



Pro-Elements Home Inspection

PRO-ELEMENTS HOME INSPECTION, LLC

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<http://www.proelementshomeinspection.com>



PRO ELEMENTS HOME INSPECTION RESIDENTIAL TEMPLATE

1234 Main St. Homestead Fl 33030

Buyer Name

04/01/2021 9:00AM



Inspector

David Garrido

David Garrido

InterNACHI Certified Home Inspector. State
of Florida Lic # HI11773

(305)878-9035

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Agent

Agent Name

555-555-5555

agent@spectora.com

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

SUMMARY

66

ITEMS INSPECTED

1

MAINTENANCE/MONITOR

10

DEFICIENCIES

- ⊖ 2.3.1 Exterior - Electrical: Open Ground
- ⊖ 2.6.1 Exterior - Soffit and Fascia: Fascia Rot
- ⊖ 2.7.1 Exterior - Stucco Walls: Hairline Stucco Cracking
- ⊖ 2.7.2 Exterior - Stucco Walls: Seal Stucco Band
- ⊖ 2.8.1 Exterior - Vegetation and Grading: Vegetation
- ⊖ 3.1.1 Electric Service - Electric Panel: Scorched
- 🔧 4.1.1 Roof - General: Caulking
- ⊖ 8.1.1 Interiors - General Interior: Polished concrete floor cracked
- ⊖ 8.2.1 Interiors - Electrical: Hot-Neutral Reverse
- ⊖ 8.2.2 Interiors - Electrical: Light Fixture-No Bulb
- ⊖ 8.2.3 Interiors - Electrical: No Power

1: INSPECTION DETAILS

Information

Start Time 11:15	Weather Condition Clear, Cool, Sunny	Temperature 57 Fahrenheit
Ground Condition Dry	Present at time of the inspection Client, Owner, Clients Agent	Property Occupancy Yes
Rain in the last few days Yes	Structure Details: Age of the Structure 62	Structure Details: Foundation Type Slab
Structure Details: Structure Faces East	Structure Details: Structures Inspected House	Structure Details: Type of Structure Single Family
Structure Details: Utilities All Utilities on	The following items have been excluded from the inspection. Private septic system, Irrigation system, Hot tub, Shed, Sauna, Central Vacuum, Built-in sound system, Generator, Sea wall, Dock, Tiki hut, Crawlspace, Manufactured home crawlspace, Water filter, Outbuilding, Sport court, Intercom, Water system, Outdoor lighting, Playground equipment, Private well, Swimming pool, Security system	

Left or right of home

When the direction of "Left or Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Draft: What Really Matters



Watch later

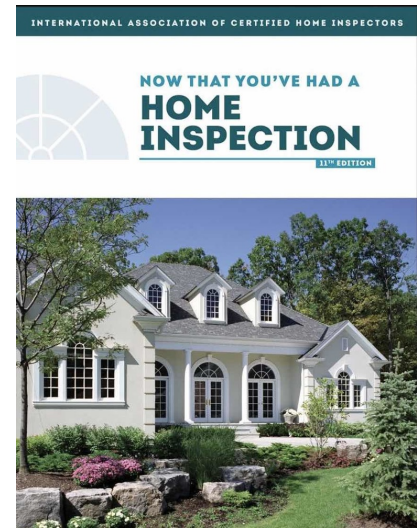


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Your Job As a Homeowner: Read Your Book



I have provided you a home maintenance book. It includes information on how your home works, how to maintain it, and how to save energy. Please write my contact information within the book's inside cover, so that you can always contact me.

We're neighbors! So, feel free to reach out whenever you have a house question or issue.

Draft: Read Your Book


Watch later


Share



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Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Draft: Home Maintenance Inspection



Watch later



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90 Days Warranty from RecallChek

Each inspection performed comes with a 90 Day Structural and Mechanical warranty that covers items that malfunction after the inspection and were confirmed to be in good working order by your inspector. It lasts for 90 Days or 22 Days after closing, whichever comes later, and carries a deductible of \$0. Many items covered are the same items covered by your one year warranty from closing, effectively making your deductible \$0 on most claims with your Inspection from RecallChek. *See Policies for terms and conditions

MECHANICAL COVERAGE SUMMARY: Plumbing: Water lines, faucets, water heaters, drain lines, gas lines. Electrical: Main service panel, secondary service panel, and wiring. Appliances: Kitchen Appliances including and limited to oven, range, dishwasher, built-in microwave, trash compactor, and garbage disposal. Heating/Air (HVAC): Furnace, Air Conditioner, and Thermostats.

STRUCTURAL COVERAGE SUMMARY: Poured Concrete & Block wall foundations. Floor joists, bottom & top plates, and wall members. Roof leak repair (does not include replacement of bad shingles), load bearing walls, attached garage doors.

COVERAGE TERMS: This service contract covers only those items specifically listed and excludes all others. This contract covers parts and labor only and does not cover consequential or secondary damages. This contract only covers those items that were confirmed to be in good working order at time of inspection and excludes all others, regardless of their condition at the time of inspection or if they were repaired. This contract does not cover water damage, cosmetic repairs, or items that are inaccessible without the removal of drywall, concrete, or any other permanently installed covering. This is not a maintenance contract. In order for an item to be covered, it must be maintained in accordance with the manufacturer's standards or be maintained within reasonable standards where no such standards exist. This contract excludes all appliances, climate control systems, and fixtures over 10 years old. This contract does not cover plumbing stoppages, regardless of reason. This contract does not cover well or septic systems or any related components. RWS is not responsible for upgrading failed systems to meet current codes or local ordinances. This contract does not cover chimneys, fireplaces, or brick failures of any kind. This contract does not cover cracking or scaling concrete. Roof repair is for leaks only, to rolled, composition, or asphalt shingle roof only, and is limited to the repair of the leak only. This contract does not cover pest damage, including that caused by any and all wood destroying insects and pests. All mechanical coverage is limited to those items within the home's foundation, and limited to an aggregate maximum of \$500.00. All structural coverage is limited to issues within the home's foundations and is limited to an aggregate maximum of \$2000.00. RWS is not an insurer. Any damage caused by any peril is not covered by this contract, which includes but is not limited to; war, riot, civil commotion, earthquake, hurricane, any and all acts of god, or any other outside cause or neglect. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home. This warranty and all related disputes shall be interpreted and enforced in accordance with the laws of Hamilton County in the State of Indiana without reference to, and regardless of, any applicable choice or conflicts of laws principles. All claims must be received within 90 days of the inspection or within 22 days of closing, whichever comes later. The coverage under this policy shall come after any and all other warranties in place.

