



ACCUSPEC
HOME INSPECTION SERVICES
LLC

Inspection Report

Mrs. Sample Report

Property Address:

123 Sample Street
Bonita Springs FL 34134



AccuSpec Home Inspection Services, LLC

**Scott Waters HI8861
1630 SW 4th Ave
Cape Coral, FL 33991
239-935-9906**

General Summary



ACCUSPEC
HOME INSPECTION SERVICES
— LLC —

AccuSpec Home Inspection Services, LLC

**1630 SW 4th Ave
Cape Coral, FL 33991
239-935-9906**

Customer

Mrs. Sample Report

Address

123 Sample Street
Bonita Springs FL 34134

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.0 Wall Cladding Flashing and Trim Inspected, Repair or Replace



1.0 Item 1(Picture)

1. Exterior

The Stucco coating at the exterior rear of the home, near master bedroom, was deteriorated along bottom edge. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

1.1 Doors (Exterior)

Inspected, Repair or Replace



1.1 Item 1(Picture)

The side entry door to the garage is deteriorated at the bottom. Further deterioration may occur if not repaired. I recommend prep and paint using a qualified contractor.

1.2 Windows

Inspected, Repair or Replace

(1)



1.2 Item 1(Picture)

Below the window frame of the den/office needs to be caulked/sealed at right side of the home. This is a maintenance issue and is for your information. I recommend monitoring these areas and repair as needed.

(2)

1. Exterior



1.2 Item 2(Picture)

The window frame needs to be caulked/sealed at right side of the home. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed. Ants were entering/exiting this hole.

**1.5 Eaves, Soffits and Fascias
Inspected, Repair or Replace**



1.5 Item 1(Picture)



1.5 Item 2(Picture)

A gap at the fascia or soffit exists which allows insects or bees to enter attic. Live bee colony was present at this location.

3. Interiors

**3.1 Walls
Inspected, Repair or Replace
(1)**

3. Interiors



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)

The drywall in the corner near window shows wet stains indicating moisture intrusion in the Master Bedroom. The moisture meter was used and it did not indicate an active leak. I recommend monitoring these areas and repair as needed.

(2)

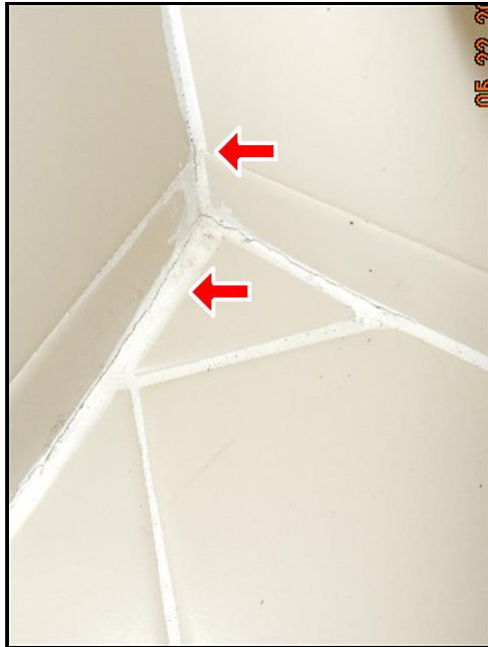
3. Interiors



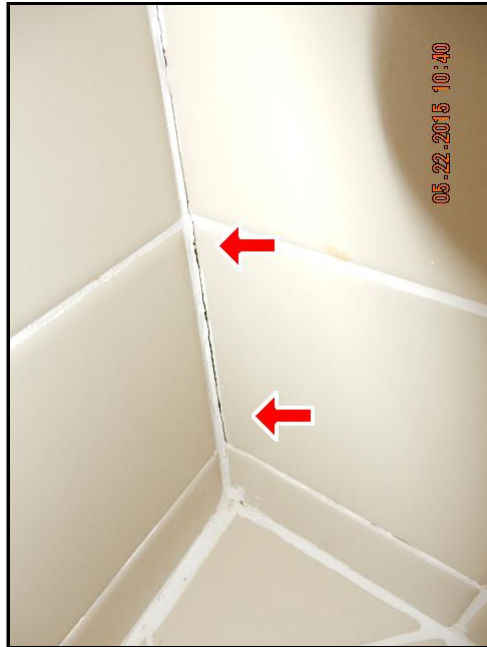
3.1 Item 4(Picture)

The drywall on the ceiling of the shower shows wet stains indicating moisture intrusion in the guest bathroom. The moisture meter was used and it did not indicate an active leak. I recommend monitor and repair or replace if the leak repair was not successful.

