INTRODUCTION

Compass directions give the orientation for specific locations identified in the report. If these are not practical then the locations will be given from the perspective of facing the building from the street.

Throughout this report where the age of roofs or other items are stated the age shown is approximate.

When an item or system is said to be "satisfactory" in the report, this means that it is in average condition. The item or system should give generally satisfactory service within the limits of its age excluding any defects or potential problems noted during the inspection or in the report.

When an item or system is said to be in "good" condition this means it is in above average condition in relation to other items of a similar age, type, or style of construction.

When an item or system is said to be in "fair" condition, this means it is in average to below average condition in relation to other items or systems of a similar age, type, or style of construction, excluding any defects or problems noted during the inspection or in the report.

When an item is stated to be in "poor" condition this means it is below average in relation to other items of a similar age, type, or style of construction and may need repairs or other attention immediately or in the near future as recommended in the report.

GENERAL CONDITION OF DWELLING

The dwelling is a three-story (garage, first floor and second floor) masonry and framed structure on slab with a gable type roof design. The dwelling was constructed circa 1997.

At the time of the inspection, we found the structure to be in satisfactory overall condition in relation to other buildings of a similar age and style of construction.

We did not find any visual evidence of structural deficiencies or major defects. We did find some items needing attention that will be noted later in the report. The dwelling generally appeared to have been well maintained.

PLUMBING

The functional water flow was tested and found to be satisfactory.

The dwelling is hooked up to the city/county water and sewer system.

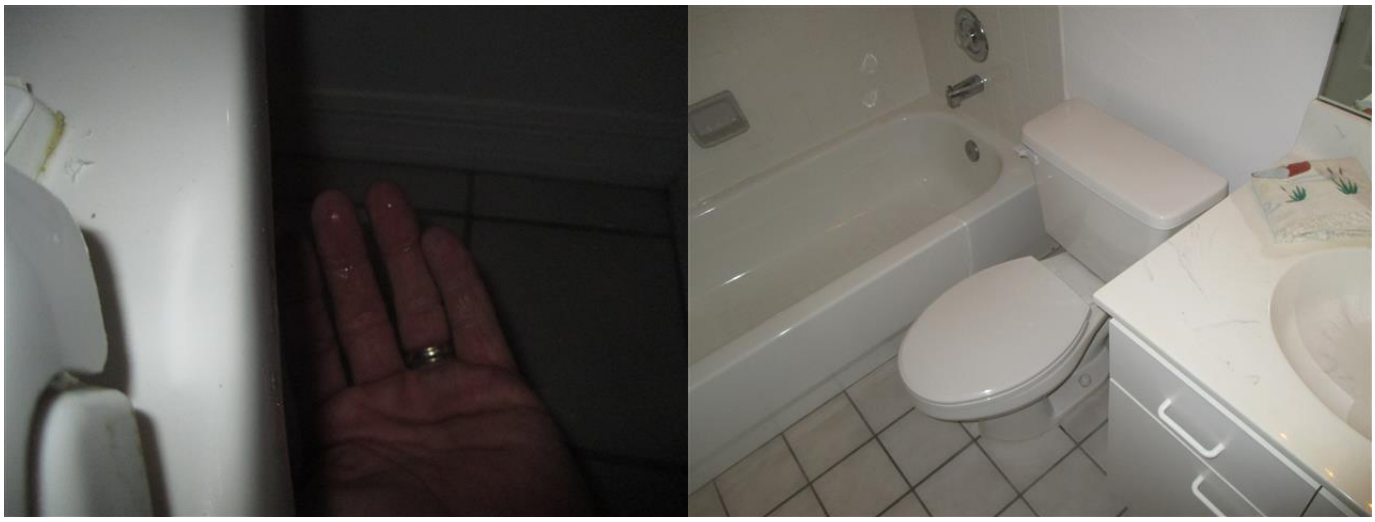
Distribution, Drain and Vent Piping

The structure appeared to be equipped with copper distribution piping and with PVC drains and vent piping.

Interior Plumbing Systems

Unless noted below, no leakage was noted in the accessible piping. Some plumbing repairs (dripping faucets, commodes, etc.) should be anticipated from time to time.

