



Inspection Report

This document is for the sole use of:

Example Report

Property Address:
123 Any Street Ave.
Orlando FL 32000



i-Inspect, LLC

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

You should open these attachments (if present) and save them separately on your computer. Then the attachments can be email separately to the required parties.

[Citizens 4-Point Inspection Form with 4 Picture Pages](#)

[Florida Wind Mitigation Form - 2012 with 1 Picture Page](#)

Date: 4/1/2020	Time: 10:00 AM	Report ID: Examplehfwpb
Property: 123 Any Street Ave. Orlando FL 32000	Customer: Example Report	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

Pre 1978: Your home was built prior to 1978. Homes of this age may have lead based paint. See www2.epa.gov/lead/real-estate-disclosure for more information. Homes of this age with drywall may have asbestos in the drywall compound or other building materials. Older homes with plaster may have asbestos in the plaster. See www2.epa.gov/region8/asbestos-your-home for more information.

Home 50+: This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Occupied Home: This home was occupied at the time of inspection. As inspector does not move furniture or items, some inspection items may be missed.

Cast Iron: Your home has cast iron sewer lines. Cast iron corrodes from the inside. A visual inspection of the exterior cannot determine the condition or remaining life of the system. A sewer scope is recommended to aid you in determining the condition of your system.

Standards of Practice:

FABI Florida, State of Florida

In Attendance:

Seller only

Type of building:

Single Family (1 story)

Approximate age of building:

Over 50 Years

Temperature:

Below 65 (F) = 18 (C)

Weather:

Cloudy

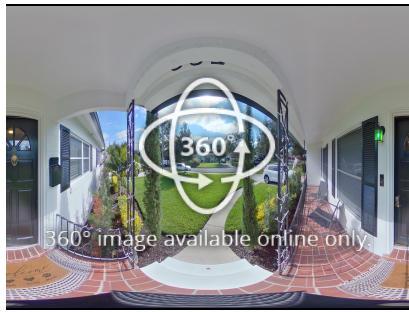
Ground/Soil surface condition:

Damp

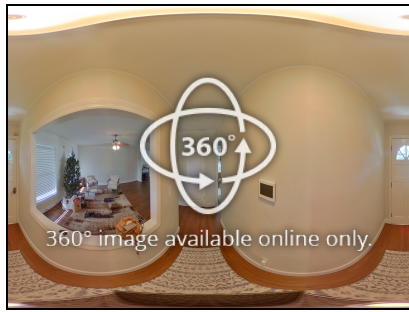
Significant Rain in last 3 days:

Yes

1. 360 Photo Tour



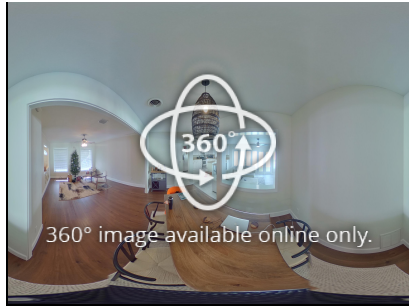
Porch



Foyer



Living Room



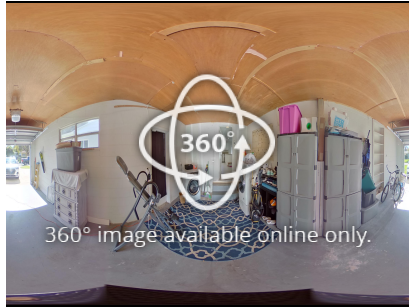
Dining Room



Den



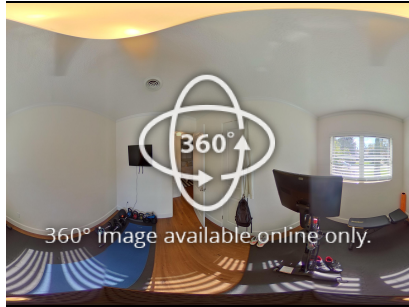
Kitchen



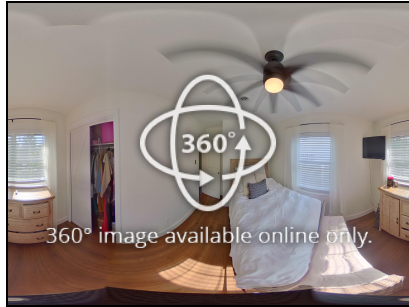
Garage



Hall Bath



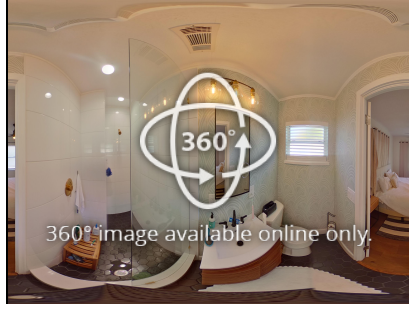
Front Left Bedroom



Front Right Bedroom



Master Bedroom



Master Bath

Items

2. Roofing

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



Styles & Materials

Roof Covering:

- Architectural
- Modified bitumen

Chimney (exterior):

N/A

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Items

2.0 Roof Coverings

Repair or Replace



2.0 Item 1(Picture)



2.0 Item 2(Picture)

The tree limbs that are in contact with roof or hanging near roof should be trimmed. It is recommended that tree limbs be kept 6 to 8 feet away from the home.