(3)



3.1 Item 5(Picture)



3.1 Item 6(Picture)

The tile surround in the shower on the wall has several hairline cracks in the grout in the master bathroom. Repairs are needed to prevent water damage to shower/bath. A qualified person should repair or replace as needed.

(4)

3. Interiors



3.1 Item 7(Picture)



3.1 Item 8(Picture)

The drywall at the base of the cabinets/floor shows wet stains indicating moisture intrusion in the Kitchen. The moisture meter was used and it did not indicate an active leak. I recommend monitor and repair or replace if the leak repair was not successful.

(5)



3.1 Item 9(Picture)



3.1 Item 10(Picture)

The drywall around the base of the window in the kitchen shows wet stains indicating moisture intrusion. The moisture meter was used and it did not indicate an active leak. I recommend monitor and repair or replace if the leak repair was not successful.

3.4 Counters and Cabinets (representative number)

Inspected, Repair or Replace

(1)

3. Interiors



3.4 Item 1(Picture)



3.4 Item 2(Picture)

Wall cabinetry above stove needs to be caulked/sealed along wall. Recommend repair or replace as necessary.

(2)



3.4 Item 3(Picture)

The kitchen sink is separated from the countertop, needs to be caulked/sealed. Recommend repair or replace as necessary.

5. Plumbing System

5.1 Plumbing Water Supply, Distribution System and Fixtures Inspected, Repair or Replace

(1)

5. Plumbing System



5.1 Item 1(Picture)

Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>

(2)



5.1 Item 2(Picture)

The washing machine water supply hose shows previous evidence of leaking at the supply valve. I recommend repair or replace as needed.

6. Electrical System

- 6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**
Inspected, Repair or Replace

6. Electrical System



6.4 Item 1(Picture)

One outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the guest bathroom. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

6.5 Operation of GFCI (Ground Fault Circuit Interrupters) Inspected, Repair or Replace



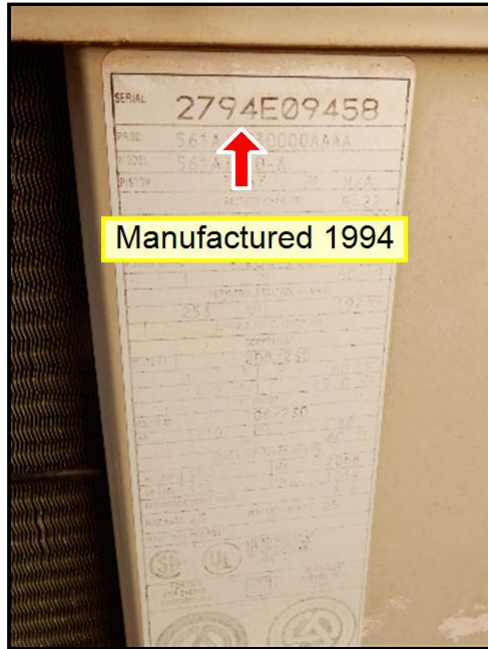
6.5 Item 1(Picture)

GFCI (Ground Fault Circuit Interrupter) outlet in the Kitchen is damaged or defective. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

7. Heating / Central Air Conditioning

7.4 Cooling and Air Handler Equipment Inspected, Repair or Replace (1)

7. Heating / Central Air Conditioning



7.4 Item 1(Picture)

The HVAC (AC/Heat unit) is at the end of life expectancy. Life expectancy is 12-20 years. This is for your information. This condenser was manufactured in 1994.

