



123 Main Street, Anytown, FL 32129
Inspection prepared for: Sample Client
Date of Inspection: 1/21/2016 Time: 10:00 AM
Age of Home: 1986 Size: 1761
Order ID: 146

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This **CONFIDENTIAL** report is for the use and benefit of the **CLIENT ONLY**. This report is not intended for use by any other buyer, lender, title insurance company, or any other third party. The terms and conditions of this report are in a separate Pre-Inspection Agreement. This report is not to be used without consulting the Pre-Inspection Agreement.

INTRODUCTION

Thank you for choosing True Measure Home Inspections to perform the inspection on your property! My goal is to help you gain a thorough understanding of the property that you are thinking about buying.

Please carefully read your entire Inspection Report. Feel free to call me after you have reviewed your report, so I can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process, and anytime in the future.

A home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed visible material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. This is not a prediction of future conditions. Your inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. The following report is based on an inspection of the visible portion of the structure; the inspection may be limited by landscaping, possessions or a number of other obstructions. Properties being inspected do not "Pass" or "Fail."

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. This inspection report may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.

Depending upon the age of the property, some items like GFCI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that I feel may need further investigation or repair.

For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Photos and Video

Your report will contain a number of photos and videos to assist in your understanding of the property. Keep in mind that some photos will be for reference of maintenance items and some will be for significant safety items. These photos will serve as an addition to the comments made on particular systems of the home.

Also, you may notice some videos to help see things that a photo may not show as well. You will notice that when there is a video, there will be a photo of the first frame of the video, and it will say "video" in the top left corner of that photo. Please keep in mind that you will need a full version of Adobe Acrobat to be able to view videos. You can download it here if you don't have it: <http://get.adobe.com/reader/>

How to read your report

While reading your report, you will notice that there will be different color text. Below is a explanation of those colors.

Black type: is meant for general comments.

Red type: is meant for significant defects that will be expensive to repair, or pose a safety or health concern. These items will also be in the summary of the report for ease of use.

Blue type: is meant for maintenance items or things that should have attention drawn to them, but are not significant. These items may or may not be in the summary.

Yellow highlighted type: You will also notice that some text will be highlighted in yellow. This is a glossary feature that gives definitions of common terms. If you hover your cursor over anything highlighted in yellow, a definition will pop up for your convenience. Again, you will need the full version of Adobe Acrobat to be able to use this feature.

Thank you for your business and I look forward to hearing from you in the future!

INSPECTION DETAILS

1. CLIMATIC CONDITIONS

It was clear at the time of the inspection
The temperature was in the 60's at the start of the inspection

2. BUILDING TYPE

2.1. This is a concrete block (CMU) building

3. STORIES

3.1. There is one story

4. UTILITY SERVICE

4.1. The utilities were on at the time of the inspection.

5. OCCUPANCY

5.1. The building has been staged for viewing

6. COMMENTS

The Client was present for part of the inspection, The buyer's agent was present

ELECTRICAL SYSTEM

1. ELECTRICAL SERVICE INFORMATION

Amount of electricity coming into the house:

- The electricity is supplied by an underground line from the power pole to the building.
- 120/240 Volt
- 150 amps

2. CONDITION OF ELECTRICAL SERVICE

Wiring, electrical meter, etc:

2.1. The main electrical lines providing power to the house are ran underground, and therefore could not be inspected.



Electrical Meter

3. GROUNDING SYSTEM

Condition:

3.1. The grounding system of the house was in good working order.

4. TYPE OF WIRING

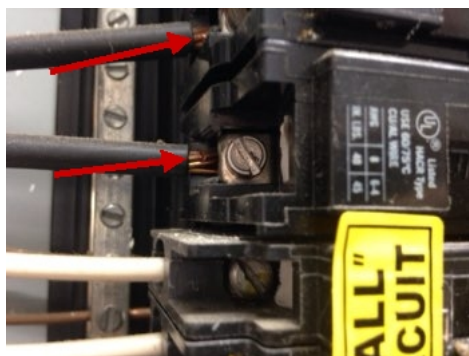
Information:

- The visible wiring is copper.