2.1 Flashings

Inspected

2.2 Skylights, Chimneys and Roof Penetrations

Inspected

2.3 Roof Drainage Systems

Inspected

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

3. Exterior



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



Styles & Materials

Siding Style:

- Lap
None, paint on concrete block
T-1-11

Siding Material:

- Cement-Fiber (Hardie Board, etc.)
No siding, exposed masonry block
Wood (Plank, Plywood or OSB)

Exterior Entry Doors:

- Fiberglass
Insulated glass

Appurtenance:

- Covered porch
Pool
Sidewalk

Driveway:

- Concrete

Items

3.0 Wall Cladding Flashing and Trim

Inspected

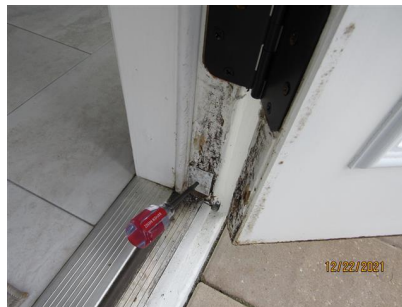
3.1 Doors (Exterior)

Repair or Replace



3.1 Item 1(Picture)

(1) One of the glass doors is cloudy (lost seal) at the den. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should inspect and repair as needed.



3.1 Item 2(Picture)

(2) The rear entry doors are deteriorated at bottom of jamb (s) and at the core of the door from moisture. A repair or replacement is needed. A qualified contractor should inspect and repair as needed.



3.1 Item 3(Picture) Missing screw



3.1 Item 4(Picture) typical security hinge

(3) The doors at rear of home are missing steel security screw at each hinge. This is a security issue. A qualified person should repair or replace as needed.

3.2 Windows

Inspected

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

Repair or Replace



3.3 Item 1(Picture)

One piece of sidewalk has been lifted by the adjacent tree roots, causing a negative slope towards the home. A licensed contractor should correct as necessary.

3.4 Eaves, Soffits and Fascias

Repair or Replace



3.4 Item 1(Picture)

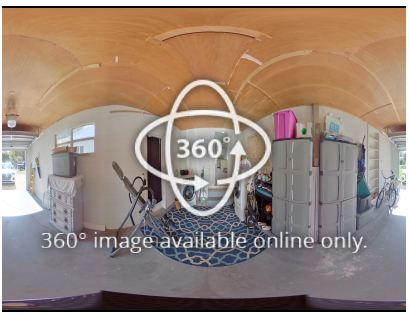


3.4 Item 2(Picture) Bottom of lap siding - left side

The fascia board at eave on the left side (facing front) is deteriorated. Repairs are needed. A qualified contractor should inspect and repair as needed.

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.

4. Garage



Styles & Materials

Garage Door Type: One automatic	Garage Door Material: Metal	Auto-opener Manufacturer: LIFT-MASTER
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Items

4.0 Garage Ceilings
Repair or Replace



4.0 Item 1(Picture)

The Wood panels on the ceiling at the garage do not meet the fire separation requirements from the home. One-Half inch drywall is the minimum. Repairs are needed. Full replacement is likely. A qualified contractor should inspect and repair as needed.

4.1 Garage Walls (including Firewall Separation)
Inspected

4.2 Garage Floor
Inspected

4.3 Garage Door (s)
Inspected

4.4 Occupant Door
Repair or Replace



4.4 Item 1(Picture)

The occupant door from inside garage to inside the home is not appropriate. Door should be 20 minute fire rated or 1-3/8 inch solid wood or steel. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with an appropriate door.

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



4.5 Item 1(Picture)

The garage door will reverse when met with 10 pounds of resistance in the downward direction BUT will NOT stop when met with 10 pounds of resistance in the upward direction. The sensors are in place and will reverse the door.

The up force should be adjusted at the door operator by a qualified person.

Upon moving into the home, the memory for the opener should be cleared of all remote controllers. Then re-attach the remote controllers you have.

5. Interiors

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



Styles & Materials

Ceiling Materials: Gypsum Board Plaster	Wall Material: Gypsum Board Plaster	Floor Covering(s): Laminated Vinyl Tile (LVT) Tile
Interior Doors: Hollow core Raised panel	Window Types: Double-hung Thermal/Insulated	Cabinetry: Laminate Wood
Countertop (Kitchen): Granite	Refrigerator Opening Width: 37 inches	Refrigerator Opening Height: 80 inches

Items

5.0 Ceilings
 Repair or Replace



5.0 Item 1(Picture)



5.0 Item 2(Picture)

Signs of fungi growth are present on ceiling in several areas in the front corner bedroom closet. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.

5.1 Walls
 Inspected

5.2 Floors
 Inspected

5.3 Counters and Cabinets (representative number)
 Repair or Replace



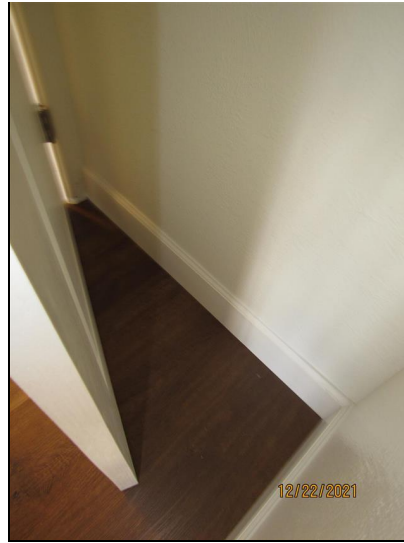
5.3 Item 1(Picture)

Two Drawers are stuck and will not open (right of refrigerator). Recommend repair or replace as necessary.