Repair Needed: We noted a leak from the base of the tank on the commode in the hallway bathroom.

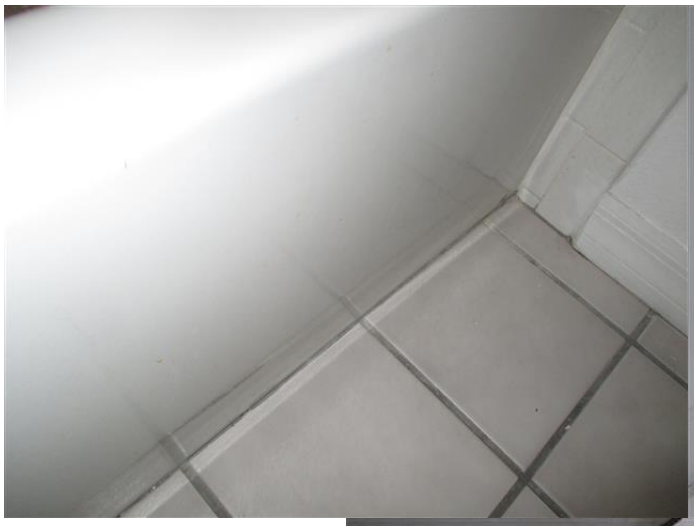


Maintenance Needed: The bathtub in the east bathroom drained slowly and will need servicing.

Recommendation: For further evaluation and repair of the plumbing systems, we recommend contacting a licensed plumbing contractor.

Tile and Waterproofing

Maintenance Needed: The seams between the base of the bathtubs and shower threshold and the floor tile should be sealed with bathroom it silicone sealant.



We recommend periodically caulking and resealing tile in the bathrooms as part of normal maintenance. Bathroom wall coverings should be kept sealed and water-resistant in proper areas to prevent possible moisture damage.

Unless noted below, the bathrooms were equipped with exhaust fans and/or operable windows.

Exterior Plumbing Systems

Unless noted below, the exterior hose bibs were operational at the time of the inspection.

The main water cutoff for the dwelling was located on the east elevation.


Hot Water Heater

The 40-gallon electric hot water heater (manufactured circa 1994) appeared to be operating properly at the time of the inspection.

The average life expectancy of a hot water heater is approximately 15-25 years. Hot water heaters generally need not be replaced unless they leak.

According to present day requirements, hot water heaters should have a pressure relief valve and drain line, which flows by gravity to the exterior, or downward to within 4 inches of the structure floor.

The size of the drain line should match the outlet size of the relief valve, and an auxiliary pan with a 1" drain line is required underneath when the unit is installed at or above the level of the living area.

Gas units should be raised 18" above the garage slab.

The unit appeared to be properly equipped. The relief valve was not tested.

We recommend installing any future units in accordance with existing regulatory requirements.

AIR CONDITIONING/HEATING

Heat Pump System

The dwelling is equipped with a 3.0-ton electric, forced air heat pump system (manufactured circa 2004).

Exterior heat pump units have a normal life expectancy of 10-15 years.

General Information Item: The air conditioning system was not operated in the cooling mode. If the outside temperature has not

been at least 60 degrees for the previous 24 hours, an air conditioning system cannot be checked without the possibility of damage to the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on a one-time start up and cool down basis when warmer weather permits. The exterior temperature at the time of the inspection was 49.4°.

The heat mode was operational at the time of inspection.

We recommend having a licensed heating and air contractor service the system and repair as necessary.

Heat pumps should be serviced at least once a year.

Air Handler

The dwelling is equipped with a 3.0-ton air handler unit (manufactured circa 1997).

<u>Concern Item</u>: The air handler appears to be approximately 18 years old and is near the end of it useful lifespan. Electric furnaces have a normal life expectancy of 15-20 years.

<u>Maintenance Needed</u>: The coils in the air handler were dirty and will need to be properly cleaned by a licensed HVAC contractor for the unit to operate properly and efficiently.