(2) The air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 59 degrees, and the return air temperature was 74 degrees. This indicates the range in temperature drop is normal.

(3)



7.4 Item 2(Picture)

The foam sleeve on the suction line is missing or damaged in area(s) at the outside unit. Missing foam on the suction line can cause energy loss and condensation. I recommend service or repair as needed.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Waters

Table of Contents

<u>Cover Page</u>	<u>1</u>
<u>General Summary</u>	<u>2</u>
<u>Table of Contents.....</u>	<u>13</u>
<u>Intro Page</u>	<u>14</u>
<u>1 Exterior</u>	<u>15</u>
<u>2 Garage</u>	<u>18</u>
<u>3 Interiors</u>	<u>19</u>
<u>4 Structural Components</u>	<u>24</u>
<u>5 Plumbing System.....</u>	<u>25</u>
<u>6 Electrical System</u>	<u>28</u>
<u>7 Heating / Central Air Conditioning</u>	<u>31</u>
<u>8 Built-In Kitchen Appliances.....</u>	<u>33</u>
<u>Back Page</u>	<u>34</u>

Date: 5/22/2015	Time: 09:00:00 AM	Report ID:
Property: 123 Sample Street Bonita Springs FL 34134	Customer: Mrs. Sample Report	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

In Attendance:

Seller and listing agent, Customer representative

Type of building:

Condominium

Approximate age of building:

21 years

Temperature:

Over 86 (F) = 32 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

1. Exterior

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



		IN	NI	NP	RR	<u>Styles & Materials</u>
1.0	Wall Cladding Flashing and Trim	●			●	Siding Style: Cement Stucco
1.1	Doors (Exterior)	●			●	Siding Material: Masonry
1.2	Windows	●			●	Exterior Entry
1.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/ Cover and Applicable Railings	●				Doors: Steel
1.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	●				Appurtenance: Patio
1.5	Eaves, Soffits and Fascias	●			●	Driveway: Concrete

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR



1.0 Item 1(Picture)

1.0 The Stucco coating at the exterior rear of the home, near master bedroom, was deteriorated along bottom edge. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



1.1 Item 1(Picture)

1.1 The side entry door to the garage is deteriorated at the bottom. Further deterioration may occur if not repaired. I recommend prep and paint using a qualified contractor.



1.2 Item 1(Picture)

1.2 (1) Below the window frame of the den/office needs to be caulked/sealed at right side of the home. This is a maintenance issue and is for your information. I recommend monitoring these areas and repair as needed.



1.2 Item 2(Picture)

(2) The window frame needs to be caulked/sealed at right side of the home. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed. Ants were entering/exiting this hole.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

1.5 A gap at the fascia or soffit exists which allows insects or bees to enter attic. Live bee colony was present at this location.

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

2. Garage

		IN	NI	NP	RR	<u>Styles & Materials</u>
2.0	Garage Ceilings	•				Garage Door Type: One automatic
2.1	Garage Walls (including Firewall Separation)	•				Garage Door
2.2	Garage Floor	•				Material: Metal
2.3	Garage Door (s)	•				Auto-opener
2.4	Occupant Door (from garage to inside of home)	•				Manufacturer: GENIE
2.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

