



Inspection Report

Property Address:

Palm Harbor FL 34684



Bayside Building Consultants, LLC

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Date: 10/9/2020	Time: 01:00 PM	Report ID: 20201009-
Property:	Customer:	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

State of Florida

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Year of Construction:

1979

Front Entry Faces:

West

Temperature:

Over 65 (F) = 18 (C)

Weather:

Partly Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Dimensional Shingle
Modified bitumen

Roof Age:

9 Years
Extra Info : permit date 12/19/2011

Viewed roof covering from:

Walked roof

Items

1.0 Roof Coverings

Comments: Inspected

(1) The shingle roof surfaces appear to be in adequate overall condition and no sign of leakage or damage was seen during the inspection. The typical life expectancy for this type of shingle is 18-20 years. The rear flat roof is also 9 years old and will last another 4-5 Years.



1.0 Item 1(Picture)



1.0 Item 2(Picture) Bee keeping boxes on flat roof



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

(2) There is a nail pop that needs to be repaired over the guest bedroom before it starts to leak.



1.0 Item 7(Picture)

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.3 Roof Drainage Systems

Comments: Inspected

The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



1.3 Item 1(Picture)

1.4 Maintenance

Comments: Inspected

(1) **Maintenance:** Have the shingled roof inspected by a Florida licensed inspector or a roofer every few years to check for damaged and deteriorated shingles, especially after severe weather. Typical issues with shingle roofs include nail pops, loss of adhesion of shingle tabs, baseline leakage, cupping, etc. Also have all penetrations inspected and sealed at that time.

(2) **Maintenance:** Have the flat roof surfaces inspected by a Florida licensed inspector or a roofer every few years to check for damaged and deteriorated surfaces, especially after severe weather. Typical issues with flat roofs include nail pops, loss of adhesion of the membrane sheets, baseline leakage, etc.

1.5 Roof Vents

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials**Siding Style:**

Cement stucco
Pebble dash

Siding Material:

Hardcoat Stucco

Trim Material:

Wood

Eave Materials:

Aluminum

Exterior Entry Doors:

Wood
Steel
Single pane glass

Appurtenance:

Covered porch
Extra Info : Slider Window enclosed Florida Room

Driveway:

Concrete

Sidewalks:

Concrete

Fencing:

PVC

Items**2.0 General Condition**

Comments: Inspected

The exterior inspected well overall, with no major defects evident. Ongoing maintenance is crucial to the overall condition of the home. Some recommendations are listed below.

2.1 Wall Cladding Flashing and Trim

Comments: Inspected

2.2 Doors (Exterior)

Comments: Inspected

2.3 Windows

Comments: Inspected

2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

(1) Some typical cracking was seen at the sidewalk, no improvements are needed at this time.



2.5 Item 1(Picture)

(2) **Maintenance:** The tree limbs that are in contact with roof or hanging near roof should be trimmed.



2.5 Item 2(Picture)

2.6 Eaves, Soffits and Fascias

Comments: Inspected

2.7 Fencing

Comments: Inspected

Adjust the self-closing gates to close correctly as required for safety at the pool area.



2.7 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Style: Two-car garage	Garage Door Type: One automatic	Garage Door Material: Metal
Auto-opener Manufacturer: CRAFTSMAN		

Items

3.0 Garage Ceilings

Comments: Inspected

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

3.2 Garage Floor

Comments: Inspected

3.3 Garage Door (s)

Comments: Inspected

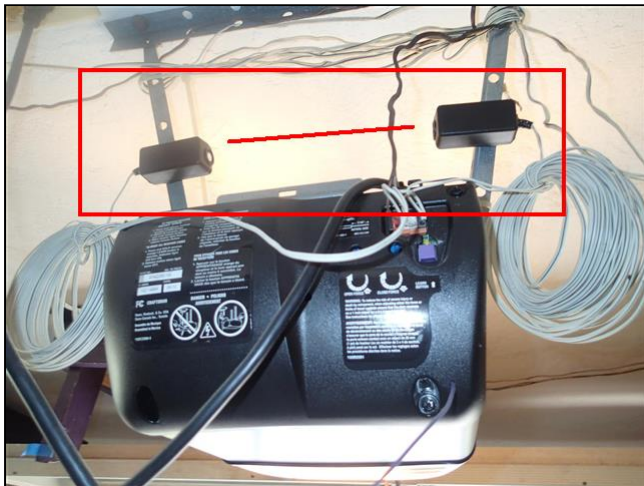
3.4 Occupant Door (from garage to inside of home)

Comments: Inspected

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

The sensors are installed incorrectly at the opener itself and improvements are needed for safety. The beam should be installed at the base of the door opening.