<u>Repair Needed</u>: The emergency heat mode was not functional at the time of inspection.

A float switch was present on the unit. The float switch was not tested. Water was not induced, and we do not warrant the performance of the system when actual water is present. Float switches should be tested periodically (i.e. when serviced).

<u>Maintenance Needed</u>: The filter on the return register underneath the air handler needed replacement. As a normal maintenance item, change or clean the return filters every few months or as per the manufacturer's specification.

Ductwork

The exposed and accessible flex and duct board type ductwork was visually inspected. Unless noted below, the ductwork was found to be in satisfactory condition.

All registers and returns were operational.

The ductwork should be periodically inspected to check the vapor barrier and prevent leakage of warm or cool air from the system (we recommend contacting Duke Energy / TECO regarding their duct testing which is a detailed check of

the efficiency of the entire duct system). An installed heating and cooling source was noted in all rooms.

> NOTE: All references to motors and mechanical equipment and their operations apply only to the time of the inspection. No warranties as to the length of the operation should be implied by this report. Some testing is not done within the scope of this inspection including refrigerant levels, refrigerant leakage, head pressures, supply and return coverage, blower door tests on ductwork, etc. Panels are not removed.

ELECTRIC

Main Panel / Sub-Panel and Wiring

We inspected the circuitry in the 125-AMP 240-volt main panel located above the electrical meter outside the garage door and in the subpanel in the garage. The main service disconnect is located in the panel.

The service entry conductor material is copper, which is fed in from underground. The dwelling is equipped with copper non-metallic cable type (i.e. Romex) branch wiring.

The main service has a plumbing ground and earth ground.

The termination of the main ground wire for the electrical service was not accessible.

Circuit breakers are mechanical devices subject to wear and corrosion. Ideally, breakers should be "tripped" and reset annually by occupants to help keep the internal springs limber and the contacts free of oxides. Circuit breakers found to be faulty should be replaced.

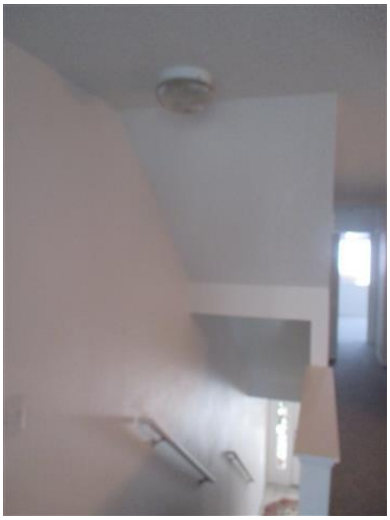
In our opinion, the existing main service capacity is sufficient for the current electrical demand of the structure.

Interior/Exterior Lights and Fixtures

A representative number of lights and switches were checked and, unless noted below, were operational at the time of inspection.

Correction Needed: The light fixture near the midpoint of the garage was loose and should be secured to the light box.


<u>Repair Needed</u>: The light fixture at the top of the stairwell between the garage and the first floor was not functional at the time of inspection.

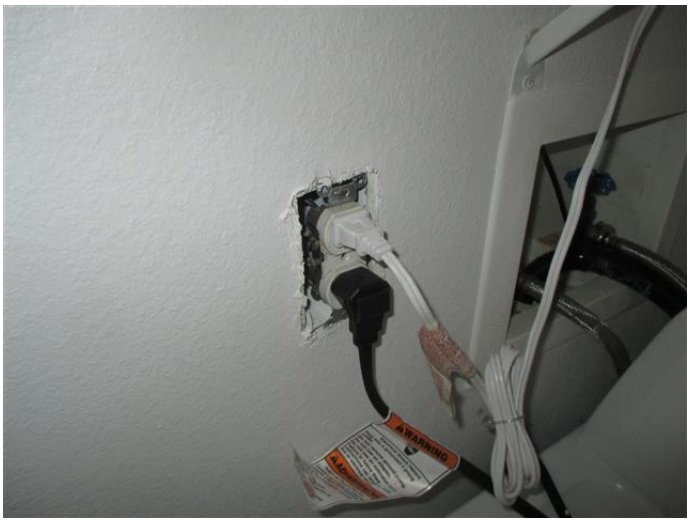


For determination of function for all switches we recommend consulting the homeowner or builder.

