



## Home Inspection Report

124 Street Ln, Indian Harbour Beach, FL 32937

Inspection prepared for: Sample John

Date of Inspection: 3/4/2019 Time: 2:00 PM

Age of Home: 1968 Size: 2007 sf

Inspector: Ryan Mayer

License # HI11755

Email: [info@surehomes.org](mailto:info@surehomes.org)

## Inspection Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense 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 pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

<b>Roof</b>		
Page 7	Roof Condition:	• Evidence of non-professional repairs done near chimney and vent areas. Recommend further evaluation by certified roofing contractor.
Page 9	Roof Flashing Protection:	• Improper installation using sealant instead of flashing. Recommend continued monitoring for water intrusion. • Improper counter flashing near chimney. Tar and/or silicon sealant is bubbling near chimney area. Step flashing and counter flashing is recommended at chimney crickets per InterNACHI SOP.
Page 9	Roof Vent Pipes:	• Vent cap mesh is detached. Recommend evaluation and repair by qualified professional.
Page 10	Chimney Condition:	• Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal. • Flaking, spalling or loose bricks observed on chimney.
<b>Attic</b>		
Page 10	Attic Vent Screens:	• Vent screens noted as detached.
Page 11	Attic Insulation:	• No insulation over drywall ceilings in master bedroom and to the left side of fireplace.
<b>Electrical</b>		
Page 16	Electrical Outlets & Fixtures:	• All receptacles in the west bedroom had open ground. Recommend further evaluation by a licensed electrical contractor.
Page 17	GFCI Protection Outlets:	• Outlets in kitchen did not respond to a GFCI test. Evaluation by electrician recommended.
Page 17	Exterior Electrical:	• Romex should be enclosed in conduit or pipe. Recommend repair by licensed electrician.
Page 18	Exterior GFCIs:	• Exterior receptacle near A/C compressor on north side not GFCI protected.
Page 19	Garage/Laundry 240 Volt Receptacles:	• The garage 240 volt outlet is missing a cover plate, which is a shock hazard. Recommend repair by an electrician.
<b>Heat/AC</b>		
Page 20	Refrigerant and Drain Lines:	• Recommend adding insulation at A/C refrigerant lines to prevent condensation and energy loss.
Page 21	AC Filter Condition:	• AC filters are located in a filter grill in the entry hallway and bedrooms hallway. Missing filter in bedroom return. Recommend servicing of A/C to check for debris on evaporator due to missing filter.
<b>Water Heater</b>		

Page 22	Water Heater Condition:	• Hot water temperature was very low and not adequate. Recommend further evaluation by a licensed plumber.
Page 23	Relief Valve & Discharge:	• The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor.

## Introduction

## Inspection Details

### Parties in Attendance:

Client present • Buyer Agent present

### Home Type:

Single Family Home

### Occupancy of Home:

Vacant

## Lot Features

### Driveway & Walkways:

Material types present: Concrete driveway noted.

#### Condition or Observations:

- Typical cracking was observed on concrete that may be due to shrinkage. Recommend sealing to prolong the life.



Minor Driveway Cracking

### Patios:

- Tile patio noted

#### Conditions or Observations:

- The patio is in good shape and free of excessive cracking or settling



**Lot Slope & Grading Observations:**

- The lot slope/grading appear proper for drainage away from foundation.

**Vegetation/Debris Observations:**

- Plants or bushes in contact with or close proximity to home should be trimmed to eliminate pathways for insects.



Sprinkler System Filter



Vegetation on Siding

**Fences & Walls on the Property:**

- A vinyl fence is located on the property but was not inspected.

**Sprinkler System:**

- Home is equipped with an underground sprinkler system, which is beyond the scope of inspection due to most parts not being visible. The inspector did operate the sprinkler system and switch between zones.

**Other Structures Notes/Misc:**



Birds Eye Structure Video

## House Exterior

### Exterior Wall Construction:

Concrete block exterior wall construction with concrete slab.