VALIDATING YOUR HOME WARRANTY: It is important that we have your information prior to any claims being made. Please be sure to validate you home warranty at <http://90daywarrantyvalidation.com> within 15 days of your inspection with your name, the address of the property, and your inspector's name.

CLAIMS PROCEDURES:

1. Written Notification of claim must be received by RWS prior to the expiration of the policy (which is defined as noon, the 91st day after the inspection is completed). The following information must be contained in the claim:

a. Your Name

b. Your Inspector's Name

c. Your Full Address

d. A Phone Number Where You Can Be Reached

e. A Brief Description of the Claim f. Make, Model & Serial # for All Appliances

2. An itemized repair estimate must be submitted for every approved claim, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified repairperson. RWS reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repairperson.

3. A copy of your home inspection must be submitted with the repair estimate, or at least those pages pertaining to the affected items. Claims will be processed after we are in receipt of items 1, 2, & 3. You will be contacted by an RWS representative within 72 hours of all items being submitted.

Residential Warranty Services, Inc.

P.O. Box 797

Carmel, IN 46082

800-544-8156

Fax 877-307-7056

90day@rswarranty.com

We'll Buy Your Home Back



If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy B...



Watch later



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We'll Buy Your Home Guarantee


Watch later


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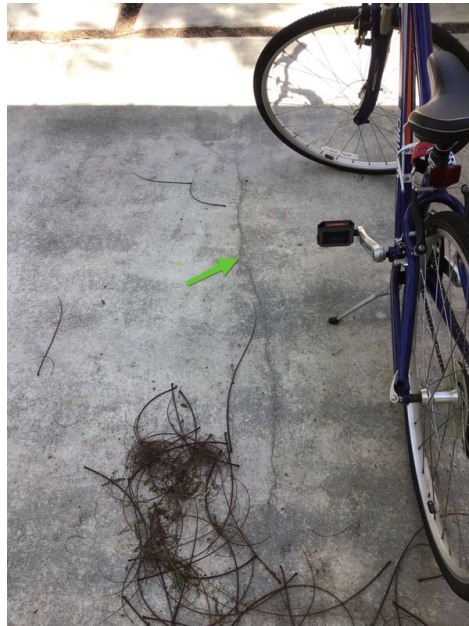
For more information, please visit www.nachi.org/buy.

2: EXTERIOR

Information

Exterior issues: Foundation

Foundation cracks have been found during the inspection. Recommend to monitor and make necessary repairs.



Electrical: Exterior electrical photos



Windows and Door: Windows



Windows and Door: Hurricane features for opening protection

Opening protection hardware installed for hurricane screens around windows and doors of the property

Windows and Door: Doors



Gutters and Flashing: Gutters

Recommend installing gutters to direct water flow to the corners of the home and terminated by downspouts with extensions at the bottom of at least 3

Soffit and Fascia: Soffit and fascia pictures



Recommendations

2.3.1 Electrical

OPEN GROUND

An electrical receptacle in this bedroom had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

 Deficiencies



2.6.1 Soffit and Fascia

FASCIA ROT

Fungal rot was found at one or more sections *fascia* . Conducive conditions for rot should be corrected (e.g. leaking gutter, poor drainage). Recommend that a qualified contractor repair as necessary. All rotten wood should be replaced.

 Deficiencies



2.7.1 Stucco Walls

HAIRLINE STUCCO CRACKING

One or more minor hairline cracks were found in the stucco or wall areas. It is unknown the age of these cracks. At the time of inspection nothing out of the ordinary of normalized cracking was noticed. Recommend caulking and painting these areas, along with monitoring for future movement/widening. Stucco cracks over framing can allow moisture penetration behind wall areas and can potentially damage sheathing/framing. Note that areas concealed behind walls are not able to be evaluated without invasive testing and cannot be evaluated.



Deficiencies



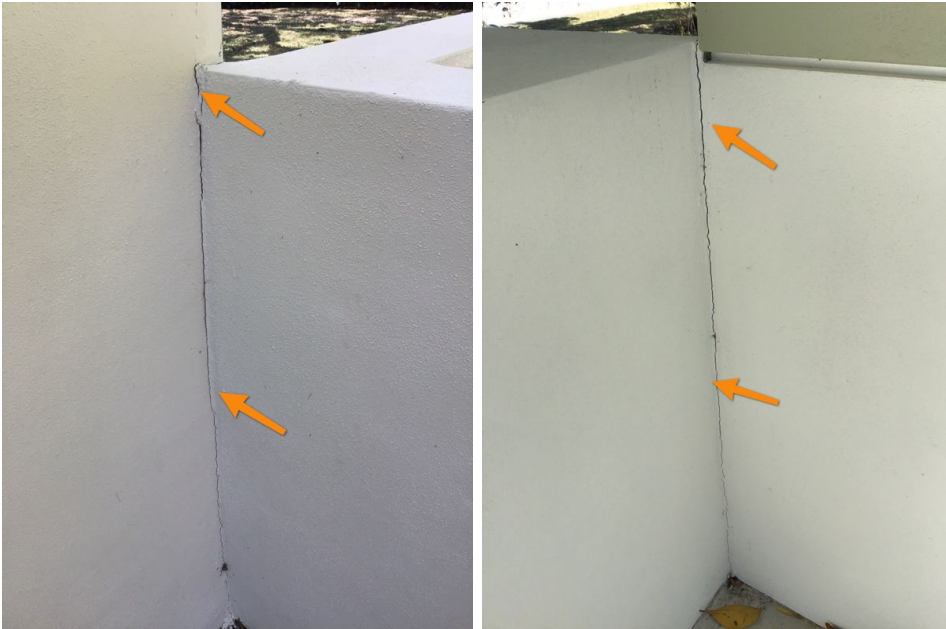
2.7.2 Stucco Walls

SEAL STUCCO BAND

The decorative stucco band are not properly sealed. There are openings/gaps where water will enter the and get behind the stucco causing the stucco to deteriorate. It is recommended to have the stucco bands re-sealed to keep out any water.