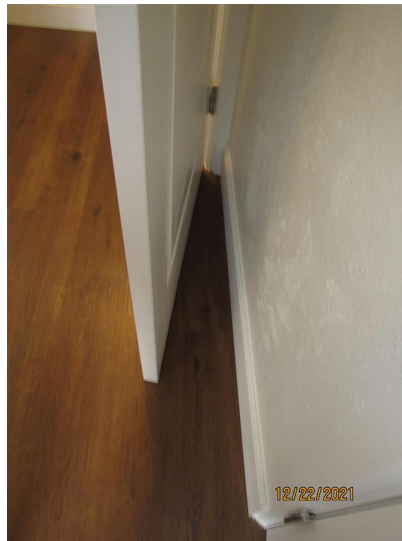
5.4 Doors (representative number)
 Repair or Replace



5.4 Item 1(Picture) Master Bedroom



5.4 Item 2(Picture) Front Corner Bedroom

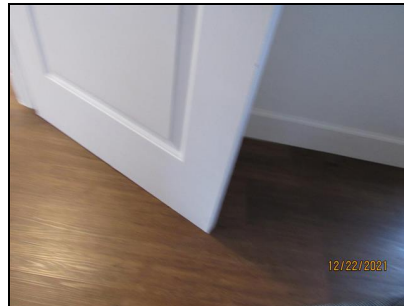


5.4 Item 3(Picture) Front Left Bedroom

(1) Doorstops are needed throughout the home.

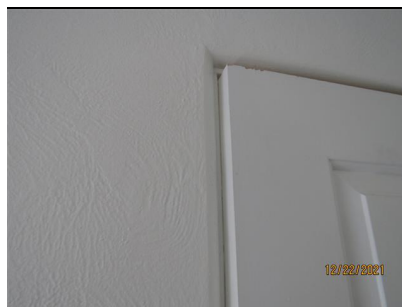


5.4 Item 4(Picture) Master Bath



5.4 Item 5(Picture) Master Bedroom

(2) The Entry door rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman at the Master bath. This is a small repair. A qualified person should repair or replace as needed.



5.4 Item 6(Picture)

(3) The Entry door rubs at jamb when closing at the front corner Bedroom. This is a small repair. A qualified person should repair or replace as needed.

5.5 Windows (representative number)

Repair or Replace



5.5 Item 1(Picture) Living Room



5.5 Item 2(Picture) Living Room



5.5 Item 3(Picture) Front Corner Bedroom

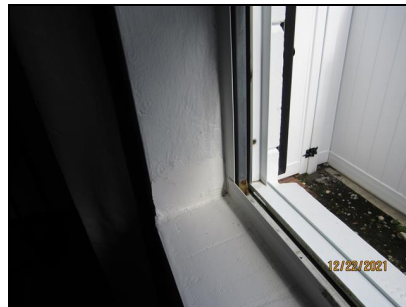


5.5 Item 4(Picture) Front Corner Bedroom

(1) Windows are damaged at lock hardware. This is a safety issue. A qualified person should repair or replace as needed.



5.5 Item 5(Picture) Master Bath



5.5 Item 6(Picture) Master Bedroom



5.5 Item 7(Picture) Front Left Bedroom

(2) Windows are damaged at the spring mechanism and will not stay up without a prop. This is a small repair. A qualified person should repair or replace as needed.

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.

6. Structural Components

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



Styles & Materials

Foundation: Masonry block	Floor Structure: 6" or better	Wall Structure: 2 X 4 Wood
Columns or Piers: Masonry block Wrought Iron	Ceiling Structure: 2X4	Roof Structure: 2 X 6 Rafters
Roof-Type: Gable	Method used to observe attic: From entry	Attic info: Light in attic Attic hatch

Items

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



6.0 Item 1(Picture)



6.0 Item 2(Picture)

Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

6.1 Walls (Structural)

Inspected

6.2 Columns or Piers

Inspected

6.3 Floors (Structural)

Inspected

6.4 Ceilings (Structural)

Inspected

6.5 Roof Structure and Attic

Inspected

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

7. Plumbing System

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



Cast Iron

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Not visible	Plumbing Water Distribution (inside home): CPVC
Plumbing Waste: PVC Cast iron	Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon
Manufacturer: RHEEM Serial Number : A472012555 (11/2020)	Water Heater Location: Garage	Irrigation System: Hunter Extra Info : X-Core

Items

7.0 Plumbing Drain, Waste and Vent Systems

Inspected



7.0 Item 1(Picture)



7.0 Item 2(Picture)

Your home has cast iron sewer lines. Cast iron corrodes from the inside. A visual inspection of the exterior cannot determine the condition or remaining life of the system. A sewer scope is recommended to aid you in determining the condition of your system.

7.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace



7.1 Item 1(Picture)

The tub spout is loose in wall at the hall bath. This may allow water to enter behind the tile wall and damage the backing and wood framing. I recommend caulk as necessary by a qualified person.

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

Inspected

7.3 Main Water Shut-off Device (Describe location)

Inspected



7.3 Item 1(Picture)

The main shut off is located outside in the ground at the meter.

7.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace



7.4 Item 1(Picture)

The oil barrel is located underground at the right side of home. This can contaminate the soil and should be corrected. I did not inspect the soil. A qualified contractor should inspect and remove the old oil barrel. If the oil barrel has leaked, remediation may be required.

