



Property Inspection Report

Southern Home Consultants, Inc.

3375 Capital Circle NE Suite 2
Tallahassee, Florida 32308
Phone (850) 668-0917
Fax (850) 878-5507



Inspection Date: 08/20/2021.

Client Information:

**Kathy Figley.
Via Email**

Report #: 082021WO6.

Subject Property:

**1215 Alligator Drive.
Alligator Point, FL 32346.**



Southern Home Consultants, Inc.

3375 Capital Circle NE Suite 2
Tallahassee, Florida 32308
Phone (850) 668-0917
Fax (850) 878-5507

August 20, 2021

Kathy Figley.
Via Email

RE: Property inspection for: 1215 Alligator Drive.

Dear Ms. Figley,

At your request, a visual inspection of the above referenced property was conducted on 08/20/2021. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review the limitations contained in this inspection agreement.

The attached summary is provided as a courtesy for quick access to the information within the attached inspection report. It is not intended as a substitute for reading the entire inspection report.

Some of these items may require the attention of licensed and qualified professionals. In your negotiations I would recommend requiring the work be performed by licensed, insured and qualified technicians.

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

Sincerely,

SOUTHERN HOME CONSULTANTS, INC.

Will Oven
Vice President

enclosure



Report #: 082021WO6.

Clients Name: Kathy Figley.

Date of inspection: 08/20/2021.

Address of inspection: 1215 Alligator Drive. , Alligator Point, FL 32346.

The following summary is provided as a courtesy for quick access to the information within the attached inspection report. It is not intended as a substitute for reading the entire inspection report.

Items that are of concern:

INSPECTION CONDITIONS

BUILDING CHARACTERISTICS:

1. The structure was built prior to 1978. There is a possibility that lead based paint is present. The Environmental Protection Agency has strict guidelines pertaining to the disturbance of painted surfaces containing lead base paint. Recommend the structure be further tested for the presence of lead base paint. The testing for lead base paint is beyond the scope of this inspection. For more information refer to the attached PDF file "The Lead Safe Certified Guide to Renovate Right" and the EPA web site: <<http://www.epa.gov/lead/index.html>>.

2. The structure was built prior to 1980. Structures built prior to 1980 may have asbestos in some building materials. Testing for the presence of asbestos is beyond the scope of this inspection.

GROUNDS

DECKS:

3. Various areas of damaged screening noted at the South side porch / deck area.





EXTERIOR

EXTERIOR WALLS:

4. Various areas of cracking and damage noted to the stucco siding. Stucco appears to be improperly installed at transition locations allowing moisture intrusion behind the stucco. Possible concealed damage. See notes below for noted areas of cracking and damage. Recommend full evaluation and repairs as needed by a licensed contractor and stucco contractor.

5. Exposed wire mesh is rusting and swelling causing damage to the stucco.



6. Various areas of visible cracking / damage to stucco siding below the finish floor level visible from under the house.



7. Cracking on West side.





8. Significant cracking / damage to stucco from settlement at the West side near the front NW corner.



9. Cracking a separating stucco noted. Moisture intrusion is occurring behind the stucco finish. Possible concealed damage.

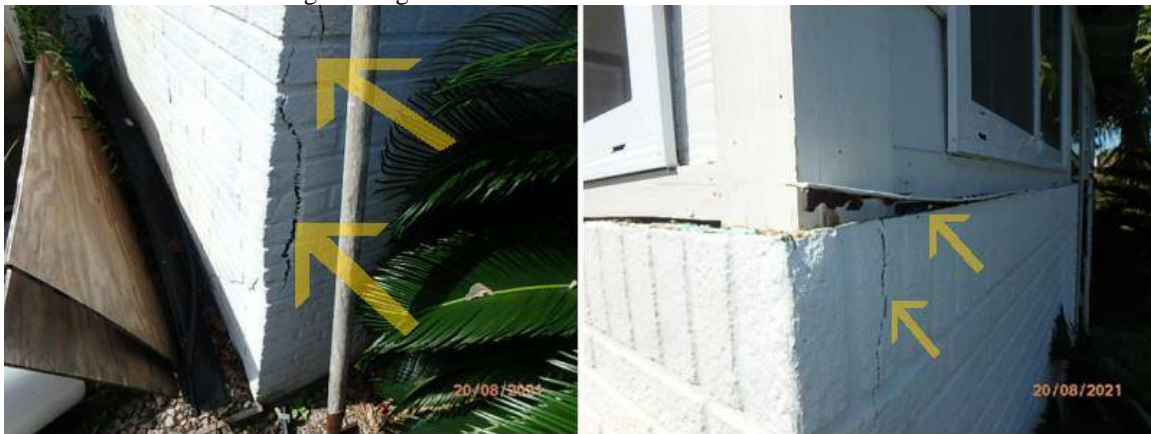




10. Various areas of cracking / damage to stucco at the East side near the front NE corner.



11. Various areas of cracking / damage to stucco at the East side near the front NE corner.





12. Various areas of cracking / damage to stucco at the North side.



13. The exterior paint is deteriorated and peeling in various locations. The house was built prior to 1978 which brings strict guidelines for paint surface disturbance.





14. Various holes / damage in the lap siding material from pulled out nails.



15. Various areas of damage noted to the siding on the East side of the house.





TRIM:

16. Paint on exterior trim is deteriorated and peeling in various areas. Home was built prior to 1978. Care should be taken to insure that all lead base paint safety practices required by the Environmental Protection Agency are followed. Testing for the presence of lead base paint is beyond the scope of this inspection. Recommend a full lead base paint inspection be performed prior to any disturbance of painted surfaces.



