph showing the bottom edge of a white garage door. A red arrow points from a text box to the bottom edge of the door. The floor is a light-colored, textured surface. The lighting is somewhat dim, and the overall scene appears to be an indoor garage or workshop.

**Garage door is
stuck and
damaged at
bottom**

Microwave is portable




It is recommended that all kitchen receptacles be on a GFCI circuit.



**It is recommended
that all kitchen
receptacles be on
a GFCI circuit.**



A stainless steel refrigerator with two doors on top and a freezer drawer on the bottom. A red callout box with a white border and red text points to a dent on the left door. The text reads: "Fridge has some dents and the ice maker is operable". The refrigerator is in a kitchen setting with a window with blinds to the left and a wall with a framed picture to the right.

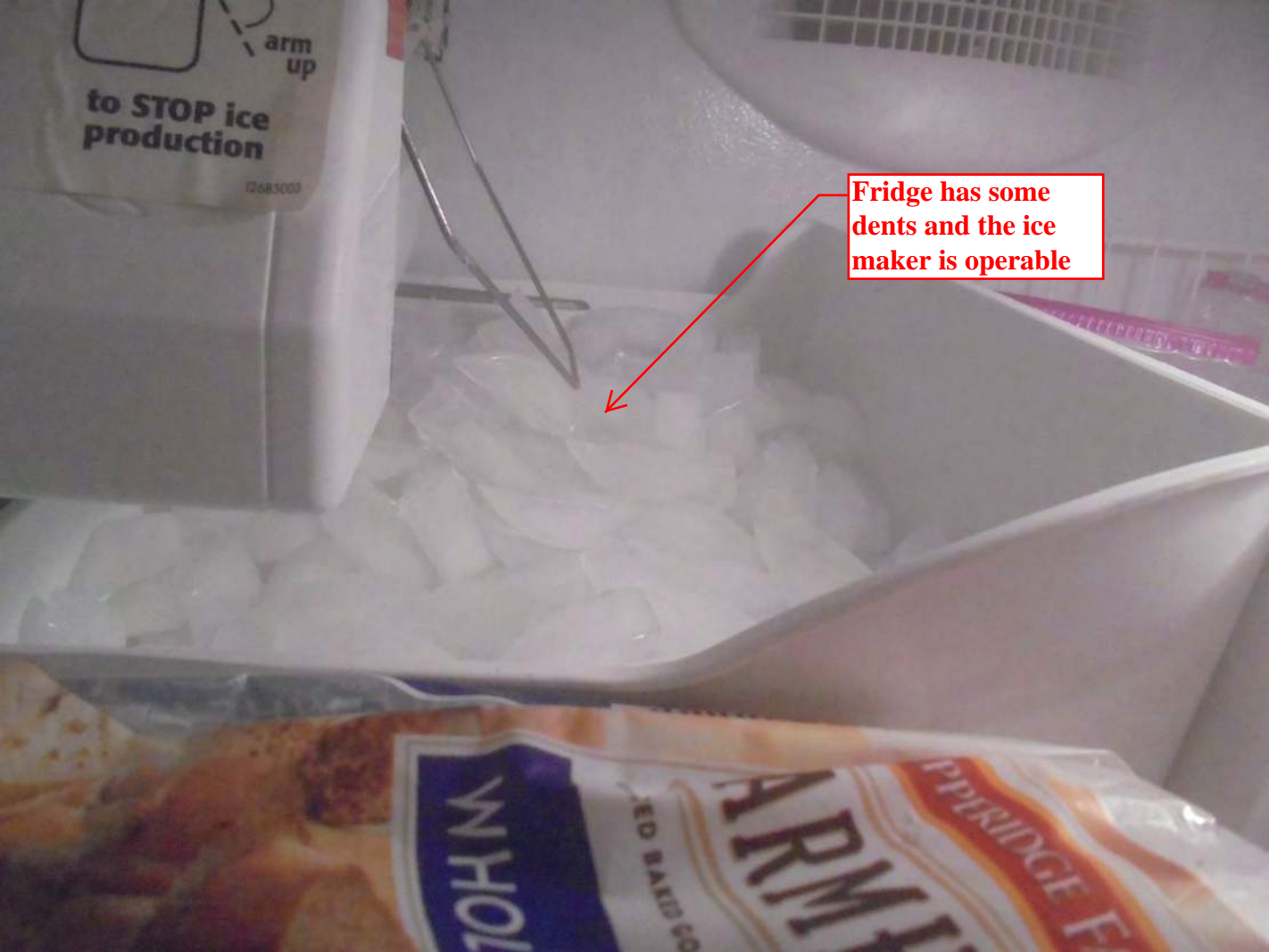
**Fridge has some
dents and the ice
maker is operable**