7.5 Irrigation System

Not Inspected

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.

8. Electrical System

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



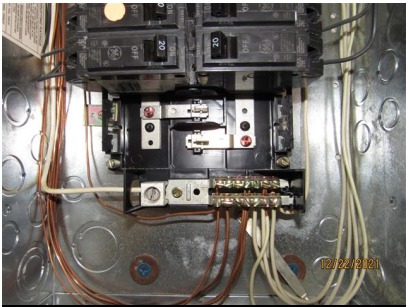
Styles & Materials

Electrical Service Conductors: Overhead service Aluminum 220 volts	Panel capacity: 150 AMP	Panel Type: Circuit breakers
Electric Panel Manufacturer: SIEMENS	Branch wire 15 and 20 AMP: Copper	Wiring Methods: NM (Romex)

Items

8.0 Service Entrance Conductors
Inspected

8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels
Repair or Replace



8.1 Item 1(Picture)

The breaker panel in the garage does not have proper separation of the ground and neutral busses. This is called improper bonding. A licensed electrical contractor should correct as necessary.

8.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage
Repair or Replace



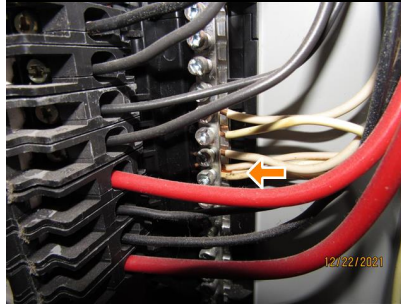
8.2 Item 1(Picture)

(1) Many outlets in the home are older two-prong outlets. This is from an older system prior to modern three-prong grounded outlets. These outlets are typical from the time the home was built, but do not offer the protection of a modern system. Ungrounded 2-prong electrical outlets do not provide an effective pathway for equipment grounding procedures. The recommendation is to consult a licensed electrical contractor for your options.



8.2 Item 2(Picture)

(2) NM cable is permitted to be run exposed on the surface of the building finish unless subject to physical damage. Then it requires supplemental protection. A licensed electrical contractor should correct as necessary.



8.2 Item 3(Picture)

(3) There are neutral wires that are joined under the same bus bar screw with other neutral or ground wires at the Breaker Panel. Each neutral wire is supposed to terminate under its own screw due to the risk of loose connections and safety issues when servicing electrical equipment. Have an electrician move the double tapped neutral wires so that each one is terminated under a separate screw.

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

Repair or Replace



8.3 Item 1(Picture) Garage

(1) Some light fixtures do not work (try bulb first) throughout the home. If changing the bulb does not correct the problem, then further inspection is needed by a licensed electrician.. I recommend repair as needed.



8.3 Item 2(Picture)

(2) One switch is missing the cover-plate in the bedroom. This is a safety issue that needs to be corrected. I recommend repair as needed.

8.4 Polarity and Grounding of Receptacles.

Repair or Replace



8.4 Item 1(Picture) Den (typical)



8.4 Item 2(Picture) Living Room



8.4 Item 3(Picture) Master Bedroom



8.4 Item 4(Picture) Front Corner Bedroom



8.4 Item 5(Picture) Front Left Bedroom

(1) This home was not built with a grounded system, but has had the outlets changed from two-prong to three-prong outlets. Three-prong outlets imply that the system is grounded.

There are four allowable corrections when replacing a 2-wire ungrounded receptacle:

- (a) Replace it with another 2-wire receptacle;
- (b) Replace it with a GFCI-type receptacle and mark the receptacle with the words "No Equipment Ground" or
- (c) Replace it with a grounding-type receptacle protected by a GFCI device (circuit breaker or receptacle). Since the grounding terminals for the receptacles are not grounded, you must mark the receptacles with the words "GFCI Protected" and "No Equipment Ground"
- (d) Rewire the home to provide grounds.

A licensed electrical contractor should further investigate and repair as necessary.



8.4 Item 6(Picture) Rear of home

(2) The exterior outlet at the rear of home showing "reversed polarity," and may not be grounded or a loose ground connection. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

8.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace



8.5 Item 1(Picture) Rear of home

(1) All outlets at the exterior should be protected by a GFCI and have a weatherproof cover. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



8.5 Item 2(Picture)



8.5 Item 3(Picture)



8.5 Item 4(Picture) Dead Outlet

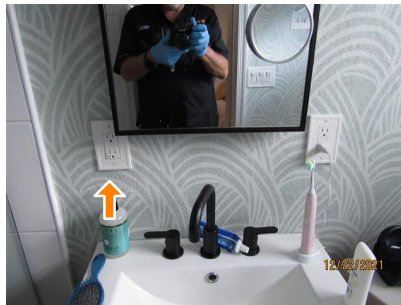


8.5 Item 5(Picture)



8.5 Item 6(Picture)

(2) All outlets at the Garage should be protected by a GFCI. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



8.5 Item 7(Picture) Redundant GFCI Outlet

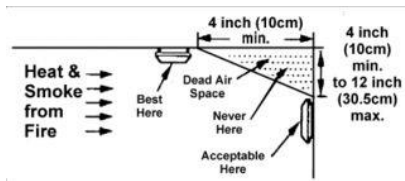
(3) The left GFCI outlet in the master bath is redundant. The right GFCI outlet in the Master bath protects both of these outlets. Should a ground fault happen, one or both of the outlets will trip. This makes it much harder to reset.