3.5 Item 1(Picture)

3.6 Accessibility

Comments: Inspected

Note: Not all areas of the garage interior could be viewed due to stored items, built in shelving, etc. Be sure to check the area thoroughly at the walk-through inspection before closing.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Stone

Interior Doors:

Hollow core

Pocket

Masonite

Raised panel

Window Types:

Thermal/Insulated

Sliders

Window Material:

Vinyl

Cabinetry:

Laminate

Countertop:

Solid surface

Items

4.0 General Condition

Comments: Inspected

The interior shows little evidence of wear and tear and is in good overall condition. The windows were replaced in the last few years and some remodeling has been performed in stages.

4.1 Ceilings

Comments: Inspected

4.2 Walls

Comments: Inspected

4.3 Floors

Comments: Inspected

4.4 Steps, Stairways, Balconies and Railings

Comments: Inspected

4.5 Counters and Cabinets (representative number)

Comments: Inspected

4.6 Doors (representative number)

Comments: Inspected

4.7 Windows (representative number)

Comments: Inspected

Maintenance: Clean and maintain the window tracks under the bottom sash and screens to allow water that blows through the screen to drain out. Also, lubricate the windows with a silicone window spray to keep them operating smoothly.

4.8 Accessibility of Interior

Comments: Inspected

Note: Personal belongings and furniture are limiting access and visibility at the interior. Be sure to perform a thorough walk-through of the home before closing when it is empty in order to check for any issues that may not have been visible at the time of the inspection.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Masonry block
Poured concrete

Floor Structure:

Slab

Wall Structure:

Masonry/Concrete Block

Columns or Piers:

Metal porch columns

Ceiling Structure:

Bottom cord of trusses

Roof Structure:

Engineered wood trusses
Plywood

Roof-Type:

Hip
Flat

Method used to observe attic:

Entered

Attic info:

Attic hatch

Items

5.0 General Condition

Comments: Inspected

The home and foundation appear to be generally sound with little evidence of settlement or any other noted structural concern.

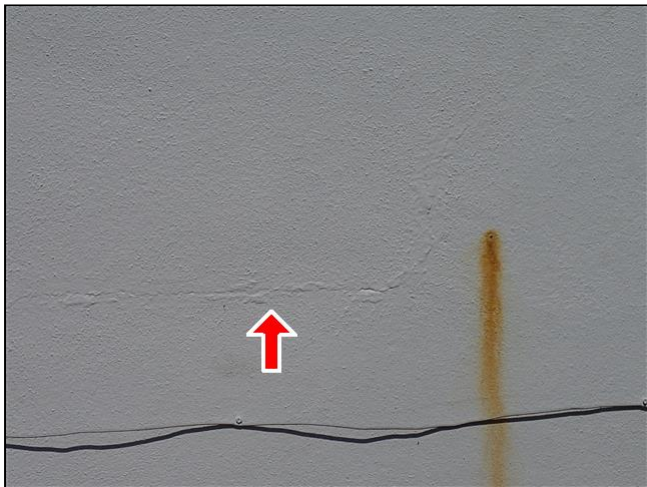
5.1 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

5.2 Walls (Structural)

Comments: Inspected

There has been some movement and curing shrinkage at the structural components of the building and its foundation as noted by several typical cracks on the interior and exterior surfaces. All of the cracking seen appears to be consistent with homes of this type and age but, as with all cracking on the structure, it should be monitored in the future. All buildings will undergo a certain amount of curing shrinkage, movement and differential settlement over the years.



5.2 Item 1(Picture) South wall

5.3 Columns Stem-walls or Piers

Comments: Inspected

5.4 Floors (Structural)

Comments: Inspected

5.5 Ceilings (Structural)

Comments: Inspected

5.6 Roof Structure and Attic

Comments: Inspected

5.7 Wood Destroying Organism Information/Damage

Comments: Inspected

Maintenance: Obtain annual termite inspections as needed as part of your maintenance plan, as unseen damage that is allowed to continue untreated can lead to very costly repairs. Discuss termite prevention with a termite treatment operator, and ask the seller about the history of any past treatments and if any warranties or bonds are in effect.