to STOP ice
production

12683003

arm
up

Fridge has some
dents and the ice
maker is operable





**Fridge has some
dents and the ice
maker is operable**

Kitchen is wired for a garbage disposal.



**Washer dumps
into sink -
Plumbed with
drain, but never
used.**



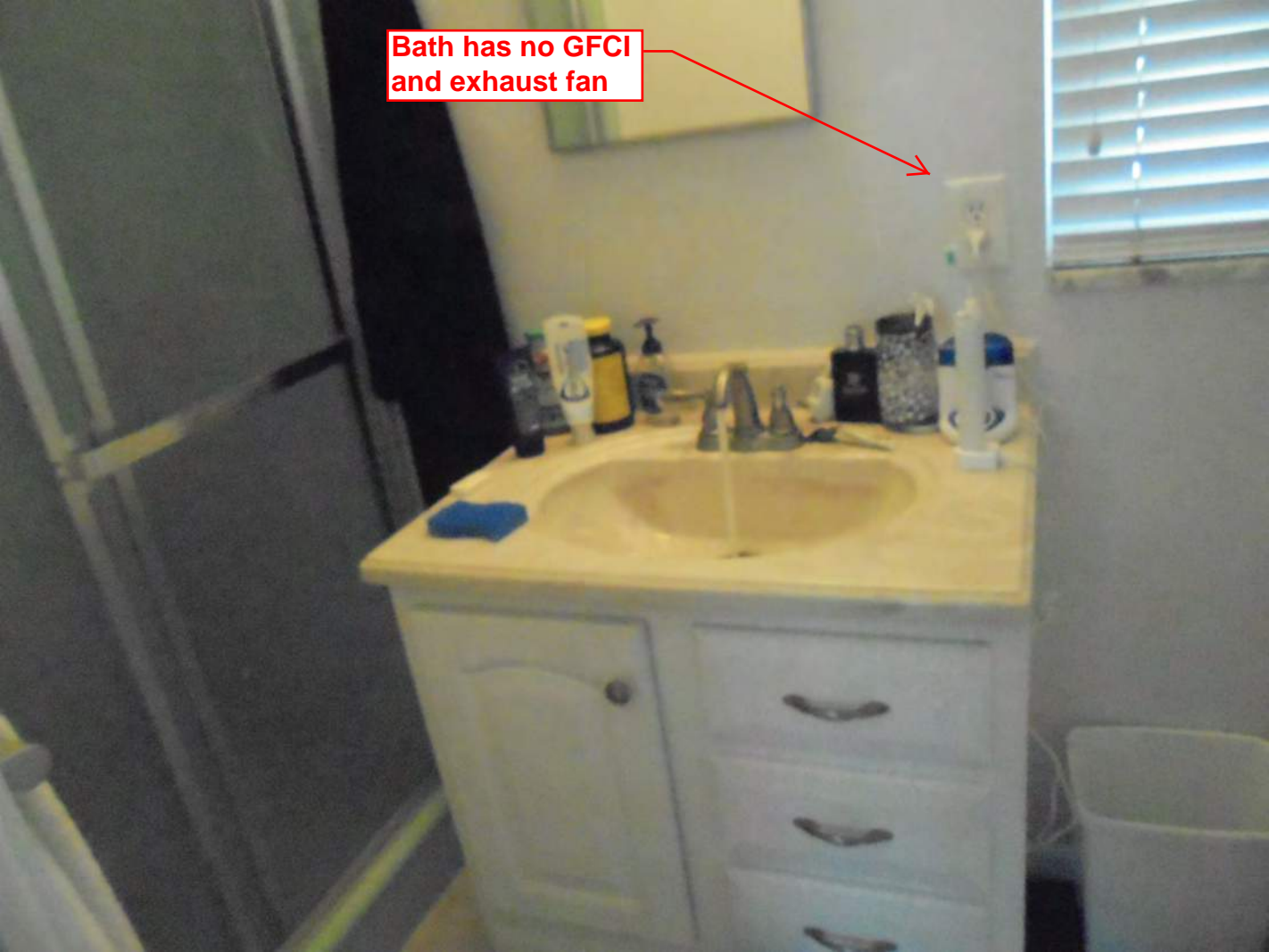
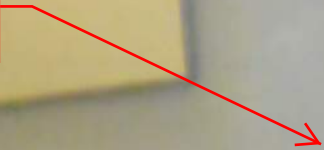
Laundry sink not attached to the wall securely