17. Wood rot and damage noted at the rafter tail end at the north side of the house.



FOUNDATION-CRAWL SPACE/BASEMENT

GRADING:

18. The grade along the foundation is improperly sloped toward the structure at the North side of the house. Recommend re-grading to establish proper water flow away from the structure. Moisture intrusion and evidence of water flowing under the house noted.

19. Areas of erosion noted around the house from run-off and storm surge.





BASEMENT/CRAWL SPACE:

20. Various leaning wood piers / supports noted. Settlement / shifting appears to have occurred. Excessive soil wash-out noted under the structure. Recommend full evaluation by a structural engineer and/or foundation specialist.



21. Damaged / cracked wood beam noted at the East side under the bathroom area.



22. Uneven sub-floor noted due to uneven framing from settlement / shifting of support piers.



23. Evidence of what appears to be "Powder Post Beetle" damage noted at the wood framing under the house. Recommend further evaluation by a licensed exterminator.



24. Improper / added wood supports noted under the house. Wood to ground contact noted.



25. Evidence of excessive moisture / water intrusion under house noted. It appears that water from the "Gulf" washes under the house during large storm events or high surge events.





ROOF SYSTEM

ATTIC:

26. Insulation is disturbed resulting in poor coverage in various locations. Recommend installing additional insulation.



PLUMBING

MAIN LINE:

27. The water meter in the front yard should be cleaned of all debris to expose the main water shut off valve to the house. Inspection of meter / shut-off valve was not possible.





WASTE LINES:

28. Leakage noted from the PVC waste line under be between bedroom bathroom area.



SEPTIC SYSTEM:

29. The earth / dirt around the septic system is washed out in various locations. The main waste line is exposed. Recommend full evaluation and repairs as needed by licensed septic tank professional. Septic systems can only be properly evaluated by pumping and examining the tank. This should be done by a licensed septic tank installer. State law dictates that all septic system inspections be performed by a licensed septic tank installer. Periodic pumping of the system is part of normal maintenance.



ELECTRICAL SYSTEM

ELECTRICAL PANELS:

30. Multiple wires are connected to a single lug on a circuit breaker (2 locations) in the electrical panel where only one wire should be connected.





31. Excessive debris noted inside panel. Recommend having panel cleaned / serviced by a licensed electrician.



WIRING NOTES:

32. Three pronged electrical outlets are not grounded in the following locations: Kitchen outlets, 1/2 bathroom outlet, NE Bedroom outlet on South wall (Adjacent to bathroom). These outlets should be properly grounded or returned to two pronged type. All visible outlets were tested at time of inspection. Some concealed or covered outlets may have not been tested. Recommend further evaluation by a licensed electrician.

33. The electrical outlet in the between bedrooms bathroom did not have power at time of inspection.

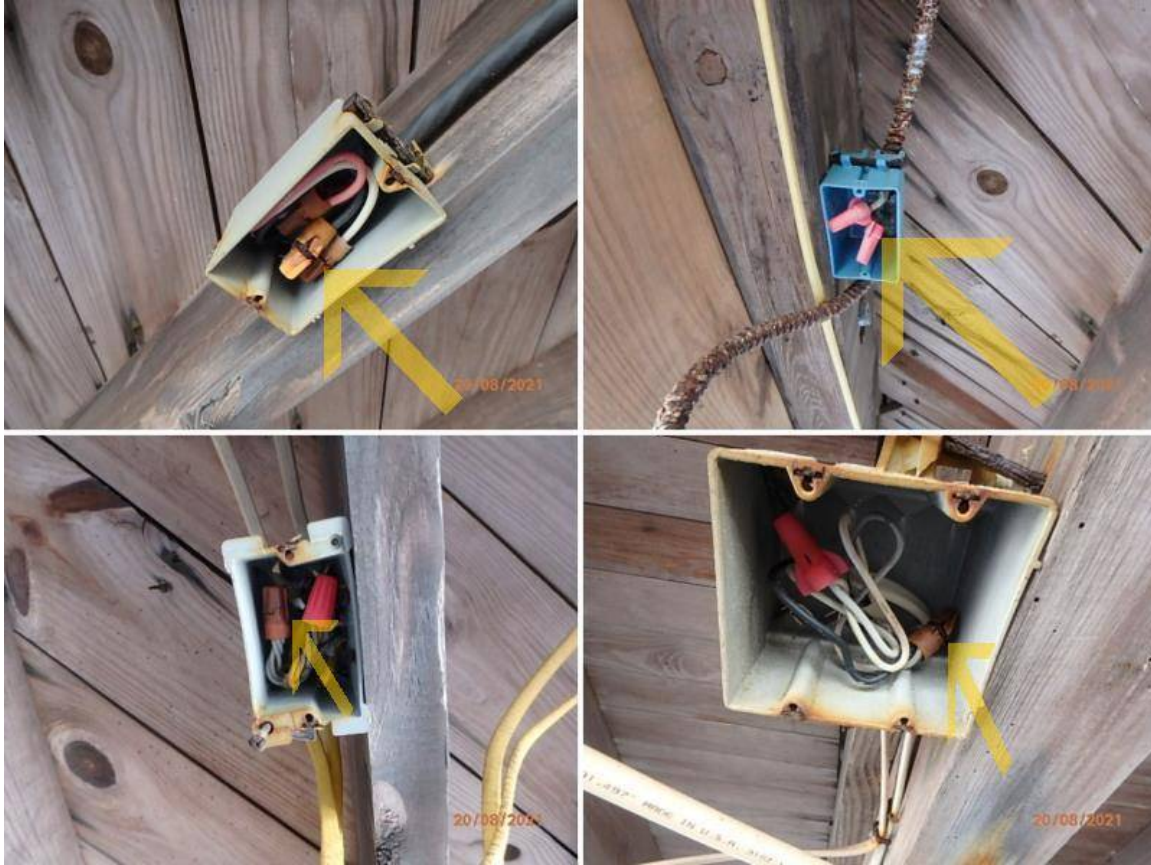


34. South porch fan fixtures are damaged.





35. Various uncapped junction boxes noted under the house. Exposed connections noted with areas of rust / damage to the "Wire nuts".



