

Inspection Report

Happy Customer

Property Address:
1 Happy Trails
Pleasantville FL







1st Choice Inspectors LLC

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Date: 3/12/2020	Time: 09:30 AM	Report ID: Sample2
Property: 1 Happy Trails Pleasantville FL	Customer: Happy Customer	Real Estate Professional:

Florida Statues 61-30.801 Standards of Practice

(1) Home inspections performed to these Standards of Practice are intended to provide the client with information regarding the overall condition of installed systems and components of the home based on observation of the visible and apparent condition of the structure and components at the time of the home inspection and to report on those systems and components inspected that, in the professional opinion of the inspector, are significantly deficient or at the end of their service lives. A home inspection does not include the prediction of future conditions. (2) These standards shall not be construed as limiting the scope of the inspection process in those areas where the inspector is qualified and/or has special knowledge. (3) The inspector shall inspect readily accessible, installed systems and components of homes listed in these Standards of Practice by using normal operating controls and opening readily operable access panels. Where multiple instances of the same component exist, a representative number shall be inspected. (4) The inspector shall inspect and report as required by Section 468.8323, F.S., when required by these standards, systems or components by their type and/or significant characteristics. (5) If not self-evident to the client at the time of inspection, the inspector shall give a reason why, in his or her opinion, the system or component was reported as significantly deficient or near the end of its service life. (6) The inspector shall make recommendations for correction and/or monitoring, or further evaluation of the deficiencies that the inspector observed. (7) These Standards of Practice do not limit inspectors from: (a) Including other inspection services, in addition to those required by these Standards of Practice; (b) Specifying repairs, provided the inspector is appropriately qualified; (c) Excluding systems and components from the inspection if agreed upon in writing by the inspector and client.

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.

Notice to Third Parties: *This Report is the joint property of 1st Choice Inspectors LLC and the Client(s) listed above. Unauthorized transfer to any third parties or subsequent buyers is not permitted. This report and supporting inspection were performed according to a written contract agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely upon the contents of this report, but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.*

In Attendance:

Customer and Seller

Type of building:

Single Family (1 story)

Approximate age of building:

44 Years old

Year Built : 1976

Temperature:

Over 65 Degrees F

Weather:

Partly Cloudy

Home Faces:

South

1. Exterior

(1) Exterior systems and components include the following: (a) Exterior wall cladding/siding, flashing and trim; (b) All exterior doors; (c) Attached decks, balconies, stoops, steps, porches, and their associated railings; (d) Eaves, soffits and fascias where accessible from the ground level; (e) Walkways, patios, and driveways leading to the dwelling entrances; (f) Garages and carports. (2) The inspector shall inspect all of the visible and readily accessible exterior systems and components. (3) **The inspector is not required to inspect:** (a) Window and door screening, shutters, awnings, and similar seasonal or protective accessories and devices; (b) Fences; (c) Recreational facilities; (d) Outbuildings, with the exception of garages and carports; (e) Swimming pools, seawalls, break-walls, boat lifts and/or docks. (4) **The inspector is not required to** move furniture, appliances, lawn and garden equipment, tools, stored items, wall decorations, floor covering, clothing or any items that block the view and access to components or structures. drywells, Determine the integrity of the thermal window seals or damaged glass.

(1) Site conditions that affect the structure include the following: (a) Vegetation; (b) Grading; (c) Surface drainage; and (d) Retaining walls on the property when any of these are likely to adversely affect the structure. (2) The inspector shall inspect all of the visible and readily accessible site conditions that affect the structure. (3) **The inspector is not required to inspect:** (a) Geological, geotechnical or hydrological site conditions; (b) Erosion control and earth stabilization measures

Styles & Materials

Siding Style:

- Brick
- Wood

Exterior Entry Doors:

- Metal
- Sliding Glass Doors
- Metal with window

Appurtenance:

- Covered porch
- Dock
- Florida Room
- Out Building

Driveway:

- Concrete

Items

1.0 GENERAL INFORMATION

Comments: Not Inspected

Visibility and access to some areas was limited due to occupancy. (Furnishings, appliances, stored personal items, etc.)

In general, cosmetic issues are not covered and/or listed as a part of this report.

Inspector recommends that qualified, licensed contractors be used in your further inspection or repair/replace issues and comments in this report.

Inspector does not inspect window AC units.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

1.1 SIDING, FLASHING AND TRIM

Comments: Repair or Replace

Cracks, holes, gaps, etc., on the exterior should be sealed to prevent water intrusion.

Wood rot or damage observed in multiple areas.

Please refer to your Termite/WDO report for further information.

Some paint is failing on the exterior of the home. It needs preparation and paint.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)



1.1 Item 7(Picture)



1.1 Item 8(Picture)



1.1 Item 9(Picture)



1.1 Item 10(Picture)



1.1 Item 11(Picture)



1.1 Item 12(Picture)



1.1 Item 13(Picture)



1.1 Item 14(Picture)



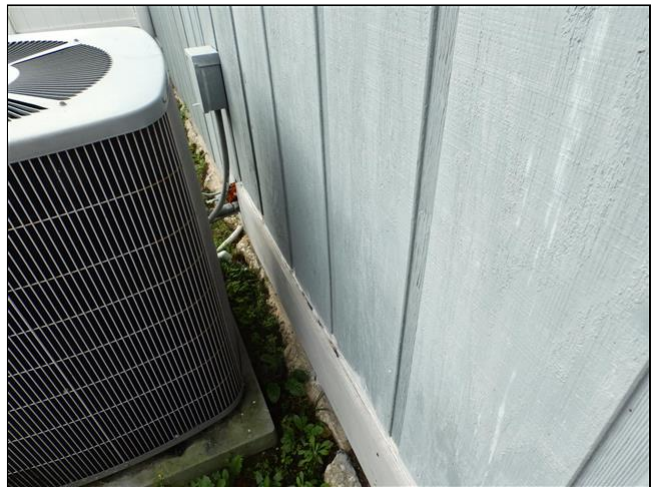
1.1 Item 15(Picture)