5. CONDITION OF WIRING

Condition:

- 5.1. There are wires that have been knicked inside the main electrical panel. This should be repaired by a licensed electrician.



Item number 1

6. LOCATION OF MAIN PANEL

Information:

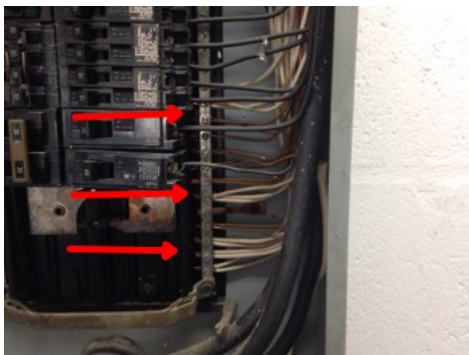
- The main electrical panel is located in the garage.

7. CONDITION OF MAIN PANEL

Panel box, circuit breakers, etc:

- 7.1. There are lugs on the grounding buss bar that have too many wires connected to them.

- 7.2. There are lugs on the neutral buss bar that have too many wires connected to them.



Item number 1 & 2



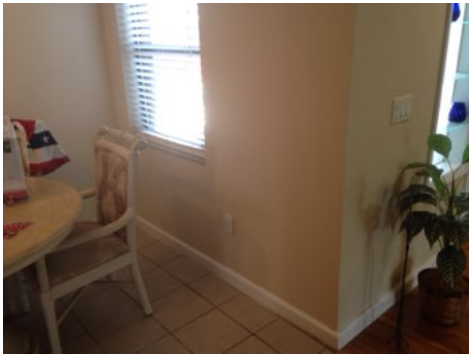
8. ELECTRICAL OUTLETS

Condition:

8.1. There are outlets that loose in various areas.

8.2. The refrigerator is plugged into a GFCI outlet. This can trip and cut power to the refrigerator, allowing food to spoil.

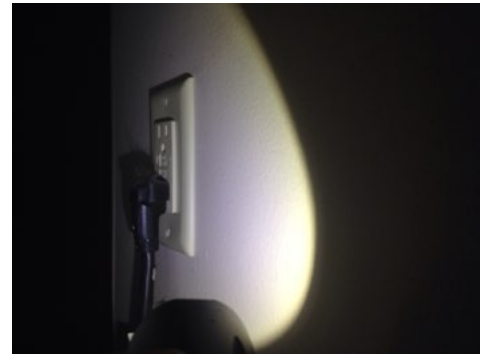
8.3. There are outlets that had the wires reversed in them (this is called reversed polarity). These outlets are still live and will work but could potentially cause a shock hazard. I recommend a licensed electrician repair for safety reasons.



Item number 1



Item number 2



Item number 3

9. ELECTRICAL SWITCHES

Condition:

9.1. A representative sampling of switches were tested and they were found to be in working order.

10. FANS/FIXTURES

Condition:

10.1. The light fixtures in this house were all in working order at the time of the inspection.

11. SMOKE/CARBON MONOXIDE DETECTORS

Condition:

11.1. The smoke detectors in the house were tested with the test button and appeared to be in working order.

PLUMBING SYSTEM

1. MAIN SHUTOFF LOCATION

Information:

- The main water shutoff is at the curb.
- Brass piping is viewed in the box for the main water shut off and as the main water line runs underground from the street to the building, this appears to be the main water line.

2. MAIN WATER SUPPLY CONDITION

Piping that brings water to the house:

2.1. The water pressure falls within the acceptable range.



Main water shutoff is in here



Main water shutoff

3. INTERIOR SUPPLY MATERIAL

Piping inside the house:

- The interior piping that supplies the water throughout the building is a combination of different types of piping.

4. INTERIOR SUPPLY CONDITION

Piping inside the house:

- 4.1. There were leaks seen in the water supply piping. These are at the kitchen sink.