Deficiencies



2.8.1 Vegetation and Grading

VEGETATION

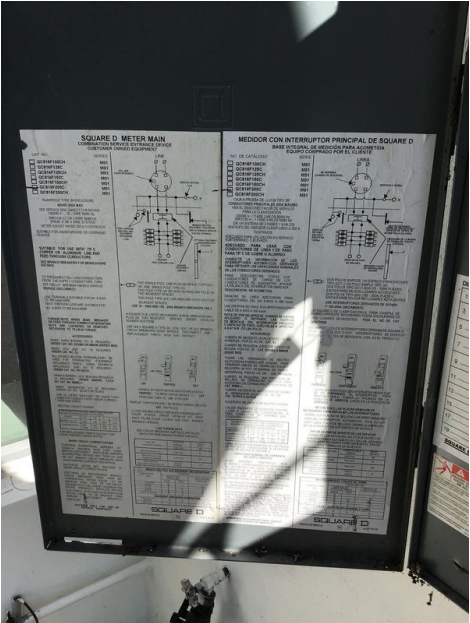
Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



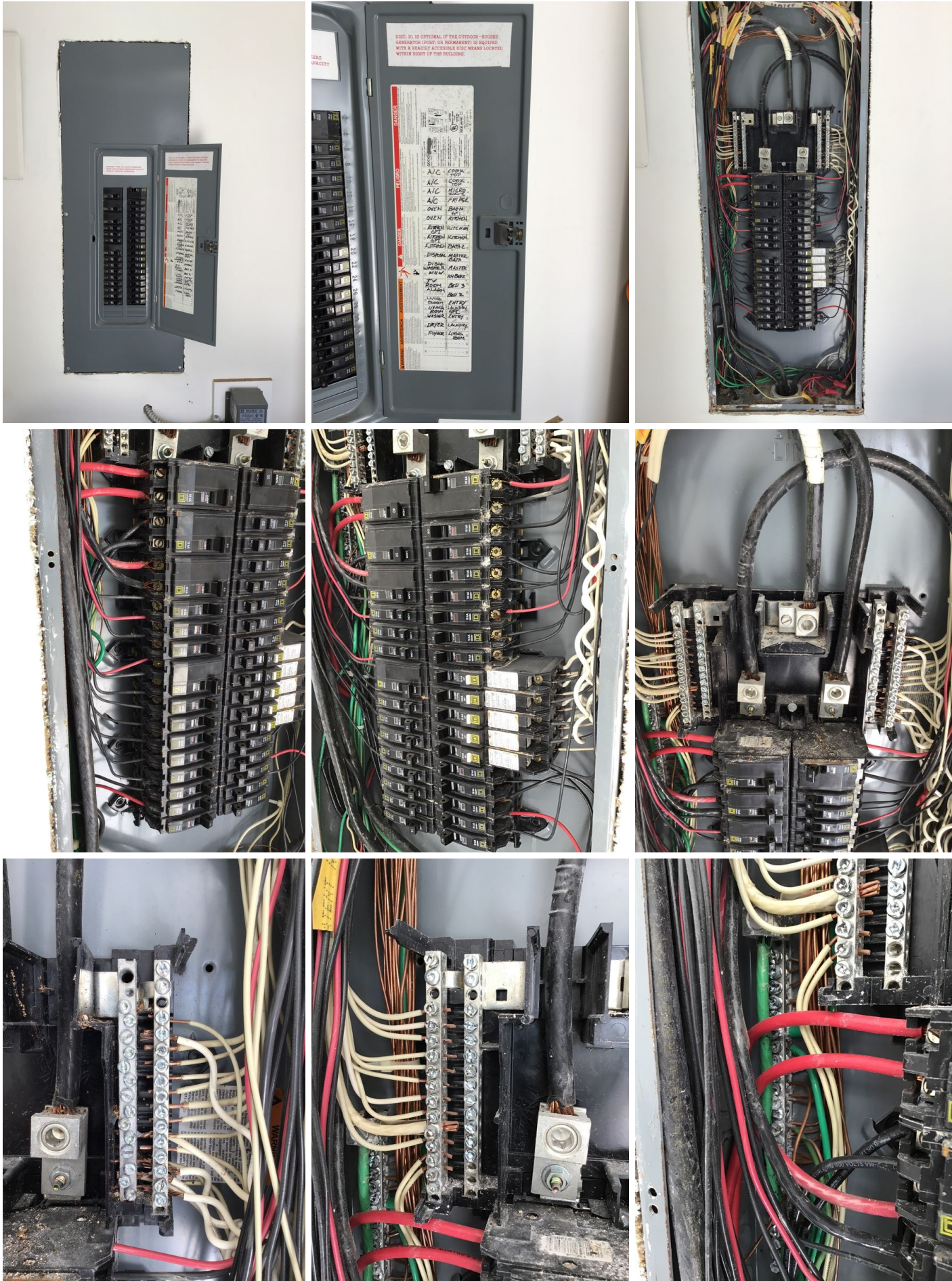
3: ELECTRIC SERVICE

Information

Electric Panel: Branch Wiring N/A	Electric Panel: Location of Main Disconnect Below meters	Electric Panel: Location of Main Panel West side of house
Electric Panel: Panel Manufacturer Square D	Electric Panel: Protection Breakers	Electric Panel: Service Conductor Copper
Electric Panel: Service Type Overhead	Electric Panel: Service Voltage 120/240	Electric Panel: System Grounding Propane line
Electric Panel: Amperage Capacity 200		

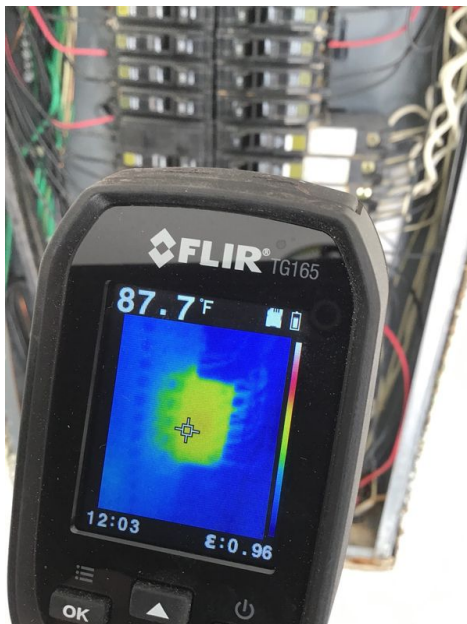


Electric Panel: Panel pictures





No anomalies noted

No anomalies noted on AFCI
breakers

Circuit Breakers: AFCI Description

The house has Arc Fault Circuit Interrupter breakers. (AFCI)

The AFCI is an arc fault circuit interrupter. AFCIs are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring.

THE FIRE PROBLEM

Annually, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year. Arcing faults are one of the major causes of these fires. When unwanted arcing occurs, it generates high temperatures that can ignite nearby combustibles such as wood, paper, and carpets. Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight.