1.1 Item 16(Picture)



1.1 Item 17(Picture)



1.1 Item 18(Picture)



1.1 Item 19(Picture)



1.1 Item 20(Picture)



1.1 Item 21(Picture)



1.1 Item 22(Picture)



1.1 Item 23(Picture)



1.1 Item 24(Picture)



1.1 Item 25(Picture)



1.1 Item 26(Picture)



1.1 Item 27(Picture)

1.2 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

Wood rot or damage observed in multiple areas.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)

1.3 DOORS (Exterior)

Comments: Inspected
Small amount of wood rot or damage observed.

Garage door on the east side needs to be adjusted to open and close correctly.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)

1.4 WINDOWS

Comments: Inspected

Some of the windows were missing screens.

Some of the windows have worn/torn screens that are in need of repair.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

1.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

1.6 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

There is vegetation in contact or too close to the home. This can cause water damage, allow vermin to enter the structure or cause structural damage. Inspector recommends it be removed or trimmed.

Small amount of erosion at the driveway.

Uneven areas can be a trip/safety hazard.



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)



1.6 Item 4(Picture)



1.6 Item 5(Picture)



1.6 Item 6(Picture)



1.6 Item 7(Picture)



1.6 Item 8(Picture)



1.6 Item 9(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.

2. Foundation and Structure

(1) Structural system and components include the following: (a) Foundation; (b) Floor structure; (c) Wall structure; (d) Ceiling structure; (e) Roof structure; (f) Posts; (g) Beams; (h) Columns; (j) Joists; (k) Rafters; (l) Trusses; (m) Other framing; and (n) Ventilation of foundation areas. (2) The inspector shall inspect all of the visible structural systems and components by probing structural components where deterioration is visible or suspected or where clear indications of possible deterioration exist. Probing is not required when, in the opinion of the inspector, probing would only further damage any area already identified as defective or where no deterioration is visible or presumed to exist. (3) **The inspector is not required to enter or traverse any under-floor crawl space or attic, if in the opinion of the inspector:** (a) An unsafe or unsanitary condition exists; (b) Enter areas in which inadequate clearance exists to allow the inspector safe entry or traversing; (c) The potential exists to cause damage to insulation, ductwork, other components or stored items. (4) The inspector is not required to provide any engineering or architectural services or offer an opinion as to the adequacy of any structural system or component.

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

Concrete Slab

Wall Structure:

Wood frame

Ceiling Structure:

4" or better

Items

2.0 WALLS (Structural)

Comments: Inspected

Most of the walls are covered and are not visible. No obvious issues observed.

2.1 FLOORS (Structural)

Comments: Repair or Replace

Inspector recommends further evaluation by a licensed contractor.

Foundation on the Florida room (north side) has settled.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)

2.2 CEILINGS (structural)

Comments: Inspected

Most of the ceilings are covered and are not visible. No obvious issues observed.

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.

3. Roof

(1) Roof covering systems and components include the following: (a) Roofing materials; (b) Flashings; (c) Skylights, chimneys, and roof penetrations; (d) Roof drainage systems; (e) Ventilation of attics; and (f) Insulation of attics. (2) The inspector shall inspect all of the visible and readily accessible roof covering systems and components. (3) **The inspector is not required to inspect:** (a) Components or systems that are not readily accessible; (b) Antenna or other installed accessories; (c) Interiors of flues or chimneys which are not readily accessible. (4) **The inspector is not required to walk on the roof surface** when, in the opinion of the inspector, the following conditions exist: (a) Roof slope is excessive to safely walk on; (b) There is no safe access to the roof; (c) Climatic conditions render the roof unsafe to walk on; (d) Condition of the roofing material or roof decking renders the roof unsafe to walk on; (e) Walking on the roof may cause damage to the roof covering materials; and (f) Walking will place any liability or danger to the homeowner or other representatives involved in the home inspection process. (5) The inspector is not required to disturb insulation.

Styles & Materials

Roof-Type:

- Gable
- Shed

Roof Covering:

- Metal
- Membrane

Viewed roof covering from:

- Walked roof

Chimney (exterior):

- Brick

Items

3.0 ROOF COVERINGS

Comments: Inspected

Some roof pictures provided for general information.

It appeared that the roof has at least one layer of shingles under the metal covering.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Repair or Replace

Chimney crown is cracked.

Sealant around the chimney is deteriorating in a couple of areas.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)



3.2 Item 4(Picture)



3.2 Item 5(Picture)

3.3 ROOF DRAINAGE SYSTEMS (Gutters)

Comments: Repair or Replace

(1) Some of the downspouts are loose.

Small leak.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)



3.3 Item 4(Picture)



3.3 Item 5(Picture)



3.3 Item 6(Picture)



3.3 Item 7(Picture)

(2) There are below ground drain lines for gutter downspouts.

Inspector is unable to determine if drains will function properly.



3.3 Item 8(Picture)

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.