8.6 Location of Main and Distribution Panels

Inspected

The service disconnect (shut-off) (main panel) is outside at meter base panel (for your information), however the breaker panel boxes are located at the hallway and the garage.

8.7 Smoke Detectors
Repair or Replace



8.7 Item 1(Picture)

The smoke detectors should be tested off the kitchen, at the common hallway, each bedroom with a minimum of one per floor upon moving in to home. The smoke detectors need locating at least 4 inches from ceiling/wall junction and no further than 12 inches away in each sleeping area and in the common hallway. Smoke detectors should be replaced every 10 years.

8.8 Carbon Monoxide Detectors

Inspected

8.9 Low Voltage (Doorbell)

Inspected

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.

9. Heating / Central Air Conditioning

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



Remnant of old chimney

Styles & Materials

<p>Heat Type: Electric heat</p> <p>Heat System Brand: CARRIER</p> <p>Filter Size: 12x24</p> <p>Central Air Manufacturer: CARRIER Serial # : Condenser 1521E04399 (3.5 ton 04/2021) & Air Handler 2921F05907 (4 ton 07/2021)</p>	<p>Energy Source: Electric</p> <p>Ductwork: Insulated</p> <p>Cooling Equipment Type: Air conditioner unit</p> <p>Number of AC Only Units: One</p>	<p>Number of Heat Systems (excluding wood): One Extra Info : Heat Strips in Air Handler</p> <p>Filter Type: Disposable</p> <p>Cooling Equipment Energy Source: Electricity</p>
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Items

- 9.0 Heating Equipment
Not Inspected
- 9.1 Normal Operating Controls
Inspected
- 9.2 Automatic Safety Controls
Inspected
- 9.3 Presence of Installed Heat Source in Each Room
Inspected
- 9.4 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)
Inspected



9.4 Item 1(Picture)



9.4 Item 2(Picture)

Most systems are designed to function optimally with a MERV 8 Filter. Filters that are too open (less than MERV 8) may allow dust and particles through and end up with a dirty evaporator coil. Filters too tight (greater than MERV 8) may reduce the air flow through the system and cause the unit to run longer.

Filters should be replaced every 30 days.

When the filter is changed, 2 cups of white vinegar should be poured down the condensate drain line to keep the drain line clear.

- 9.5 Cooling and Air Handler Equipment
Inspected



9.5 Item 1(Picture)

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 51 degrees, and the return air temperature was 72 degrees. This indicates the range in temperature change is normal.

9.6 Normal Operating Controls

Inspected

9.7 Presence of Installed Cooling Source in Each Room

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.

10. Insulation and Ventilation

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



Styles & Materials

Attic Insulation:

Blown
Fiberglass

Ventilation:

Gable vents
Passive
Ridge vents
Soffit Vents

Bathroom Exhaust Fans:

Fan only
Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor System Insulation:

NONE

Ventilation of Crawlspace:

Appears adequate

Items

10.0 Insulation in Attic

Inspected

10.1 Insulation Under Floor System

Not Present

10.2 Vapor Retarders (in Crawlspace or basement)

Not Present

10.3 Ventilation of Attic

Inspected



10.3 Item 1(Picture)

Ridge vent does not function well with a ridge beam under it. Box vents (off-ridge vents) would be a better choice.

10.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected

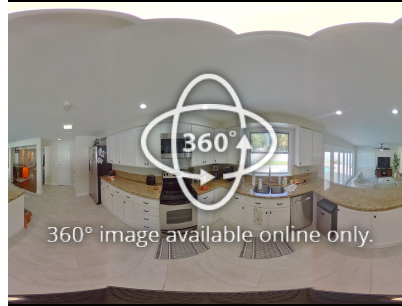
10.5 Dryer Vent

Inspected

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

11. Household Appliances

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



Styles & Materials

Disposer Brand:
EVERBILT
Serial # : GH20-065155

Dishwasher Brand:
BOSCH
Serial # : FD980700335

Exhaust/Range hood:
Built In Microwave
NONE
RE-CIRCULATE

Built in Microwave:
FRIGIDAIRE
Serial # : KG73213023 (08/2017)

Stove:
GENERAL ELECTRIC
Serial # : MV275296Q

Refrigerator:
GENERAL ELECTRIC
Serial # : GV217564

Washing Machine:
Whirlpool
SN : C71450334

Dryer:
Electrolux
SN : 4D10102012 (01/2021)

Items

11.0 Food Waste Disposer
Inspected

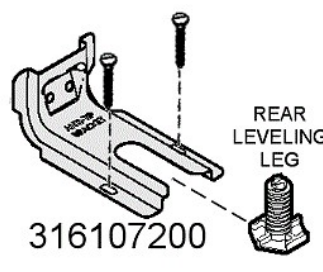
11.1 Dishwasher
Inspected

11.2 Microwave Cooking Equipment
Inspected

11.3 Ranges/Ovens/Cooktops
Repair or Replace



11.3 Item 1(Picture)



11.3 Item 2(Picture)

The stove is missing an anti-tip device to prevent the stove from tipping forward. This is a safety issue. I recommend that a qualified person install an anti-tip device for this stove.

11.4 Range Hood (s)
Not Present

11.5 Refrigerator
Repair or Replace



11.5 Item 1(Picture)



11.5 Item 2(Picture) No Water

The refrigerator does not have an automatic ice maker. This is for your information.

