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Post Office Box 867, Dunedin Florida 34697-0867

Tel: (727) 446-0110 Fax: (727) 461-3725

Property Inspected for:

0



Property Address:

0

Tampa, Florida

Date of inspection:

Thursday, October 10, 2013

Inspection Information Sheet

Inspection Information:

Date of Inspection: Thursday, October 10, 2013
 at 9:30am
Property Address: Tampa, Florida
Inspection Type: Full residential
People Present: N/A

Contact Information:

→ **Client (s):** _____
Cell Phone: _____
E-Mail: _____
Billing Address: _____
Alternative Phone: _____

→ **Selling Agent:** _____
Cell Phone: _____
E-mail: _____
Company: _____
Work Phone: _____

→ **Listing Agent:** _____
Cell Phone: _____

Building Information:

Building type: Single Family
Construction type: Frame
Foundation type: Masonry
Number of stories: 1
Residence status: Occupied
Out-buildings: Detached Garage

Approximate building orientation: West
Recent weather conditions: Sunny & Dry
Current temperature: 80°
Main water shut-off valve at: Meter
Main electrical breaker at: Exterior South wall
Main gas shut off: Exterior rear wall

Pool:
Sea Wall:
Dock:
Guest apt: Yes

Approximate age of building: 87 years
Approximate total square footage: 1450
Approximate living area: 1112
Crawl space square footage: 1112

Billing Information:

Standard Fee: \$285	Insurance forms
Square Footage Fee: \$11	4 Point: \$75
Crawl Space Fee: \$85	Wind Mitigation: \$100
Guest Apartment: \$75	

Core Inspection: \$456	Additional Services: \$175
	
Sub Total: \$631	
Adjustments: _____	
TOTAL DUE: \$631	

Report Summary

This summary should not be used in lieu of reading and understanding the entire report as the report contains information and limitations pertinent to the summary. The items listed as needing repair, replacement, servicing, or further evaluation, may not necessarily be contractual in nature. This report should be read in conjunction with your contract to determine which items are contractual. Any areas of uncertainty should be clarified by consulting your real estate agent or attorney.



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STRUCTURAL

- 1 Several areas of badly rotted, compressed and missing bottom plate were seen inside the garage as a result of water intrusion around the base of the walls. This has caused some movement of the structure in conjunction with several other areas of heavy termite damage that were seen to wall and floor framing. I recommend having a framing contractor or structural specialist fully evaluate the garage structure at this time and make all needed repairs.



EXTERIOR

- 1 Decay was noted at the front porch roof system at the rafter against the wall of the home to the right side of the door. Lack of appropriate flashings at these roof return details is allowing water intrusion behind the siding and needs to be reworked at this time.
- 2 The rear bedroom South wall window is in particularly poor condition on the exterior and should be carefully reworked at this time.
- 3 Decay at the NW window next to the carport needs to be repaired.
- 4 Decay at the base of the garage door frames and damaged trim around the garage doors and upper-level windows needs to be repaired.
- 5 Loose soffit on the West side of the garage needs to be repaired.
- 6 Damaged roof decking seen at soffit area on the north of the garage indicates roof leakage and needs to be repaired in conjunction with the roof.
- 7 The garage exterior staircase is heavily deteriorated and is not safe. The entire staircase and upper-level landing should be considered for being rebuilt at this time for safety.
- 8 The garage lower rear wall North window sill is badly rotted and needs to be replaced.
- 9 There is a section of split siding on the upper front wall of the garage that should be sealed to prevent water intrusion.
- 10 Damage to trim on the rear header beam over the carport was noted and should be repaired. It would be wise to open this trim to be able to inspect the structural beam.



GROUNDS

- 1 Trim all shrubbery and tree contact away from the building and roof at this time.
- 2 The main electric service wires going to the house run through thick shrubbery and trees; trimming should be performed at this time. This may be a service offered for free by the electric company.



ROOF

- 1 Downspouts are missing at the carport gutter system and need to be installed.
- 2 Evidence of leakage at the North edge of the garage roof was noted and needs to be addressed.
- 3 Evidence of leakage over the NW section of the garage roof was noted. Tree contact and heavy tree debris buildup on this roof also needs to be addressed. I recommend having a roofer carefully inspect and repair the garage roof as needed at this time.