4. Attic and Ventilation

Styles & Materials

Attic info:

- Partial attic access
- Partial Visibility
- Pull Down stairs

Method used to observe attic:

- Partially accessible
- Crawled
- Partial Visibility

Roof Structure:

Engineered wood trusses

Roof to wall attachment:

- Clips

Roof Deck attachment:

- 6d nails

Attic Insulation:

- Blown

Attic Ventilation:

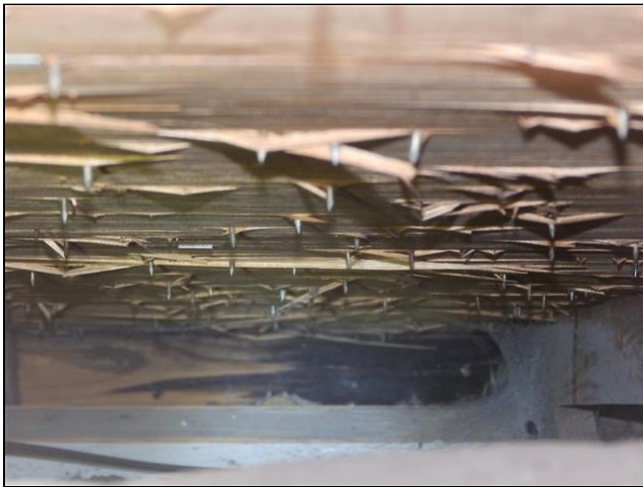
- Gable vents
- Ridge vents
- Soffit Vents

Items

4.0 ROOF STRUCTURE AND ATTIC

Comments: Inspected

Small amount of wood rot or damage observed in the attic. Due to it's location. A visual observation only. Area was not checked for moisture.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

4.1 INSULATION IN ATTIC

Comments: Inspected

Average thickness of insulation in the attic was approximately 4 to 6 inches.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)

4.3 VENTILATION OF ATTIC

Comments: Inspected

Inspector recommends that the gable vents have screens over them to prevent vermin from entering into the attic.



4.3 Item 1(Picture)

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.

5. Garage(s)

Styles & Materials

Garage Door Type:
ONE MANUAL

Garage Door Material:
METAL

Items

5.0 GARAGE CEILINGS

Comments: Inspected

5.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

Garage was only partially visible due to occupancy. (Furnishings, appliances, stored personal items, etc.)

Garage walls were covered with paint. Therefore, it could not be determined if the drywall was fire rated.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

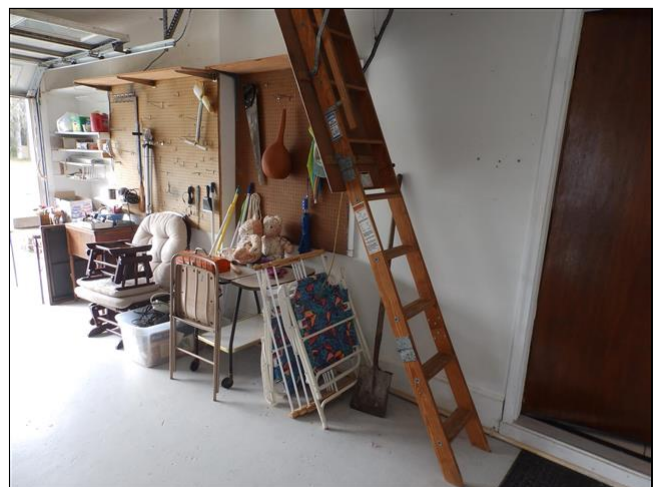
5.2 GARAGE FLOOR

Comments: Inspected

Garage was only partially visible due to occupancy. (Furnishings, appliances, stored personal items, etc.)



5.2 Item 1(Picture)



5.2 Item 2(Picture)

5.3 GARAGE DOOR (S)

Comments: Inspected

Garage door hits the ceiling fan if opened too far. Recommend that the ceiling fan be moved.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

5.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse)

Comments: Not Present

5.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

6. Air Conditioning System(s)

(1) HVAC systems and components include heating and air conditioning systems and components and HVAC distribution systems and components.

(2) Heating and air conditioning systems and components. (a) The heating and air conditioning (HVAC) systems and components include the following: 1. Installed heating equipment; 2. Fuel storage and fuel distribution systems; 3. Vent systems, flues, and chimneys; 4. Ductwork and air distribution components; 5. Mechanical ventilation systems; 6. Heating system energy source(s); 7. Heating system capacity in BTUs or kilowatts. (b) The inspector shall inspect all readily accessible heating and air conditioning systems and components. (c) **The inspector is not required to inspect:** 1. Interiors of flues or chimneys which are not readily accessible; 2. Heat exchangers; 3. Humidifiers or dehumidifiers; 4. Electronic air filters, sanitizers, or UV lights; 5. Solar space heating systems; 6. Internal components such as coils and pans.

(3) HVAC distribution systems and components. (a) The heating and air conditioning (HVAC) distribution systems and components include the following: 1. Energy source; 2. Cooling method by its distinguishing characteristics; 3. The presence of condensate over flow warning/shutoff devices. (b) The inspector shall inspect readily accessible HVAC distribution systems. (c) With regards to HVAC distribution systems, **the inspector is not required to inspect:** 1. Electronic air filters, sanitizers, or UV lights; 2. Humidistats; 3. Automatic HVAC zoned systems, dampers, controls, that are not readily accessible; 4. Removable window air conditioning systems. (3) **The inspector is not required to:** (a) Determine heat supply adequacy or distribution balance; (b) Operate heat pump systems when ambient temperatures pose the potential for damage to the air conditioning system; (c) Determine cooling supply adequacy, distribution balance or indoor air quality; (d) Operate the air conditioning system when ambient temperatures pose the potential for damage to the air conditioning system.