11.6 Clothes Washer
Inspected

11.7 Dryer
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.

12. Swimming Pools, Equipment and Safety

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

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

Styles & Materials

Style: In ground Un-heated	Shape: Freeform	Wall Material: Gunite (concrete)
Filter Type: Cartridge	Pump: Hayward	Filter: Hayward

Items

12.0 Operational Condition of Pool

Inspected

12.1 Surface Walls and Floor of Pool

Inspected

12.2 Pumps and Circulation of Water

Inspected

12.3 Filter

Repair or Replace



12.3 Item 1(Picture)

(1) The air bleed for the filter is damaged. A replacement should be installed by a qualified person.



12.3 Item 2(Picture)

(2) The pressure gauge is damaged and should be replaced by a qualified person.

12.4 Pool Plumbing

Inspected

12.5 Pool Lights

Not Present, Repair or Replace



12.5 Item 1(Picture)

Pool light has been removed. The wall niche is still present. A licensed pool technician or electrician should correct as necessary.

12.6 Bonding of Pool and Pool Area

Inspected

12.7 Overflow Skimmers and Drains

Inspected

12.8 Do Steps and ladders exist on both sides of the pool?

Repair or Replace, No



12.8 Item 1(Picture)

There is only one set of steps out of the pool. Current safety standards call for two means of exit (such as a deck mounted pool ladder or other).

12.9 Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?

Inspected

12.10 Is the pool fenced?

Inspected

12.11 Does the fence have a self closing latch and a lock on door?

Repair or Replace



12.11 Item 1(Picture) Right gate not self latching



12.11 Item 2(Picture)



12.11 Item 3(Picture) Left Side

Gate is not self-closing / self-latching. Gates should open outward (away from the pool) and have the latch mechanism at a minimum height of 54 inches from the bottom of the gate.

12.12 Water Level should be within inches from Rim to allow an easier climb out.

Inspected

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

Inspected

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

Inspected

12.15 Chlorinating System

Inspected



12.15 Item 1(Picture)



12.15 Item 2(Picture)

Chlorinating system uses salt.

12.16 Alarms

Inspected

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

General Summary



i-Inspect, LLC

P.O.Box 1795
Apopka FL 32704
407-497-5190

kevin@i-Inspect.biz

Customer
Example Report

Address
123 Any Street Ave.
Orlando FL 32000

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.

2. Roofing

- 2.0 Roof Coverings
Repair or Replace



2.0 Item 1(Picture)



2.0 Item 2(Picture)

The tree limbs that are in contact with roof or hanging near roof should be trimmed. It is recommended that tree limbs be kept 6 to 8 feet away from the home.

3. Exterior

- 3.1 Doors (Exterior)
Repair or Replace
(1)





3.1 Item 1(Picture)

One of the glass doors is cloudy (lost seal) at the den. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should inspect and repair as needed.
(2)



3.1 Item 2(Picture)

The rear entry doors are deteriorated at bottom of jamb (s) and at the core of the door from moisture. A repair or replacement is needed. A qualified contractor should inspect and repair as needed.
(3)



3.1 Item 3(Picture) Missing screw



3.1 Item 4(Picture) typical security hinge

The doors at rear of home are missing steel security screw at each hinge. This is a security issue. A qualified person should repair or replace as needed.

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



3.3 Item 1(Picture)

One piece of sidewalk has been lifted by the adjacent tree roots, causing a negative slope towards the home. A licensed contractor should correct as necessary.

3.4 Eaves, Soffits and Fascias
Repair or Replace



3.4 Item 1(Picture)



3.4 Item 2(Picture) Bottom of lap siding - left side

The fascia board at eave on the left side (facing front) is deteriorated. Repairs are needed. A qualified contractor should inspect and repair as needed.

4. Garage

**4.0 Garage Ceilings
Repair or Replace**



4.0 Item 1(Picture)

The Wood panels on the ceiling at the garage do not meet the fire separation requirements from the home. One-Half inch drywall is the minimum. Repairs are needed. Full replacement is likely. A qualified contractor should inspect and repair as needed.

**4.4 Occupant Door
Repair or Replace**



4.4 Item 1(Picture)

The occupant door from inside garage to inside the home is not appropriate. Door should be 20 minute fire rated or 1-3/8 inch solid wood or steel. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with an appropriate door.

**4.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)
Repair or Replace**



4.5 Item 1(Picture)

The garage door will reverse when met with 10 pounds of resistance in the downward direction BUT will NOT stop when met with 10 pounds of resistance in the upward direction. The sensors are in place and will reverse the door.

The up force should be adjusted at the door operator by a qualified person.

Upon moving into the home, the memory for the opener should be cleared of all remote controllers. Then re-attach the remote controllers you have.

5. Interiors

**5.0 Ceilings
Repair or Replace**



5.0 Item 1(Picture)



5.0 Item 2(Picture)

Signs of fungi growth are present on ceiling in several areas in the front corner bedroom closet. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.

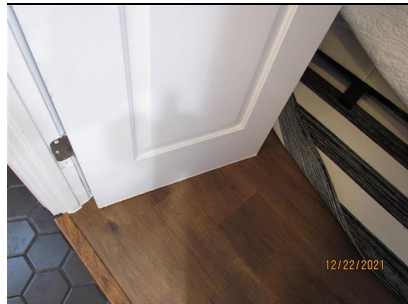
**5.3 Counters and Cabinets (representative number)
Repair or Replace**



5.3 Item 1(Picture)

Two Drawers are stuck and will not open (right of refrigerator). Recommend repair or replace as necessary.