36. Master bedroom fan fixture is slow spinning and the light is not operational.





HEATING - AIR CONDITIONING

DUCTWORK:

37. Various areas of damp or wet HVAC ductwork noted in the attic area. Ductwork saturation is dripping to the insulation and ceilings below causing moisture damage and areas of mildew and mold growth.



INTERIOR

EXTERIOR DOORS:

38. Visible rot / damage noted under the North side entry door. Possible concealed damage. View / inspection under this portion of the house was limited due to low head room.

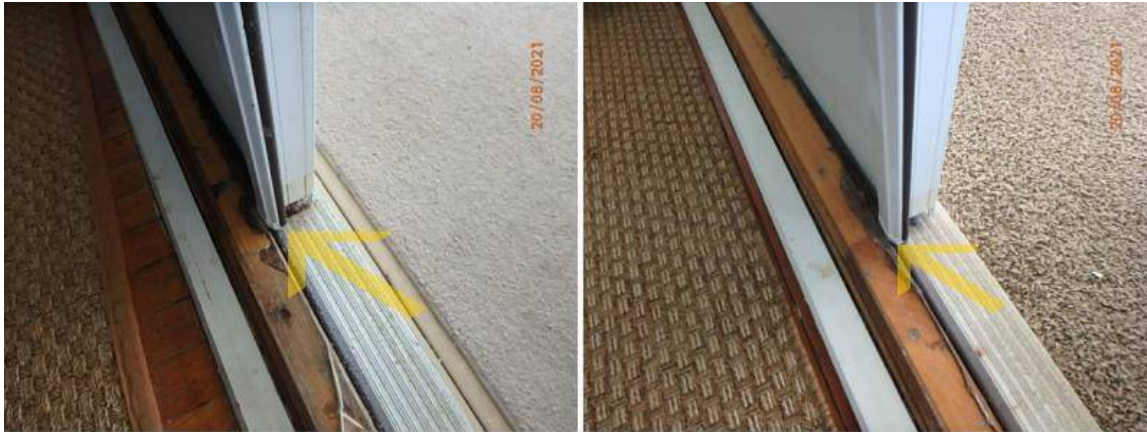




39. SE French door bottom set pin will not disengage. Door could not be opened.



40. The middle french door and the master bedroom french door bottom set pins will not properly engaged due to the bottom of the doors being in conflict with the threshold. Adjustment is needed.



INTERIOR DOORS:

41. Doors will not close and stay latched in the following locations: SE bedroom door, between bedroom bathroom door (north).

WINDOWS:

42. Windows fogged at the following locations: NE Bedroom North window, dining room window closest to kitchen, (Please note: Fogged windows can sometimes not be seen due to climate conditions. If some windows are noted fogged it is not to be concluded that all fogged windows are identified. Every attempt has been made to note all visible windows that are fogged. Client may want to have windows further evaluated by a window specialist).



43. Windows will not stay open in the following locations: master bedroom windows, dining area windows. Windows do not stay in track properly.



INTERIOR WALLS:

44. Areas of delamination / damage noted at the interior wall covering (Panels) in the master bedroom and SE bedroom.



CEILINGS:

45. Various areas of mildew / growth noted on the ceilings around the HVAC registers and under HVAC ducts that are "Wet" in the attic area. See HVAC ductwork notes.

FLOORS:

46. Various areas of uneven flooring noted throughout. The house has shifted and settled in multiple areas.

47. Various areas of surface damage / scuffing noted to the wood flooring.



SMOKE / FIRE DETECTOR:

48. Missing smoke detector.



KITCHEN - APPLIANCES - LAUNDRY

RANGE VENTILATION:

49. The vent fan exhausts under the cabinet above and blows back into the operators face.



BATHROOMS

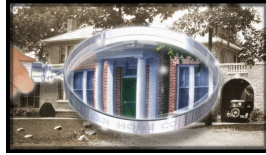
BETWEEN BEDROOMS BATHROOM AREA:

50. The following problems were noted at the sink: drain stopper is missing at sink.

51. The following problems were noted at the tub: Drain stopper is inoperable.

1/2 BATHROOM AREA:

52. No bath venting is provided. Recommend installing proper ventilation.



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THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT...PLEASE READ CAREFULLY

Client: Kathy Figley.

Date of Inspection: 08/20/2021.

Report #: 082021WO6.

Subject Property: 1215 Alligator Drive. , Alligator Point, FL 32346.

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Southern Home Consultants, Inc. (Inspector), for my/our sole use and benefit. I/We warrant that I/we will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

The client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed the agreement. Client understands that the Inspection and Inspection Report are performed and prepared for Client's sole and exclusive use and is not intended to be relied upon by any 3rd party. Client further states that the choosing of Southern Home Consultants, Inc to perform inspection was their own choice and not coerced or influenced in any way.

Inspector agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies as they exist at the time of inspection. The Inspection will be performed in a manner consistent with the Inspection Standards of the American Society of Home Inspectors. A copy of these Standards is provided to Client with the Inspection Report, however, upon request; the Company will provide a copy of the Standards to the Client at an earlier time.