Interior/Exterior Receptacles

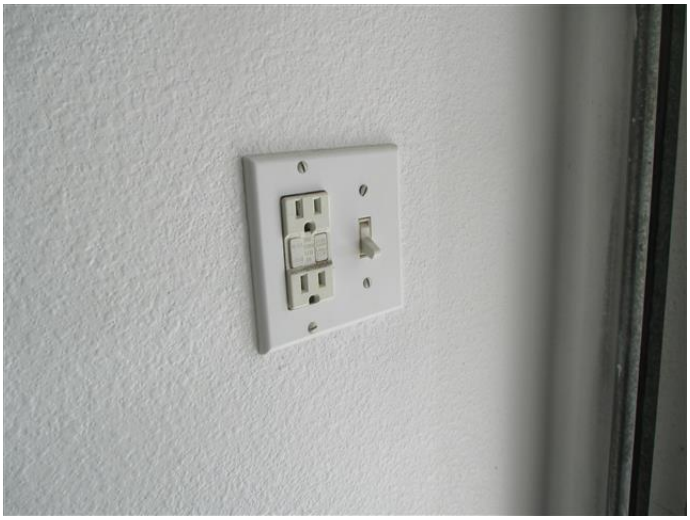
The polarity and grounding in a sampling of receptacles were tested and unless noted below were found to be in satisfactory condition at the time of inspection.

<u>Correction Needed</u>: The receptacle in the laundry closet did not have a cover plate installed.



The GFCI (Ground-Fault Circuit Interrupter) receptacles tripped at the proper level of fault current.

General Information Item: The GFCI receptacle adjacent to the garage door opening protected the other garage receptacles and the exterior receptacles on the ground floor.



General Information Item: The GFCI receptacle on the first floor bathroom protected the receptacles in the second floor bathrooms.

<u>Correction Needed</u>: The exterior receptacles on the first and second floor decks were not GFCI protected per current standards.

GFCI receptacles should be tested monthly.

During any future upgrading of the electrical system or for added safety, we recommend installing GFCI (Ground-Fault Circuit Interrupter) receptacles in all appropriate areas to further reduce shock and/or short hazards.

<u>Correction Needed</u>: The receptacle on the deck off the first-floor needed a new weather cover. Exterior receptacles should be weather-protected types.

Appliances with three prong plugs need to use a grounded outlet for proper safety.

<u>Recommendation</u>: For further evaluation and repair of the electrical systems we recommend you contact a licensed electrical contractor.

ATTIC AREA

The attic access opening is located in the closet in the master bathroom.

The attic was accessed through the opening using a ladder.

The roof and ceiling structure was visually inspected by physically crawling through the accessible attic area. A portion of the attic over the garage and in remote areas of the main attic was not accessible due to framing, insulation, HVAC equipment, etc. Insulation was not moved.

Attic Structure

The visually accessible roof and ceiling structure was found to have a customary and workmanlike appearance for a home of this age. The trussed

system appeared to be adequate to carry the current roof load. We found no evidence of truss failure. Hurricane straps and clip fasteners were noted on a sampling of trusses where visually accessible.

Trusses are engineered units and should not be cut, notched, or modified in any way without an engineer's approval.

Insulation and Ventilation

The attic area over the main structure was insulated at an average depth of 6 inches with rolled fiberglass.

Correction Needed: Some of the insulation on the skylights was coming loose and should be reset and secured.

The attic is vented through the soffit and the roof vents.

> NOTE: Reference to a current pest control report should be made as to the actual presence, extent and recommended correction of any wood-destroying pest and/or organism activity within the structure.

INTERIOR

Interior – General Condition

At the time of the inspection the interior was found to be in satisfactory overall condition. The dwelling appeared to have been cared for throughout.

General Information Item: The items located in the storage closet underneath the stairwell limited our visual access to the area during the inspection.

Windows

A representative number of windows and interior doors were checked.