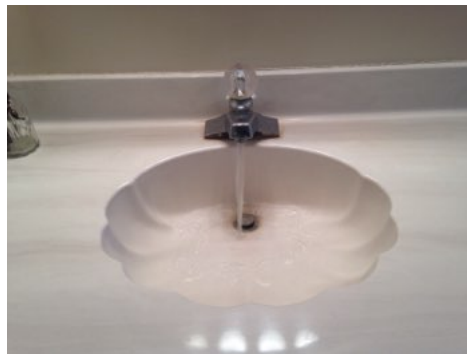


Item number 1

5. SINKS

Condition:

- 5.1. The sink stoppers do not work properly in the master bathroom sink.



Item number 1

6. TOILETS

Condition:

6.1. The toilets in the house were flushed several times during the inspection, and no leaks were found. The toilets shut off as they are supposed to and there were no concerns with the toilets in the house.

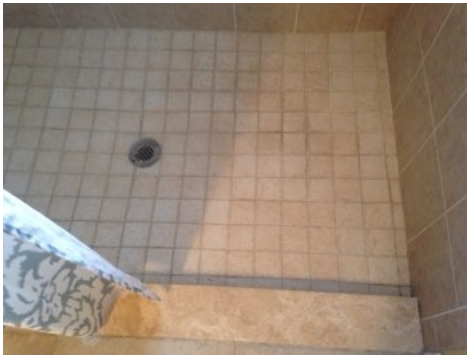
7. SHOWER CONDITION

Condition:

7.1. There is an open shower stall in the master bathroom, there is a possibility of water splashing out of the stall while running the shower.

7.2. The shower faucet leaks when in use in the master bathroom.

7.3. There are areas of the shower that should be re caulked / grouted to prevent water from penetrating the walls in the hall bathroom.



Item number 1



Item number 2



Item number 3

8. CONDITION OF BATHTUBS

Condition:

8.1. There were no concerns found with the tubs or tub fixtures in this house.

9. TYPE OF DRAIN LINE

Information:

- The piping that takes the waste water from the fixtures to the main waste piping is a mixture of different materials.

10. DRAIN LINE CONDITION

Condition:

10.1. The waste pipes in the house appeared to be in good condition at the time of the inspection. No leaks were seen.

10.2. A representative examination of the visible waste lines found that those examined were working properly (ie. not severely corroded or leaking etc. no representation is made as to their internal condition or function). Please note that most portions of the waste lines run under the slab, and therefore were unable to be fully inspected.

11. LOCATION AND INFO ABOUT WATER HEATER

Information:

- There is an electric water heater in the garage..
- The water heater is 9 years old.
- The water heater is 40 gallons.

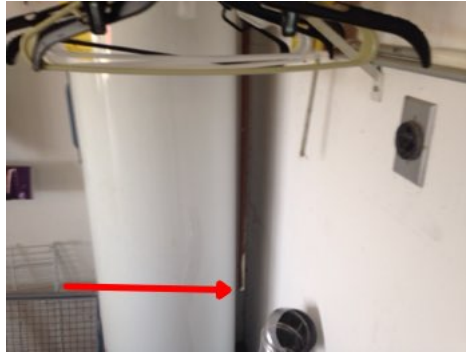
12. CONDITION OF WATER HEATER

Condition:

12.1. The temperature/pressure relief valve has a partial drain line installed but it does not go far enough to take the water away to a safe location. We recommend this drainline be properly installed in case this valve ever releases hot water.



Water heater label. Manufactured in 2007.



Item number 1



13. VENTILATION FANS

Condition/Installation:

13.1. The ventilation fans were ran and worked well. They appeared to be routed to the exterior as they should, and were properly installed through the roof.

14. HOSE BIBS

Condition:

14.1. A sampling of the exterior hose faucets show them to be operating properly

HEATING & COOLING

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity with a heat pump. Other sources of heat are sometimes used such as natural gas or liquid propane, but can also be powered by other sources such as butane, oil, solar panels, or wood.

The inspector will usually test the heating or air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. TYPE OF COOLING SYSTEM

Information:

- There is a cooling system in the attic :
- The cooling is done by a heat pump. This is an all electric system that has a condenser that pumps the refrigerant in one direction to cool the building and it goes in reverse to heat it. Both the cooling and heating modes came on as expected.