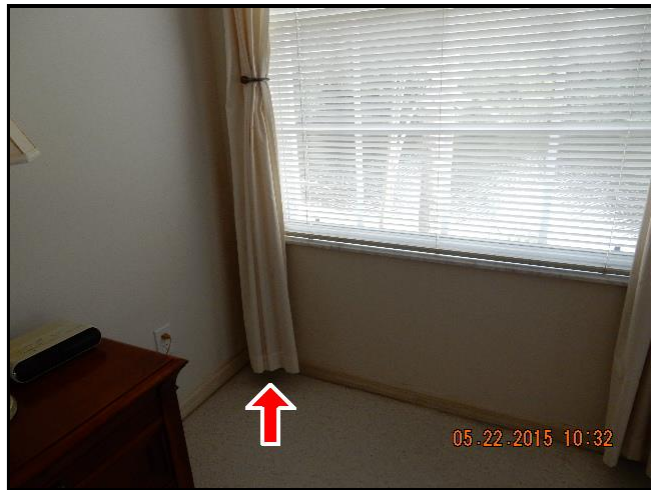
3. Interiors

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

		IN	NI	NP	RR	Styles & Materials
3.0	Ceilings	●				Ceiling Materials: Drywall
3.1	Walls	●			●	Wall Material: Drywall
3.2	Floors	●				Floor Covering(s): Carpet Tile
3.3	Steps, Stairways, Balconies and Railings	●				Interior Doors: Hollow core
3.4	Counters and Cabinets (representative number)	●			●	Window Types: Double-hung
3.5	Doors (representative number)	●				Cabinetry: Laminate
3.6	Windows (representative number)	●				Countertop: Corian

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR



3.1 Item 1(Picture)

3.1 Item 2(Picture)



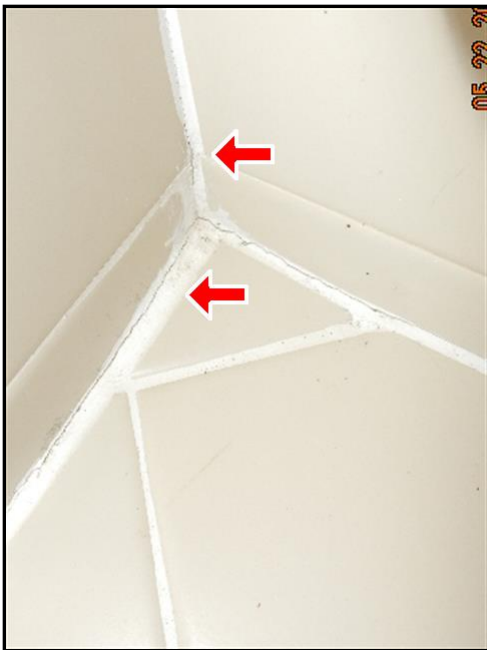
3.1 Item 3(Picture)

3.1 (1) The drywall in the corner near window shows wet stains indicating moisture intrusion in the Master Bedroom. The moisture meter was used and it did not indicate an active leak. I recommend monitoring these areas and repair as needed.

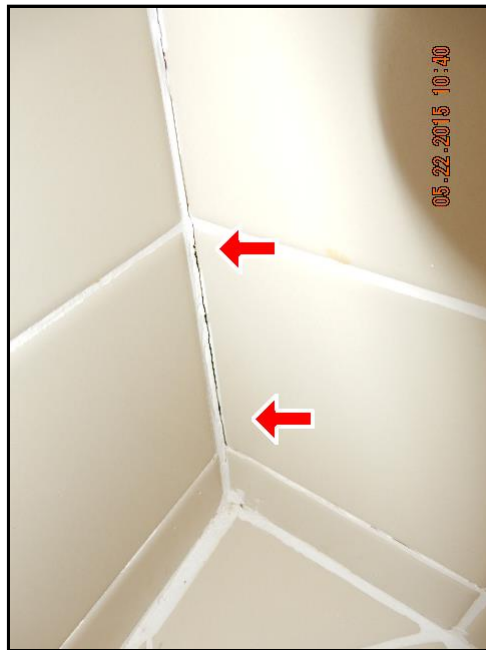


3.1 Item 4(Picture)

(2) The drywall on the ceiling of the shower shows wet stains indicating moisture intrusion in the guest bathroom. The moisture meter was used and it did not indicate an active leak. I recommend monitor and repair or replace if the leak repair was not successful.



3.1 Item 5(Picture)



3.1 Item 6(Picture)

(3) The tile surround in the shower on the wall has several hairline cracks in the grout in the master bathroom. Repairs are needed to prevent water damage to shower/bath. A qualified person should repair or replace as needed.



3.1 Item 7(Picture)



3.1 Item 8(Picture)

(4) The drywall at the base of the cabinets/floor shows wet stains indicating moisture intrusion in the Kitchen. The moisture meter was used and it did not indicate an active leak. I recommend monitor and repair or replace if the leak repair was not successful.