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other thing, or those areas/items which have been excluded by the Inspection Standards of the American Society of Home Inspectors, Inc. and/or by agreement of the parties is not included in this Inspection. The Inspection does not include any destructive testing or dismantling. Further, the Inspection does NOT include opinions relating to the installation of any component or system. In addition to the other limitation provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT be a part of the Inspection Report. The following areas/items, systems and components are among those NOT included in the Inspection:

- Code or zoning violations
- System or component installation
- Permit Research
- Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing
- Termites or other wood destroying insects, rodents or other pests, dry-rot or fungus; or damage from the preceding
- Latent or concealed defects
- Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.
- Private water or sewage systems
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of related systems and components.
- Repair cost estimates
- Building value appraisal
- Radio controlled devices
- Water Softener or purifiers
- Radiant heat systems
- Furnace heat exchanger
- Solar heating systems
- Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks
- Odors or noise
- Seismic safety
- Freestanding appliances
- Security or fire safety systems

- Security bars and/or safety equipment
- Personal property
- Any adverse condition that may affect the desirability of the property
- Proximity to railroad tracks or airplane routes
- Unique/technically complex systems or components
- System or components life expectancy
- Adequacy or efficiency of any system or component

If Inspection is desired of any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals.

Client understands that the Inspection and Inspection Report do not, in any way, constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the Inspection nor Inspection Report are a substitute for any real estate transfer disclosures which may be required by law.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of Inspector of the structure. Client understands and agrees that Client will not rely on any oral statements made by the Inspector prior or subsequent to the issuance of the written Inspection report. Client further understands and agrees Inspector reserves the right to modify the Inspection Report for a period of time that shall not exceed forty eight (48) hours after the Inspection Report has first been delivered to Client.

Client understands and agrees that any claim arising out of or related to any act or omission of Inspector in connection with the Inspection of the structure, as limited herein, shall be made in writing and reported to the Company within ten (10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the agents, employees or independent contractors repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims Client may have against Inspector.

Inspection Type: **GENERAL INSPECTION:** An inspection and inspection report performed and prepared in a manner consistent with the Inspection Standards of the American Society of Home Inspectors, Inc. by a generalist inspector. It is understood and agreed by and between the parties hereto that Company's and its officers', agents' or employees' **LIMITATION OF LIABILITY** for errors or omissions in the Inspection Report is limited and fixed to a refund of the fee paid for the Inspection and Inspection Report.

Any legal action, including, but not limited to, those proceedings involving claims arising from this inspection against Inspector etal must be brought within one (1) year from the date of the Inspection failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions or causes of action that may have arisen there from. Timely notice to the Inspector is deemed to be a condition of this contract with reasonable consideration stipulated thereto. By signing this agreement Client agrees to this one (1) year limitation of the statute of limitations.

Each party understands and agrees that should any legal action be instituted by any party to this agreement and should either party substantially prevail in the action by way of judgment, verdict or award, said party is entitled to attorney fees and costs as approved by the court in that action. If any portion of this Agreement is found to invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

_____ Client gives their permission to release copies of report to other parties including but not limited to Seller & Seller's Representatives.

_____ Client does *NOT* give permission to release copies of report to any other second party.

Signed: _____ **Date:** _____ **Inspection Fee:** _____
Client ***Due at time of Inspection.***

Signed: _____ **Date:** _____
Client

Signed: _____ **Date:** _____
Inspector



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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

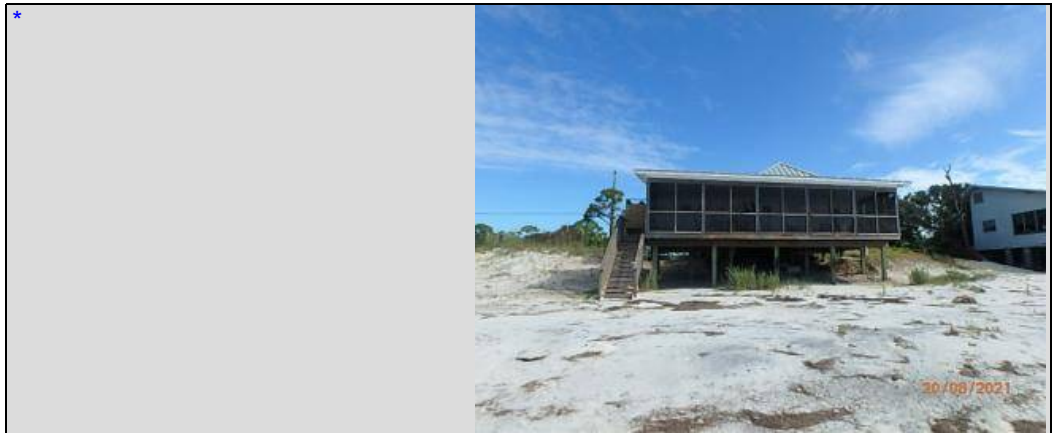
FILE #:	082021WO6.
INSPECTOR:	Will Oven.
DATE OF INSPECTION:	08/20/2021.
TIME OF INSPECTION:	10:00 AM.
CLIENT NAME:	Kathy Figley.
MAILING ADDRESS:	Via Email.
INSPECTION LOCATION:	1215 Alligator Drive.
SITE: CITY/STATE/ZIP:	Alligator Point, FL 32346.

CLIMATIC CONDITIONS:

WEATHER:	Clear.
TIME OF START:	10:30 am.
TIME OF COMPLETION:	1:00 pm.
SOIL CONDITIONS:	Dry.
APPROXIMATE OUTSIDE TEMPERATURE:	95 Degrees.

BUILDING CHARACTERISTICS:

FRONT ELEVATION:

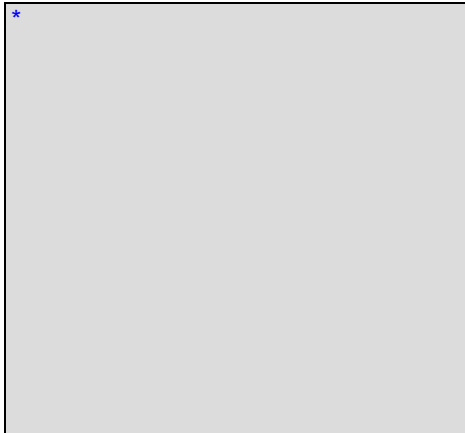


REAR ELEVATION:

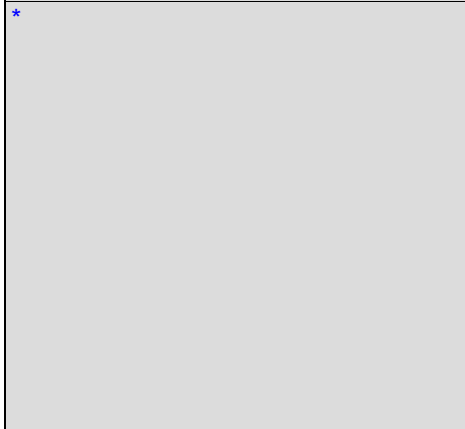




RIGHT SIDE
ELEVATION:



LEFT SIDE ELEVATION:



ESTIMATED AGE OF
BUILDING:

1945.

LEAD BASE PAINT
DISCLOSURE:

The structure was built prior to 1978. There is a possibility that lead based paint is present. The Environmental Protection Agency has strict guidelines pertaining to the disturbance of painted surfaces containing lead base paint. Recommend the structure be further tested for the presence of lead base paint. The testing for lead base paint is beyond the scope of this inspection. For more information refer to the attached PDF file "The Lead Safe Certified Guide to Renovate Right" and the EPA web site: <<http://www.epa.gov/lead/index.html>>.

ASBESTOS
DISCLOSURE:

The structure was built prior to 1980. Structures built prior to 1980 may have asbestos in some building materials. Testing for the presence of asbestos is beyond the scope of this inspection.

BUILDING TYPE:

Single Family Detached.

STORIES:

1

AGE OF ROOF:

Unknown.

UTILITY SERVICES:

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Private.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

AREA:

County.

HOME OCCUPIED?

Yes.



CLIENT PRESENT:

Yes.

PEOPLE PRESENT:

Owner.

**EXTRA PHOTOGRAPHS
TAKEN**

Four point insurance inspection pictures taken. There is an additional charge for preparing this reports. If wanted please contact the office to arrange for preparation.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Important Notice to Third Parties or other purchasers: Receipt of this report by any purchasers of this property other than the party(ies) identified on the contract page is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified professional inspector to provide you with your own inspection and report on this property.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO CLOSING. Further evaluation PRIOR to closing is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

For the purposes of this report the term "serviceable" indicates that the item checked was performing as designed at the time of inspection. It does not indicate the future working condition of the item. The inspection is limited to the conditions of the property at the time of inspection.

There is an inspection agreement that is included within this report. Client agrees that by accepting this report, client is accepting the terms and conditions of the inspection agreement whether the agreement is signed or not.

The summary list provided with this report does not constitute the entire report, it is provided only as a courtesy for quick reference to the major items of concern within the report. Client is encouraged to read the entire report to obtain the full benefits of the inspection.



GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE:

Concrete.

CONDITION:

Appears serviceable, Cracks noted on the driveway are typical.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Appears serviceable, Cracks noted in sidewalk are typical.

LANDSCAPING:

CONDITION:

Maintained.

DECKS:

LOCATION:

South side.

TYPE:

Wood. Screen porch.

CONDITION:

Appears serviceable.



**OTHER
OBSERVATIONS:**



Various areas of damaged screening noted at the South side porch / deck area.





EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation.

EXTERIOR STAIRS/STOOPS:

TYPE:	Concrete, Wood.
LOCATION:	Rear, Front.
CONDITION:	Appears serviceable.

EXTERIOR WALLS:

TYPE OF WALL	Wood Frame.
CONSTRUCTION:	Wood siding, Aluminum siding, Conventional type stucco. Fibrous siding.
WALL COVERING	
MATERIAL:	
CONDITION:	<p>Various areas of cracking and damage noted to the stucco siding. Stucco appears to be improperly installed at transition locations allowing moisture intrusion behind the stucco. Possible concealed damage. See notes below for noted areas of cracking and damage. Recommend full evaluation and repairs as needed by a licensed contractor and stucco contractor.</p> <p>Exposed wire mesh is rusting and swelling causing damage to the stucco.</p> 
	<p>Various areas of visible cracking / damage to stucco siding below the finish floor level visible from under the house.</p> 



Cracking on West side.