INTERIOR

- 1 Badly damaged ceiling in the apartment appears to be the result of active roof leakage. Repairs are needed at this time.
- 2 The main house front doorknob is faulty and the door does not latch shut properly. This should be adjusted at this time for normal operation.
- 3 Several very heavily damaged floorboards in the rear bedroom were found and they should be replaced at this time.



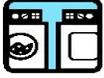
PLUMBING

- 1 The main house water heater gas line requires a drip leg.
- 2 The main house water heater temperature and pressure relief valve requires an appropriate extension pipe.
- 3 The vent on top of the main house water heater is improperly installed and needs to be corrected by a licensed plumber for safety.
- 4 The apartment toilet leaks badly when flushed and needs to be corrected.
- 5 The apartment shower handle leaks and also needs to be corrected.
- 6 The apartment bathroom sink is badly cracked and needs to be replaced.
- 7 A section of corrugated flexible pipe has been used as a horizontal drain under the main house kitchen sink. This type of piping traps debris and should be replaced with appropriate drain pipe at this time.
- 8 The main house toilet is very loose and needs to be properly secured on the floor.
- 9 The main house kitchen sink faucet stem leaks and should be corrected.



ELECTRICAL

- 1 Missing knock-out at the garage main electric panel needs to be replaced.
- 2 The main breaker for the garage service is 200 A. This is oversized considering the size of the main service wire and should be corrected by an electrician.
- 3 Many exposed wires in the garage should be protected behind paneling or in conduit.
- 4 The AC condenser unit disconnect box is missing a knock-out on the side and should be corrected. This box is starting to rust aggressively and should be considered for replacement soon.
- 5 Active knob and tube wiring was found in the apartment. Have an electrician replace all such wiring as needed at this time.



APPLIANCES

- 1 The apartment refrigerator did not appear to initiate properly.
- 2 The apartment kitchen ceiling fan did not turn on.



HVAC

- 1 Several of the duct boxes in the attic over ceiling registers are loose and improperly secured and should be secured and sealed at this time.

All quotes and work should be carried out by licensed professionals.

Inspector: James Booth
FL License: HI 877


signed

10/10/2013
date



STRUCTURAL

Foundation type:	Elevated masonry	Crawl space entrance at:	South side
Sub-structure type:	Support beams	Crawl space screened:	Yes, Wire
	· Joists	Visible evidence of:	Wood Destroying Organi
	·		
Crawl Space:	Limited access due to low clearance		

Structural elements of the building are inspected visually with no destructive testing performed. Both frame and masonry buildings can develop settlement cracking to interior finishes and exterior hard surfaces. Only abnormal or unusual cracks will be commented on in detail.

Related Notes:

The home was found to be basically sound with no visible signs of significant or abnormal settlement over the years. Obviously, the home has shifted, as was noted by slope to the interior floors, cracks to plaster walls and ceilings and some cracking of the foundation stem wall at the SW corner of the home. Work has been performed under the structure within the past 10 years and what could be seen inspected well. The under floor area offered quite limited access and visibility due to very low clearance under the house. I was unable to access the majority of the eastern half of the structure. All of the structural repairs that have been performed appear to have been executed by removing the interior floors. There were no structural issues noted with the home that require immediate attention.

Maintenance Items:

- 1 The garage has settled and shifted quite noticeably over the years. The structure appears to be generally leaning towards the South. The movement appears to be the result of typical settlement of the original concrete slab, water damage to the wall framing bottom plate, termite damage and the orientation of the floor joists for the second level providing little rigidity. The lean is quite noticeable and is something that should be carefully monitored in the future with the anticipation that adjustments and bracing may be required at some point. Several conditions exist at this time that hurt the overall integrity of this building and require repair - see below.

Immediate Repairs:

- 1 Several areas of badly rotted, compressed and missing bottom plate were seen inside the garage as a result of water intrusion around the base of the walls. This has caused some movement of the structure in conjunction with several other areas of heavy termite damage that were seen to wall and floor framing. I recommend having a framing contractor or structural specialist fully evaluate the garage structure at this time and make all needed repairs.