We noted the following types of window units installed in the dwelling:

- Single-glazed aluminum horizontal sliding units

Unless noted below, the window units tested were in satisfactory condition.

Most windows need periodic adjustment or minor repair over time to work properly. We recommend lubricating metal and vinyl window units periodically with silicone spray to ease operation. Bar soap can be used to lubricate wood window units.

Doors

The main entry door appeared to be in satisfactory condition. The unit is equipped with caller visibility.

Repair Needed: The doorbell was not functional at the time of inspection.

Unless noted below, the interior doors were in satisfactory condition.

The door from the interior to the garage was in satisfactory condition.

Unless noted below, the sliding glass doors were all operational.

Periodic maintenance can be expected for the units to work smoothly. We recommend periodically lubricating sliding glass door units with silicone spray. The glazing in the units were labeled as safety/tempered.

The garage door opener and safety return was operational.

Smoke Alarms and CO Detectors

Except as noted below, the smoke alarms in the hallway and bedroom areas were operational. We recommend checking and maintaining smoke alarms in all appropriate areas for fire safety. Hardwired units with battery backup are recommended.

Correction Needed: The smoke detector in the first-floor hallway had been removed.

Walls and Ceilings

<u>Maintenance Needed</u>: The anchor holes in the stucco siding on the walls at the north and south side of the first floor deck should be sealed to prevent moisture intrusion.

At the time of the inspection, we found minor (i.e. hairline or less than 1/8" etc.) cracking to the ceilings and walls in some areas. These can be repaired the next time any painting is done in these areas.

<u>Cosmetic Item</u>: We noted some peeling texture below the skylight in the east bathroom.

Flooring

The floor coverings appeared to be in satisfactory condition.

Cabinetry

Except as noted below, the kitchen and bath counters and cabinets were in satisfactory condition.

<u>Correction Needed</u>: The handle for the right side door on the cabinet underneath the kitchen sink was missing one of its fasteners.

<u>Maintenance Needed</u>: The seams between the countertops and backsplash his should be resealed.

Appliances

Unless noted below, the installed appliances were operational at the time of the inspection.

<u>Correction needed</u>: The oven did not have a tip guard installed per current safety standards.

Dishwashers, ranges, ovens, cook tops, exhaust fans and refrigerators have a life expectancy of 12-20 years. Appliances are checked for basic functioning only. Self-cleaning functions on ovens and ranges are not checked in the scope of this inspection.

> NOTE: Appliance items are only turned on to check for general functionality. All references to appliances, motors, and mechanical equipment and their operations apply only to the time of inspection. No warranties as

to the length of operation should be implied by this report.

SUMMATION

The structure appears to have been built using generally accepted construction practices, techniques, and materials in relation to buildings of a similar age and style of construction.

As is the case in older structures, some items do not comply with present day code requirements. Code changes and revisions are made continuously, therefore only the most recently built structures are in total compliance. Changes in building construction practices (i.e. fasteners, bracing, materials, etc.) have been made to further protect against wind and damaging weather, particularly at gable end areas. It is possible in some cases, if desired, to retrofit existing structures with additional bracing and fasteners to increase protection. If more information is desired regarding this we recommend contacting a licensed contractor or engineer.

There was no visible evidence of substantial wood damage (rot or termite) to the structure; however, it should not be assumed that no damage exists in inaccessible areas. It is possible some damage could be uncovered at the time any repairs or remodeling requiring tearing out or dismantling are undertaken. This is typical for any structure, and damage should be repaired if found.

This report represents only a portion of the inspection process and should not be relied on by a third party as a complete representation of the facts.

For more detailed information or if there is any question on what method was used, or how conclusions are reached, *please* feel free to call our office.

Thank you very much for using our services. Please let us know if there is anything further that you may require.

Sincerely,

_____

Geoff Clark
Florida State Licensed Home Inspector #HI715
ASHI Certified Building Inspector #249432
THOMPSON AND BENDER INSPECTIONS

Executive Summary

Noted summary items are for quick reference or synopsis and not intended to replace related content within the report narrative. We strongly recommend reading the full narrative of the report.