Loose faucet in wall

**Bath has no GFCI
and exhaust fan**



Shut off valves is frozen up



**Bath has no GFCI
and exhaust fan**



Ceiling damage





Slow sink drain

Shut off valves is frozen up



Loose hardware



A close-up photograph of a shower door's bottom seal. The seal is a dark, flexible strip that has become significantly worn and discolored, appearing brown and frayed. A red arrow points from a white text box to the damaged area. The background is a dark, textured wall, and the foreground shows a light-colored shower pan.

**Shower door
bottom seal is
worn**



**Shower door
bottom seal is
worn**

**Interior of home
has cosmetic
issues**



Ceiling damage





**Home missing
door stops.**

**Master bedroom
need closet
adjustment.**




**aster bedroom
need closet
adjustment.**





Dryer lint in the attic. Dryer is not vented to the outside



Some areas need additional insulation.

An open metal junction box is mounted on a wooden beam in an attic. The box is open, revealing several wires and a red wire nut. A red line points from the text box to the wire nut. The surrounding area is cluttered with various items, including a red and white hairbrush, a white plastic container, and a green bowl. The floor is made of wooden planks.

**Open junction box
in the attic area**



Attic area has evidence of rodent activity (mice) (active trap).

Has a termite pest contract with Massey

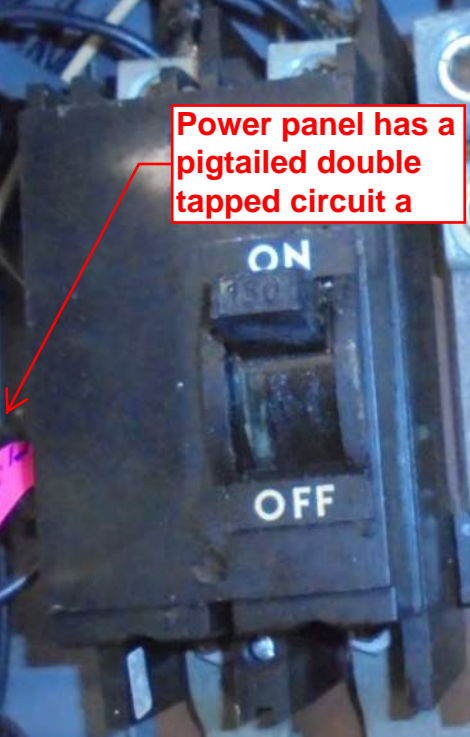
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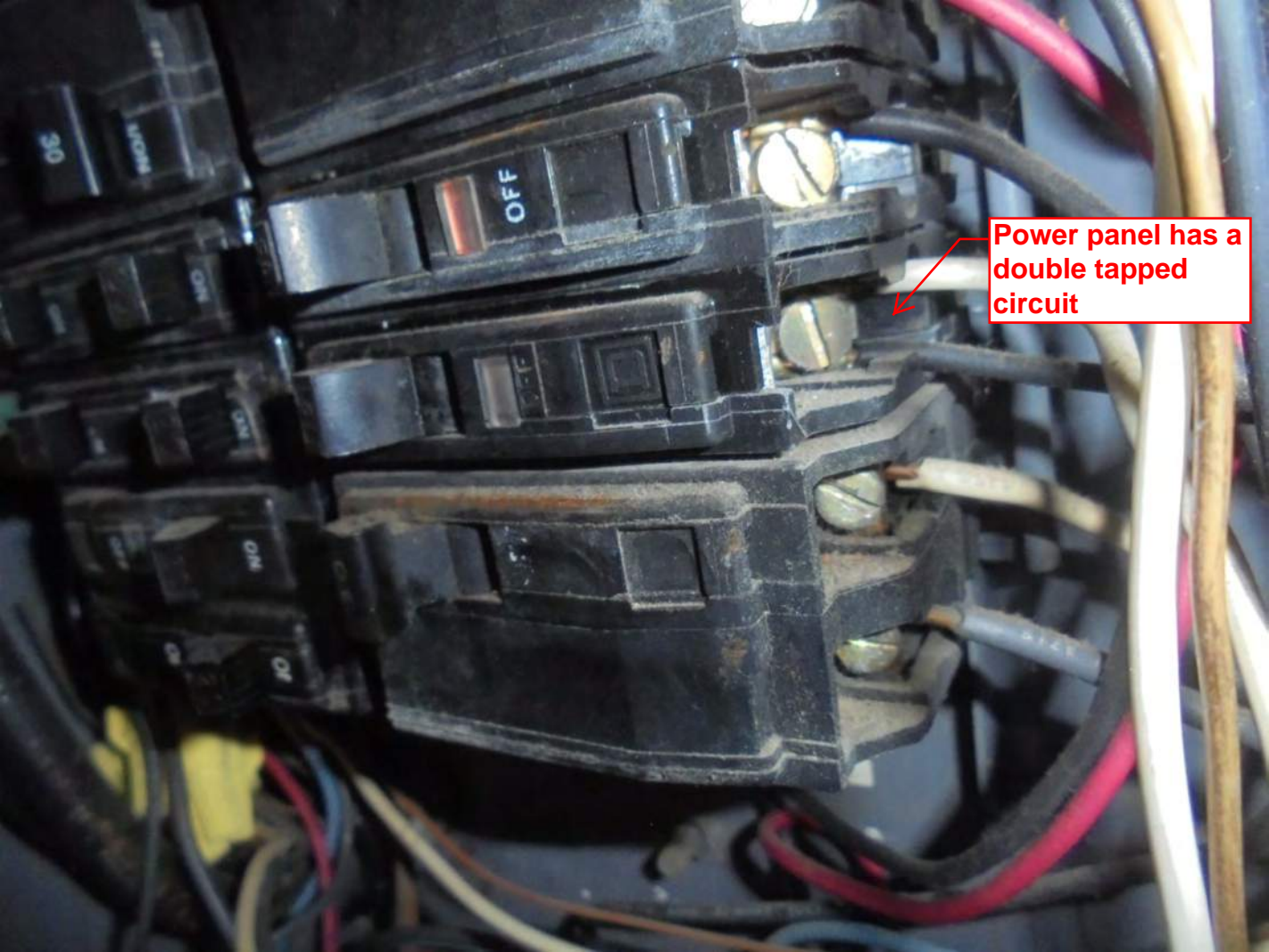
1 single pole turned into a 2 pole (illegal) with a nail to couple the circuits (Fire Hazard).