5.8 Chimney Foundation

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Drainage System: Sewer	Washer Drain Size: 2" Diameter
Plumbing Waste: PVC	Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon (2-3 people)
Water Heater Manufacturer: GE	Water Heater Age: 16 Years	Water Heater Location: Garage

Items

6.0 General Condition

Comments: Inspected

The system functioned adequately during the inspection with adequate overall supply pressure, and no sign of active leakage or drainage issues were observed.

6.1 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

6.2 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

6.3 Shower and Bath Enclosures

Comments: Inspected

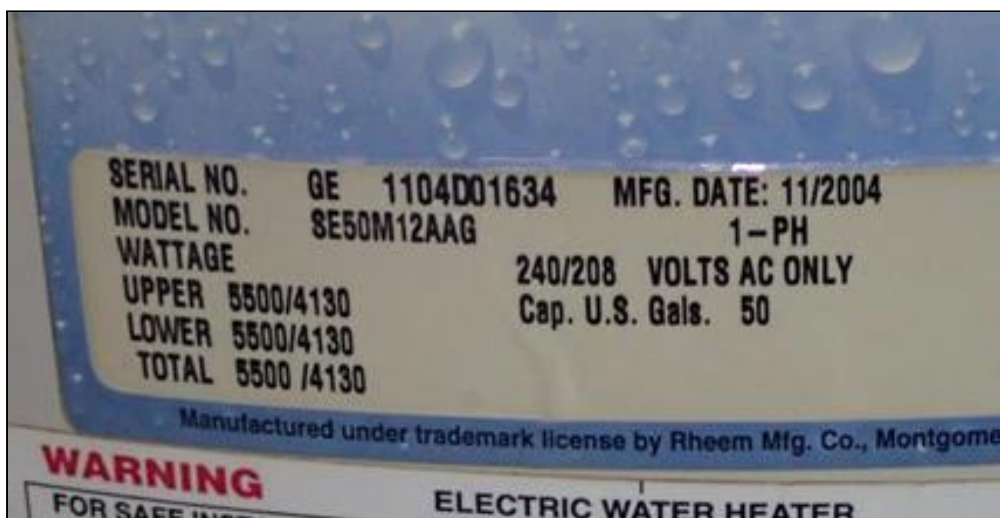
6.4 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

(1) Water Heater View



6.4 Item 1(Picture)



6.4 Item 2(Picture)

(2) Budget for the eventual replacement of this aging water heater, the typical life expectancy of the style of unit is between 12 and 15 years.

6.5 Main Water Shut-off Device (Describe location)

Comments: Inspected

At the front wall



6.5 Item 1(Picture)

6.6 Kitchen Sink Area

Comments: Inspected
Below kitchen sink view



6.6 Item 1(Picture)

6.7 Laundry Connections

Comments: Inspected

Laundry connections view



6.7 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
120/240 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Branch Wiring Methods:

ROMEX/PVC Insulated copper with ground

Items

7.0 General Condition

Comments: Inspected

The system shows some issues and older equipment, further evaluation and improvements are needed. See below for further detail and obtain trade estimates as needed from an electrician(s).

7.1 Service Entrance Conductors

Comments: Inspected

7.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

The pool sub panel is a SYLVANIA which brand known for a history of issues and is typically not accepted by many insurance companies. Furthermore, replacement parts are no longer available. I strongly recommend replacing the unit for safety.



7.2 Item 1(Picture)

7.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

7.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

7.5 Polarity and Grounding of Receptacles

Comments: Inspected

7.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

(1) The home was constructed before GFCI receptacles were required to be present to protect the exterior, bathroom, kitchen and other sink areas. You should consider upgrading the receptacles in all of the these areas to feature this type of protection as a safety consideration.

(2) There is a GFCI receptacle near the pool equipment and it is dead and needs further evaluation and repairs.