3.1 Item 9(Picture)



3.1 Item 10(Picture)

(5) The drywall around the base of the window in the kitchen shows wet stains indicating moisture intrusion. The moisture meter was used and it did not indicate an active leak. I recommend monitor and repair or replace if the leak repair was not successful.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

3.4 (1) Wall cabinetry above stove needs to be caulked/sealed along wall. Recommend repair or replace as necessary.



3.4 Item 3(Picture)

(2) The kitchen sink is separated from the countertop, needs to be caulked/sealed. Recommend repair or replace as necessary.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

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

		IN	NI	NP	RR	<u>Styles & Materials</u>
4.0	Foundations and Crawlspace	●				Foundation: Poured concrete
4.1	Walls (Structural)	●				Floor Structure: Slab Wall Structure: Masonry Roof-Type: Hip Attic info: No Attic

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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

5. Plumbing System

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

		IN	NI	NP	RR	<u>Styles & Materials</u>
5.0	Plumbing Drain, Waste and Vent Systems	●				Water Source: Public
5.1	Plumbing Water Supply, Distribution System and Fixtures	●			●	Plumbing Water Supply (into home): Not visible
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	●				Plumbing Water Distribution (inside home): POLY
5.3	Main Water Shut-off Device (Describe location)	●				Washer Drain Size: 2" Diameter Plumbing Waste: PVC Water Heater Power Source: Electric Water Heater Capacity: 40 Gallon Manufacturer: A.O. SMITH Water Heater Location: Closet

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



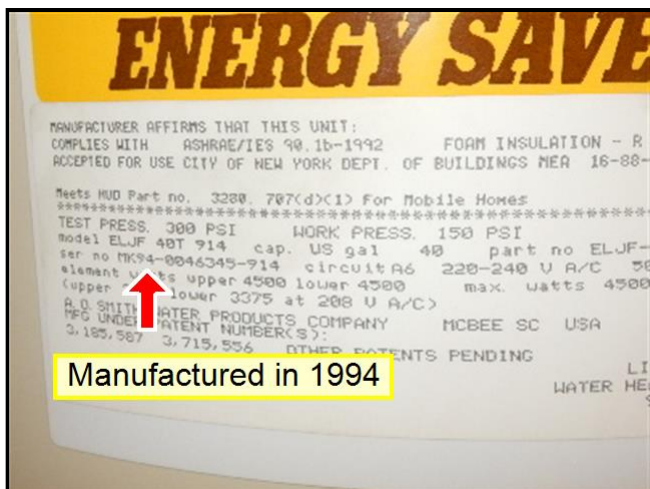
5.1 Item 1(Picture)

5.1 (1) Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>



5.1 Item 2(Picture)

(2) The washing machine water supply hose shows previous evidence of leaking at the supply valve. I recommend repair or replace as needed.



5.2 Item 1(Picture)

5.2 Item 2(Picture)

5.2 The water heater is at the end of its life expectancy of 15 years, however there are no visible leaks. This is for your information. No apparent problems were found.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

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

		IN	NI	NP	RR	<u>Styles & Materials</u>
6.0	Service Entrance Conductors	•				Electrical Service Conductors: 220 volts Below ground Aluminum Panel capacity: 150 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: GENERAL ELECTRIC Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			•	
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•	
6.6	Location of Main and Distribution Panels	•				
6.7	Smoke Detectors		•			
6.8	Door Bell	•				
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



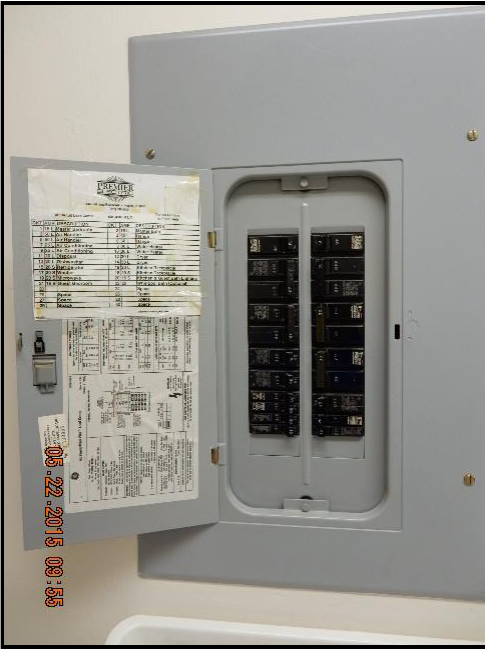
6.4 Item 1(Picture)

6.4 One outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the guest bathroom. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



6.5 Item 1(Picture)

6.5 GFCI (Ground Fault Circuit Interrupter) outlet in the Kitchen is damaged or defective. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



6.6 Item 1(Picture)

6.6 The main panel box is located in the laundry room.

6.7 The smoke detectors should be tested in all areas upon moving in to home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

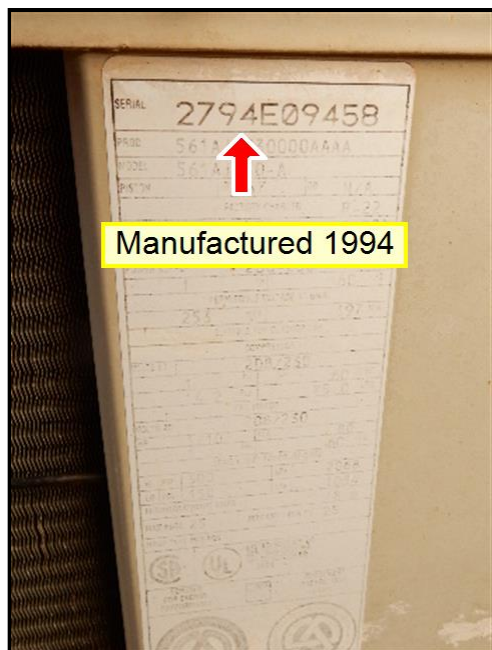
7. Heating / Central Air Conditioning

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

		IN	NI	NP	RR	<u>Styles & Materials</u>
7.0	Heating Equipment	●				Heat Type: Forced Air
7.1	Normal Operating Controls	●				Energy Source: Electric
7.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	●				Number of Heat Systems (excluding wood): One
7.3	Presence of Installed Heat Source in Each Room	●				Heat System
7.4	Cooling and Air Handler Equipment	●			●	Brand: UNKNOWN
7.5	Normal Operating Controls		●			Ductwork: Insulated
7.6	Presence of Installed Cooling Source in Each Room	●				Filter Type: Disposable
						Filter Size: Cut to fit
						Cooling
						Equipment Type: Air conditioner unit
						Cooling
						Equipment Energy Source: Electricity
						Central Air
						Manufacturer: COPELAND
						Number of AC
						Only Units: One

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR



7.4 Item 1(Picture)

7.4 (1) The HVAC (AC/Heat unit) is at the end of life expectancy. Life expectancy is 12-20 years. This is for your information. This condenser was manufactured in 1994.

(2) The air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 59 degrees, and the return air temperature was 74 degrees. This indicates the range in temperature drop is normal.



7.4 Item 2(Picture)

(3) The foam sleeve on the suction line is missing or damaged in area(s) at the outside unit. Missing foam on the suction line can cause energy loss and condensation. I recommend service or repair as needed.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Built-In Kitchen Appliances

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

		IN	NI	NP	RR	Styles & Materials
8.0	Dishwasher	●				Dishwasher
8.1	Ranges/Ovens/Cooktops	●				Brand: GENERAL ELECTRIC
8.2	Food Waste Disposer	●				Disposer Brand: BADGER
8.3	Microwave Cooking Equipment (permanently installed)	●				Range/Oven: GENERAL ELECTRIC
		IN	NI	NP	RR	Built in
						Microwave: GENERAL ELECTRIC

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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



AccuSpec Home Inspection Services, LLC

Scott Waters

**1630 SW 4th Ave
Cape Coral, FL 33991
239-935-9906**