Power panel has a pigtailed double tapped circuit a



150
150
150

3 THW



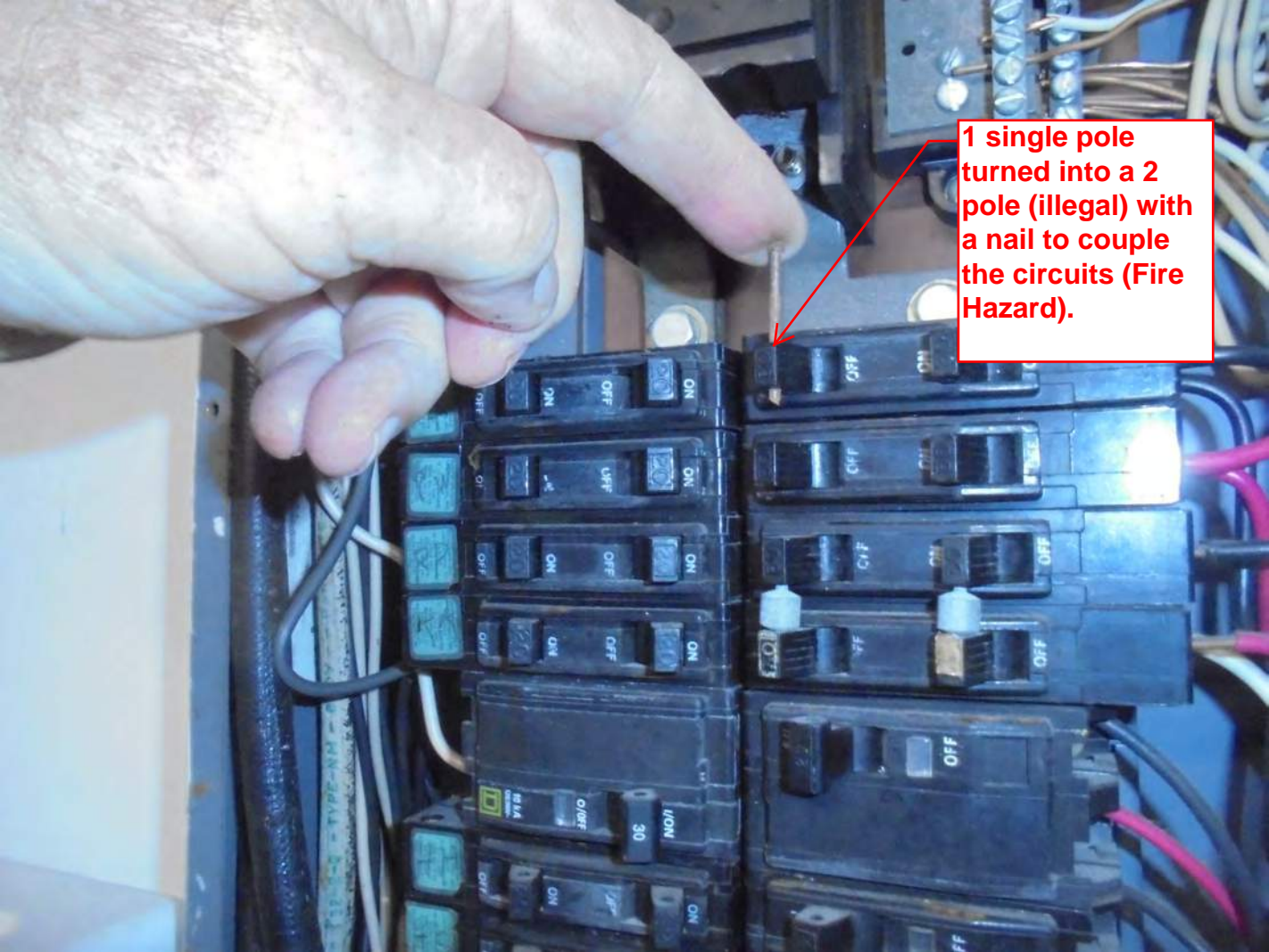
Power panel has a double tapped circuit

1 single pole turned into a 2 pole (illegal) with a nail to couple the circuits (Fire Hazard).





1 single pole turned into a 2 pole (illegal) with a nail to couple the circuits (Fire Hazard).

A close-up photograph of an electrical panel. A person's hand is visible on the left, holding a metal nail. The nail is being used to bridge the gap between two adjacent single-pole circuit breakers, effectively coupling them into a two-pole breaker. The breakers are black plastic with white handles and are mounted on a metal rail. The background shows other electrical components and wiring.