2. COOLING SYSTEM CONDITION

Condition:

- 2.1. There is damage to the fins on the outside condensing unit.



Condensing unit label. Manufactured in 2002.



Item number 1



Cooling System - Return is 57 degrees.



Cooling System - Supply is 46 degrees.



Air handler unit label. Manufactured in 2002.



3. TYPE OF HEATING SYSTEM

Information:

- There is a heating system in the attic :
- The heating is done by a heat pump. This is an all electric system that has a condenser that pumps the refrigerant in one direction to cool the building and it goes in reverse to heat it.

4. HEATING SYSTEM CONDITION

Condition:

4.1. The heat was ran, and all worked as expected during the inspection.



Heating System - return 74 degrees.



Heating System - supply 128 degrees.

5. DUCTS & REGISTERS

Condition:

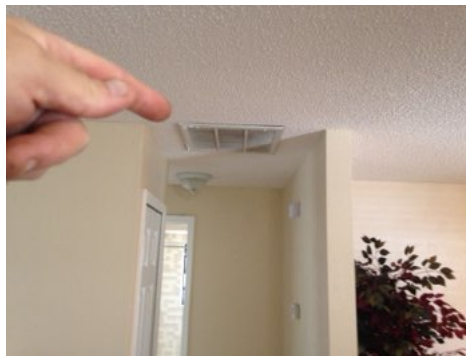
5.1. There were no problems found with the visible duct work in the house.



6. FILTERING SYSTEM

Condition:

6.1. Maintenance: Remember that it is always good practice to change out your air filter once a month under normal circumstances. More often is recommended under dusty conditions. The filter on this unit is located in a return grill in the ceiling.



Air filter goes here

7. THERMOSTAT LOCATION AND CONDITION

Condition:

7.1. The thermostat was tested and was found to be in good working order.



ROOF

1. ROOF STYLE & MATERIAL

Information:

- The home had a hip roof.
- The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

2. INSPECTED FROM

Information:

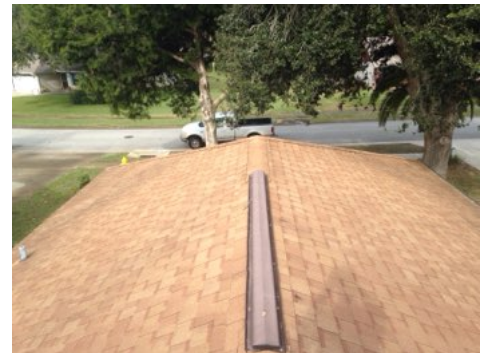
- The roof was walked on to inspect it.

3. ROOF COVERING CONDITION

Shingles, tiles, etc:

3.1. Based on the age of the house, the style of shingle used, and the condition of this roof, I estimate this roof is about 10-12 years old. The typical life expectancy for a roof of this style and material is around 20 years depending on weather, location, environmental hazards like trees in close proximity, and many other factors.

3.2. There are areas of moss/mildew on the roof. This needs to be cleaned to prevent premature failure of the shingles.



Item number 2



4. EXPOSED FLASHING

Condition:

4.1. There are flashings that have been covered over with roofing compound/cement which is a temporary solution and will require regular maintenance to help ensure a leak free condition. This was seen at the chimney.



Item number 1



Item number 1

5. GUTTERS & DOWNSPOUTS

Condition:

5.1. There are areas that have no guttering system to take the roof water properly off the structure.

6. EAVES, SOFFET & FASCIA

Condition:

6.1. The fascia is enclosed with aluminum.

7. STYLE OF FRAMING

Information:

- The roof has truss type framing in it.

8. FRAMING CONDITION

Condition of trusses/rafters, decking:

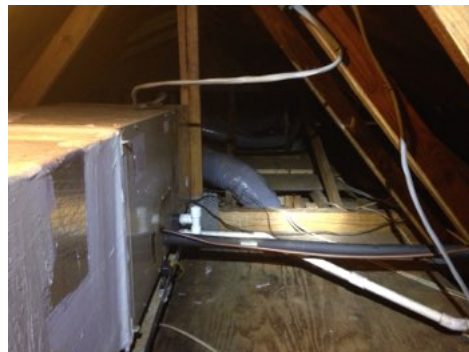
8.1. The visible roof framing of this house appeared to be in good structural shape at the time of the inspection.