**5.4 Doors (representative number)
Repair or Replace
(2)**



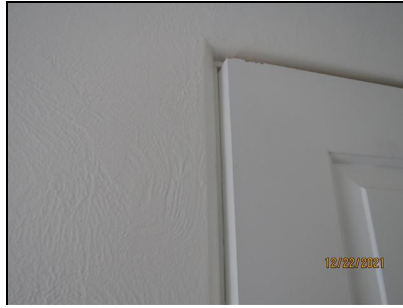
5.4 Item 4(Picture) Master Bath



5.4 Item 5(Picture) Master Bedroom

The Entry door rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman at the Master bath. This is a small repair. A qualified person should repair or replace as needed.

(3)



5.4 Item 6(Picture)

The Entry door rubs at jamb when closing at the front corner Bedroom. This is a small repair. A qualified person should repair or replace as needed.

5.5 Windows (representative number)

Repair or Replace

(1)



5.5 Item 1(Picture) Living Room



5.5 Item 2(Picture) Living Room



5.5 Item 3(Picture) Front Corner Bedroom



5.5 Item 4(Picture) Front Corner Bedroom

Windows are damaged at lock hardware. This is a safety issue. A qualified person should repair or replace as needed.

(2)



5.5 Item 5(Picture) Master Bath



5.5 Item 6(Picture) Master Bedroom



5.5 Item 7(Picture) Front Left Bedroom

Windows are damaged at the spring mechanism and will not stay up without a prop. This is a small repair. A qualified person should repair or replace as needed.

6. Structural Components

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



6.0 Item 1(Picture)



6.0 Item 2(Picture)

Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

7. Plumbing System

7.1 Plumbing Water Supply, Distribution System and Fixtures
Repair or Replace



7.1 Item 1(Picture)

The tub spout is loose in wall at the hall bath. This may allow water to enter behind the tile wall and damage the backing and wood framing. I recommend caulk as necessary by a qualified person.

7.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)
Repair or Replace

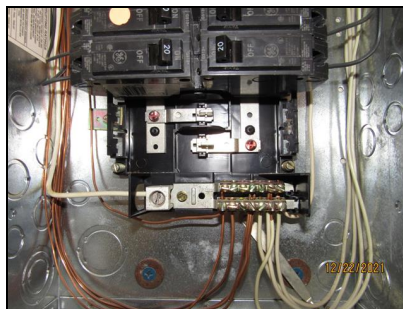


7.4 Item 1(Picture)

The oil barrel is located underground at the right side of home. This can contaminate the soil and should be corrected. I did not inspect the soil. A qualified contractor should inspect and remove the old oil barrel. If the oil barrel has leaked, remediation may be required.

8. Electrical System

8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels
Repair or Replace



8.1 Item 1(Picture)

The breaker panel in the garage does not have proper separation of the ground and neutral busses. This is called improper bonding. A licensed electrical contractor should correct as necessary.

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

Repair or Replace

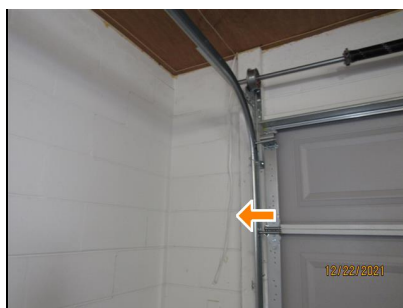
(1)



8.2 Item 1(Picture)

Many outlets in the home are older two-prong outlets. This is from an older system prior to modern three-prong grounded outlets. These outlets are typical from the time the home was built, but do not offer the protection of a modern system. Ungrounded 2-prong electrical outlets do not provide an effective pathway for equipment grounding procedures. The recommendation is to consult a licensed electrical contractor for your options.

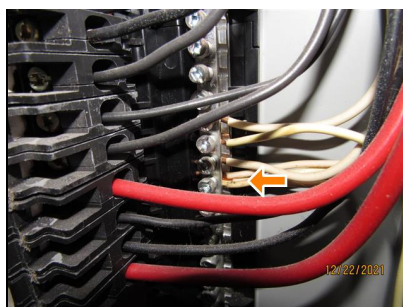
(2)



8.2 Item 2(Picture)

NM cable is permitted to be run exposed on the surface of the building finish unless subject to physical damage. Then it requires supplemental protection. A licensed electrical contractor should correct as necessary.

(3)



8.2 Item 3(Picture)

There are neutral wires that are joined under the same bus bar screw with other neutral or ground wires at the Breaker Panel. Each neutral wire is supposed to terminate under its own screw due to the risk of loose connections and safety issues when servicing electrical equipment. Have an electrician move the double tapped neutral wires so that each one is terminated under a separate screw.

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

Repair or Replace

(2)



8.3 Item 2(Picture)

One switch is missing the cover-plate in the bedroom. This is a safety issue that needs to be corrected. I recommend repair as needed.

8.4**Polarity and Grounding of Receptacles.****Repair or Replace**

(1)



8.4 Item 1(Picture) Den (typical)



8.4 Item 2(Picture) Living Room



8.4 Item 3(Picture) Master Bedroom



8.4 Item 4(Picture) Front Corner Bedroom



8.4 Item 5(Picture) Front Left Bedroom

This home was not built with a grounded system, but has had the outlets changed from two-prong to three-prong outlets. Three-prong outlets imply that the system is grounded.