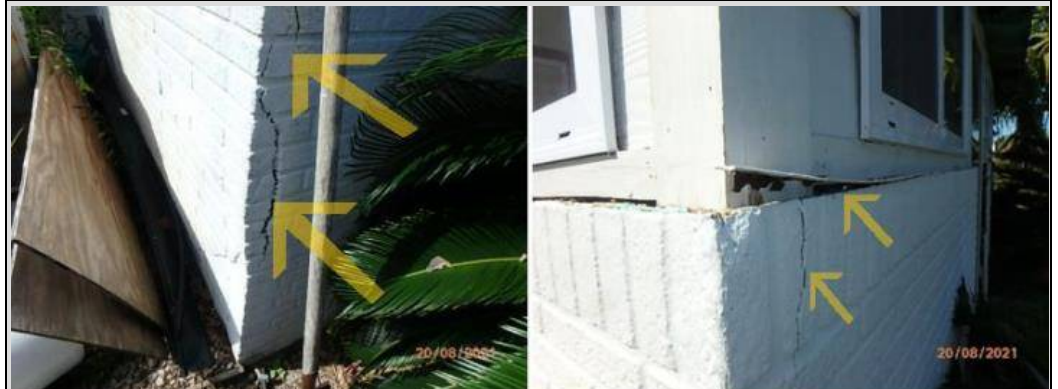
Significant cracking / damage to stucco from settlement at the West side near the front NW corner.

Cracking a separating stucco noted. Moisture intrusion is occurring behind the stucco finish. Possible concealed damage.





Various areas of cracking / damage to stucco at the East side near the front NE corner.



Various areas of cracking / damage to stucco at the East side near the front NE corner.



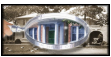
OTHER:

Various areas of cracking / damage to stucco at the North side.

The exterior paint is deteriorated and peeling in various locations. The house was built prior to 1978 which brings strict guidelines for paint surface disturbance.



Various holes / damage in the lap siding material from pulled out nails.



Various areas of damage noted to the siding on the East side of the house.

Wall insulation type and value is not verified. UFFI insulation or hazard are not identified. Conditions inside the wall cannot be judged. Lead paint testing is not performed; only a certified testing lab is qualified for lead based paint testing.

TRIM:

MATERIAL:

CONDITION:

Wood.

Paint on exterior trim is deteriorated and peeling in various areas. Home was built prior to 1978. Care should be taken to insure that all lead base paint safety practices required by the Environmental Protection Agency are followed. Testing for the presence of lead base paint is beyond the scope of this inspection. Recommend a full lead base paint inspection be performed prior to any disturbance of painted surfaces.





**OTHER
OBSERVATIONS:**

***Wood rot and damage noted at the
rafter tail end at the north side of
the house.***






FOUNDATION-CRAWL SPACE/BASEMENT

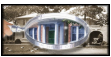
All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

GRADING:

SITE:	Moderate.
CONDITION:	<i>The grade along the foundation is improperly sloped toward the structure at the North side of the house. Recommend re-grading to establish proper water flow away from the structure. Moisture intrusion and evidence of water flowing under the house noted.</i>
OTHER OBSERVATIONS:	<i>Areas of erosion noted around the house from run-off and storm surge.</i> <div></div>

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:	Crawl space is fully accessible and was entered.
FOUNDATION WALLS - TYPE:	Wood, Piers.



CONDITION:



Various leaning wood piers / supports noted. Settlement / shifting appears to have occurred. Excessive soil wash-out noted under the structure. Recommend full evaluation by a structural engineer and/or foundation specialist.

BEAMS:

Damaged / cracked wood beam noted at the East side under the bathroom area.



FLOOR JOISTS & SUB FLOOR:

Uneven sub-floor noted due to uneven framing from settlement / shifting of support piers.



Evidence of what appears to be "Powder Post Beetle" damage noted at the wood framing under the house. Recommend further evaluation by a licensed exterminator.



COLUMNS/SUPPORTS: See notes above.

Improper / added wood supports noted under the house. Wood to ground contact noted.



BASEMENT/CRAWL SPACE FLOOR AND DRAINAGE:

Evidence of excessive moisture / water intrusion under house noted. It appears that water from the "Gulf" washes under the house during large storm events or high surge events.





ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. This inspection does not include an estimate of remaining roof life or repairs cost. Remaining life is dependant upon many variables including but not limited to maintenance, tree cover and slope and pitch of roof. Repair costs will vary substantially from one licensed contractor to another. Any repairs should be done by a licensed and qualified roofer.

GENERAL ROOF INFORMATION:

AGE OF ROOF:	Unknown.
AGE OF HOME:	1945.

ROOF:

LOCATION:	Main Roof.
STYLE:	Gable, Hip, Shed.
SHINGLE TYPE:	Metal.
ROOF PITCH	Varies.
ROOF ACCESS:	Walked on roof.
ROOF COVERING	Appears serviceable/within useful life.
STATUS:	
ESTIMATED	20 plus years.
REMAINING LIFE:	
VALLEY TYPE:	Open valley.
VALLEY FLASHING:	Valley flashing is in place and appears to be functioning properly.
VISIBLE ROOF	No.
SHINGLE DAMAGE:	



PICTURE OF ROOF:



EXPOSED FLASHINGS:




TYPE:	Metal.
CONDITION:	Appears serviceable.
PLUMBING BOOTS:	Plastic/Rubber.
CONDITION;	Appears serviceable.

ATTIC:

ACCESS LOCATION:	1/2 bathroom.
ACCESSIBILITY:	Attic is partial; all accessible areas were entered. Some areas were not accessible. Inspection limited.
CONDITION:	Appeared serviceable.



ROOF LEAKS NOTED:
VENTING:
INSULATION TYPE
CONDITION

No.
Venting for attic is sufficient.
Fiberglass- Blown.
 

<i>Insulation is disturbed resulting in poor coverage in various locations. Recommend installing additional insulation.</i>
DEPTH 8-9 inches.
FRAMING TYPE ROOF Conventional type Framing.
FRAMING TYPE Conventional type Framing.
CEILING Attic framing/trusses appeared serviceable.