ATTIC

1. CONDITION OF ATTIC

Attic space:

1.1. The accessible areas of the attic were in good condition at the time of the inspection.



2. TYPE OF VENTILATION

Method of ventilating the attic:

- A combination of soffit and continuous ridge vents were installed to ventilate the attic space. This is typically an effective combination.

3. CONDITION OF VENTILATION

Condition:

3.1. The ventilation appeared adequate and the vents were free of blockage and installed properly.

4. TYPE OF INSULATION

Information:

- The attic floor was insulated with blown-in cellulose.

5. CONDITION OF INSULATION

Condition:

5.1. There is very little insulation provided in the attic compared to today's standards. When this building was built it was not common to install the amount that is today. 8 - 12 inches of insulation is standardly recommended in the attic for energy savings.



FOUNDATION

1. SLAB ON GRADE

Condition:

1.1. This building is on a monolithic slab of concrete. There were no observable signs of significant settlement or deflection in the slab. It appears to be performing its function of supporting the structure.

EXTERIOR

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or “hairline” cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30”, consider your own personal needs and those of your family and guests. By today’s standards, spindles at decks and steps should be spaced no more than 4” apart for the safety of children.

1. SIDING MATERIAL

Information:

- The exterior cladding is stucco and face brick.

2. SIDING/WALL CONDITION

Condition:

2.1. There are gaps or openings in the siding that need to be corrected to keep out pests and moisture.

2.2. There is typical cracking in the exterior stucco. These should be sealed to prevent moisture and pests from invading the structure.



Item number 1



Item number 2

3. EXTERIOR DOOR MATERIAL

Information:

- The exterior door surfaces are metal

4. EXTERIOR DOOR CONDITION

Condition:

4.1. The exterior doors were inspected and no problems were found.

5. WINDOW MATERIAL

Information:

- The window frames are metal

6. WINDOW CONDITION

Condition:

6.1. The windows in this house are older and inefficient. Replacing with newer style will enhance the efficiency and soundproofing of the house.



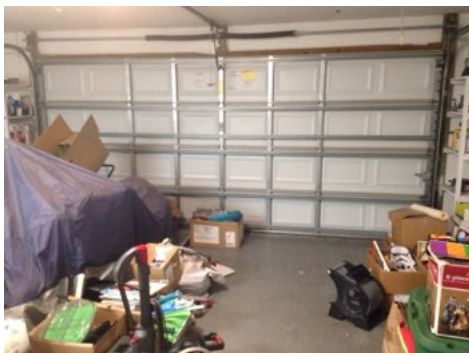
Item number 1

GARAGE

1. OVERHEAD DOOR CONDITION

Condition:

1.1. There were no concerns found with the door.



2. DOOR OPENER

Condition:

2.1. The garage door opener was tested by pushing the button on the controller. The photo electric sensors were tested by waving a foot under the door while it was in motion. All tested operations were in working condition.

3. DOOR CONDITION

Door leading into home & side doors:

3.1. The door between the garage and living area appears to be fire rated and functioning.

4. GARAGE FLOOR

Condition:

4.1. The garage floor had no visible problems the day of the inspection.

4.2. There are stored items in the garage that are limiting a full visual inspection.



5. GARAGE INTERIOR

Condition:

5.1. The interior of the garage was clean and in good shape.

5.2. There are stored items in the garage that limit the ability to do a full visual inspection.



GROUNDS

1. DRIVEWAY

Condition:

1.1. There are tree root systems causing shifting and cracking of the driveway.

1.2. There are raised and shifted areas of the driveway that can be considered a trip hazard.

2. LANDSCAPING

Condition:

2.1. There are shrubs surrounding the house. This is ok to have for aesthetics, but should be kept trimmed away from the house to prevent moisture and insect intrusion.