TESTING AN AFCI

AFCIs should be tested after installation to make sure they are working properly and protecting the circuit.

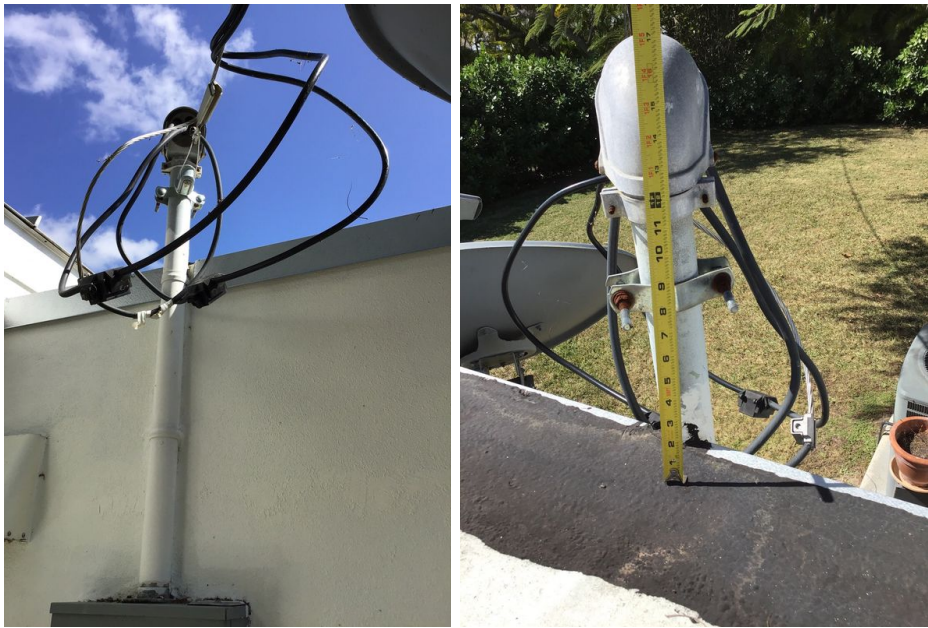
Subsequently, AFCIs should be tested once a month to make sure they are working properly and providing protection from fires initiated by arcing faults.



Meter: Meter base



Service Wires: Service entrance wires

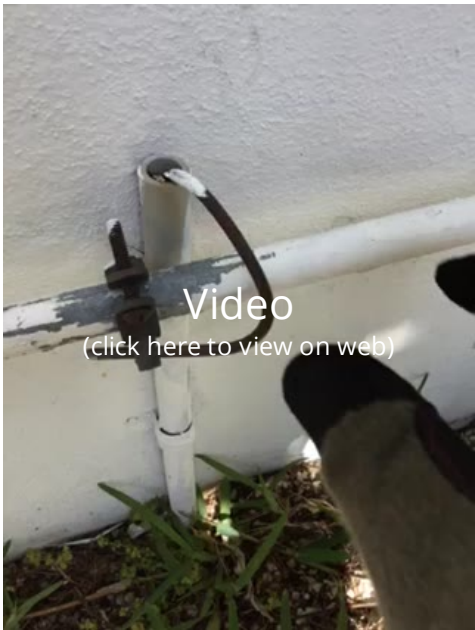


Limitations

Electric Panel

GROUND WIRE LOOSE

Ground was loose during the inspection. Recommend an eletrical contractor evaluate further and make necessary repairs.



Video
(click here to view on web)

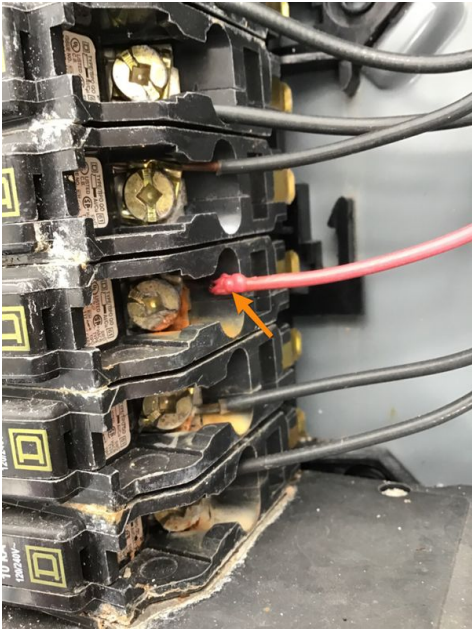
Recommendations

3.1.1 Electric Panel

SCORCHED

One or more wires / circuit breakers / fuses / bus bars / covers / dead fronts / components were scorched or heat-damaged in panel. A qualified electrician should evaluate and make repairs or replace components as necessary.

 Deficiencies



4: ROOF

Information

General: Estimated roof age 12	General: Roof covering Metal, Modified bitumen	General: Roof Drainage None
General: Roof Type Cross-gable	Shingles: Layers Visible N/A	

General: Roof Inspection method
Traversed

According to InterNACHI Standards of Practice, we are not required to walk on the roof, but we normally conduct our typical roof inspection by walking on the roof's surface (if deemed safe by the inspector) in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

General: Roof Pictures**General: Roof life expectancy**

Metal 17-20 years

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

Gutters/drains: Gutter installation

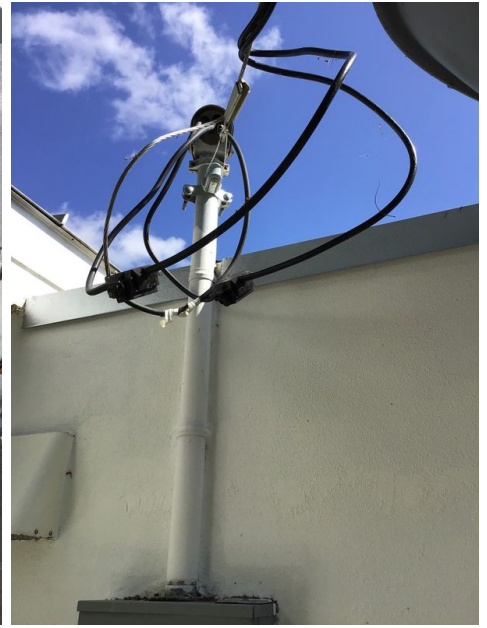
Recommend to have gutters installed around entire house to direct water flow/runoff away from the foundation of the home

Flashing/Vents: Vents and flashings





Electrical: Service entrance



Recommendations

4.1.1 General

CAULKING

Caulking around fixtures (chimney, skylights, vents, siding, etc) of the roof are missing and/or deteriorated. Recommend qualified professional clean the surface and reapply caulking to effected areas.