Styles & Materials

Central Air Manufacturer:

CARRIER

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Heat System Brand:

CARRIER

Heat Type:

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Ductwork:

Partially Visible
Insulated

Filter Type:

Disposable

Items

6.0 COOLING EQUIPMENT

Comments: Inspected

(1) Cooling system came on and appeared to be working properly at the time of inspection.

Heating/cooling system is a heat pump forced air system. This means that the same system that supplies heat also supplies cooling. The heating system was not tested due to the fact that the outside temperature was above 65 degrees Fahrenheit and it is recommended that the heating system not be run when the outside temperature is above 65 degrees Fahrenheit. Since the same HVAC system supplies both heating and cooling, it is assumed that if the cooling system works then the heating system also works.

HVAC system age estimated at years. Life expectancy is generally 10 to 15 years. Therefore, the HVAC system may need to be replaced within the next 5 years.

Air handler age estimated at 20 years.

HVAC condenser age estimated at 20 years.



6.0 Item 1(Picture)

(2) The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 56 degrees, and the return air temperature was 72 degrees. This indicates the range in temperature drop is normal.



6.0 Item 2(Picture)



6.0 Item 3(Picture)

6.1 NORMAL OPERATING CONTROLS

Comments: Inspected

Thermostat is located in the hallway.



6.1 Item 1(Picture)

6.2 DISTRIBUTION SYSTEMS (including visible ducts and piping, visible insulation, air filters, registers, radiators)

Comments: Inspected

6.3 HEATING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

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.

7. Electrical System

(1) Electrical systems and components include the following: (a) Service entrance conductors, drip loop, cables, and raceways; (b) Main service equipment and main disconnects; (c) Service grounding; (d) Interior components of main service panels and sub panels; (e) Conductors; (f) Over current protection devices; (g) Readily accessible installed lighting fixtures, switches, and receptacles; (h) Ground fault circuit interrupters; (i) Amperage and voltage rating of electrical service; (j) Main disconnect(s); (k) Methods or types of wiring; (l) Smoke detectors; (m) Carbon monoxide detectors; (n) Arc fault circuit interrupters. (2) The inspector shall inspect all of the visible and readily accessible electrical systems and components. (3) **The inspector is not required to inspect:** (a) Remote control devices; (b) Security alarm systems and components; (c) Low voltage wiring, systems and components, ancillary wiring and systems and components not a part of the primary electrical power distribution system; (d) Generators, photovoltaic solar collectors or battery or electrical storage devices and associated equipment. (4) **The inspector is not required to:** (a) Measure amperage, voltage or impedance; (b) Perform a load calculation; (c) Insert any tool, probe, or device into any electrical component; (d) Determine the accuracy of circuit labeling. *Although it may not have been required when the home was built, we recommend adding Ground Fault Circuit Interrupter (GFCI) outlets to all areas near water including and Arc Fault Circuit Interrupter(AFCI) breakers should be installed to protect all sleeping areas.*

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

150 AMP
20 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC
SQUARE D

Wiring Methods:

Copper
Romex (non-metallic sheathed cable)
Not Visible

Items

7.0 LOCATION OF MAIN AND SUB-PANELS

Comments: Inspected

Main electric panel is located in the garage.

Electric sub-panel in the shed.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.1 SERVICE ENTRANCE LINES

Comments: Repair or Replace

There are trees growing into the electric service lines, they should be trimmed to prevent damage.

Power company or a licensed electrician should trim the trees away from the electric lines.

The electrical service conductors are rubbing against the roof.

Inspector recommends further evaluation by a licensed electrician.



7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture)

7.2 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and PANELS

Comments: Not Inspected

(1) The main electric panel had a shelf mounted in front of it. Therefore, inspector did not disassemble the shelf to inspect the electric panel.

Inspector recommends that the main electric panel be inspected prior to closing.



7.2 Item 1(Picture)

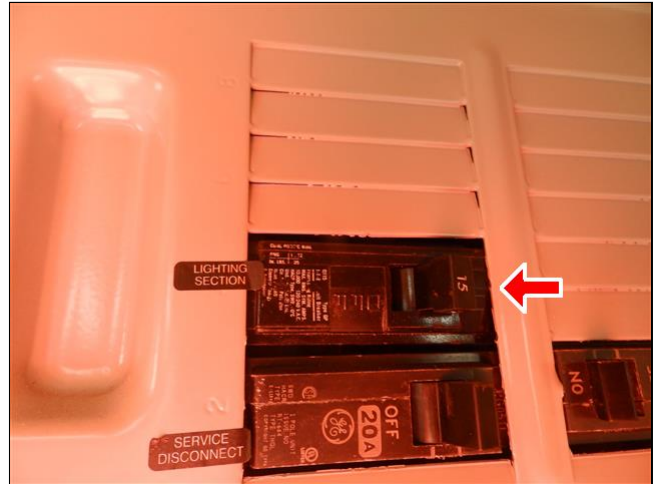
(2) At least one circuit breaker in the electric sub-panel appears to be of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.

Grounds and neutrals should be separated in the electric sub-panel.

Electrical issues should be repaired/replaced by a licensed electrician.



7.2 Item 2(Picture)



7.2 Item 3(Picture)

7.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number and/or accessible)

Comments: Repair or Replace

Inspector recommends repairs and further evaluation by a licensed electrician.

Any exterior electric conductors/wires should be protected against mechanical damage (enclosed in electric conduit) to a height of 8 feet.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.4 POLARITY AND GROUNDING OF RECEPTACLES

Comments: Inspected

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

Inspector recommends installing Ground Fault Circuit Interrupters(GFCI) by all water, outside, garage, laundry, bathrooms and kitchen areas. Exterior plugs need to be in weather proof electrical boxes.