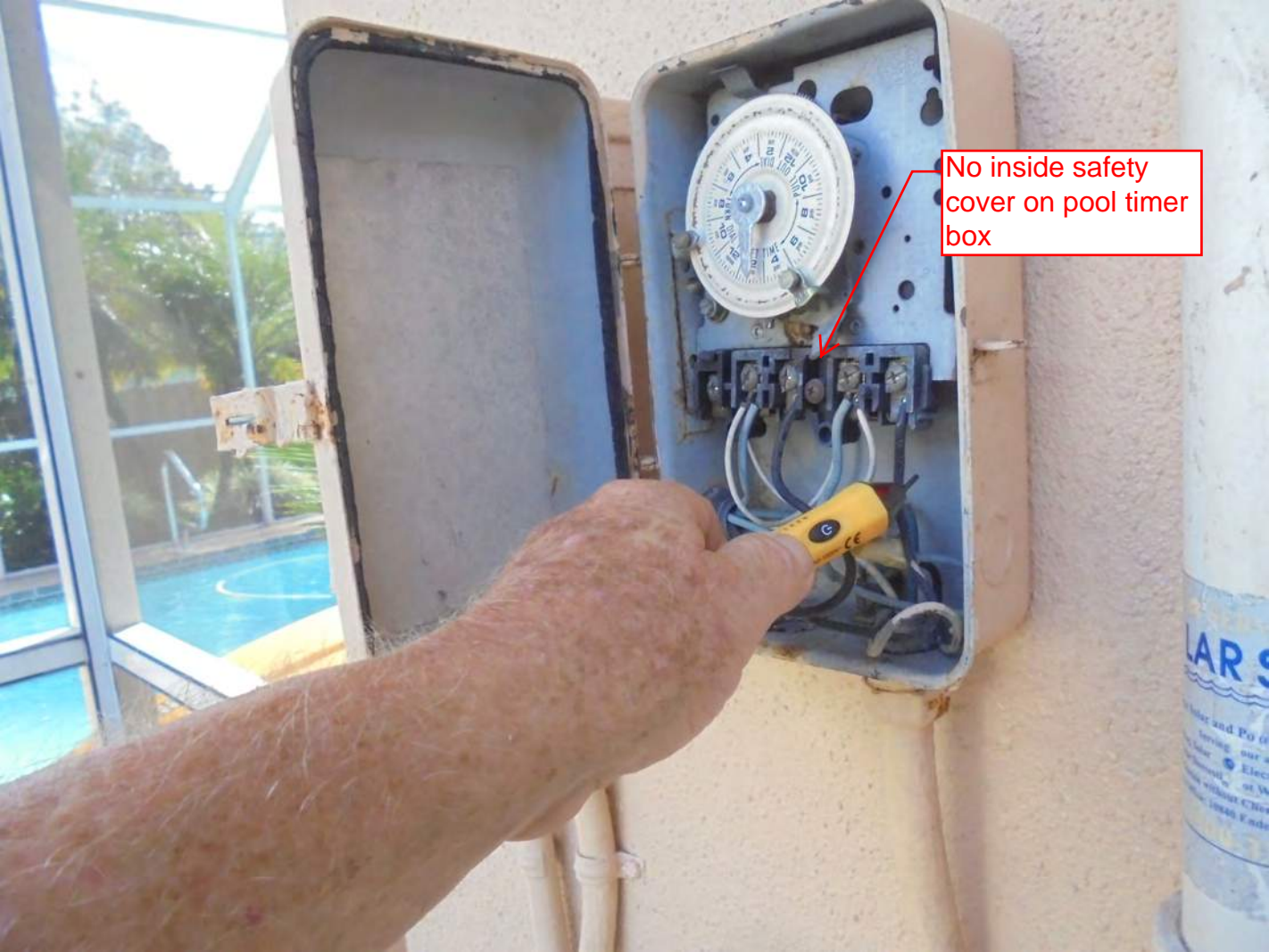
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**No safety cover
inside the
disconnect**



**No safety cover
inside the
disconnect**





No inside safety cover on pool timer box