Recommendation

Contact a qualified professional.



Maintenance/Monitor





5: ATTIC

Information

General: Inspection Method
Viewed from access

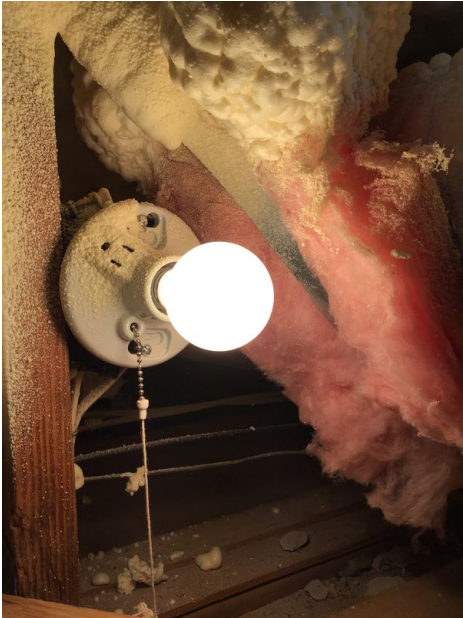
General: Insulation Depth
Foam insulation

General: Insulation Material
Foam insulation



General: Roof Structure
Trusses, Rafters

Electrical: Attic Light



General: Ceiling Structure
Trusses



General: Attic pictures

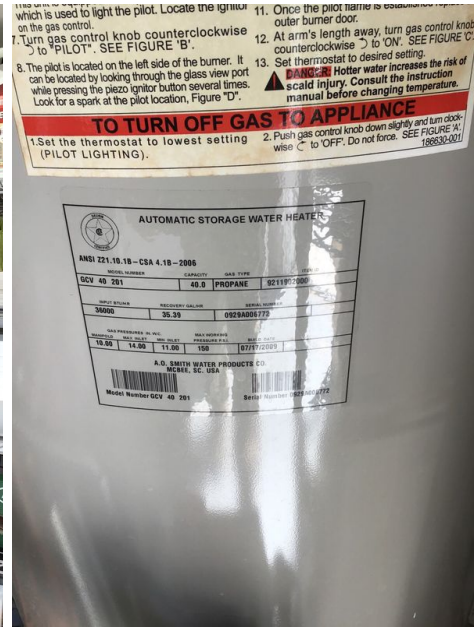


6: WATER HEATER

Information

Water Heater: Capacity 40	Water Heater: Energy Source Propane	Water Heater: Estimated Age 12 Years
Water Heater: Location Laundry room	Water Heater: Manufacturer A.O. Smith	Water Heater: Model # GCV 40 201
Water Heater: Serial # 0929A006772	Water Heater: Type Tank	Water Heater: Water Temperature 95 Degrees





This water heater is designed with a venting system for safe removal of combustion gases. Venting must be done through a roof or wall penetration. The venting system must comply with ANSI Z21.22-2.2 (CSA 4.4) and the local building code. The venting system must be installed by a qualified professional.

RELIEF VALVE OPENING

The relief valve opening is located on the top of the water heater. The relief valve opening is used to release excess pressure from the water heater. The relief valve opening is used to release excess pressure from the water heater. The relief valve opening is used to release excess pressure from the water heater.

Install Temperature-Pressure Relief Valve:

- Remove the old relief valve.
- Install the new relief valve.
- Test the relief valve.

The relief valve is used to release excess pressure from the water heater. The relief valve is used to release excess pressure from the water heater. The relief valve is used to release excess pressure from the water heater.

WARNING: The relief valve is used to release excess pressure from the water heater. The relief valve is used to release excess pressure from the water heater. The relief valve is used to release excess pressure from the water heater.



20 inches from floor

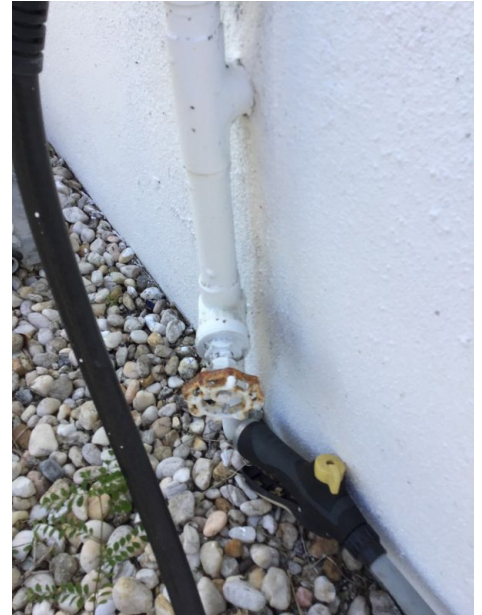
7: PLUMBING

Information

General: Drain Pipe
PVC

General: Interior Supply piping
Copper

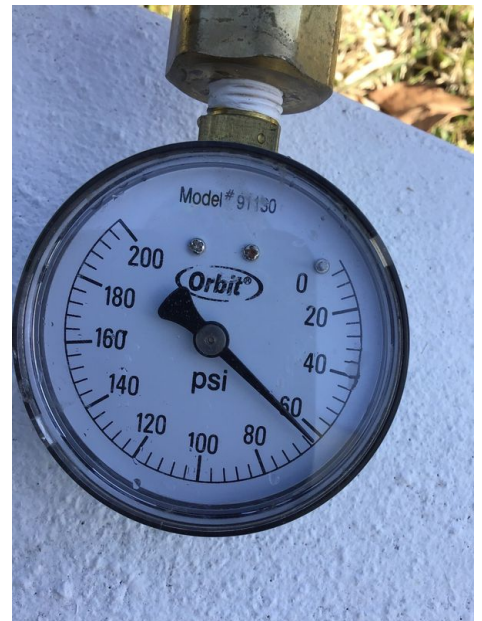
General: Location of Main Shut off
Front of house



General: Service Pipe to house
Copper

General: Waste Pipe
PVC

General: Water Pressure
60 PSI



General: Water Source
Public Water

General: Location of Water meter

Front of house under tree

**General: Location of main fuel shut off**

On propane tank

**General: Plumbing In Walls**

As is typical of most buildings, the majority of the supply piping is concealed from view. Basically it is installed inside the walls and under the floors. Where the supply piping was noted, it was found to be copper. This is an excellent water piping material with an indefinite lifespan.