DEPTH
FRAMING TYPE ROOF
FRAMING TYPE
CEILING
CONDITION:



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. Determining the condition of the interior of the water supply lines or waste lines is beyond the scope of this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

CONDITION:

Unknown.

The water meter in the front yard should be cleaned of all debris to expose the main water shut off valve to the house. Inspection of meter / shut-off valve was not possible.



WATER MAIN SHUTOFF LOCATION:

Main water shutoff to the house is located at the water meter.

SUPPLY LINES:

SUPPLY LINE

MATERIAL:

WATER PRESSURE:

CONDITION:

PLUMBING LEAKS

NOTED:

POLYBUTELYNE PIPE

NOTED:

Combination of materials, Galvanized, CPVC.

70 PSI.

Appears serviceable.

No.

No.

WASTE LINES:

WASTE LINE

MATERIAL:

Cast Iron, PVC.



CONDITION:

Leakage noted from the PVC waste line under be between bedroom bathroom area.



Improper waste line plumbing connection noted under the East bathroom.



HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable.

WATER HEATER:

TYPE:

Electric.

SIZE:

30 Gallons.

WATER HEATER AGE:

2017.



WATER HEATER

LOCATION:

Closet.

CONDITION:

Appears serviceable.



PICTURE OF WATER
HEATER & PRV:



SEPTIC SYSTEM:

SEPTIC TANK
LOCATION:
DRAIN FIELD
LOCATION:
SYSTEM CONDITION:

East side.
East.



The earth / dirt around the septic system is washed out in various locations. The main waste line is exposed. Recommend full evaluation and repairs as needed my licensed septic tank professional. Septic systems can only be properly evaluated by pumping and examining the tank. This should be done by a licensed septic tank installer. State law dictates that all septic system inspections be performed by a licensed septic tank installer. Periodic pumping of the system is part of normal maintenance.





ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

LOCATION:	Overhead.
SIZE & TYPE:	110/220 Volt, Circuit breakers.
AMPS:	200 AMP.
SUFFICIENT FOR SERVICE:	Yes.
LOCATION OF MAIN ELECTRICAL DISCONNECT:	Main electrical panel.
CONDITION:	Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION:	Utility Area.
PICTURE OF MAIN ELECTRICAL PANEL:	<div><div>*</div></div>
MAIN PANEL CONDITION:	<div><p><i>Multiple wires are connected to a single lug on a circuit breaker (2 locations) in the electrical panel where only one wire should be connected.</i></p></div>



Excessive debris noted inside panel. Recommend having panel cleaned / serviced by a licensed electrician.



AGE OF PANEL:
MAIN PANEL RATING:
SUB PANEL #1
LOCATION:

Unknown.
200 AMP.
Adjacent to main.



CONDUCTORS:

ENTRANCE CABLES:
BRANCH WIRING:

Aluminum- OK.
Copper, Aluminum wiring on 220/240 volt HVAC and range circuits. Acceptable and up to today's standards. Appears serviceable.

WIRING NOTES:

CONDITION:

Three pronged electrical outlets are not grounded in the following locations: Kitchen outlets, 1/2 bathroom outlet, NE Bedroom outlet on South wall (Adjacent to bathroom). These outlets should be properly grounded or returned to two pronged type. All visible outlets were tested at time of inspection. Some concealed or covered outlets may have not been tested. Recommend further evaluation by a licensed electrician.

WIRING TYPE:
ESTIMATED YEAR OF ELECTRICAL UPDATE:
ELECTRICAL GFCI
OUTLETS:

Nonmetallic cable.
Original.
Kitchen. (non-grounded)



OTHER COMMENTS:

The electrical outlet in the between bedrooms bathroom did not have power at time of inspection.



South porch fan fixtures are damaged.



Various uncapped junction boxes noted under the house. Exposed connections noted with areas of rust / damage to the "Wire nuts".



Master bedroom fan fixture is slow spinning and the light is not operational.





HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION:

Attic.

HEAT SYSTEM TYPE:

Heat pump.

FUEL TYPE AND

Electric.

NOTES:

DATA PLATE

INFORMATION:

Carrier.



HEAT SYSTEM AGE:

2014.

HEAT SYSTEM

Heating system appeared serviceable at time of inspection.

CONDITION:

PICTURE OF HVAC AIR

HANDLER:

*





AIR CONDITIONING:

A/C TYPE:
POWER SOURCE:
COMPRESSOR AGE:
DATA PLATE
INFORMATION:

Central, Electric.
220 Volt, Electrical disconnect present.
2014.
Carrier.



CAPACITY OF UNIT:
A/C SYSTEM
CONDITION:
CONDENSATE LINE:
NORMAL CONTROLS:
PICTURE OF HVAC
CONDENSING UNIT:

2.5 ton.
Appears serviceable.
Condensate line installed.
Appear serviceable.

*



HVAC FILTERS:

CONDITION:

HVAC filter(s) appear serviceable.

DUCTWORK:

TYPE:

Flexible Round.



**DUCTS/AIR SUPPLY
CONDITION:**



Various areas of damp or wet HVAC ductwork noted in the attic area. Ductwork saturation is dripping to the insulation and ceilings below causing moisture damage and areas of mildew and mold growth.



INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Please note: Fogged windows can sometimes not be seen due to climate conditions. If some windows are noted fogged it is not to be concluded that all fogged windows are identified. Every attempt has been made to note all visible windows that are fogged. Client may want to have windows further evaluated by a window specialist. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

EXTERIOR DOORS:

MAIN ENTRY DOOR:

Appears serviceable.

Visible rot / damage noted under the North side entry door. Possible concealed damage. View / inspection under this portion of the house was limited due to low head room.