Structural Figures

1



Front elevation

2



Right side elevation

3



Rear elevation

4



Left side elevation

Structural Figures

5



Under floor view

6



Garage view showing lean

7



Cracking and settlement to the garage slab

8



Rotted away bottom plate at garage wall framing



EXTERIOR

Wall type:	Frame	Columns:	Wood
Primary Surface:	Aluminum	Stairs:	None
Secondary Surface:		Handrails:	None
Soffits:	Metal	Attached structures:	Deck(s)
Fascias:	Metal	Deck/Balcony supports visible:	Yes
Trim:	Wood	Garage type:	Detached
Doors:	Wood	Door opener tested:	N/A
Chimney:	Brick	Limited accessibility:	No

Exposed wood is prone to water and termite damage and should be sealed and painted regularly. Keep all wood trim and siding away from the grade and mulch. Maintain caulking around windows, doors, cracks and joints.

Related Notes:

The exterior of the home does not appear to have been particularly well-maintained in several years and a number of deficiencies related to deferred maintenance were found. Generally speaking, the building envelope is intact but several key observations and recommendations for improvements are detailed below. The exterior of the garage is in much the same condition, or slightly worse than the main house, barring the issues noted on the STRUCTURAL page.

Maintenance Items:

- 1 It is very important to keep the intersection of the front porch and front wall of the home well sealed to prevent water intrusion; improvements should be made to this area at this time. Additionally, evidence suggests that this front porch slab has moved relatively recently. Cracking should be sealed and the porch slab should be painted to help reduce the likelihood of water intrusion and erosion underneath the slab.
- 2 All exterior wooden trim was found to be in poor condition with painting and caulking improvements needed at this time. Several areas of wood repair or replacement will be needed, the most significant areas are detailed below.
- 3 Paint on the exterior of the home is generally weathered. While the aluminum siding material does not necessarily need to be painted and would simply benefit from being cleaned, there are many areas of caulking improvements that should be performed at wall penetrations, windows and other joints in the siding. As a result of the important waterproofing that should be performed, I recommend considering fully cleaning, caulking, and painting both structures at this time.
- 4 Open areas of siding and soffit were seen around various trim and rafter-to-wall intersections. These poorly finished areas of detail will be prone to water penetration behind the siding and also animal intrusion into the walls and attic. It would be wise to have all such areas carefully sealed in the near future.
- 5 I recommend sealing the bottom of the AC line chase to help reduce the likelihood of animals from getting into the attic.

Immediate Repairs:

- 1 Decay was noted at the front porch roof system at the rafter against the wall of the home to the right side of the door. Lack of appropriate flashings at these roof return details is allowing water intrusion behind the siding and needs to be reworked at this time.
- 2 The rear bedroom South wall window is in particularly poor condition on the exterior and should be carefully reworked at this time.
- 3 Decay at the NW window next to the carport needs to be repaired.
- 4 Decay at the base of the garage door frames and damaged trim around the garage doors and upper-level windows needs to be repaired.
- 5 Loose soffit on the West side of the garage needs to be repaired.
- 6 Damaged roof decking seen at soffit area on the north of the garage indicates roof leakage and needs to be repaired in conjunction with the roof.
- 7 The garage exterior staircase is heavily deteriorated and is not safe. The entire staircase and upper-level landing should be considered for being rebuilt at this time for safety.
- 8 The garage lower rear wall North window sill is badly rotted and needs to be replaced.
- 9 There is a section of split siding on the upper front wall of the garage that should be sealed to prevent water intrusion.
- 10 Damage to trim on the rear header beam over the carport was noted and should be repaired. It would be wise to open this trim to be able to inspect the structural beam.

Exterior Figures

1



Deterioration to wood trim elements

2



Seal intersection of front porch and house

3



Decay at front entry roof rafter

4



Keep window details well sealed

Exterior Figures

5



Seal around trim and soffits

6



Rear bedroom window is badly deteriorated

7



Decay at NW window

8



Miscellaneous damage to siding and trim

Exterior Figures

9



Loose soffit on west side of garage

10



Decay to garage door trim

11



Rot and leakage at garage roof north edge

12



Rotted rear wall garage window sill

Exterior Figures

13



Garage stairs are very weak

14



Split siding on upper front wall of garage

15



Seal AC line chase

16



Damage to carport rear header beam



GROUNDS

Driveway: Concrete

Walkways: Concrete

Patios: Concrete

Partitions: Wood & Metal

Overall grading: Negative grade*

Irrigation system: No

of zones:

Irrigation source:

Retaining walls/bulkheads: None

Most concrete driveways, paths, patios and walls will crack. This is not normally a structural problem and only major defects will be noted in this report.