### Concrete Slab:

- All concrete slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### Foundation Perimeter Observations:

- Inspection of foundation perimeter showed no major cracking or structural defects.

### Siding Type & Condition:

Stucco siding noted.

Observations:

- Siding appears to be in satisfactory condition at time of inspection.

### Exterior Paint Condition:

- Paint appears to be in above -average condition.

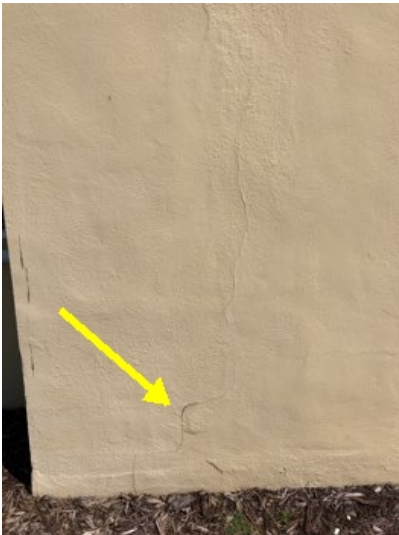
### Exterior Door Observations & Condition:

- All exterior doors appeared in functional and satisfactory condition at the time of inspection.

### Stucco Condition

Observations:

- The exterior stucco appears to be in satisfactory condition. Recommend annual monitoring for paint and sealing needs. There is evidence of previous stucco repairs. Minor settlement cracking of the stucco is evident on the west side of the structure. This is a minor defect. Recommend monitoring.



Cracking Along Block Joints



Previous Repair



Previous Repair



Old Window A/C Penetration

### Decks & Porches:

- Front deck/porch appeared functional at time of inspection.

### Exterior Faucets:

Faucet Locations: North side of house

Faucet Condition:

- Hose bibs appear functional without active leaking and are fitted with backflow devices..

### Exterior Wall Vents:

Dryer vent outlet noted.

- Screen detached on dryer vent.

## Roof

### Soffits & Eaves:

- Roof soffits & eaves appeared to be in serviceable condition at the time of the inspection.



**Roof Materials & Age:**

- Asphalt shingles noted. These roofs typically have a lifespan of 25-30 years. Most recent permit for roof replacement is 7/13/2005. Roof appears to have multiple repairs. The interior attic area below repairs was not accessible so the inspector could not determine if roof sheathing has been penetrated with water. Recommend further evaluation by a certified roofing contractor.

**Roof Condition:**

Inspection Method:

- Inspection performed from atop roof surface.

- Evidence of non-professional repairs done near chimney and vent areas. Recommend further evaluation by certified roofing contractor.