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. Plumbing

(1) Plumbing systems and components include the following: (a) Interior water supply piping and distribution systems including all fixtures, faucets, and components; (b) Drain, waste and vent systems, including all plumbing fixtures; (c) Plumbing related vent systems, flues, and chimneys; (d) Drainage sumps, sump pumps, and related piping; (e) Materials used for water supply, drain, waste, and vent piping; (f) Water heating equipment including the energy source; (g) Main water and main fuel shut-off valves. (2) The inspector shall inspect all of the visible and readily accessible plumbing systems and components. (3) **The inspector is not required to inspect:** (a) Wells or water storage related equipment; (b) Water conditioning systems; (c) Solar water heating systems; (d) Fire sprinkler systems; (e) Private waste disposal systems; (f) Irrigation system(s). (4) **The inspector is not required to:** (a) Test shower pans, tub and shower surround for leakage; (b) Operate safety valves or shut-off valves; (c) Determine whether water supply and waste disposal systems are public or private; (d) Determine the quantity or quality of the water supply, or if the function flow at the time of the inspection or thereafter will meet the client's needs.

Styles & Materials

Water Source: Public	Plumbing Water Distribution (inside home): CPVC Copper PVC Braided metal	Plumbing Waste: PVC
Water Heater Power Source: Electric	Water Heater Capacity: 40 Gallon	Manufacturer: RHEEM

Items

8.0 MAIN WATER SHUT-OFF (Describe location)

Comments: Inspected

The main shut off is located outside in the ground by the road.



8.0 Item 1(Picture)

8.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, if there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing.

Septic tank and septic system (if present) are not part of the home inspection. The best and recommended way to determine the condition of the septic tank is to have the tank pumped out and visually inspected by a licensed septic tank professional.

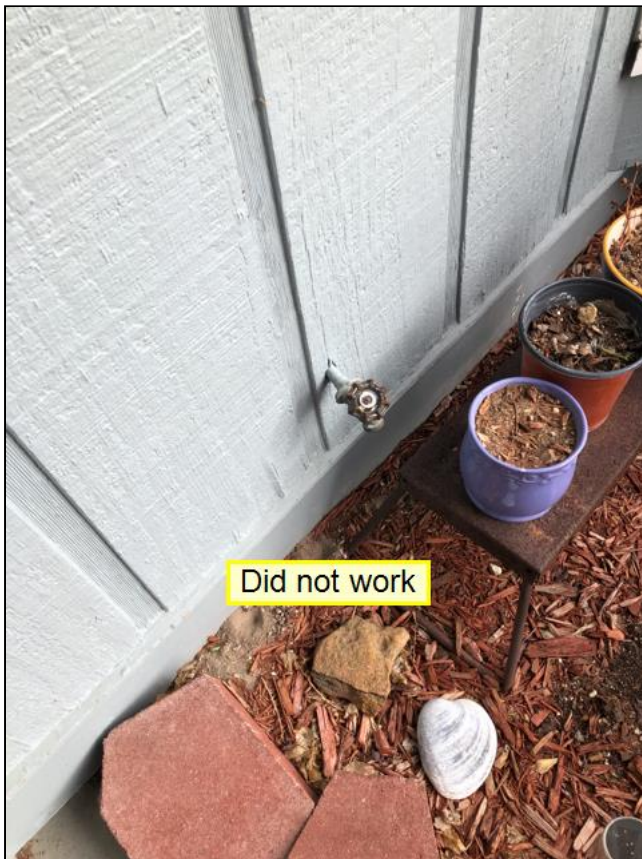
8.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

Anti-siphon devices are recommended on exterior hose bibs to prevent cross contamination.

Some of the extra water faucets did not work.

Exposed water lines near the doorways, may need to be protected.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

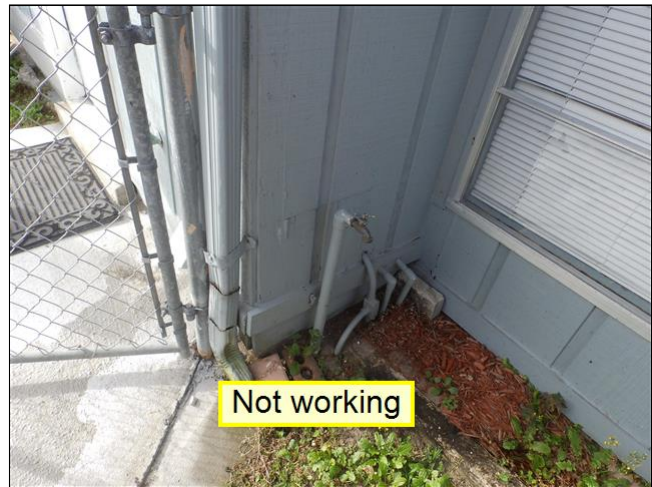


8.2 Item 4(Picture)

8.2 Item 3(Picture)



8.2 Item 5(Picture)



8.2 Item 6(Picture)



8.2 Item 7(Picture)



8.2 Item 8(Picture)



8.2 Item 9(Picture)

8.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

Water Heater was manufactured in 2018.

Life expectancy is generally 5 to 10 years. It appeared to be working properly at the time of inspection.



8.3 Item 1(Picture)

Serial No.	M121805173	
Model No.	XE40M06ST45U1	
Manufacture Date.	19MAR2018	
Cap. U.S. Gals.	40	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380

8.3 Item 2(Picture)

8.4 TUBS AND SHOWERS

Comments: Inspected

Cracks in the shower area can allow water intrusion and damage. Caulk or grout as needed.