Related Notes:

The property generally grades sharply towards the West, including the rear of the property behind the house. The grounds have been generally poorly maintained in recent history and several areas of erosion, where low-grading traps moisture at the structure, were seen and should be addressed. Details for improvements regarding water management and general maintenance are detailed below.

Maintenance Items:

- 1 The fencing was found to be deteriorated with mildew damage and broken boards. Having the fencing cleaned and sealed at this time would help to extend its life but some replacement of fence material will be needed soon.
- 2 Erosion was noted around the perimeter of the home as a result of roof water runoff. The most notable areas that appear to trap moisture include behind the carport, across the rear wall of the home, and at the sides of the front entry porch. I strongly recommend improving the grading in these areas or considering adding a partial gutter system to better control roof water drainage. The erosion behind the carport has started to undermine part of the concrete slab and should be addressed at this time.
- 3 Much of the rear driveway is badly cracked and should be considered for replacement in the future.
- 4 Negative grading in the rear of the garage as a result of the large tree and tree debris buildup over the years is projecting water towards the structure and should be addressed in the near future.
- 5 I strongly recommend cleaning and sealing the wooden deck in the rear of the property at this time in order to help extend its life.

Immediate Repairs:

- 1 Trim all shrubbery and tree contact away from the building and roof at this time.
- 2 The main electric service wires going to the house run through thick shrubbery and trees; trimming should be performed at this time. This may be a service offered for free by the electric company.

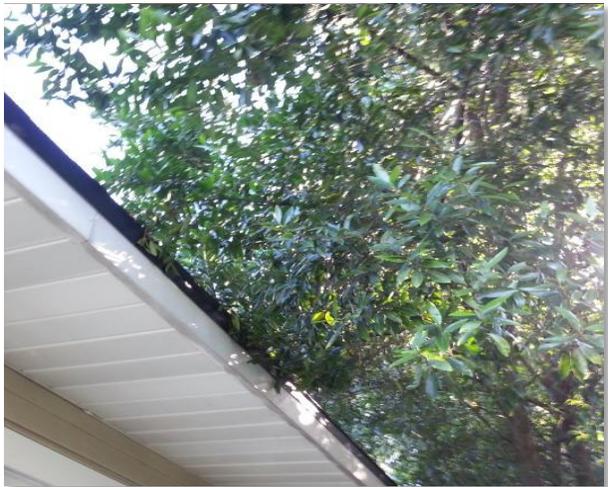
Grounds Figures

1



Cracking to front porch should be sealed soon

2



Trim back tree and shrubs from the house

3



Erosion behind carport

4



Damage to drive

Grounds Figures

5



Deterioration to fencing

6



Deterioration to rear deck



ROOF

Main roof covering:	Shingle	7 yrs	Other roof coverings:	Shingle	12+ yrs
Main roof shape:	Gable		Penetrations:	Plumbing & Vents	
Active leaks:	No			& Chimney	& Electric mast
Recent roof updates:	No		Visible damage/deterioration:	Yes, see below	

Remaining useful life of main roof surface (apprx): 13 yrs

Unless otherwise noted below, all roof surfaces are accessed with a ladder and walked. Most roof surfaces are a decorative and protective covering for the waterproof underlayment and are not the water-proof layer themselves. It is common to have unevenness in roof lines, along with some undulation in the roof surface, and unless these are items of a structural nature they are not normally mentioned in this report. Periodic checks and maintenance of your roof surface will protect your roof from the elements.

Related Notes:

The roof is a 7 year old shingle and was found to be in sound condition for the most part. The shingles are extremely dirty with algae growth but I do not recommend cleaning them with pressure washing. If you wish to clean the roof, a light chemical rinse would be the best solution to preserve the shingles. There were no serious deficiencies noted to the main roof at the time of the inspection and appears to be on track for a normal lifespan of around 20 years. Some limited visibility existed as a result of tree cover over the South edge of the roof, see GROUNDS page. The garage roof appears to be quite a bit older and in a more advanced state of deterioration. Tree contact and heavy tree debris buildup on this roof were noted as well as evidence of active leakage. As detailed below, I recommend having the garage roof carefully inspected by a roofer at this time.