Caulking or Silicon from Previous Repair



Tar From Previous Repair



Heavy Tar Where Flashing Should Be

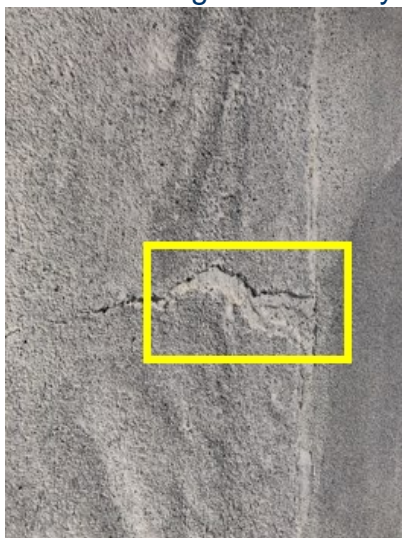




Recommend Sealing or Masonary Repair



Previous Shingle Repairs w/ Caulk or Sealant



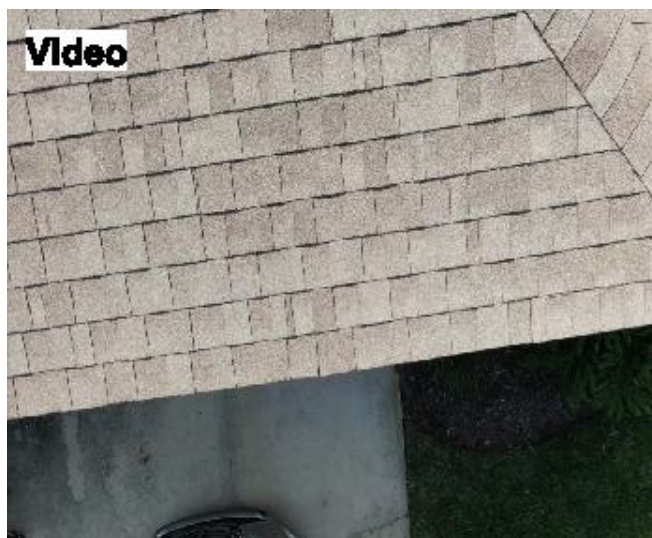
Crack in Flat Roof Area



Recommend Further Evaluation



Previous Repair



Full Roof Video





3/12 Roof Pitch

**Main Roof Pitch:**

Main Roof Pitch:

- 3:12

**Roof Flashing Protection:**

- Improper installation using sealant instead of flashing. Recommend continued monitoring for water intrusion.
- Improper counter flashing near chimney. Tar and/or silicon sealant is bubbling near chimney area. Step flashing and counter flashing is recommended at chimney crickets per InterNACHI SOP.

**Roof Vent Pipes:**

- Vent cap mesh is detached. Recommend evaluation and repair by qualified professional.



Rodent Mesh Detached

**Gutters & Downspouts:**

- Gutters appear to be in workable condition at time of inspection. Recommend periodic monitoring and debris removal to prevent blockage.

**Chimney Condition:**

- Flashing at base of chimney appears to need some maintenance to ensure a continued

waterproof seal.

- Flaking, spalling or loose bricks observed on chimney.

## Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

### Attic Access:

Location(s):

- Pull Down Ladder located in:
- Garage ceiling.

Observations:

- Limited visibility due to size of entry.

### Roof Structure and Trusses:

- No defects were noted in the inspected areas of the truss and internal roof structure.

### Attic Ventilation:

- Ridge vents noted.
- Under eave soffit inlet vents noted.

### Attic Vent Screens:

- Vent screens noted as detached.

### Attic AC Ducts Condition:

- Visible parts of AC ductwork appeared in serviceable condition at the time of inspection.



Attic from Garage



Attic from Garage

### Visible Electric Wiring in Attic:

- Attic electric wiring is adequately installed. Some areas not accessible due to insulation.

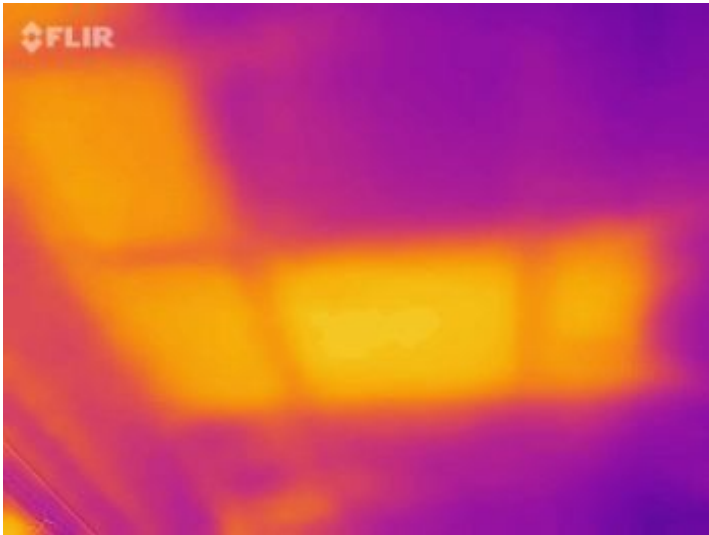
**Attic Insulation:**

Type of Insulation: Loose fill insulation noted.