7.6 Item 1(Picture)

7.7 Location of Main and Distribution Panels

Comments: Inspected

(1) Main panel with cover-plate in the garage



7.7 Item 1(Picture)

(2) Electrical panel interior view



7.7 Item 2(Picture)



7.7 Item 3(Picture)

7.8 Smoke Detectors/Fire Safety Equipment

Comments: Inspected

Additional smoke detectors are needed at the inside and outside of all of the bedrooms.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Number of Heat Systems (excluding wood): One
Heat System Brand: CARRIER	Air Handler Age: 12 Years	Ductwork: Rigid duct board
Filter Type: Disposable	Filter Location: At the return grill	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
Central Air Manufacturer: CARRIER	Condenser Unit Age: 12 Years	Air Conditioning Temperature Differential: 14 Degrees F.
Number of AC Only Units: One	Total System(s) Capacity: 3 Tons	

Items

8.0 General Condition

Comments: Inspected

The HVAC equipment is functioning as intended at this time; however, it shows signs of age and is in the last period of its typical life expectancy. Budget for the eventual replacement of all of its components. (Partial replacements are complicated as air handlers and condensers must meet minimum SEER ratings, meaning that both units may need to be replaced when one fails).

8.1 Heating Equipment

Comments: Inspected

8.2 Normal Operating Controls

Comments: Inspected

8.3 Automatic Safety Controls

Comments: Inspected

8.4 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

8.5 Presence of Installed Heat Source in Each Room

Comments: Inspected

8.6 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

8.7 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Inspected

8.8 Gas/LP Firelogs and Fireplaces

Comments: Inspected

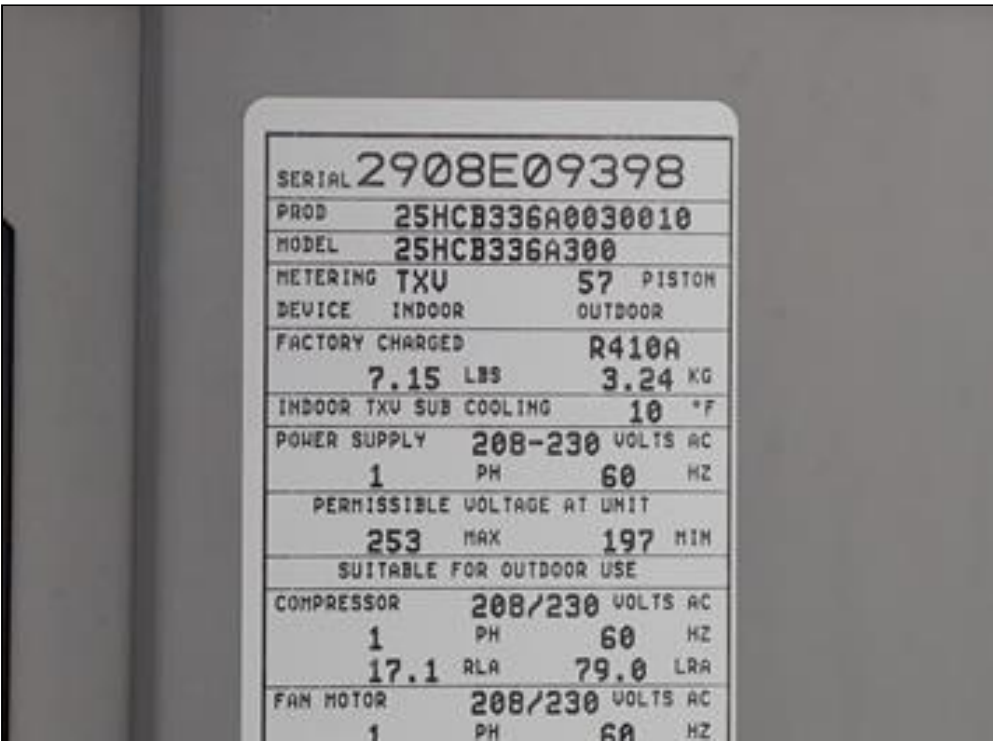
8.9 Cooling and Air Handler Equipment

Comments: Inspected

(1) Condenser unit



8.9 Item 1(Picture)

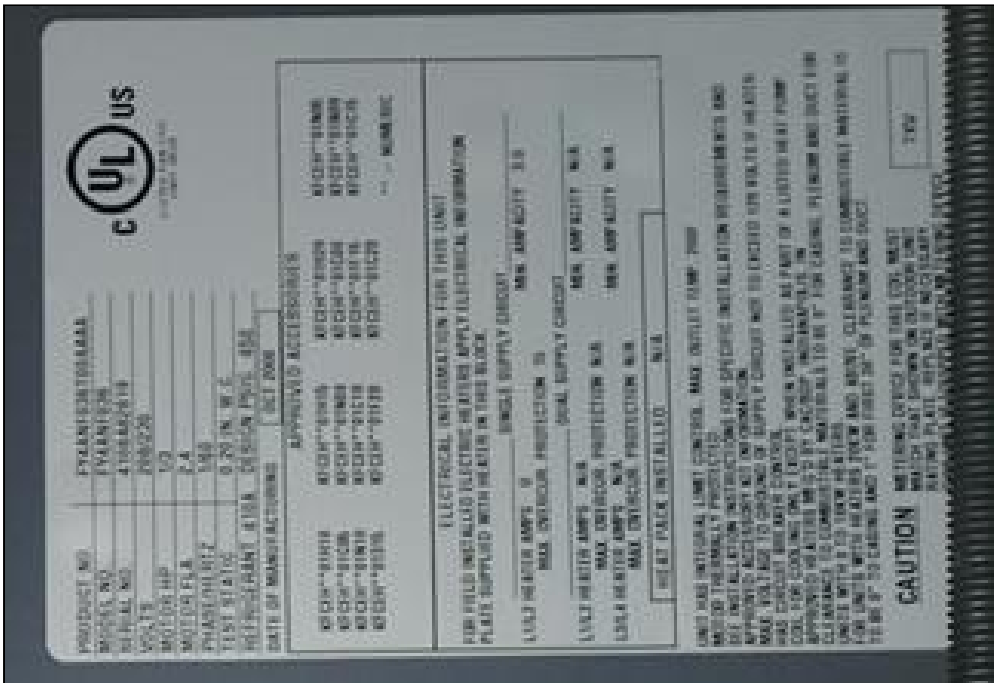


8.9 Item 2(Picture)

(2) Air Handler View



8.9 Item 3(Picture)



8.9 Item 4(Picture)

(3) The HVAC is functional but shows some wear and age and a lack of recent service, consider further evaluation due to age and slightly weak chilling performance.