Maintenance Items:

- 1 The chimney was found to be generally deteriorated with weak and dirty mortar, deteriorated flashing sealant, and a very old and rusted chimney cap. I strongly recommend having the chimney reworked in the near future.
- 2 Several roof penetrations on the main house are sealed with pitch pans; the sealant in these units is deteriorated and should be reapplied soon.

Immediate Repairs:

- 1 Downspouts are missing at the carport gutter system and need to be installed.
- 2 Evidence of leakage at the North edge of the garage roof was noted and needs to be addressed.
- 3 Evidence of leakage over the NW section of the garage roof was noted. Tree contact and heavy tree debris buildup on this roof also needs to be addressed. I recommend having a roofer carefully inspect and repair the garage roof as needed at this time.

Roof Figures

1



General view of roof front

2



General view of roof rear

3



Tree contact on roof

4



Deterioration to chimney

Roof Figures

5



Improved sealant needed at pitch pans soon



ATTIC

Attic access:	Hatch	Ventilation:	Gable vents & Ridge vents
Roof Framing:	Conventional		•
Sub roofing:	Planking	Insulation:	Fiberglass
Water stains:	Yes, see below	Thickness:	3-4 inches
Visibility limited by:	Insulation & Ducting	R value:	13

Inspection of the attic areas will include checking for structural defects in the framing system, evidence of past/present roof leaks, and termite activity and damage. Plumbing vents, radon vents, and all exhaust fan vents should extend through the roof to remove gases and fumes to the exterior. Air conditioning ductwork should be checked routinely and open joints re-taped. There should be a minimum of 6 inches of insulation in the attic. Attics should be well ventilated with either soffit, gable or ridge vents. Turbines and fans can also be very useful. Unless stated, no visible signs of urea-formaldehyde or asbestos insulation was detected during the inspection. However, it is not possible to guarantee that it does not exist in hidden, concealed or inaccessible areas.

Related Notes:

The attic space was found to be typical for a home of this age with limited insulation and satisfactory ventilation overall. Evidence of termite damage was seen but it is generally superficial with no structural repairs needed at this time. Several roof deck boards were replaced along with a new roof, approximately 6 to 8 years ago and no visible signs of active water penetration were noted on the underside of the main house roof. It would be wise to consider adding more insulation in the future.

Maintenance Items:

- 1 There was no accessible attic space over the apartment. I strongly recommend creating an access for inspection and repair purposes.

Attic Figures

1



General attic view



INTERIOR

Walls:	Plaster	Screens:	No
Ceilings:	Plaster	Doors:	Hollow core & Bi-folds
Floors:	Hardwood & Ceramic tile	.	
.		Cabinets:	Wood & Laminate
Windows:	Wood Single hung	Counters:	Solid surface & Laminate
.	Wood Fixed pane	Tile work:	Maintenance needed
.	Metal Single hung	Stairs/landings:	N/A
.		Safety issues:	No
Water stains:	Ceilings	Fireplace:	Masonry
		.	
		.	

The various stress and settlement cracks that develop in the inner walls are normal and cosmetic and will not be commented on unless they are serious in nature. Nail pops are also cosmetic. We cannot comment on cracks in concrete floors that are covered by carpeting etc. at the time of the inspection.

Related Notes:

The interior of the main house was found to be in fair condition overall but has suffered from cosmetic damage as a result of hard living and termites over the years. Whilst the damage is mostly cosmetic, you should anticipate that improvements will be needed when refinishing the floors or making other improvements to the interior. Several additional recommendations and observations are detailed below.

Maintenance Items:

- 1 Several areas of cosmetic damage were seen to walls and ceilings in the apartment as a result of the structural movement that has taken place in this building. Additionally, water intrusion from roof leakage has caused damage and fungal growth. Some repairs are needed at this time to correct the plaster damage but it would also be wise to consider removing additional plaster in the affected structural and water damaged areas for better interior finish and to remove any material affected by fungus.
- 2 Cosmetic termite damage was found on both the interiors of the main house as well as the apartment. Some of the damage has caused deterioration to flooring and trim and cosmetic repairs would be wise.
- 3 The vast majority of the windows in the house were found to be sealed shut and many have suffered termite damage. Having the windows reworked for improved functionality would be wise in the future.
- 4 The fireplace has been sealed and is not functional.

Immediate Repairs:

- 1 Badly damaged ceiling in the apartment appears to be the result of active roof leakage. Repairs are needed at this time.
- 2 The main house front doorknob is faulty and the door does not latch shut properly. This should be adjusted at this time for normal operation.
- 3 Several very heavily damaged floorboards in the rear bedroom were found and they should be replaced at this time.

Interior Figures

1



Water damage to plaster in apartment

2



Settlement damage to plaster in apartment

3



Example of termite damage to windows and other trim

4



Badly damaged flooring in rear bedroom



PLUMBING

Service:	Public water & sewer	Age of system:	87
Water meter checked:	Yes	Year of recent upgrades:	2008
Water main:	Galvanized Steel	Water softener:	No
Supply pipes:	Copper & Galv. Steel	Drain pipes:	PVC
Hose bibs:	Adequate	Backflow preventers:	Recommended
Water heater (s):	Natural Gas	Age: 5 years	Capacity: 40 gallons (House)
Water heater (s):	Electric	Age: 7 years	Capacity: 30 gallons (Garage)

Most public water in this area has a pressure range of 50 to 70 psi. You should be familiar with the location of the main water shut-off valve in the event of an emergency (see cover sheet). Sometimes low water pressure at a single faucet can be attributed to a clogged aerator filter. All plumbing fixtures must be either vented to the exterior via vent stacks to allow gasses to escape or connected with an air admittance valve to allow for proper drainage. Some liquid or crystal drain openers or cleaning chemicals are harmful to PVC piping, and it is recommended that you check the instructions on the product before using. Water heaters must be fitted with temperature pressure relief valves and the valve must have an extension on it that terminates no higher than 18 inches from the floor, or extends to the exterior of the building. Water heaters should be partially drained every 12 months to get rid of sediment build-up.

Related Notes:

The system has been partially updated over the years but still appears to contain a fair amount of original material. I was unable to gain access under the kitchen and bathroom to inspect the plumbing due to low clearance under the house but what could be seen appears to be basically sound. Anticipate the need to perform plumbing updating on an as needed basis in the future.

Maintenance Items:

- 1 There was no gas turned on at the time of the inspection so all gas related appliances and equipment could not be fully tested, including the water heater.

Immediate Repairs:

- 1 The main house water heater gas line requires a drip leg.
- 2 The main house water heater temperature and pressure relief valve requires an appropriate extension pipe.
- 3 The vent on top of the main house water heater is improperly installed and needs to be corrected by a licensed plumber for safety.
- 4 The apartment toilet leaks badly when flushed and needs to be corrected.
- 5 The apartment shower handle leaks and also needs to be corrected.
- 6 The apartment bathroom sink is badly cracked and needs to be replaced.
- 7 A section of corrugated flexible pipe has been used as a horizontal drain under the main house kitchen sink. This type of piping traps debris and should be replaced with appropriate drain pipe at this time.
- 8 The main house toilet is very loose and needs to be properly secured on the floor.
- 9 The main house kitchen sink faucet stem leaks and should be corrected.

Plumbing Figures

1



Main water shut-off valve

2



Missing TPR extension pipe

3



Improperly installed vent at main house water heater

4



Corrugated piping under kitchen sink

Plumbing Figures

5



Apartment water heater

6



Gas meter

7



Damaged apartment sink



ELECTRICAL

Total System Amps:	200 amps	Year last Updated:	2008	Age of main panel:	~15
Main Panel Amps:	200 amps	Garage Panel Amps:	200 amps		(Copper)
Main Panel Make:	G.E.	Sub Panel Make(s):	G.E.		
Main disconnect:	Breaker(s)	Branch circuit disconnect:	Breaker(s)		
Main service wire:	Aluminum	Branch circuitry type:	PVC clad copper		& Knob and Tube
GFCI's:	Some	Smoke alarms:	Hardwired		
AFCI's:	Not present	CO detectors:	None		

GFCI (ground fault circuit interrupters) and AFCI (arc fault circuit interrupters) are protective devices designed to shut off the power to certain circuits in the event of a problem on that particular line and are required on all new homes and recommended for older homes on all circuits with close proximity to water, on all outside circuits and for bedroom circuits. They should be tested periodically as per the manufacturers instructions. The house main must be grounded securely, either to a metal ground spike or a plumbing pipe. If the service entry wires come into the house via a pole or mast, they must be securely anchored and kept clear of tree limbs. If the panel is located on the exterior of the home, it is wise to trip and reset the breakers periodically to help prevent corrosion build-up and the risk of sticking breakers. Always have a licensed electrician make all electrical repairs in the home for safety.

Related Comments:

The main house appears to have been fully rewired in stages over the past 5 to 15 years and there was no evidence of active original wiring noted at the time of the inspection. The service appears to be coping with the needs of the home and inspected well overall. Several deficiencies were found, however, that should be corrected at this time regarding the main house, as well as the apartment, and are detailed below.

Maintenance Items:

- 1 Media wires hang low over the driveway between the garage and the house and should be raised for safety.
- 2 I strongly recommend creating a three-way light switch at both the top and bottom of the apartment stairs to meet modern safety requirements.
- 3 Be aware that the main service entry wires for the apartment are very close to the upper-level staircase landing; use caution but consider relocating these wires in the future.
- 4 Quite a lot of original knob and tube wiring was found in the attic of the main house. All of the material that could be accessed tested as dead but it would be wise to remove it in the future to avoid confusion.
- 5 I recommend installing new smoke alarms at this time.

Immediate Repairs:

- 1 Missing knock-out at the garage main electric panel needs to be replaced.
- 2 The main breaker for the garage service is 200 A. This is oversized considering the size of the main service wire and should be corrected by an electrician.
- 3 Many exposed wires in the garage should be protected behind paneling or in conduit.
- 4 The AC condenser unit disconnect box is missing a knock-out on the side and should be corrected. This box is starting to rust aggressively and should be considered for replacement soon.
- 5 Active knob and tube wiring was found in the apartment. Have an electrician replace all such wiring as needed at this time.

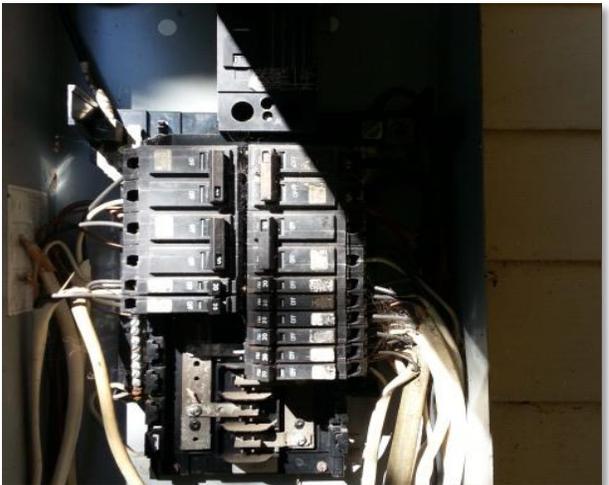
Electrical Figures

1



Main electrical panel

2



Garage service panel

3



Over-sized breaker at garage service panel

4



Missing knock-out at garage service panel

Electrical Figures

5



Many exposed wires in garage

6



AC disconnect has missing knock-out and is badly rusted

7

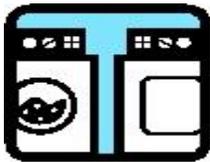


Main service wire going through trees

8



Knob and tube wiring seen in the apartment



APPLIANCES

Single oven:	Electric	Washing machine:	Satisfactory
Burners:	Electric	Electric dryer:	Satisfactory
Ventilation:	Re-circulating	Dryer venting:	Through side wall
Microwave:	Satisfactory	Bathroom exhaust venting:	Into attic
Dishwasher:	Satisfactory	Ceiling fans:	Satisfactory
Refrigerator:	Frost free	Additional appliances:	N/A
Disposal:	Satisfactory		

As a courtesy and, where possible, appliances are checked for normal operation. Re-check them on your pre-settlement walk-through. This check is a cursory test for general functionality and is not a full evaluation.

Related Notes:

All appliances were tested. The main house appliances appear to be approximately 7 years old and in good physical condition overall. The apartment appliances are older and do show several deficiencies, see below.

Maintenance Items:

- 1 Keep the dryer vent cleaned out on a routine basis.
- 2 Use high quality washing machine hoses and check regularly for distress.

Immediate Repairs:

- 1 The apartment refrigerator did not appear to initiate properly.
- 2 The apartment kitchen ceiling fan did not turn on.

Appliances Figures

1



Appliance view

2



Washer and dryer



Heating/Cooling

	Type	Fuel Type	Size	Manufacturer	Age	Temp. Dif.
Cooling system 1:	Heat pump	Electric	3 tons	Carrier	7 yrs	15+ °F
Heating system 1:	Heat pump	Electric	3 tons	Carrier	7 yrs	
Recent upgrades:	None	*see below for a description of recent upgrades		Filtration:	Disposable	
Distribution:	Flex duct	& Fiberglass		Condensate removal:	Primary drain	
				Overflow protection:	Float switch & Drain pan	

Ages are approximate. The external unit (condenser) should be maintained in a level position and kept clear of shrubbery, etc. for maximum air flow. Most systems have a separate air handler and filter inside the house. Condensate run-off is usually by gravity but sometimes a lift pump is deployed. Some overflow drain pans are fitted with float switches which are de-signed to shut the system down in the event of excess water in the drain pan (usually caused by blocked condensate drain pipe), and thus avoid water spillage. Window air conditioners should tilt outwards to project condensation away from the property. The normal acceptable cooling temperature differential between the supply and return air is 15 to 21 degrees. Any number outside of this range usually indicates a need for servicing. It is not recommended to operate the air conditioning system unless the outside temperature is over 65 degrees as this can damage the compressor. Likewise, you should not operate the heating cycle of a heat pump unless the outside temperature is under 65 degrees. Never turn the heating or cooling on and off in rapid succession.

Related Notes:

The system tested to industry standards at the time of the inspection but I suspect it is dirty based on a musty smell when operating and dirt at ceiling registers. As noted below, I strongly recommend having the system cleaned and serviced at this time as part of routine maintenance. The system should cope with the needs of the home and perform well for several more years if properly maintained.

Maintenance Items:

- 1 Use good quality filters and change according to the manufacturer's recommendations.
- 2 Have the system regularly cleaned and serviced to extend their lives and ensure maximum operating cleanliness and efficiency.
- 3 The apartment is supplied with a single air-conditioning window unit that appears to be straight cool. The unit appeared to be operating normally at the time of the inspection.
- 4 Ceiling registers in the main house were found to be quite dirty overall and I suspect that the ducting and air handler is also dirty. It would be wise to clean all accessible air-conditioning components at this time.
- 5 Ducting in the main house was found to be in very poor condition overall and I strongly recommend replacing it proactively as soon as possible.

Immediate Repairs:

- 1 Several of the duct boxes in the attic over ceiling registers are loose and improperly secured and should be secured and sealed at this time.

HVAC Figures

1



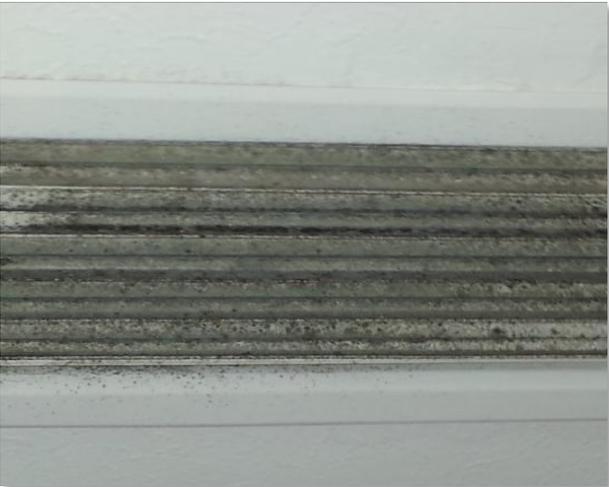
Condenser view

2



Air handler view

3



Example of mildew on AC registers

4



Example of deteriorated ducting in attic