3. PROPERTY GRADING

Ability to direct water away from structure:

3.1. The grading of the property appears to be sufficient to direct moisture away from the building.

INTERIOR

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. WALLS & CEILING

Condition:

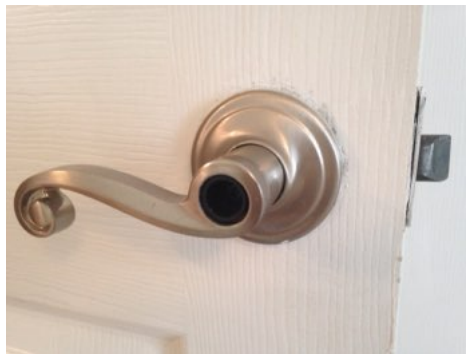
1.1. There were no concerns found with the walls or ceilings of the main rooms in the house.

2. DOORS & CABINETS

Condition:

2.1. There are doors that are missing parts of the handle. These are in bedroom 2.

2.2. There are cabinets in the house that have moisture damage on them. These are in the kitchen to the right of the dishwasher. There was no water seen near this damage during the inspection.



Item number 1 - Bedroom 2

3. CONDITION OF FLOORING

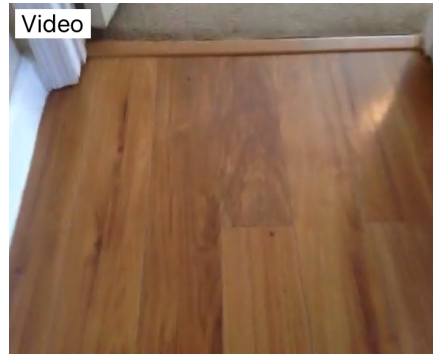
Condition:

3.1. The laminate flooring is damaged in areas in the living room.

3.2. There are laminate flooring planks that are loose and slip out of place in the hallway.

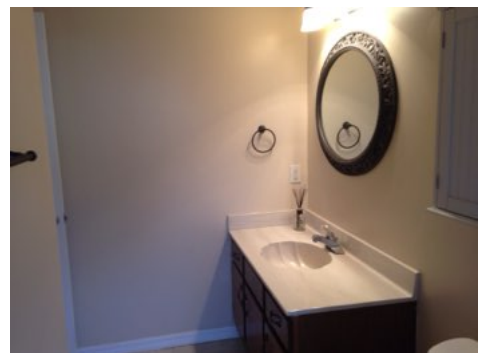
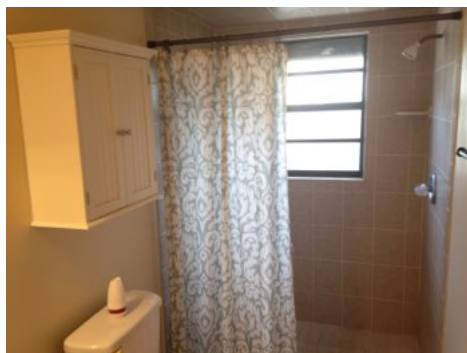
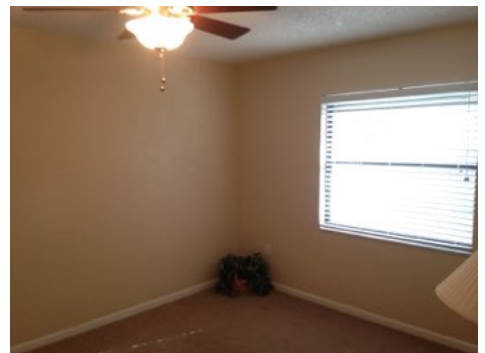
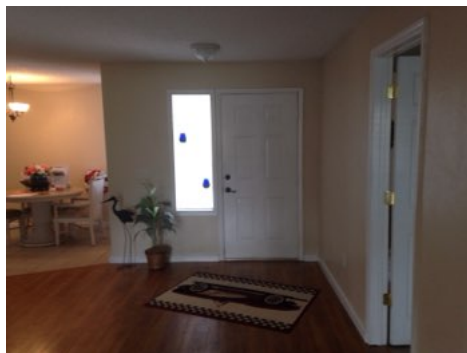
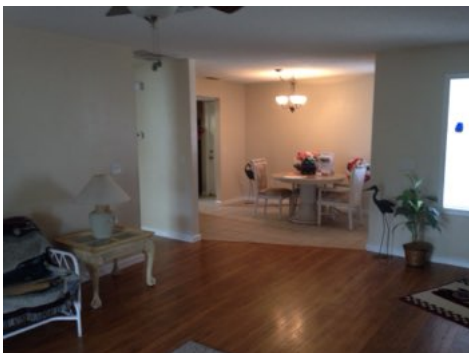
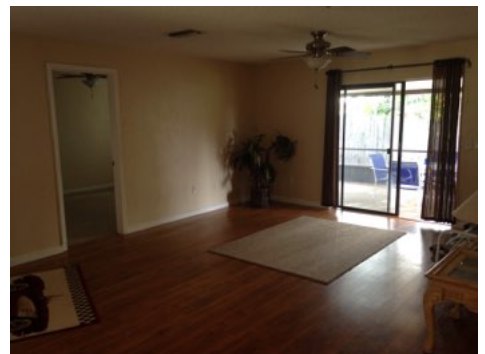
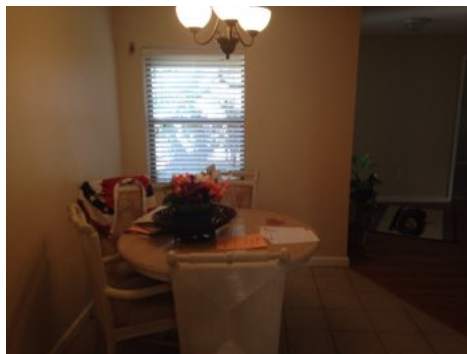