8.10 Normal Operating Controls

Comments: Inspected

8.11 Presence of Installed Cooling Source in Each Room

Comments: Inspected

8.12 Maintenance

Comments: Inspected

Maintenance: Service the HVAC equipment annually Even though there are return air filters in place, some small amounts of dirt and dust get through the filter and collect on the evaporator coils. The build-up can clog the coil and block airflow, thus reducing the efficiency of the system. For greatest efficiency and service life, check and change your return air filters as needed and have an HVAC technician clean the interiors and exteriors of the components and perform regular maintenance once a year. Also check all duct connections and joints for air loss every few years and seal with mastic if needed.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

- Batt
- Fiberglass
- R-19

Ventilation:

- Ridge vents
- Soffit Vents

Exhaust Fans:

- Bathroom Fan

Dryer Vent:

- Through roof

Items

9.0 Insulation in Attic

Comments: Inspected

(1) Attic View



9.0 Item 1(Picture)

(2) **Maintenance:** The insulation was found to be somewhat thin by modern day standards. It may be wise to contact the utility company regarding a home energy audit as this can often result in a subsidy to add insulation and improve ducting connections.

9.1 Ventilation of Attic and/or Foundation Areas

Comments: Inspected

9.2 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances and Laundry

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

WHIRLPOOL

Range Ventilation Style:

Filtration fan

Washing Machine:

WHIRLPOOL

Disposer Brand:

IN SINK ERATOR

Range/Oven:

WHIRLPOOL

Dryer:

WHIRLPOOL

Exhaust/Range hood:

ALLURE

Refrigerator:

GENERAL ELECTRIC

Dryer Style:

Electrical
240V.

Items

10.0 Dishwasher

Comments: Inspected

Dishwasher view



10.0 Item 1(Picture)

10.1 Ranges/Ovens/Cooktops

Comments: Inspected

(1) Range View



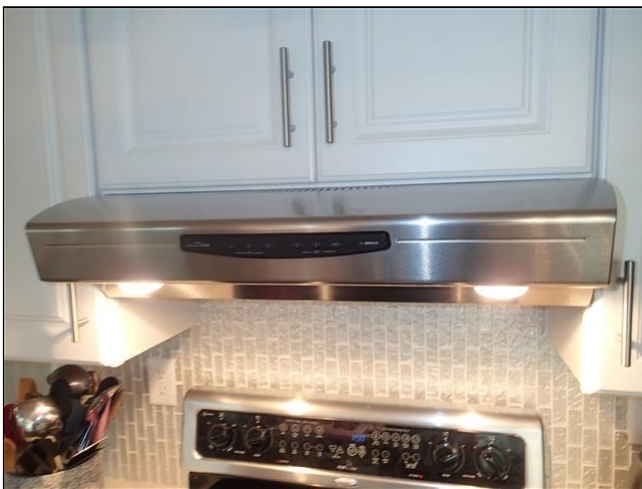
10.1 Item 1(Picture)

(2) Install an anti-tip bracket needed at the range as needed for safety.