General: Vent Pipe
Galvanized, PVC



Supply Lines: Supply lines



8: INTERIORS

Information

General Interior: Thermal Insulation, Walls
Not visible

Electrical: Ceiling fans



Stairs: Types Of Stairs
No Stairs Present

Door/Window/Skylight : Window Frame Material
Aluminum, Vinyl

Door/Window/Skylight : Window Glazing Type
Double-pane

Door/Window/Skylight : Window Style(s)
Casement, Single hung

Bedroom: Bedroom Floor Materials
Ceramic tile

Bedroom: Fireplace Type
N/A

General Interior: General Floor Materials

Polished concrete, Ceramic tile

**General Interior: Smoke detectors: hard-wired**

The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated. Each detector should be checked occasionally to make sure it has power. If a detector has power, the indicator light will be illuminated. A number of types of smoke detectors exist and effective testing methods are not always obvious. The Inspector recommends that you take the time to learn how to check all detectors for proper operation.

Electrical: Interior electrical photos



Foyer



Foyer



Dining Room



Foyer



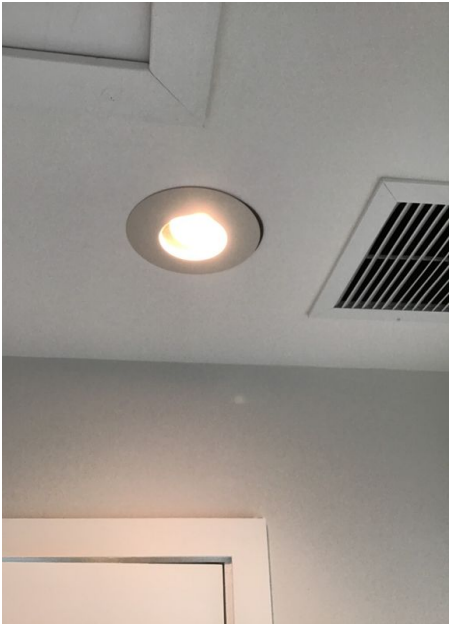
Dining Room



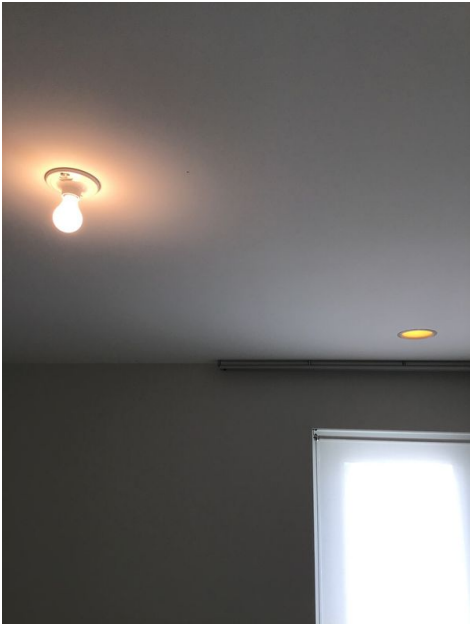
Kitchen



Kitchen



Pantry



Kitchen



Hallway



Bedroom 2



Bedroom 2



Bedroom 3 closet



Bedroom 2



Bedroom 3



Bedroom 3

Bedroom 3

Bedroom 3



Living Room



Living Room



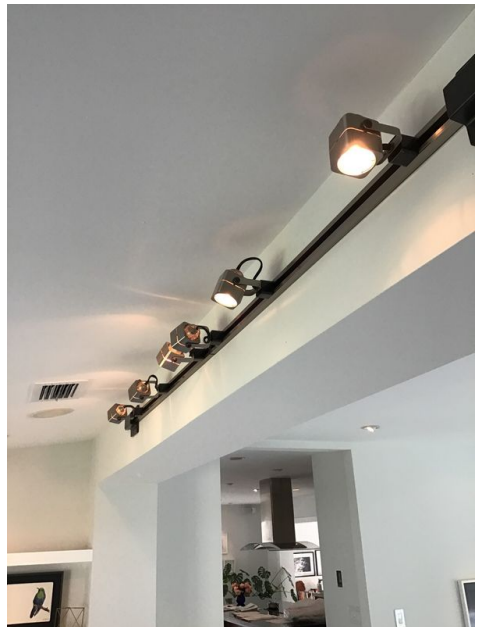
Living Room



Living Room



Den



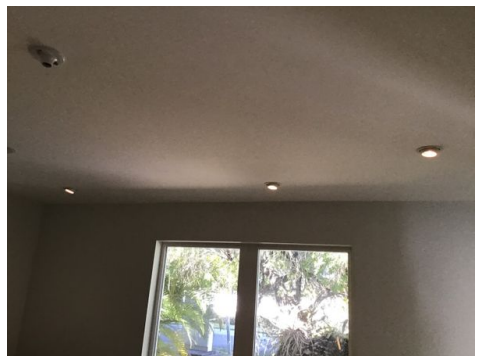
Den



Den



Master Bedroom



Master Bedroom



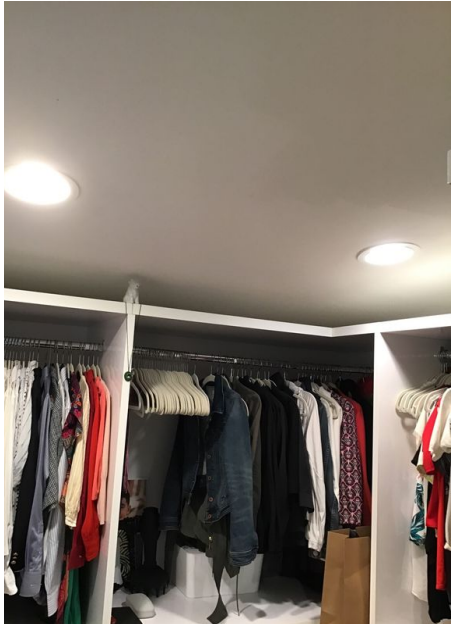
Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom closet



Family room



Family room

Door/Window/Skylight : Interior Door Types
Wood panel



Bedroom: AFCI receptacles: installed
Arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in the bedrooms.

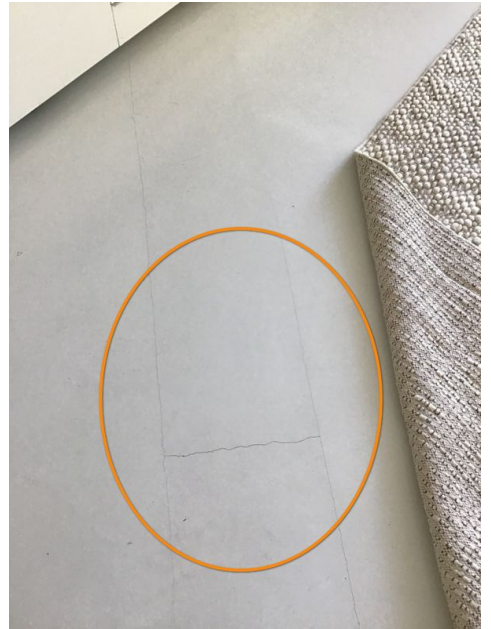
Recommendations

8.1.1 General Interior
POLISHED CONCRETE FLOOR CRACKED

Recommend to monitor and make necessary repairs

Recommendation
Contact a qualified professional.

 Deficiencies



8.2.1 Electrical



Deficiencies

HOT-NEUTRAL REVERSE

One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary.



8.2.2 Electrical

LIGHT FIXTURE-NO BULB

Deficiencies

One or more light fixtures have missing bulbs and could not be fully evaluated. Bulbs may simply need to be installed, or repairs or replacement may be necessary.



Kitchen



Bedroom 3



Living Room



Den



Master Bedroom



Master Bedroom



Master Bedroom

8.2.3 Electrical

Deficiencies

NO POWER

One or more electric receptacles appeared to have no power. Recommend asking the property owner about this. Switches may need to be operated or GFCI/AFCI protection may need to be reset to make some receptacles energized. If necessary, recommend that a qualified electrician evaluate and repair.



Den

9: BATHROOMS

Information

Bathub: No bathtubs

Exhaust Fan: Exhaust fan

Exhaust fans functional in all
bathrooms.

Electrical: GFCI protection

GFCI protection is present and functional in all bathrooms. The bathroom GFCI reset/test switch for both bathrooms are located in bathroom 2

Electrical: Bathroom electrical photos



Bathroom 2



Bathroom 2



Vent fan operating



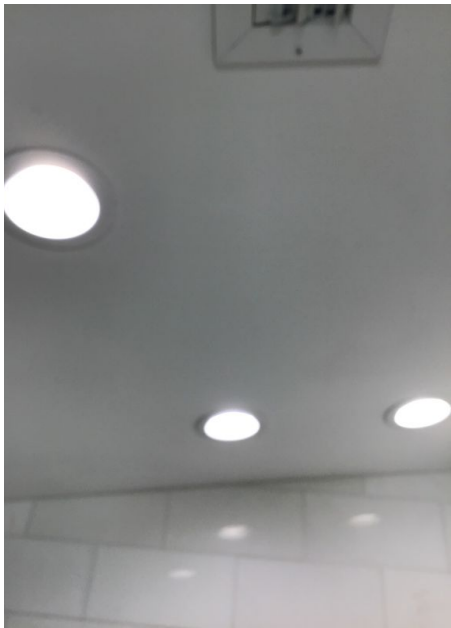
Bathroom 2



Master Bathroom



Master Bathroom



Master Bathroom

Shower: Running water



Bathroom 2



Bathroom 2



Master Bathroom



Master Bathroom

Sink/countertop: Running water and under sink area



Master Bathroom



Master Bathroom

Toilets: Pictures



Bathroom 2



Bathroom 2



Bathroom 2



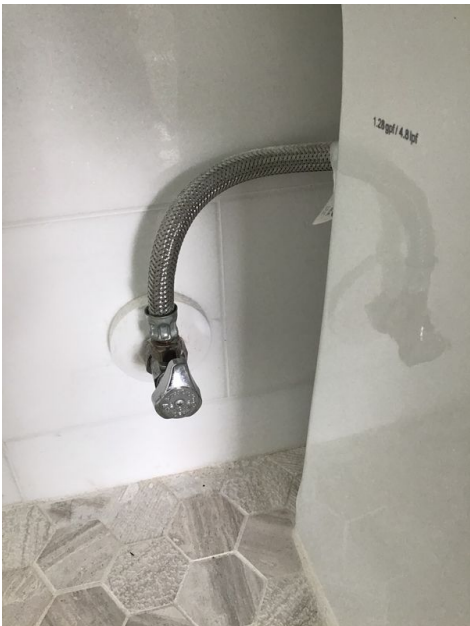
Bathroom 2



Master Bathroom



Master Bathroom




Master Bathroom

Master Bathroom

10: HVAC

Information

General: A/C Type Split System	General: Cooling source Electric	General: Distribution Fiberglass Duct
General: Heat Source Electric	General: Heat Type Forced Air	General: Last Service Date Blower replaced in April 2020 according to homeowner
General: Location of Thermostat Hallway Digital	Condensing Unit: Condenser Model # SSX160481AB	Condensing Unit: Condenser Serial # 0911051297
		
Condensing Unit: Estimated Age Condensing Unit 12 Year(s)	Condensing Unit: Manufacturer Goodman	Air Handler: Air Handler Model # AEPF426016CA
Air Handler: Air Handler Serial # 0910068951	Air Handler: Estimate Age Air Handler 12 Year(s)	

Air Handler: Filter Location
Below unit



Air Handler: Manufacturer
Goodman

General: Temperature Differential
18 Degrees

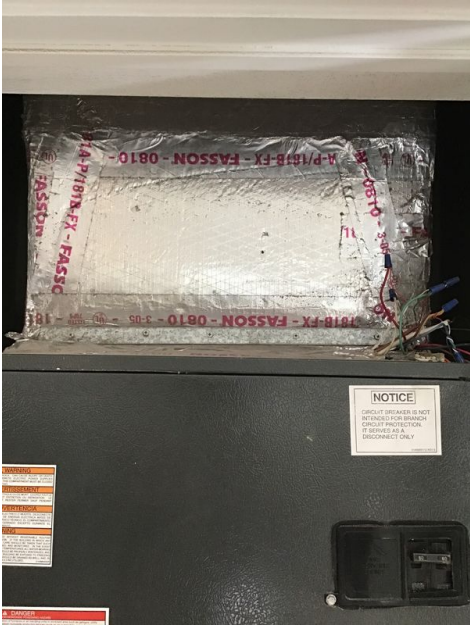
This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-24 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.



Condensing Unit: Pictures of Unit



Air Handler: Pictures of unit



Duct Work: Duct work



11: KITCHEN

Information

Kitchen: Kitchen Floor Materials
Polished concrete

Kitchen: Kitchen Floor Materials
Polished concrete

Kitchen: Range/Oven/Cooktop Type
Electric range

Kitchen: Built-in Oven(s)
Two built-in electric



Kitchen: Dishwasher Brand
Bosch



Kitchen: Kitchen - What's inspected?

Inspection of kitchens typically includes the following:

ROOM

- Wall, ceiling and floor;
- Windows, skylights and doors

APPLIANCES

- Range/cooktop (basic functions, anti-tip) ;
- Range hood/downdraft (fan, lights, type);
- Dishwasher (operated only at the Inspector's discretion)

CABINETS

- Exterior and interior;
- Door and drawer

SINK

- Basin condition;
- Supply valves;
- Adequate trap configuration
- Functional water flow and drainage
- Disposal

ELECTRICAL

- Switch operation;
- Outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector





Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen

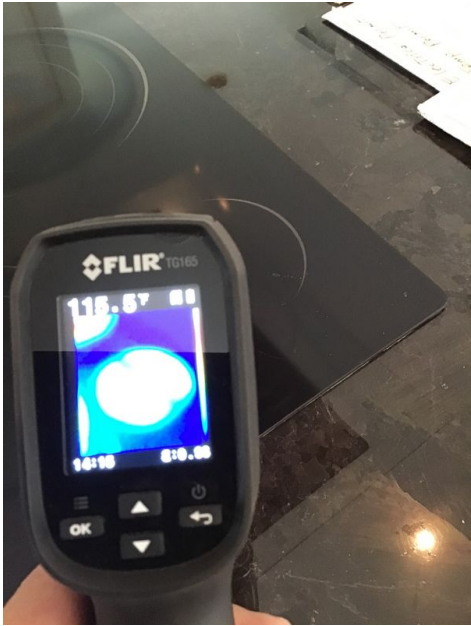


Kitchen





Kitchen: Range/Cooktop Brand
GE



Kitchen: Range Hood Type
Vent to exterior



12: APPLIANCES

Information

General: Cooktop General Electric	General: Dishwasher Bosch	General: Disposer N/A
General: Oven General Electric	General: Stove General Electric	Hood/Vent: Vent Vents to Exterior Comments:
Range-Cooktop-Oven: Normal operation The heating elements for the oven and stove top functioned as expected.	Range-Cooktop-Oven: Type Of Range Electric	Range-Cooktop-Oven: Type Of Oven Electric
General: Microwave General Electric		



General: Refrigerator

General Electric

**Dishwasher: Dishwasher Operation**

The dishwasher is functional and operated as expected. The unit was operated through a complete cycle. No operational discrepancies were noted.

Hood/Vent: Pictures**Microwave: Normal operation**

The Microwave operated as expected during the time of the inspection. The inspector used a microwave tester to confirm the operation.

Refrigerator: Chiller and freezer temp

14- 9 Fahrenheit

**Refrigerator: Water and Ice maker**

There is an automatic ice maker installed, with both chilled water and ice dispenser through the door.

The ice maker tray was full.

The automatic ice maker was found in the ON position.

We urge you to verify the units proper operation after it has been running for sometime.

13: LAUNDRY

Information

General: Dryer Manufacturer
Samsung



General: Washer Manufacturer
Samsung



General: Dryer Vents to Outside



General: Washer Operation

We normally operate Clothes Washers without a wash load (i.e we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does not replicate the unit fully loaded with a heavy wash load.



General: Laundry receptacle



Limitations

General

NOT INSPECTED

Dryer couldn't be inspected while running. Homeowner tried to starting the dryer but wouldn't start. Recommend monitoring.



STANDARDS OF PRACTICE

Inspection details

Pro -Elements Home Inspection is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This maybe 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the International Association of Certification Home Inspectors (InterNACHI) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

The information provided in this report is solely for your use. Pro-Elements Home Inspections will not release a copy of this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these.

Exterior

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Electric Service

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer

receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Roof

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visual and apparent conditions at the time of the inspection. Unless prolonged and extensive rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Even Then, numerous features may conceal active leakage. Usually not all attics are readily accessible for inspection. The client is advised to inquire about the presence of any roof leaks with the present owner.

IF Required, Only Qualified, License personnel Should Carry Out Any Repairs Needed.

All roofs require periodic maintenance to achieve typical lifespans, and should be inspected annually. Expect to make periodical repairs to any roof on a routine basis with replacement at the end of the roof's material Useful Service Life, which may not be equal to its Design Life.

CONCLUSIONS MADE BY THE INSPECTOR DO NOT CONSTITUTE A WARRANTY, GUARANTY, OR POLICY of INSURANCE.

Attic

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Some attic areas were inaccessible due to the lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection. We conducted our typical attic inspection by walking through the attic areas as much as possible, in what we call the " random walk" methodology. This method of inspection is not intended to cover every square foot of the attic area, nor will it. Further we could not recreate the route of a random walk even if we tried. We do arrive at an overall impression of the attic's condition developed during this random walk inspection and extrapolate it to the entire attic area. In all the attics area shows normal wear and tear for a home of this age.

Water Heater

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Plumbing

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following.

- 1) Portions of the plumbing system canceled by finishes and/or storage (below sinks etc.) below the structure, or beneath the ground surface are not inspected.
- 2) Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- 3) Clothes washing machine connections are not inspected.

4) Interior of flues or chimneys which are not readily accessible are not inspected.

5) Water conditioning systems, solar water heaters, fire and lawn sprinklers, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interiors

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

HVAC

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Laundry

LAUNDRY EQUIPMENT:

Cautionary Statement; We normally operate on-site laundry equipment. Washers and dryers have special safety concerns to owners. During our inspection, we attempt to check the utility connections, supply of hot and cold water, grounded electrical receptacles and some safety devices. During our inspection we endeavor to verify that the equipments operates properly, however we do NOT verify the proper operation of ALL safety devices and other built in safe guards. This is a job for an appliance specialist.

Please be aware that with any appliance being used everyday, owners often forget, or over look the potential hazards that are present in these day-to-day helpmates. All laundry equipment operates both with electricity and high speed motors and rotating drums. Because of the combination of water and electricity along with high-speed rotation, all laundry equipment should be respected. PLEASE SECURE ALL OPERATION AND MAINTENANCE MANUALS FROM PRESENT OWNERS OR THE MANUFACTURERS. Virtually all manufacturers have this consumers information available to you-contact the respective manufacturer.

Please instruct all children that these appliances are potentially hazardous and they should not be played with, nor should anyone under any circumstances, place a hand inside any operating laundry equipment.

LIMITATIONS OF APPLIANCES INSPECTION:

As we discussed and is described in your inspection contract, this is a visual limited in scope by (but not restricted to) the following conditions.

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.