

A TO Z HOME INSPECTIONS

PROFESSIONAL HOME INSPECTION SERVICES FOR HOME BUYERS AND SELLERS



Home Inspection Report



1234 Main Street

Report Prepared For:
Bill Smith

Report Prepared By:
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Registered Professional Inspector
Florida Association of Building Inspectors
November 15, 2007



GENERAL INFORMATION

This report summarizes the verbal briefing delivered at the conclusion of our inspection of 1234 Main Street that was conducted on November 15, 2007. At the time of the inspection the temperature was approximately 71 degrees and it was sunny. The residence was empty and vacant when the inspection was conducted.

NOTE: We hold new homes to a higher inspection standard than existing homes. While no home can be built totally free of defects or cosmetic imperfections or inconsistencies, it is expected that new homes be constructed by experienced craftsman under the direction of quality builders and superintendents resulting in a nearly perfect home. Items that would normally not be noted due to a cosmetic or minor nature in pre-existing homes are noted in this report.

NOTE: This is an exceptionally well built home where care and attention to detail are evident in construction, presentation and quality.

PROPERTY LOCATION:
1234 Main Street
Tallahassee, Florida 32312

REPORT DATE:
November 15, 2007

INSPECTION DATE:
November 15, 2007

REPORT NUMBER:
REP001977

CLIENT(s):
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BUYER'S AGENT:
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PURPOSE AND SCOPE

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). As such, our inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

EXCLUSIONS AND LIMITATIONS

The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

We DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Our inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

SUMMARY OF DEFICIENCIES

Note: This analysis is not meant to be technically exhaustive but rather to highlight areas where repairs are needed or areas of long-term future concern relating to maintenance and operation.

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report that they may have concerns about.

Further, the Summary is not a substitute for reading and understanding the complete report.

NOTE: We hold new homes to a higher inspection standard than existing homes. While no home can be built totally free of defects or cosmetic imperfections or inconsistencies, it is expected that new homes be constructed by experienced craftsmen under the direction of quality builders and superintendents resulting in a nearly perfect home. Items that would normally not be noted due to a cosmetic or minor nature in pre-existing homes may be noted in this report.

NOTE: This is an exceptionally well built home where care and attention to detail are evident in construction, presentation and quality.

EXTERIOR

SAFETY: The brick pavers at the front porch are raised above the edge brick creating a trip hazard that could cause injury. Repair or replacement is needed.

PLUMBING

REPAIR: The dishwasher drain connection under the kitchen sink leaks and should be repaired.

REPAIR: The sprinkler head at the left rear should be relocated inside the property line and fence.

ELECTRICAL

REPAIR: The electric cable at the water heater vent pipe should be moved so that there is at least one inch of clearance between the cable and the vent pipe.

REPAIR: The alarm system sensor at the office bathroom window is damaged and should be repaired or replaced.

INSULATION AND VENTILATION

REPAIR: The fireplace and water heater vent pipes are required to have one inch of clearance to all combustibles including insulation. This requirement is stamped into the metal vent pipes. Repair is needed.

APPLIANCES

SAFETY: There is no anti-tip bracket behind the range/oven to prevent it tipping when the door is opened. Anti-tip devices are supplied with all new ranges/ovens and installation is recommended by the manufacturer. Without an anti-tip bracket, the stove could tip away from the wall, spilling its contents and causing burns and scalding.

STRUCTURAL

In accordance with the ASHI® standard of practice pertaining to Structural Systems, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. Our inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist.

COMPONENT DESCRIPTION:

The subject residence is a one story detached, wood frame, single family dwelling and is a brand new home that has never been lived in. The residence has four bedrooms, one kitchen, three bathrooms and is built on a slab-on-grade. Wall framing is 2 by 4 studs on 16-inch centers sheathed with oriented strand board (OSB). The ceiling joists are 2 by 4. The roof is a manufactured truss assembly; the rafters are 2 by 4 and 2 by 6 on 24-inch centers sheathed with spaced sheathing. The foundation is conventional poured concrete design.

The attic was inspected using a flashlight. The attic access location was a ceiling hatch in the garage.



Probing is not done when doing so will damage finished surfaces, when no visible deterioration exists and if doing so requires our inspectors to be licensed pest control operators (PCO), unless the inspector involved is so licensed. Our inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind.

ROOF

In accordance with the ASHI© standard of practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Our inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

COMPONENT DESCRIPTION:

The roofing inspection was conducted from the ground. The roofing materials are asphalt shingles. An asphalt shingle roof consists of organic asphalt shingles. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection. The roof appears to be in satisfactory condition. Routine cleaning and maintenance is recommended.

The building has aluminum gutters and downspouts.

The roof system flashings consist of galvanized steel and were found at the roof to wall intersections.

Our inspectors are NOT required to inspect antennae, interiors of chimneys or flues that are not readily accessible or other installed accessory items.

LANDSCAPE AND SITE DRAINAGE

In accordance with the ASHI© standard of practice pertaining to Landscaping and Drainage as they relate to the exterior, our inspectors are required to inspect walkways, patios and driveways leading to entrances and the vegetation, grading, surface drainage and retaining walls when they are likely to adversely affect the residence.

COMPONENT DESCRIPTION:

The yard is relatively flat.

The driveway is concrete with some typical cracking and surface wear observed. The walkways are concrete in satisfactory condition. There is a concrete patio in the back of the residence.

Our inspectors are NOT required to inspect or report on the presence or condition of fences or erosion control. Earth stabilization measures, and geological, geo-technical and hydrological conditions are likewise not inspected or reported.

EXTERIOR

In accordance with the ASHI® standard of practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Our inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

COMPONENT DESCRIPTION:

The exterior cladding consists of a combination of brick veneer and fiber-cement horizontal clapboard siding. The exterior trim is a combination of metal and fiber cement. The exterior entry doors are a combination of metal-clad with windows and metal clad insulated units. The eaves consist of enclosed overhangs with screened ventilation.

OBSERVATIONS:

SAFETY: The brick pavers at the front porch are raised above the edge brick creating a trip hazard that could cause injury. Repair or replacement is needed.



Our inspectors are NOT required to inspect or report on the presence or condition of recreational facilities, outbuildings, seawalls, break-walls and docks, window and door screening, shutters, awnings or similar seasonal accessories.

PLUMBING

In accordance with the ASHI © standard of practice pertaining to Plumbing Systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Our inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping.

COMPONENT DESCRIPTION:

The plumbing system is connected to a municipal supply and waste system. The service pipe to the house is 3/4-inch PVC plastic pipe. The main water entry shut off and pressure reducer are located at the street. In-house supply plumbing is a combination of 1/2-inch and 3/4-inch CPVC plastic pipe. The drain/waste plumbing is schedule 40 ABS plastic pipe. The main waste clean-out is located in the front yard.

Hot water for the residence is provided by a conventional storage tank with 50 gallons of capacity. The energy source for the water heater is natural gas. The main fuel tank shut-off valve is located on the fuel line. The water heater exhausts through the roof via a B-vent.

OBSERVATIONS:

REPAIR: The dishwasher drain connection under the kitchen sink leaks and should be repaired.



REPAIR: The sprinkler head at the left rear should be relocated inside the property line and fence.

Our inspectors are NOT required to inspect the connections for clothes washing machines, interiors of flues or chimneys when not readily accessible, wells or well pumps, equipment associated with water storage, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems or private waste disposal (septic) systems. Additionally, inspectors are not required to operate safety valves or shut-off valves of any kind. We DO NOT determine the quantity or quality of water supplies or whether water supply and waste disposal systems are public or private.

ELECTRICAL

In accordance with the ASHI© standard of practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and the absence of smoke detectors. Our inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

COMPONENT DESCRIPTION:

The service to the dwelling is underground service lateral with aluminum entry conductors. The main service entrance panel is a breaker system located in the garage. The service entrance amperage rating is 200 amps with a voltage rating of 120/240 volts. The main disconnect is a 200 amp breaker type located inside the service entrance panel. The final service rating was determined to be 200 amps.

The distribution and branch wiring is non-metallic sheathed cable (romex) type, copper wiring. The main service panel appears to have some room for future upgrades or additions to the system. A representative number of fixtures, electrical outlets and switches were tested. A representative number of the electrical receptacles in this home were tested and found to have the correct polarity and grounding. The service grounding electrode conductor is a single-conductor copper ground located on the driven ground rod at exterior of residence.

Smoke alarms were found in the building. The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

NOTE: The electrical meter is located on the side of the residence.

OBSERVATIONS:

REPAIR: The electric cable at the water heater vent pipe should be moved so that there is at least one inch of clearance between the cable and the vent pipe.



REPAIR: The alarm system sensor at the office bathroom window is damaged and should be repaired or replaced.

Our inspectors are NOT required to inspect any remote control devices (unless such device is the only means of control), alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. We are also NOT required to measure amperage draw, line voltage or ground impedance.

HEATING

In accordance with the ASHI© standard of practice pertaining to Heating Systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Our inspectors are required to inspect the installed heating equipment and associated vent systems, flues and chimneys.

COMPONENT DESCRIPTION:

A heat pump provides heat to the residence. The heating system is located at the exterior. The thermostat for the system is located the kitchen.

The ductwork for the heating system consists of flexible, insulated, polyethylene ducts with polyethylene return ducting. The filter(s) for this system can be found at the intake side of the air handler. The filter is a media type.

OBSERVATIONS:

The heating system meets the rough heating requirement calculation for this home.

When the ambient temperature is above 60 degrees, the heat cycle of heat pumps are not tested to avoid damage to the unit. If the cooling cycle of the unit is working correctly, it is generally accepted that the heating cycle will work correctly as well.

Our inspectors are NOT required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). We are also NOT required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.

AIR CONDITIONING

In accordance with the ASHRAE standards of practice pertaining to Air Conditioning Systems, Our inspectors are required to inspect only installed central or through-wall air conditioning units and to describe their distinguishing characteristics and energy source.

COMPONENT DESCRIPTION:

In accordance with the standards of practice of our professional association, we inspect only installed air conditioning units. We are required to operate the system using normal controls and to describe the energy source and distinguishing characteristics in our report. We are not required to determine whether the system is adequately sized for the home, pressure-test the system or inspect for leaking refrigerant, program digital thermostats or controls or operate the setback features of thermostats or controls.

A heat pump provides air conditioning for the residence. The energy source for the unit is electricity. The heat pump is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil to heat the home in winter. When used to cool a home in summer, the latent heat from the interior is gathered through the interior coil and transferred to the outside air. The disconnect for the heat pump is mounted within 50ft. and in sight of the unit. The outside coil/compressor unit is located at side of the home. The ductwork for the heating system consists of flexible, insulated, polyethylene ducts with polyethylene return ducting. The filter(s) for this system can be found at the intake side of the air handler. The filter is a media type. The cooling system was operated using normal controls and was found to be functioning normally.

OBSERVATIONS:

As exterior temperature at the time of the inspection was 60°F or above, this system was tested using normal controls.

The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. The acceptable split for the cooling cycle of heat pump units is 10-15°F. This system is operating within specified temperature limits.

Our Inspectors are NOT required to inspect electronic air cleaner filters or determine the adequacy of the air conditioning system or whether it is properly balanced. We DO NOT operate any cooling system equipment, including the cooling cycle of heat pumps, when the exterior temperature is less than 60°F.

INTERIOR

In accordance with the ASHI© standard of practice pertaining to Interiors, there is NO requirement for the report to describe any interior components or finishes. Our inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, countertops and a representative number of cabinets, a representative number of doors and windows and the garage doors and automatic garage operators.

COMPONENT DESCRIPTION:

The interior wall surfaces are drywall. Ceilings are drywall. The primary floor coverings are wall to wall carpet and tile. The bathroom flooring is tile. The kitchen floor is tile.

The kitchen cabinets are face frame. The kitchen countertops are granite. The bathroom cabinets are face frame. The bathroom countertops are solid surface.

The windows are vinyl sash double glazed units. A representative number of windows were examined and are considered to be in satisfactory condition.

Most interior doors are composition, hollow-core panel. A representative number of the interior doors were examined and appear in satisfactory condition.

The garage doors are metal, sectional rollup style units. The overhead garage doors are opened and closed with an automatic door opener mechanism.

Our inspectors are NOT required to inspect paint, wallpaper or other finish treatments, carpeting, window treatments, central vacuum systems, household appliances and recreational facilities or gymnastic equipment.

INSULATION AND VENTILATION

In accordance with the ASHI© standard of practice pertaining to Insulation and Ventilation Systems, this report describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Our inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible, ventilation of attics and foundation (crawl space) areas and mechanical ventilation systems, if present.

COMPONENT DESCRIPTION:

The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

There is an insulation certificate posted in the attic that documents the type and thickness of insulation used in the attic only.

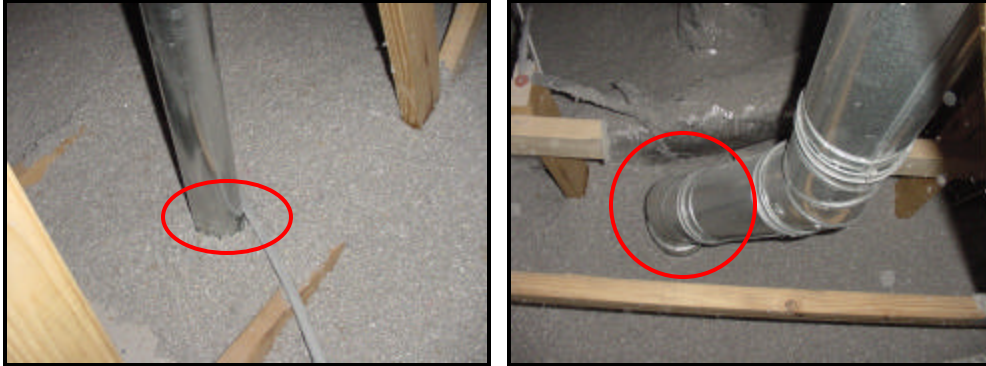
The main attic section is insulated with 12 inches of fiberglass batting and cellulose. The insulation level in the attic is to current code. This roof/attic configuration uses passive ventilation and has under-eave intake vents consisting of holes cut in the soffit that are either screened with mesh or covered with louvered material. There are ridge vents used along the ridge of this attic/roof assembly to exhaust air. Like other types of vents, these enable air entering the roof/attic near the eaves to rise through convection toward the ridge and then leave the roof envelope. Since ridge vents are continuous, they provide more efficient movement of air out of the roof system than gable, roof or slot vents. The roof/attic ventilation appears to be functioning normally and is adequate for a home of this size.



There are exhaust fans/devices located in all bathrooms, the kitchen and the laundry.

OBSERVATIONS:

REPAIR: The fireplace and water heater vent pipes are required to have one inch of clearance to all combustibles including insulation. This requirement is stamped into the metal vent pipes. Repair is needed.



Our inspectors are NOT required to determine indoor air quality or disturb insulation or vapor retarders, unless required by law.

FIREPLACE

In accordance with the ASHI© standard of practice pertaining to Fireplaces and Solid Fuel Burning Appliances, this report describes the fireplaces and solid fuel burning appliances as well as the chimneys. Those portions of the chimney(s) that extend above the roof are described under Roof System previously in this report. Our inspectors are required to inspect system components, vent systems, flues and chimneys of fireplaces and solid fuel burning appliances.

COMPONENT DESCRIPTION:

There is a vented gas fireplace located in the family room. Combustion air is supplied from outside using an air inlet built into the firebox. The fireplace has a firebrick liner and a floor hearth.

OBSERVATIONS:

The fireplace appears to be operating as expected.



Our inspectors are NOT required to ignite or extinguish any fires in any device, determine the draft characteristics of vents or chimney flues, move fireplace inserts, stoves or firebox contents, inspect the interior of flues or chimneys, firescreens or doors, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, mantels and fireplace surrounds or any heat distribution accessory devices, whether gravity controlled or fan assisted.

APPLIANCES

COMPONENT DESCRIPTION:

This inspection includes range, oven, dishwasher, food disposer and microwave oven as requested.

The stove is a slide-in type electric range. The oven is integral to the range. The dishwasher is an under-counter type. The food disposer is an electric type. The microwave is a built-in type.

OBSERVATIONS:

SAFETY: There is no anti-tip bracket behind the range/oven to prevent it tipping when the door is opened. Anti-tip devices are supplied with all new ranges/ovens and installation is recommended by the manufacturer. Without an anti-tip bracket, the stove could tip away from the wall, spilling its contents and causing burns and scalding.