10.2 Range Hood (s)

Comments: Inspected

Range Hood View



10.2 Item 1(Picture)

10.3 Food Waste Disposer

Comments: Inspected

10.4 Microwave Cooking Equipment

Comments: Inspected

Microwave View

10.5 Refrigerator

Comments: Inspected

Refrigerator view



10.5 Item 1(Picture)

10.6 Laundry Equipment

Comments: Inspected

(1) Laundry Equipment



10.6 Item 1(Picture)

(2) **Maintenance:** Clean and maintain the lint build-up from the dryer vent to allow proper air flow and operation of the dryer. Improper maintenance of the dryer vent can create a fire hazard. It should be cleaned and serviced annually.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Pools, Spas, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

Styles & Materials

Style: In ground	Shape: Kidney	Wall Material: Exposed aggregate/Epoxy finish
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Filter Style:
DE

Items

11.0 Operational Condition of Pool

Comments: Inspected

The pool appears to be basically sound with no visible signs of structural deficiencies noted at the time of the inspection. Some typical cosmetic surface wear was observed but this is not a significant concern at this time. Certain features of the pool, such as manual valves or electronic controls, were not tested. I recommend having these components/functions demonstrated prior to closing. You should consult a pool professional for a more comprehensive inspection if you have additional concerns. The equipment features that were related to basic circulation were found to be in good working order overall.



11.0 Item 1(Picture)



11.0 Item 2(Picture)

11.1 Pool Surface Condition

Comments: Inspected

11.2 Surface Walls and Floor of Pool

Comments: Inspected

11.3 Permanent Accessories Condition

Comments: Inspected

11.4 Pumps for Circulation of Water

Comments: Inspected

11.5 Pumps for Vacuum or Cleaning

Comments: Inspected

11.6 Pool Piping

Comments: Inspected

11.7 Pool Decking

Comments: Inspected

11.8 Pool Filter

Comments: Inspected

11.9 Verify the Electrical outlet (s) and any Lighting for Pools is on a Ground Fault Circuit (GFCI)

Comments: Inspected

11.10 Overflow Skimmers and Drains

Comments: Inspected

11.11 Does Pool have any rescue equipment?

Comments: No

Consider having rescue equipment on hand for safety.

11.12 Do Steps/ladders or swimouts exist on both sides of the pool?

Comments: Yes

11.13 Child/Pool Safety Features

Comments: No

Consider installing a child safety fence around the pool area and/or a pool alarm system on all door and window openings to the pool area to prevent unauthorized entry and accidental drowning. Install/monitor all of the self-closing door devices that lead to the pool for added safety.

11.14 Are Electric Lights Secure?

Comments: Inspected

The pool lighting system is not working and needs further evaluation and repairs.

11.15 Pool Design at waters edge should not include protrusions that could injure swimmer

Comments: No

11.16 Does the surface around pool encourage drainage away from pool?

Comments: Yes

11.17 Bonding Present

Comments: No

I was not able to locate the pool ground bond wire. This needs to be either located or installed for safety. All metal components within five feet of the water (including the steel used in the shell and deck, and light circuit should be bonded back to the pool's ground source via the pump housing. Further evaluation is needed to evaluate this important safety feature.

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Bayside Building Consultants, LLC

**Tampa Bay
813-990-0861**

Customer

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Inspected

(2) There is a nail pop that needs to be repaired over the guest bedroom before it starts to leak.



1.0 Item 7(Picture)

2. Exterior



2.7 Fencing

Inspected

Adjust the self-closing gates to close correctly as required for safety at the pool area.