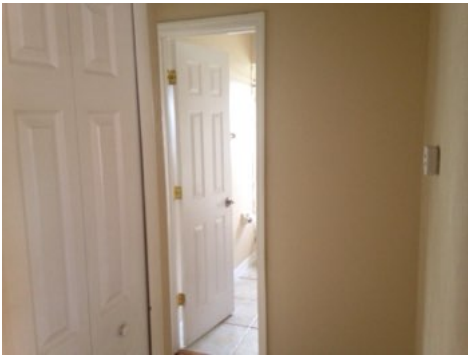
Item number 1



Item number 2 - Loose flooring

4. INTERIOR PHOTOS





APPLIANCES

1. REFRIGERATOR

Condition:

- 1.1. The refrigerator was in good condition at the time of the inspection.

2. STOVE/OVEN

Condition:

- 2.1. The kitchen has an electric oven/stove combo.
2.2. Both worked as they should.

3. DISHWASHER

Condition:

- 3.1. There was evidence that the dishwasher has leaked. There was moisture damage near the unit. No water was seen at this location during the inspection.

- 3.2. The dishwasher was ran and it appears to have a small leak. The source of this leak was unable to be determined.



Leak near dishwasher

4. GARBAGE DISPOSAL

Condition:

4.1. The garbage disposal was ran and sounded good and no leaks were found.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

ELECTRICAL SYSTEM

Page 3 Item: 5	Condition of Wiring	5.1. There are wires that have been knicked inside the main electrical panel. This should be repaired by a licensed electrician.
Page 3 Item: 7	Condition of Main Panel	7.2. There are lugs on the neutral buss bar that have too many wires connected to them.
Page 4 Item: 8	Electrical Outlets	8.3. There are outlets that had the wires reversed in them (this is called reversed polarity). These outlets are still live and will work but could potentially cause a shock hazard. I recommend a licensed electrician repair for safety reasons.

PLUMBING SYSTEM

Page 5 Item: 4	Interior Supply Condition	4.1. There were leaks seen in the water supply piping. These are at the kitchen sink.
Page 7 Item: 12	Condition of Water Heater	12.1. The temperature/pressure relief valve has a partial drain line installed but it does not go far enough to take the water away to a safe location. We recommend this drainline be properly installed in case this valve ever releases hot water.

APPLIANCES

Page 18 Item: 3	Dishwasher	3.2. The dishwasher was ran and it appears to have a small leak. The source of this leak was unable to be determined.
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