There are four allowable corrections when replacing a 2-wire ungrounded receptacle:

- (a) Replace it with another 2-wire receptacle;
- (b) Replace it with a GFCI-type receptacle and mark the receptacle with the words "No Equipment Ground" and a diamond symbol; or
- (c) Replace it with a grounding-type receptacle protected by a GFCI device (circuit breaker or receptacle). Since the grounding terminals for the receptacles are not grounded, you must mark the receptacles with the words "GFCI Protected" and "No Equipment Ground";
- (d) Rewire the home to provide grounds.

A licensed electrical contractor should further investigate and repair as necessary.

(2)



8.4 Item 6(Picture) Rear of home

The exterior outlet at the rear of home showing "reversed polarity," and may not be grounded or a loose ground connection. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

8.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

(1)



8.5 Item 1(Picture) Rear of home

All outlets at the exterior should be protected by a GFCI and have a weatherproof cover. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

(2)



8.5 Item 2(Picture)



8.5 Item 3(Picture)



8.5 Item 4(Picture) Dead Outlet

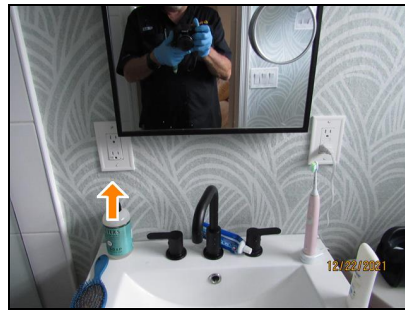


8.5 Item 5(Picture)



8.5 Item 6(Picture)

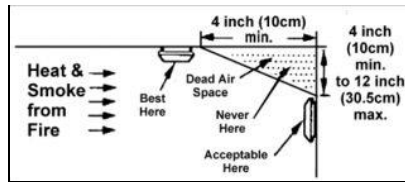
All outlets at the Garage should be protected by a GFCI. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed. (3)



8.5 Item 7(Picture) Redundant GFCI Outlet

The left GFCI outlet in the master bath is redundant. The right GFCI outlet in the Master bath protects both of these outlets. Should a ground fault happen, one or both of the outlets will trip. This makes it much harder to reset.

8.7 Smoke Detectors
Repair or Replace



8.7 Item 1(Picture)

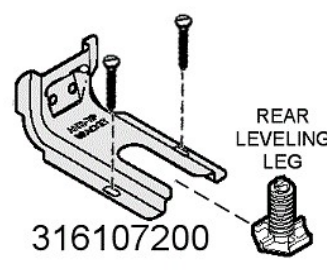
The smoke detectors should be tested off the kitchen, at the common hallway, each bedroom with a minimum of one per floor upon moving in to home. The smoke detectors need locating at least 4 inches from ceiling/wall junction and no further than 12 inches away in each sleeping area and in the common hallway. Smoke detectors should be replaced every 10 years.

11. Household Appliances

11.3 Ranges/Ovens/Cooktops
Repair or Replace



11.3 Item 1(Picture)



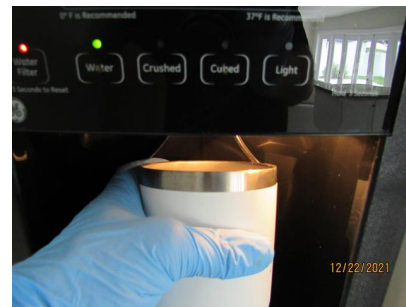
11.3 Item 2(Picture)

The stove is missing an anti-tip device to prevent the stove from tipping forward. This is a safety issue. I recommend that a qualified person install an anti-tip device for this stove.

11.5 Refrigerator
Repair or Replace



11.5 Item 1(Picture)



11.5 Item 2(Picture) No Water

The refrigerator does not have an automatic ice maker. This is for your information.

12. Swimming Pools, Equipment and Safety

12.3 Filter
Repair or Replace
(1)



12.3 Item 1(Picture)

The air bleed for the filter is damaged. A replacement should be installed by a qualified person.
(2)



12.3 Item 2(Picture)

The pressure gauge is damaged and should be replaced by a qualified person.

12.5

Pool Lights

Not Present, Repair or Replace



12.5 Item 1(Picture)

Pool light has been removed. The wall niche is still present. A licensed pool technician or electrician should correct as necessary.

12.8

Do Steps and ladders exist on both sides of the pool?

Repair or Replace, No



12.8 Item 1(Picture)

There is only one set of steps out of the pool. Current safety standards call for two means of exit (such as a deck mounted pool ladder or other).

12.11

Does the fence have a self closing latch and a lock on door?

Repair or Replace



12.11 Item 1(Picture) Right gate not self latching



12.11 Item 2(Picture)



12.11 Item 3(Picture) Left Side

Gate is not self-closing / self-latching. Gates should open outward (away from the pool) and have the latch mechanism at a minimum height of 54 inches from the bottom of the gate.

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

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Ron DeSantis, Governor Halsey Beshears, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
HOME INSPECTORS LICENSING PROGRAM

LICENSE NUMBER: H18286 **EXPIRATION DATE: JULY 31, 2022**

THE HOME INSPECTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

BRESSMAN, JOSEPH KEVIN
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If you are reading this report and did not hire i-Inspect, LLC to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may have been corrected and improved. Do not rely on old information about one of the biggest purchases you will ever make. Remember, the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment. Call me directly at 407-497-5190 to discuss the report you are reading for this property so we can arrange for a re-inspection.

Thank you.

J. Kevin Bressman