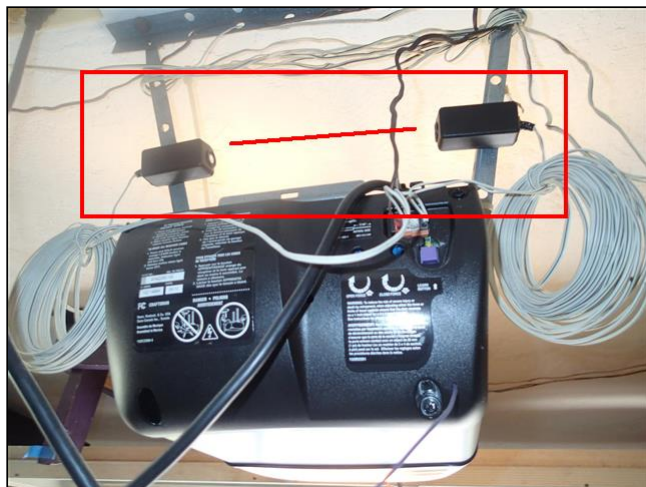
2.7 Item 1(Picture)

3. Garage

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected

The sensors are installed incorrectly at the opener itself and improvements are needed for safety. The beam should be installed at the base of the door opening.



3.5 Item 1(Picture)

7. Electrical System

7.0 General Condition

Inspected

The system shows some issues and older equipment, further evaluation and improvements are needed. See below for further detail and obtain trade estimates as needed from an electrician(s).

7.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

The pool sub panel is a SYLVANIA which brand known for a history of issues and is typically not accepted by many insurance companies. Furthermore, replacement parts are no longer available. I strongly recommend replacing the unit for safety.

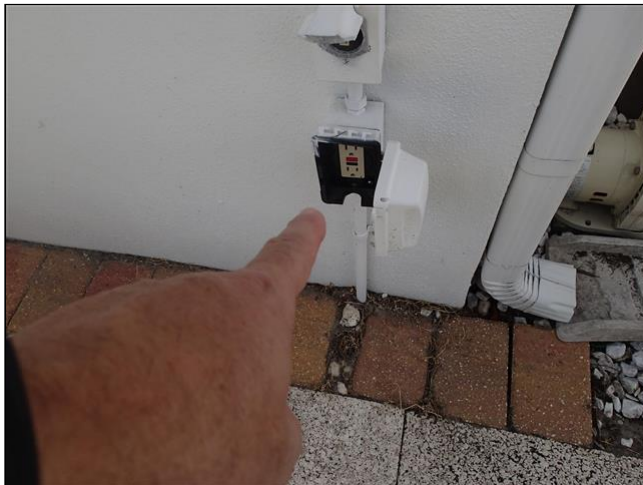


7.2 Item 1(Picture)

7.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

(2) There is a GFCI receptacle near the pool equipment and it is dead and needs further evaluation and repairs.



7.6 Item 1(Picture)

7.8 Smoke Detectors/Fire Safety Equipment

Inspected

Additional smoke detectors are needed at the inside and outside of all of the bedrooms.

8. Heating / Central Air Conditioning

8.0 General Condition

Inspected

The HVAC equipment is functioning as intended at this time; however, it shows signs of age and is in the last period of its typical life expectancy. Budget for the eventual replacement of all of its components. (Partial replacements are complicated as air handlers and condensers must meet minimum SEER ratings, meaning that both units may need to be replaced when one fails).

8.9 Cooling and Air Handler Equipment

Inspected

(3) The HVAC is functional but shows some wear and age and a lack of recent service, consider further evaluation due to age and slightly weak chilling performance.

10. Built-In Kitchen Appliances and Laundry

10.1 Ranges/Ovens/Cooktops

Inspected

(2) Install an anti-tip bracket needed at the range as needed for safety.

11. Pools, Spas, Equipment and Safety

11.13 Child/Pool Safety Features

No

Consider installing a child safety fence around the pool area and/or a pool alarm system on all door and window openings to the pool area to prevent unauthorized entry and accidental drowning. Install/monitor all of the self-closing door devices that lead to the pool for added safety.

11.14 Are Electric Lights Secure?

Inspected

The pool lighting system is not working and needs further evaluation and repairs.

11.17 Bonding Present

No

I was not able to locate the pool ground bond wire. This needs to be either located or installed for safety. All metal components within five feet of the water (including the steel used in the shell and deck, and light circuit should be bonded back to the pool's ground source via the pump housing. Further evaluation is needed to evaluate this important safety feature.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or

remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Bayside Building Consultants, LLC
Tampa Bay
813-990-0861
Inspected By: Simon Swain

Inspection Date: 10/9/2020
Report ID: 20201009-3340-Sand-Key-Dr

Customer Info:	Inspection Property:
 Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
1000-1499 Sq Ft			
			Tax \$0.00
			Total Price \$

Payment Method: Credit Card
Payment Status: Paid
Note: