

# *SWF Home Inspections*

## Property Inspection Report



123 Somewhere in, Southwest, FL  
Inspection prepared for: Mr & Mrs Home Buyer  
Real Estate Agent: My Favorite Agent -

Date of Inspection: 7/4/2013  
Age of Home: 2004 Size: 1568  
Weather: Partly Cloudy

Inspector: Bob Massanova  
License # FLHI1452  
264 Tamiami Trail South, Venice, FL 34285  
Phone: 941-493-4334 Fax: 866-730-1101

Email: [bob@swfhomeinspections.com](mailto:bob@swfhomeinspections.com)  
[www.swfhomeinspections.com](http://www.swfhomeinspections.com)



Inspected Once, Inspected Right

# 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.

**Roof**

Page 3	Condition	<ul style="list-style-type: none"> <li>• There is or are damaged tab(s) that should be repaired.</li> </ul>
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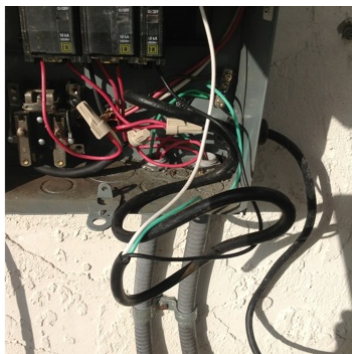
Damaged Shingle

Page 3	Dryer Vent	<ul style="list-style-type: none"> <li>• The exterior dry vent hood is full of lint and needs to be cleaned.</li> </ul>
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**Exterior**

Page 5	Well equipment	<ul style="list-style-type: none"> <li>• The filter has been electrically disconnected.</li> <li>• Conduit covering the wires for the well pump needs to be repaired.</li> </ul>
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Garages

Page 5

Lights

• The light did not work. It may be just a burnt bulb.



Page 5

Garage side door

• The base of the garage side door is moisture damaged.

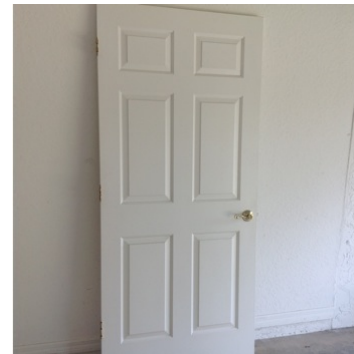


Laundry

Page 8

Doors

• The door is missing. It is in the garage.



# Inspection Details

## Inspection details

Observations: Single Family Home, Masonry, Client(s) not present, The utilities were on at the time of inspection.

## Roof

### Roof

#### Observations:

- Asphalt shingles noted.
- The roof is approximately 10 years old.
- We evaluated the roof and its components by walking on its surface.
- The roof flashings are in acceptable condition.
- The fascia board and soffit are in acceptable condition.
- The gutters are in acceptable condition at the time of the inspection.
- The dryer vent on the roof should be cleaned every 6 to 9 months depending on usage.
- The lead boots are acceptable at the time of the inspection.



### Condition

#### Observations:

- **\*\*ASPHALT SHINGLES\*\***
- There is or are damaged tab(s) that should be repaired.



Damaged Shingle

### Dryer Vent

#### Observations:

- The exterior dryer vent hood is full of lint and needs to be cleaned.



## Attic

### Functional

#### Observations:

- **\*\*Location of access\*\***
- Pull down ladder in the garage.
- Scuttle Hole located in:
  - Hallway ceiling
- We evaluated the attic by direct access.
- Insulation appears to be adequate.
- The electrical components that are fully visible appear to be in acceptable condition.
- The exhaust ducts that are visible are vented to the exterior.
- PVC plumbing vent pipe appeared functional, at time of inspection.
- The flexible ducts have no visible deficiencies

## Structural

### Structural Components

#### Observations:

- The roof structure consists of a prefabricated truss system.
- The exterior walls are comprised of cinderblocks or masonry components.
- The interior walls are conventionally framed with wooden studs.
- The floor structure consists of a poured slab that could include reinforcing steel.

## Exterior

### Exterior components

Observations: The driveway and walkways have no deficiencies noted., The house walls consist of CMU's (concrete masonry units)., The house walls are finished with stucco., The house wall finish is in acceptable condition., The windows are in acceptable condition., All the window screens are installed., The sliding glass door(s) are tempered and in acceptable condition., The lights worked., The outlets that were tested are functional and include ground-fault protection., The well and pump were functional at the time of the inspection., The hose bibs are functional, but we may not have located and tested every one on the property.

## Well equipment

### Observations:

- Potable water supplied by well. Suggest water testing within inspection contingency period.
- The filter has been electrically disconnected.
- Conduit covering the wires for the well pump needs to be repaired.



