

Home Inspection Report

St. Augustine, FL, 32092



Inspection Date:
January, 2015

Prepared For:
Customer

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Report Number:
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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes 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.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces southwest.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

- **Repair:** The heat pump was inoperative at the time of the inspection. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.

SAFETY ISSUES

- None

REPAIR ITEMS

- **Repair:** The flashing adjacent to lanai is loose/damaged and should be repaired to avoid water and pest intrusion.
- **Repair:** The supply hose for the left faucet in the master bathroom is leaking.
- **Repair:** The supply hose for the toilet in the master bathroom is leaking.
- **Repair:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced where needed.
- **Repair:** Damaged French Doors and hardware in the living room to outside should be repaired. Add-on shades are loose and may be hazardous to small children.
- **Repair:** Doors in the main bathroom *and* the front bedroom should be trimmed or adjusted as necessary to work properly.

IMPROVEMENT ITEMS

- **Improve:** While it is not critical at this point, it may be prudent to consider painting the exterior of the house, a significant expense.

- **Improve:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Improve:** It would be wise to install a smoke detector in the garage.
- **Improve:** The loose light fixture on the exterior of the home on both sides of the garage should be tightened and sealed to prevent water and pest entrance.
- **Improve:** The refrigerator and freezer is neglected and requires thorough cleaning.

ITEMS TO MONITOR

- **Monitor:** Common minor cracks were observed on the exterior walls of the house on the entire home. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.
- **Monitor:** Prior repairs to the roof structure are evident at the front southwesterly peak. Nail heads were showing on top of the shingle and repair previously made. Consult the current owner regarding this prior work.
- **Monitor:** Common minor cracks were observed on the exterior walls of the house. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.
- **Monitor:** The back porch columns show evidence of typical movement. Repairs can be deferred.
- **Monitor:** Lights were missing in some fixtures and the inspector was unable to check for operation. New bulbs should be installed and the circuit should be checked/repared as necessary.
- **Monitor:** Windows in front bedroom trim damaged from closing window while locks are in engaged position. Plastic trim chipped away.
- **Monitor:** The dishwasher appears to have been lacking maintenance and had evidence of erosion.

DEFERRED COST ITEMS

- **Deferred Cost:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Dry weather conditions prevailed at the time of the inspection, but wet weather conditions prevailed the morning of and the day prior.

The estimated outside temperature was 62 degrees F.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete
Columns:	•Wood
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss
Roof Structure:	•Trusses •OSB Board Sheathing

STRUCTURE OBSERVATIONS

The materials and workmanship, where visible, are good. No major defects were observed in the accessible structural components of the house. The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed. The inspection did not disclose significant deficiencies in the structure. Typical minor flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Common minor cracks were observed on the exterior walls of the house on the entire home. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Roof Drainage System:	•None
Method of Inspection:	•Walked on roof

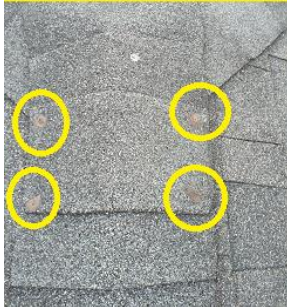
ROOFING OBSERVATIONS

The roof coverings are in fair condition. We did not see evidence of active leaks nor need for immediate major repair.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The flashing adjacent to lanai is loose/damaged and should be repaired to avoid water and pest intrusion.
- **Monitor:** Prior repairs to the roof structure are evident at the front southwesterly peak. Nail heads were showing on top of the shingle and repair previously made. Consult the current owner regarding this prior work.
- **Deferred Cost:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

Nail Heads showing thru temporary repair



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco
Soffits, And Fascias:	•Aluminum •Wood
Exterior Doors:	•Solid Wood •French Doors
Window/Door Frames:	•Wood
Entry Driveways:	•Concrete
Entry Walkways and Patios:	•Concrete
Overhead Garage Door:	•Insulated Steel
Surface Drainage:	•Graded Away From House •Partial Level Grade

EXTERIOR OBSERVATIONS

The exterior stucco siding that has been installed on the house is relatively low maintenance. The soffits and fascia are a low-maintenance feature of the exterior of the home. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The lot drainage was good, conducting surface water away from the building. The driveway and walkways are in good condition. The garage completely finished. The exterior of the home has lacked some maintenance; repairs are needed.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.
- **Monitor:** The back porch columns show evidence of typical movement. Repairs can be deferred.
- **Improve:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Improve:** While it is not critical at this point, it may be prudent to consider painting the exterior of the house, a significant expense.
- **Improve:** It would be wise to install a smoke detector in the garage.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: south wall
Service Grounding:	•Copper
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Garage
Distribution Wiring:	•Copper
Wiring Method:	•Tinned-Copper
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathrooms •Exterior •Garage •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Split receptacles are present in the kitchen. These outlets offer an added level of convenience, as there are separate circuits provided for each half of the outlet. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor. Inspection of the electrical system did not reveal the need for improvement.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Lights were missing in some fixtures and the inspector was unable to check for operation. New bulbs should be installed and the circuit should be checked/repared as necessary.
- **Improve:** The loose light fixture on the exterior of the home on both sides of the garage should be tightened and sealed to prevent water and pest entrance.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity •240 Volt Power Supply
Central System Type:	•Air Source Heat Pump System with Auxiliary Heat -Manufacturer / Date: Carrier / Date April 2009 - Serial Number: 1709E08424 •Model Number: 25HBB336A300 •Air Handler/Fan •Manufacturer / Date: Carrier / Oct 2009 -Serial Number: 4309A69006 •Model Number: FX4CNF03

COOLING / HEAT PUMPS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The heat pump was inoperative at the time of the inspection. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.

The installation of a “set back” thermostat may help to reduce heating costs.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in Main Attic
Exterior Wall Insulation:	•Not Visible
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathrooms •Dryer

INSULATION / VENTILATION OBSERVATIONS

Insulation levels are typical for a home of this age and construction. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- None

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Plastic •Not Visible
Main Water Valve Location:	• Outside Front Lawn
Interior Supply Piping:	•Plastic
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Copper
Water Heater:	•Electric •Approximate Capacity (in gallons): 50 -Manufacturer: A.O. Smith•Serial Number: 0932A013860 -Model Number: ECT 52 200

PLUMBING OBSERVATIONS

The plumbing system is in generally good condition. The water pressure of **64 PSI** supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The supply hose for the left faucet in the master bathroom is leaking.
- **Repair:** The supply hose for the toilet in the master bathroom is leaking.
- **Repair:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced where needed.

To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs would be wise.



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Vinyl/Resilient •Tile
Window Type(s) & Glazing:	•Double Glazed
Doors:	•Wood-Hollow Core •French Doors

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas. The majority of the doors and windows are average quality.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Damaged French Doors and hardware in the living room to outside should be repaired. Add-on shades are loose and may be hazardous to small children.
- **Repair:** Doors in the main bathroom *and* the front bedroom should be trimmed or adjusted as necessary to work properly.
- **Monitor:** Windows in front bedroom trim damaged from closing window while locks are in engaged position. Plastic trim chipped away.

Install new exterior lock sets upon taking possession of the home.



Damage to French Doors



Front Bedroom Window Trim Damage

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Recent renovations and/or interior painting concealed historical evidence.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Electric Range •Dishwasher •Waste Disposer •Refrigerator

APPLIANCES OBSERVATIONS

All appliances that were tested responded satisfactorily. The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The dishwasher appears to have been lacking maintenance and had evidence of erosion.
- **Improve:** The refrigerator and freezer is neglected and requires thorough cleaning.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!