

Report Summary

Inspection Date: October 23, 2018.

Subject Property: 8452 Main St, Any Town, FL 33333.

Client: John & Jane Doe.

Do not use this Report Summary as the determining factor in deciding whether or not a noted condition is considered a functional deficiency or cosmetic deficiency, as defined by the Contract For Sale and Purchase. Consult with your Realtor or Attorney as to how the following notes affect the Contract For Sale and Purchase.

The following conditions were noted at time of inspection:

ROOF SYSTEM

1. Concrete on front left corner of tile roof is cracked and deteriorated. Maintenance and repair by a qualified tradesperson recommended.
2. Roof tile(s) missing or displaced - Left side of structure. Recommend evaluation and repair by a licensed roofing contractor.
3. Roof tiles displaced - front of structure. Recommend evaluation and repair by a licensed roofing contractor.
4. Moisture stains in roof decking below displaced roof tiles on front of structure. Stains were tested with an electronic moisture meter and elevated moisture levels were found. Recommend evaluation and repair by a licensed roofing contractor.

STRUCTURE

5. Second story floor structure at the top of stair landing is not level. Alteration has been made to the second floor in this area. Open living area has been converted to a bedroom and bathroom. Uneven floor does not appear to be a structural issue. Recommend contacting qualified contractor if questions remain about uneven floor.
6. Game room exterior door striker plate is missing or not installed. Replacement needed.

ELECTRICAL SYSTEMS

7. Upstairs NE bathroom light flickers and does not operate as expected. Maintenance and repair by a qualified tradesperson recommended.
8. Upstairs NE bathroom electrical outlets are not GFCI protected. Bathroom outlets were required to be GFCI protected after 1975. Upgrades and improvements recommended.

HEATING & AIR CONDITIONING

9. A/C system copper line set insulation terminates short of the air handler. Exposed portions of the copper refrigerant line have a tendency to sweat during hot weather, when the system is operating frequently. Maintenance and repair is needed to prevent moisture stains or damage to interior ceilings and/or walls.

KITCHEN

10. Outdoor kitchen grill has been replaced. Grill is functional but does not appear to be the same size as the original. There is a gap between the back of the grill and the counter top.
11. Dishwasher did not respond to the normal operating controls at time of inspection. I recommend evaluation and repair by a qualified tradesperson for repair or replacement as needed. [Note] Inspector verified that the unit had power.

BATHROOMS

12. Downstairs Jack and Jill bathroom toilet is loose at floor, allowing it to wobble or spin. Maintenance and repair needed to restore proper operation and prevent possible leakage.
13. Master bathroom shower wall tile(s) are loose or hollow. Shower tile installation is unprofessional. Evaluation and repair by a qualified tradesperson recommended.

INTERIOR

14. Downstairs front left bedroom window does not open. This is considered to be a safety hazard. All living area rooms require a secondary means of egress. Suggest evaluation by a qualified tradesperson for appropriate improvements and corrections.

POOL/HOT TUB & EQUIPMENT

15. Swimming pool plumbing ball valve handle(s) broken. Upgrade recommended.
16. Swimming pool right side light fixture did not respond at time of inspection. I recommend evaluation by a qualified tradesperson for appropriate corrections and improvements.

Thank you for selecting our firm to perform your inspection. If you have any questions regarding the inspection report or the real property, please feel free to call.

Sincerely,



Matthew Helms
Inspector