Some staining inside a couple of the glass blocks in the master bath.



8.4 Item 1(Picture)



8.4 Item 2(Picture)



8.4 Item 3(Picture)

8.5 WATER PUMP(S) and water supply system

Comments: Not Inspected

Water pump by the bulk head was not inspected.



8.5 Item 1(Picture)

8.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS

Comments: Repair or Replace

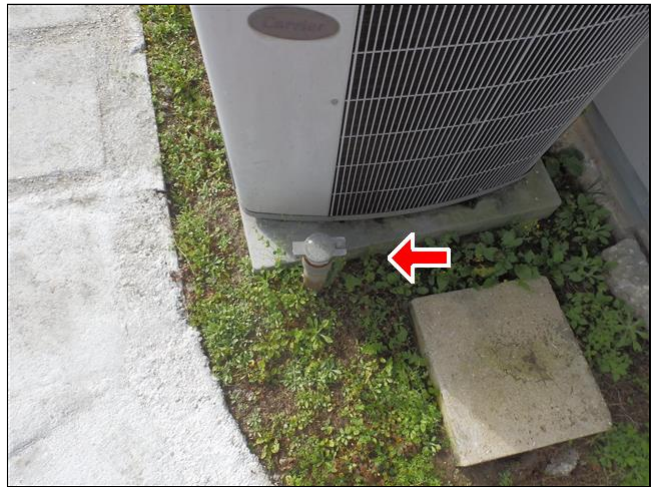
Metal cap observed. It appears to be to a buried fuel storage tank. Fuel storage tank was not inspected or the soil around it. Metal at ground level is beginning to deteriorate.

Smells like it still has fuel in it.

Inspector recommends you have further evaluation of the fuel storage tank to determine if it needs to be emptied and/or removed.



8.6 Item 1(Picture)



8.6 Item 2(Picture)



8.6 Item 3(Picture)



8.6 Item 4(Picture)



8.6 Item 5(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.

9. Interior

(1) The interior components that shall be inspected include the following: (a) Interior walls, ceilings, and floors; (b) Steps, stairways, and railings; (c) Countertops and representative number of installed cabinets; (d) Garage doors; (e) Interior and exterior doors and windows and their operating locks and latches or other opening mechanisms; (f) Insulation and vapor retarders in unfinished spaces; (g) Fireplaces and solid fuel burning appliances; (h) Vent systems, flues, and chimneys; (i) Household appliances. (2) The inspector shall inspect all of the visible and readily accessible interior components. When inspecting doors and windows, the inspector may inspect a representative number of doors and windows. The inspector shall inspect household appliances for normal operation – using normal operating controls to activate a primary function. Inspectors will not operate systems or appliances with owners’ belongings, or if there is a risk to the property being inspected. Inspectors will first review the system to be operated and use professional judgment as to whether it is safe to operate using normal operating controls and report accordingly. (3) **The inspector is not required to inspect:** (a) Paint, wallpaper, window treatments, and other specialty finish treatments; (b) Carpeting; (c) Window treatments; (d) Central vacuum systems; (e) Recreational facilities; (f) Fire screens and doors, if not permanently attached; (g) Seals and gaskets on fireplaces; (h) Automatic fuel feed devices; (i) Mantles and fireplace surrounds; (j) Combustion make-up air devices; (k) Heat distribution assists whether gravity controlled or fan assisted in fireplaces. (4) **The inspector is not required to:** (a) Open or operate any windows or doors and access covers that are permanently or temporarily secured by mechanical means, are painted shut, or are blocked by stored items or furniture; (b) Ignite or extinguish fires; (c) Light gas fireplaces or heaters, or other unlit pilot light devices; (d) Determine draft characteristics for fireplaces and chimneys; (e) Move fireplace inserts or stoves or firebox contents; (f) Disturb insulation; (g) Activate any system or appliance that is shut down, disconnected, or otherwise rendered inoperable; (h) Operate or evaluate any system, component or appliance that does not respond to normal user controls; (i) Operate any gas appliance that requires the manual lighting of a pilot light or burner device; (j) Operate any system, appliance or feature that requires the use of special codes, keys, combinations, or devices or where user manual reference is required; (k) Operate any system, component, or appliance where in the opinion of the inspector, damage may occur; (l) Determine thermostat(s) calibration, adequacy of heating elements, operate or evaluate self cleaning cycles, door seals, indicator lights, timers, clocks or timed features, defrost cycles or frost free features, or other specialist features as it applies to the appliance device; (m) Determine leakage from microwaves ovens; (n) Determine the presence or operation of back draft damper devices in exhaust devices; (o) Move any appliance; (p) Confirm operation of every control or feature of a system or appliance.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Wood

Floor Covering(s):

Carpet

Tile

Interior Doors:

Wood

Solid and Hollow core

Window Types:

Both

Thermal/Insulated

Single pane

Cabinetry:

Wood

Countertop:

Laminate

Items

9.0 CEILINGS

Comments: Inspected

(1) There were some stains on the ceiling near the fireplace and in the florida room. No excessive moisture observed at time of inspection.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

(2) Minor cracks on the ceiling in a couple of areas, paint or repair as needed.



9.0 Item 3(Picture)



9.0 Item 4(Picture)

9.1 WALLS

Comments: Inspected

9.2 FLOORS

Comments: Inspected

Foundation on the Florida room (north side) has settled. Some tiles cracked. Concrete filler.