## Garages

### Functional

### Observations:

- Double car garage.
- There are no issues with the floor, walls or ceiling at the time of the inspection.
- The outlets that were tested are functional and include ground-fault protection.
- The house entry door is functional and in compliance with the safety regulations when the home was built.
- The garage side door is functional.
- The garage door(s) and its hardware are functional.
- The garage door opener is functional.

### Lights

### Observations:

- The light did not work. It may be just a burnt bulb.



### Garage side door

### Observations:

- The base of the garage side door is moisture damaged.

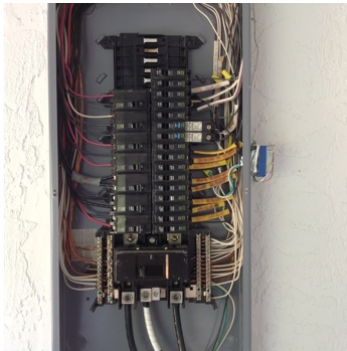


## Electrical

### Electrical service

#### Observations:

- OVERHEAD
- The service entrance, mast weather head, and cleat are in acceptable condition.
- 200 amp
- The interior main panel is located in the garage.
- The main panel and its components have no visible deficiencies.
- The visible portions of the copper wiring have no visible deficiencies.
- There are no visible deficiencies with the circuit breakers.
  
- The panel is grounded to a driven rod.



### Sub Panel 1

#### Observations:

- The sub panel is located by the well equipment.
- The sub panel has no visible deficiencies.



## Heat/AC

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, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

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

### Type/Age/Location

#### Observations:

- Central heat and air-conditioning are provided by a heat pump system.
- The air handler is 10 year(s) old and located in the garage.
- The condensing unit is 9 year(s) old and located at the left side of the house.
- The air handler achieved a temperature differential of 14 to 22 degrees. The system was working properly at the time of the inspection.
- The filter is located inside the air handler.
- The filter is located in a filter grill in an interior area ceiling.
- The filter is clean at this time and should be cleaned or changed every month depending on the type of filter.
- The return air supply system appears to be functional.
- The registers are reasonably clean and functional.



## Water Heater

### Age Size Location

#### Observations:

- Hot water is provided by a 9 year old 40 gallon electric water heater located in the garage.
- The electrical connection to the water heater is functional.
- The shut-off valve and water connectors are functional
- The water heater is equipped with a mandated TPR (pressure-temperature relief valve) and discharge pipe.
- The water heater is equipped with a drain pan and discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.





## Laundry

### Functional

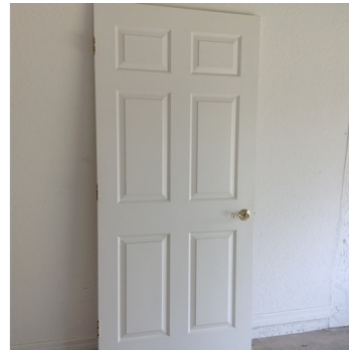
#### Observations:

- There were no issues with the floor, walls and ceiling.
- The lights worked properly.
- The outlets that were tested worked properly.
- The wash machine valves were tested and were not leaking at the time of the inspection.
- The washer and dryer were tested and went through their normal cycles.
- Recommend replacing the rubber supply hoses to the wash machine with the metal braided ones.

### Doors

#### Observations:

- The door is missing. It is in the garage.



## Main Entry

### Functional

#### Observations:

- The screen door works properly.
- The door(s) work properly.
- The doorbell worked.
- There were no issues with the floor, walls and ceiling.
- The outlets that were tested worked properly.

## Living Room

## Functional

### Observations:

- There are no issues with the floor, walls or ceiling at the time of the inspection.
- The window(s) that were not obstructed were tested and worked properly.
- The smoke detector was tested by pushing the button and it responded. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- The ceiling fan worked.
- The outlets that were tested worked properly.



## Dining Room

## Functional

### Observations:

- The slide door worked properly.
- There are no issues with the floor, walls or ceiling at the time of the inspection.
- The smoke detector was tested by pushing the button and it responded. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- The lights worked.
- The outlets that were tested worked properly.



## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## Functional

### Observations:

- All the windows that were not obstructed worked properly.
- There were no issues with the floor, walls and ceiling.
- The lights worked properly.
- The GFCI outlets that were tested worked properly.
- The cabinets worked properly.
- The sink and faucet worked properly.
- The hand sprayer worked properly.
- There were no issues with the shut off valves or trap and drain.
- The garbage disposal worked properly.
- The dishwasher progressed through its normal cycles.
- The exhaust fan and light worked properly.
- The stove worked properly. It was not calibrated as part of out inspection.
- The refrigerator was working properly. It is recommended to keep the temperature between 34 and 42 degrees. If there was an ice maker it was not tested as part of this inspection since it can take up to 24 hours to make a container of ice.



## Lanai

## Functional

### Observations:

- The screen door was functional.
- The screens on the lanai are in good condition.
- There are no issues with the floor, walls or ceiling at the time of the inspection.
- The ceiling fan worked.
- The light worked.
- The outlets that were tested worked properly.

## Master Bedroom

## Location/Details

### Observations:

- The bedroom is located at the left rear.
- The door(s) work properly.
- The sliding door was functional during the inspection.
- The windows that were unobstructed were tested and functional.
- There were no issues with the floor, walls and ceiling.
- The closet and all its components are functional.
- The ceiling fan worked properly.
- The smoke detector was tested by pushing the button and it responded. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.



## Master bathroom

### Functional

### Observations:

- The master bathroom is a full bathroom.
- The door is functional.
- The window was tested and worked properly.
- There are no issues with the floor, walls or ceiling at the time of the inspection.
- The lights worked.
- The GFCI outlets that were tested are functional.
- The bath fan was operated and no issues were found.
- The light on the bath fan works.
- The sink and all its components worked properly.
- The faucet operated normally, at time of inspection.
- The valves and connectors below the sink are functional.
- The trap and drain are functional.
- The tub was functional.
- The stall shower is functional.
- The toilet was observed as functional and in good visual condition.



## Primary Hallway

### Functional

#### Observations:

- There are no issues with the floor, walls or ceiling at the time of the inspection.
- The light(s) work.

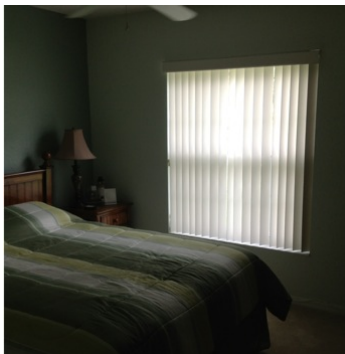
## Bedroom 1

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

### Location/Details

#### Observations:

- The bedroom is located at the rightbfront.
- The door(s) work properly.
- The windows that were unobstructed were tested and functional.
- There were no issues with the floor, walls and ceiling.
- The closet and all its components are functional.
- The outlets that were tested are functional.
- The ceiling fan worked properly.
- The smoke detector was tested by pushing the button and it responded. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.



## Bedroom 2

### Location/Details

#### Observations:

- The bedroom is located at the left rear.
- The door(s) work properly.
- The sliding door was functional during the inspection.
- The windows that were unobstructed were tested and functional.
- The closet and all its components are functional.
- The outlets that were tested are functional.
- The ceiling fan worked properly.
- The smoke detector was tested by pushing the button and it responded. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.



## Hallway Bathroom

### Functional

#### Observations:

- The bathroom is a full bathroom.
  - The interior door is functional.
  - The window was tested and worked properly.
  - There are no issues with the floor, walls or ceiling at the time of the inspection.
  - The closet and all its components are functional.
  - The lights worked.
  - The GFCI outlets that were tested are functional.
  - The bath fan was operated and no issues were found.
  - The sink and all its components worked properly.
  - The faucet operated normally, at time of inspection.
  - The valves and connectors below the sink are functional.
  - The trap and drain are functional.
  - The tub/shower is functional.
- The toilet was observed as functional and in good visual condition.

## Defective drywall

## Defective drywall

Materials: The home was checked for foul odors in the rooms and closets, the copper and brass fixtures at the wash machine connection, the bathroom fixtures, the air handler and under sinks, the main electrical panel and the outlets in the bathrooms.

There are no red flags to suspect Defective drywall.

## recommendations

### Recommendation

#### Observations:

• THESE ARE ONLY RECOMMENDATIONS FOR THE BUYER!!!!

- Add a back flow preventer to all hose bibbs.
- Clean the dryer vent every 3 to 6 months depending upon usage.
- Add a gutter guard to the gutters to prevent tree debris from clogging up the gutters and causing roof damage.
- It would be prudent to add leaders and splash blocks at the bottom of the downspouts to prevent future erosion.
- Use car wax on slide door tracks instead of silicon or WD 40 which can cause a dirt built up.
- Change the batteries in the smoke detectors as soon as you take possession of your new home. Because at 2 A.M. on a Sunday morning they may start chirping.
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- MAINTENANCE: When to change out smoke detectors. Recommend every 10 years. Visit: <https://www.firemarshals.org/rfsi/smokealarmfacts.html>
- Change the filter(s) in you air conditioning system. Do not use the cheap see thru type as they do not catch smaller particles that move thru the air. When in doubt of what kind or type to use contact your local air conditioning company.
- If you only use your home a few months a year it would be wise to add a de-humidistat to your A/C system to help save money on your electric bill. Contact your air conditioning company to have this installed.
- Think about purchasing a 1 year home warranty.