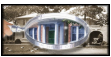


OTHER EXTERIOR DOORS: CONDITION OF EXTERIOR DOORS:

French.

SE French door bottom set pin will not disengage. Door could not be opened.





The middle french door and the master bedroom french door bottom set pins will not properly engaged due to the bottom of the doors being in conflict with the threshold. Adjustment is needed.

INTERIOR DOORS:

**CONDITION OF
INTERIOR DOORS:**

Doors will not close and stay latched in the following locations: SE bedroom door, between bedroom bathroom door (north).

WINDOWS:

**TYPE:
CONDITION:**

Insulated glass.
*Windows fogged at the following locations: NE Bedroom North window, dining room window closest to kitchen,
(Please note: Fogged windows can sometimes not be seen due to climate conditions. If some windows are noted fogged it is not to be concluded that all fogged windows are identified. Every attempt has been made to note all visible windows that are fogged. Client may want to have windows further evaluated by a window specialist).*



Windows will not stay open in the following locations: master bedroom windows, dining area windows. Windows do not stay in track properly.

INTERIOR WALLS:

TYPE:
CONDITION:

Paneling.	
	
<i>Areas of delamination / damage noted at the interior wall covering (Panels) in the master bedroom and SE bedroom.</i>	

CEILING:

TYPE:
CONDITION:

Wood.
<i>Various areas of mildew / growth noted on the ceilings around the HVAC registers and under HVAC ducts that are "Wet" in the attic area. See HVAC ductwork notes.</i>



FLOORS:

TYPE;

CONDITION:

OTHER

OBSERVATIONS:

Wood, Tile.

Various areas of uneven flooring noted throughout. The house has shifted and settled in multiple areas.

Various areas of surface damage / scuffing noted to the wood flooring.

SMOKE / FIRE DETECTOR:

LOCATIONS:

CONDITION:

Bedrooms.

Missing smoke detector.





KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in refrigerator/freezer ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE:

Stainless Steel.

CONDITION:

Appears serviceable, Kitchen sink drain appeared serviceable at time of inspection. Faucet is serviceable, Hand sprayer is serviceable.

PICTURE OF SINK
PLUMBING:



RANGE/COOK TOP AND OVEN:

TYPE:

Electric, Free-standing.

CONDITION:

Appears serviceable.

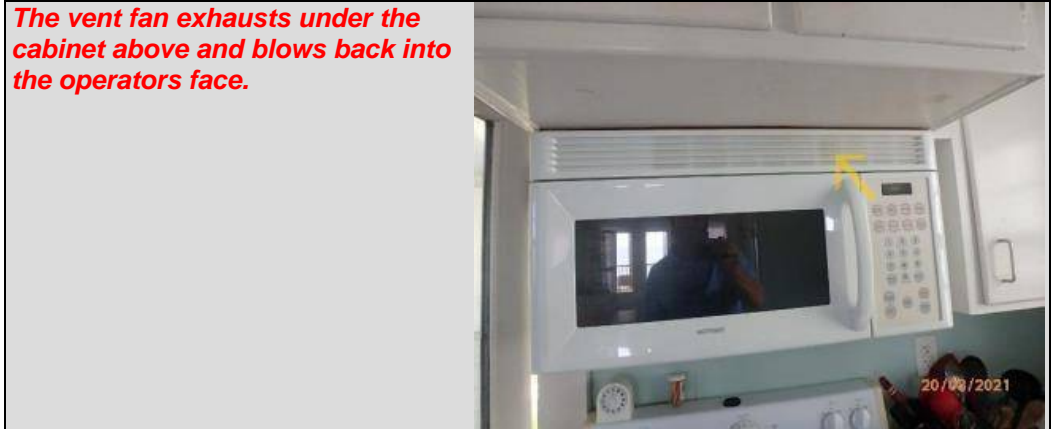
RANGE VENTILATION:

TYPE:

Internal.

CONDITION:

The vent fan exhausts under the cabinet above and blows back into the operators face.





REFRIGERATOR:

TYPE:

Electric.

CONDITION:

Refrigerator appeared serviceable at time of inspection.

DISHWASHER:

CONDITION:

Appears serviceable.

GARBAGE DISPOSAL:

CONDITION:

None installed.

OTHER BUILT-INS:

MICROWAVE:

Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS:

Counter tops are Formica (plastic laminate)

CONDITION COUNTER

Appear serviceable.

TOPS AND CABINETS:

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned on.

LAUNDRY:

LOCATION:

Service area main floor.

CONDITION:

Plumbing appears serviceable, Electrical outlet is grounded, 220 Service-operational.

PICTURE OF WASHING
MACHINE PLUMBING:

*



DRYER VENT:

Appeared serviceable.



BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BETWEEN BEDROOMS BATHROOM AREA:

BATH LOCATION:

Between bedrooms.

CONDITION OF SINK:

The following problems were noted at the sink: drain stopper is missing at sink.

CONDITION OF

Appears serviceable.

VANITY:

CONDITION OF

Appears serviceable.

TOILET:

TUB/SHOWER

Tub.

CONDITION

The following problems were noted at the tub: Drain stopper is inoperable.

TUB/SHOWER AND

Tub walls appear serviceable.

WALLS:

BATH VENTILATION:

Use of window.

PICTURE OF SINK

PLUMBING:

*



1/2 BATHROOM AREA:

BATH LOCATION:

1/2 Bath.

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable.

CONDITION OF

Appears serviceable.

VANITY:

CONDITION OF

Appears serviceable.

TOILET:

BATH VENTILATION:

No bath venting is provided. Recommend installing proper ventilation.