9.2 Item 1(Picture)



9.2 Item 2(Picture)

9.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

9.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

A few of the windows do not operate smoothly and need cleaning, adjusting, lubricating and possibly repairs.



9.5 Item 1(Picture)



9.5 Item 2(Picture)

9.6 SMOKE DETECTORS/CARBON MONOXIDE DETECTORS

Comments: Not Inspected

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.

10. Appliances

The inspector shall inspect household appliances for normal operation – using normal operating controls to activate a primary function. **Inspectors will not** operate systems or appliances with owners' belongings, or if there is a risk to the property being inspected. Inspectors will first review the system to be operated and use professional judgment as to whether it is safe to operate using normal operating controls and report accordingly. (3) **The inspector is not required to inspect:** Activate any system or appliance that is shut down, disconnected, or otherwise rendered inoperable; (h) Operate or evaluate any system, component or appliance that does not respond to normal user controls; (i) Operate any gas appliance that requires the manual lighting of a pilot light or burner device; (j) Operate any system, appliance or feature that requires the use of special codes, keys, combinations, or devices or where user manual reference is required; (k) Operate any system, component, or appliance where in the opinion of the inspector, damage may occur; operate or evaluate self cleaning cycles, door seals, indicator lights, timers, clocks or timed features, defrost cycles or frost free features, or other specialist features as it applies to the appliance device; (m) Determine leakage from microwaves ovens; (n) Determine the presence or operation of back draft damper devices in exhaust devices; (o) Move any appliance; (p) Confirm operation of every control or feature of a system or appliance.

Styles & Materials

Dishwasher Brand: AMANA	Range/Oven: GENERAL ELECTRIC	Refrigerator: WHIRLPOOL
Clothes Washer: KENMORE	Clothes Dryer: AMANA	Dryer Power Source: 110 and 220 Electric Available Three prong plug(older style)
Built in Microwave: GENERAL ELECTRIC		

Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

10.3 REFRIGERATOR

Comments: Inspected

Ice maker was off at time of inspection and was not tested.



10.3 Item 1(Picture)

10.4 CLOTHES WASHING MACHINE

Comments: Inspected

Washing machine was inspected for operation. As a general rule, inspector does not operate water supply valves (so as not to cause damage to the valves and/or home). Therefore, we did not make a determination that both the hot and cold water supply lines were working/functioning/connected.

10.5 CLOTHES DRYER**Comments:** Inspected

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. Fireplace(s)

The inspector is not required to inspect: 1. Interiors of flues or chimneys which are not readily accessible; (f) Fire screens and doors, if not permanently attached; (g) Seals and gaskets on fireplaces; (h) Automatic fuel feed devices; (i) Mantles and fireplace surrounds; (j) Combustion make-up air devices; (k) Heat distribution assists whether gravity controlled or fan assisted in fireplaces.

The inspector is not required to: (b) Ignite or extinguish fires; (c) Light gas fireplaces or heaters, or other unlit pilot light devices; (d) Determine draft characteristics for fireplaces and chimneys; (e) Move fireplace inserts or stoves or firebox contents; (f) Disturb insulation; (g) Activate any system or appliance that is shut down, disconnected, or otherwise rendered inoperable; (h) Operate or evaluate any system, component or appliance that does not respond to normal user controls; (i) Operate any gas appliance that requires the manual lighting of a pilot light or burner device; (n) Determine the presence or operation of back draft damper devices in exhaust devices; (o) Move any appliance; (p) Confirm operation of every control or feature of a system or appliance.

Styles & Materials

Types of Fireplaces:

Solid Fuel

Conventional

Items

11.0 CHIMNEYS, FLUES AND VENTS (for fireplaces)

Comments: Inspected

The fireplace, flue and chimney were partially visible and appeared good, but we could not inspect/observe fully. Inspector recommends a certified chimney sweep, inspect fully, clean and repair as needed.

Chimneys should be cleaned and inspected once a year, by a certified chimney sweep.

11.1 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. 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 a certified chimney sweep inspect the liner for safe operation.

12. Out Building

Items

12.0 FOUNDATIONS (Crawlspace observed if present and accessible.)

Comments: Inspected

Hurricane straps were not observed on the out building.

Shed appears to have settled a little. Repair or replace as needed.



12.0 Item 1(Picture)



12.0 Item 2(Picture)

12.1 ROOF COVERING (Report the method used to inspect)

Comments: Inspected

Picture added for general information.



12.1 Item 1(Picture)

12.2 ROOF STRUCTURE AND ATTIC (If the attic is inaccessible, report the method used to inspect)

Comments: Inspected

12.3 WALLS (Interior and Exterior)

Comments: Inspected

Visibility and access to some areas was limited due to occupancy. (Furnishings, appliances, stored personal items, etc.)

12.4 FLOOR

Comments: Inspected

Visibility and access to some areas was limited due to occupancy. (Furnishings, appliances, stored personal items, etc.)

12.5 DOORS (Interior and Exterior)

Comments: Inspected

13. Dock(s), Bulk Head(s), Boat House(s), Boat Lift(s) etc.

Items

13.0 Bulkhead(s), Sea Wall(s), Dock(s)

Comments: Repair or Replace

(1) Roof over the dock appears to be leaking, based on the dark wood.

A couple of the roof supports are damaged and/or loose.

Some repairs to dock observed.

Inspector recommends further evaluation by a licensed dock builder or licensed contractor.



13.0 Item 1(Picture)



13.0 Item 2(Picture)



13.0 Item 3(Picture)



13.0 Item 4(Picture)



13.0 Item 5(Picture)



13.0 Item 6(Picture)



13.0 Item 7(Picture)

(2) Erosion observed near the bulkhead. May be an indication that the bulkhead is not functioning as designed. Small amount of vegetation appears to be growing through the bulk head.