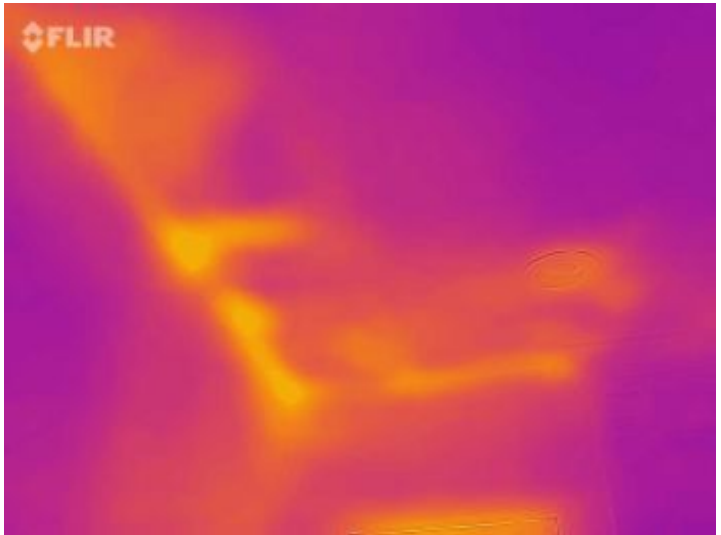
Depth of Insulation: Insulation averages about 6-8 inches in depth

Condition:

- No insulation over drywall ceilings in master bedroom and to the left side of fireplace.



Master Bedroom Missing Insulation



Family Room Missing Insulation

## Bedroom & Living Areas

**Windows:**

Window Types: Aluminum double hung

Window Condition:

- Window systems appeared in satisfactory condition at time of inspection.

**Interior Doors:**

- Craftsman style 3 panel 8' and 7' solid doors noted. All interior doors appeared in functional and satisfactory condition at the time of inspection.

**Interior Floors:**

Flooring Materials: Ceramic or porcelain tile is noted. • Engineered hardwood noted.

Observations:

- Floors are in serviceable condition with no significant defects.

**Interior Area Walls:**

Wall Material: Drywall walls noted.

Observations:

- Wall finish, paint and baseboards appeared to be in serviceable condition at time of inspection.

**Interior Area Ceilings:**

Ceiling Material: There are drywall ceilings noted.

**Observations:**

- Interior ceilings appear to be free of defects and in serviceable condition.

**Interior Area Ceiling Fans:**

- Ceiling fans operated normally when tested at time of inspection.

**Bedroom, Pantry & Hall Closets:**

- The closets and shelving appeared to be in serviceable condition at the time of inspection.

**Fireplace:****Fireplace Materials:**

- Masonry fireplace noted.

**Observations:**

- The fireplace appears to be in fair visual condition. However, it is not operated as part of the inspection.
- Damper was opened and closed and appeared to be in functional condition.

## Kitchen

**Kitchen Cabinets:**

- Appeared functional and with no deficiencies at time of inspection.

**Kitchen Counters:**

- Kitchen counters appeared functional and in satisfactory condition at time of inspection.

**Kitchen Sink(s):**

- Kitchen sink(s) were inspected and found to be properly attached and free of defects.

**Kitchen Plumbing:**

- Kitchen sinks equipped with proper P-trap drain plumbing and were free of leaks at the time of inspection.

**Garbage Disposal:**

- Disposal was operated and appeared functional at the time of inspection.

**Dishwasher:**

- Dishwasher was visually reviewed and operated through a cycle during the inspection. Functioned properly.

**Refrigerator:**

Fridge Brand: Frigidaire

**Built-In Microwave:**

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

**Cook Top:**

- Electric cook top noted.





Cook Top Test

**Oven & Range:**

- Oven: Electric radiant heating coils or infrared halogen.

**Vent Hood:**

Vent Type: Recirculating

**Observations:**

- The vent hood was operated on all speeds and appeared to function properly.

**Kitchen Flooring:**

Flooring Material: Ceramic or porcelain tile is noted.

**Observations:**

- No damage or defects noted to kitchen floor.

## Bathrooms

### Master Bath

**Master Bath Cabinets:**

- Appeared functional and with no deficiencies at time of inspection.

**Master Bath Counters:**

- No discrepancies noted.
- Marble countertops noted.

**Master Bath Exhaust Fan:**

- The bath exhaust fan was operated and no issues were found.

**Master Bath Mirrors:**

- Bathroom mirror appears free of defects and is fastened properly to the wall.

**Master Bath Plumbing:**

- Bathroom sink equipped with proper P-trap drain plumbing and was free of leaks at the time of



inspection.

**Master Bath Shower:**

- Ceramic or porcelain tile noted.

**Master Bath Flooring:**

Flooring Material: Ceramic or porcelain tile is noted.

## Guest Bathroom

**Bathroom Cabinets:**

- Appeared functional and with no deficiencies at time of inspection.

**Bathroom Counters:**

- Granite tops noted.

**Bath Exhaust Fan:**

- The bath exhaust fan was operated and no issues were found.

**Bathroom Plumbing:**

- Bathroom sink equipped with proper P-trap drain plumbing and was free of leaks at the time of inspection.

**Bathroom Shower:**

- Ceramic or porcelain tile noted.

**Bathroom Toilet:**

- Toilet appeared to be in good visual condition and functioned properly when operated.

## Laundry

**Laundry Wash Basin:**

- Wash basin and plumbing appeared to be in satisfactory condition at time of inspection.

**Laundry Plumbing:**

- Washer supply outlets present and appear in serviceable condition but were not tested.

## Electrical

**Electric Service Connection:**

- There is an underground service lateral noted.

**Service Amperage Capacity:**

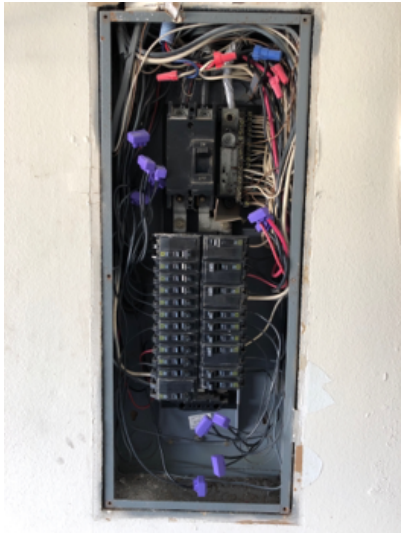
- 150 amp
- Electric service appears to be original to the home.

**Main Electric Panel Location:**

- Electrical service panel located in garage.

### Wiring Type:

- Copper non-metallic sheathed cable noted.



Clean Distribution Panel



### Panel Condition & Issues:

- No major system safety or function concerns noted in electrical service panel(s) at time of inspection.

### Smoke Detectors:

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.



### Electrical Outlets & Fixtures:

- All receptacles in the west bedroom had open ground. Recommend further evaluation by a licensed electrical contractor.



Open Ground - West Bedroom



Open Ground - West Bedroom



Open Ground - West Bedroom



Open Ground - West Bedroom

**GFCI Protection Outlets:**

- Outlets in kitchen did not respond to a GFCI test. Evaluation by electrician recommended.



Non-GFI Protected Kitchen Outlet



Non-GFI Protected Kitchen Outlet

**Lighting Conditions:**

- Lighting in garage, interior and exterior areas was tested and found to be free of defects.

**Exterior Electrical:**

- Romex should be enclosed in conduit or pipe. Recommend repair by licensed electrician.





Outdoor Outlet Improperly Installed

**Exterior GFCIs:**

- Exterior receptacle near A/C compressor on north side not GFCI protected.



No GFI



Wire Should Be in Pipe



East Side GFI



### Garage/Laundry Outlets:



Non-GFI Protected Kitchen Outlet



Non-GFI Protected Kitchen Outlet

### Garage/Laundry 240 Volt Receptacles:

- The garage 240 volt outlet is missing a cover plate, which is a shock hazard. Recommend repair by an electrician.



Exposed 240 Box

## Heat/AC

### Outside AC Compressor:

AC Compressor Location: The compressor is located on the North exterior of the home.

#### Observations:

- The air conditioning compressors appeared functional at the time of inspection.



Mar 5, 2007 Permit Date



Refrigerant Line Missing Insulation

### Refrigerant and Drain Lines:

- Recommend adding insulation at A/C refrigerant lines to prevent condensation and energy loss.

### Interior AC Handler Location:

- The AC handler/evaporator unit is located in the garage.

### AC Thermostats:

- Location: Hallway

### HVAC Operation:

- The Heat & AC units were tested using the thermostat controls and appeared to operate properly at time of inspection.

### AC Air Differential Test:

- Return Vent Air Temp: 72    Supply Vent Air Temp: 62



72 Degrees at Return



62 Degrees at Register

### AC Filter Condition:

- AC filters are located in a filter grill in the entry hallway and bedrooms hallway. Missing filter in

bedroom return. Recommend servicing of A/C to check for debris on evaporator due to missing filter.



Missing Filter



Hallway Return Location

## Plumbing

### Water Shutoff Valve Location:

- Public Water Supply - The home water was supplied from a public source.
- Water shutoff valve located in underground box at curb on EAST side.

### Plumbing Material:

- Copper plumbing noted.



Water Shutoff

### Plumbing Condition:

- Plumbing shutoff valve and visible parts of piping show no current signs of defects or leaking.

### Water Pressure:

- Water Pressure within Limits - Home water supply pressure was within the acceptable limits of 40 pounds per square inch (PSI) and 80 PSI at the time of the inspection.

Water Pressure at Inspection - Home water supply pressure was 60 PSI at the time of the inspection.



58 PSI Water Pressure

#### Water Pressure Regulator:

- None.

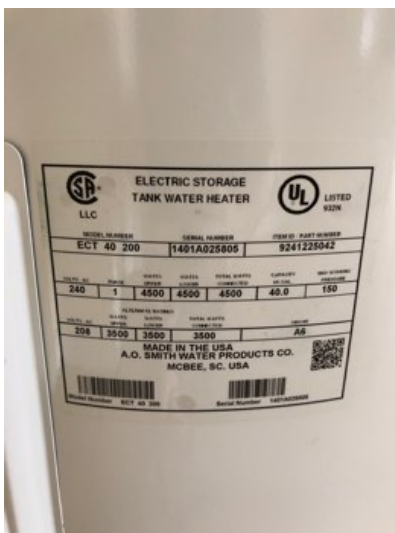
## Water Heater

#### Water Heater Location:

- The heater is located in the garage.
- Electric

#### Water Heater Condition:

- Hot water temperature was very low and not adequate. Recommend further evaluation by a licensed plumber.



Water Heater Label



**Relief Valve & Discharge:**

- The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor.



TPR Not Properly Terminated

**Water Heater Plumbing:**

- No deficiencies observed at the visible portions of the supply piping.



## Garage

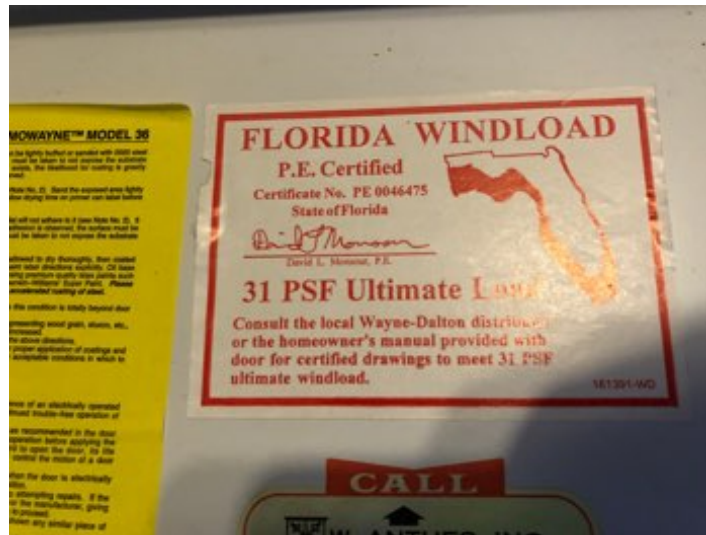
**Garage Door:**

Garage door type: Impact rated garage door.

Condition:

- Garage door(s) appeared to be in serviceable condition at the time of the inspection.



**Garage Opener Type:**

- Garage door has a belt drive opener.



Belt Drive Garage Door Opener

**Garage Door Safety Features:**

- The garage door opener is equipped with pressure sensor and auto reverse safety features that were functional at time of inspection.

**Garage Wall & Ceiling Condition:**

- Firewall protection noted between garage and living space. Previous repair noted.



Previous Ceiling Repair Garage

### Garage Floor:

Garage floor finish: Concrete floors noted.

Condition:

- Garage floor noted to be in satisfactory and serviceable condition.

### Garage Fire Door:

- Fire rated door present from garage to dwelling appeared to be in functional condition at time of inspection.

### Garage Wash Basin:

- Wash basin and plumbing appeared to be in satisfactory condition at time of inspection.

## Property Appraiser Records

### County Records

Material types present: Attached are the current county appraiser records for the property being inspected.

Account: 2715073

Owner: Descher, Joseph E

Mail Address: 515 Rommie Dr Indian Harbour Beach FL 32937

Site Address: 515 Rommie Dr Indian Harbour Beach FL 32937

Parcel ID: 27-27-12-57-05

Trading District: 4100 - Indian Harbour Bch

Exemptions: HED1 - Homestead Real  
HED2 - Homestead Additional

Property Use: 0110 - Single Family Residence

Taxal Acres: 0.21

Site Code: 0001 - No Other Code Appl

Plot Area/Plat: 0021/2008

Subdivision Name: Indian Head Acres Sec 3

Land Description: Indian Head Acres Sec 3 Lot 53

Category	2016	2017	2018
Market Value	\$291,300	\$299,300	\$296,400
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$234,300	\$239,300	\$234,400
Assessed Value School	\$234,300	\$239,300	\$234,400
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Transferable Value Non-School	\$184,300	\$181,300	\$176,400
Transferable Value School	\$111,300	\$158,000	\$200,400

Date	Price	Type	Partial	Deed
11/13/2014	\$234,000	WD	Improved	7346/0518
06/17/2014	\$170,000	CT	Improved	7149/0526
06/29/2003	\$210,000	WD	Improved	3075/0512
06/04/2001	\$141,000	WD	Improved	4357/1381
03/28/1993	\$81,300	WD	Improved	3349/0084
03/28/1993	\$15,000	--	--	1735/0096

RESEARCH / EXEMPTIONS / TANGIBLE / FORMS / GENERAL / CONTACTS

Date	Price	Type	Partial	Deed
11/13/2014	\$234,000	WD	Improved	7346/0518
06/17/2014	\$170,000	CT	Improved	7149/0526
06/29/2003	\$210,000	WD	Improved	3075/0512
06/04/2001	\$141,000	WD	Improved	4357/1381
03/28/1993	\$81,300	WD	Improved	3349/0084
06/01/1997	\$15,000	--	--	1735/0096
04/05/1995	\$277,000	--	--	1171/0034

Buildings

Property Data Card #1

Description	Value	Description	Value
Interior Wall	Masonry	Wdg Use	0110 - Single Family Residence
Roof	Asphalt/Flt Shng	Fty Bldg	1442
Roof Structure	Wdg/Gable	Fty Height	8
	Asphalted wdr	Fty	1
	Commercial wdr	Commercial wdr	0

Description	Square Feet	Description	Value
Base Area Tot	3,007	Fty - Concrete	272
Garage	420	Pavement	1
Total Bldg Area	3,007	Pavement	1
Total Sub Area	3,427		

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