Water related structures and equipment (docks, boathouses, bulkheads, etc.) are observed above the water line only.

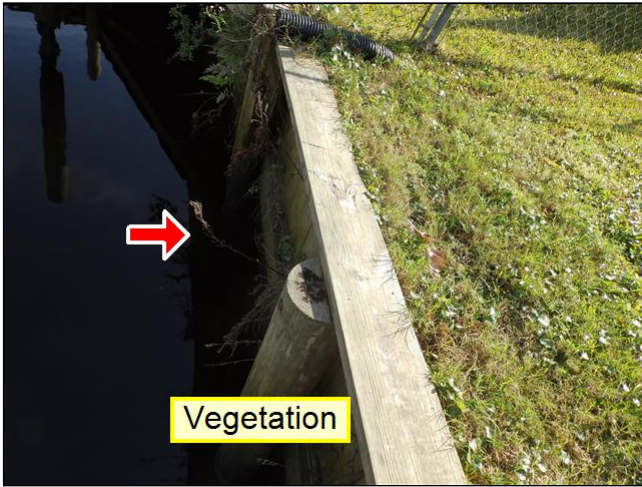
Inspector cannot see or verify underground components.



13.0 Item 8(Picture)



13.0 Item 9(Picture)



13.0 Item 10(Picture)



13.0 Item 11(Picture)

13.1 Electric

Comments: Repair or Replace

Any exterior electric conductors/wires should be protected against mechanical damage (enclosed in electric conduit) to a height of 8 feet.

Recommend weather proof electric outlet.

Inspector recommends repairs and further evaluation by a licensed electrician.



13.1 Item 1(Picture)



13.1 Item 2(Picture)



13.1 Item 3(Picture)



13.1 Item 4(Picture)

General Summary

1st Choice Inspectors LLC

5259 Silver Lake Drive
Palatka, FL 32177
386-916-0966
randy@1stchoiceinspectors.com
HI8371

Customer
Happy Customer

Address
1 Happy Trails
Pleasantville FL

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. Exterior

1.1 SIDING, FLASHING AND TRIM

Repair or Replace

Cracks, holes, gaps, etc., on the exterior should be sealed to prevent water intrusion.

Wood rot or damage observed in multiple areas.

Please refer to your Termite/WDO report for further information.

Some paint is failing on the exterior of the home. It needs preparation and paint.

1.2 EAVES, SOFFITS AND FASCIAS

Repair or Replace

Wood rot or damage observed in multiple areas.

2. Foundation and Structure

2.1 FLOORS (Structural)

Repair or Replace

Inspector recommends further evaluation by a licensed contractor.

Foundation on the Florida room (north side) has settled.

3. Roof

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

Chimney crown is cracked.

Sealant around the chimney is deteriorating in a couple of areas.

3.3 ROOF DRAINAGE SYSTEMS (Gutters)

Repair or Replace

(1) Some of the downspouts are loose.

Small leak.

7. Electrical System

7.1 SERVICE ENTRANCE LINES

Repair or Replace

There are trees growing into the electric service lines, they should be trimmed to prevent damage.

Power company or a licensed electrician should trim the trees away from the electric lines.

The electrical service conductors are rubbing against the roof.

Inspector recommends further evaluation by a licensed electrician.

7.2 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and PANELS

Not Inspected

(1) The main electric panel had a shelf mounted in front of it. Therefore, inspector did not disassemble the shelf to inspect the electric panel.

Inspector recommends that the main electric panel be inspected prior to closing.

(2) At least one circuit breaker in the electric sub-panel appears to be of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.

Grounds and neutrals should be separated in the electric sub-panel.

Electrical issues should be repaired/replaced by a licensed electrician.

7.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number and/or accessible)

Repair or Replace

Inspector recommends repairs and further evaluation by a licensed electrician.

Any exterior electric conductors/wires should be protected against mechanical damage (enclosed in electric conduit) to a height of 8 feet.

8. Plumbing

8.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS

Repair or Replace

Metal cap observed. It appears to be to a buried fuel storage tank. Fuel storage tank was not inspected or the soil around it. Metal at ground level is beginning to deteriorate.

Smells like it still has fuel in it.

Inspector recommends you have further evaluation of the fuel storage tank to determine if it needs to be emptied and/or removed.

13. Dock(s), Bulk Head(s), Boat House(s), Boat Lift(s) etc.

13.0 Bulkhead(s), Sea Wall(s), Dock(s)

Repair or Replace

(1) Roof over the dock appears to be leaking, based on the dark wood.

A couple of the roof supports are damaged and/or loose.

Some repairs to dock observed.

Inspector recommends further evaluation by a licensed dock builder or licensed contractor.

13.1 Electric

Repair or Replace

Any exterior electric conductors/wires should be protected against mechanical damage (enclosed in electric conduit) to a height of 8 feet.

Recommend weather proof electric outlet.

Inspector recommends repairs and further evaluation by a licensed electrician.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Randall Keith Motes

INVOICE

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 386-916-0966
 randy@1stchoiceinspectors.com
 HI8371
 Inspected By: Randall Keith Motes

Inspection Date: 3/12/2020
 Report ID: Sample2

Customer Info:	Inspection Property:
Happy Customer	1 Happy Trails Pleasantville FL
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated SF 0-2,500	325.00	1	325.00
			Tax \$0.00
			Total Price \$325.00

Payment Method: Check
Payment Status: Paid
Note: