



Coastal Property Services

BUILDING INSPECTIONS & CONSULTATION



Residential Inspection Report



**943 Rose Drive
Clearwater, Florida 34765**

Inspection Date:

02/16/2008

Prepared For:

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2209

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Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component, which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements, which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

Please read: The summary is provided to allow the reader a brief overview of report. This section is not the complete inspection report. Reading this section alone is not a substitute for reading the entire property inspection report. The inspection report purpose and scope, inspection report agreement, and limitations of report must be carefully read to fully understand the report and its findings. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sales of the property. Any areas of uncertainty regarding to the sales contract should be addressed by consulting with a real estate attorney or your real estate agent.

It is recommended that any deficiencies listed in the report be evaluated and repaired as needed by a licensed contractor in the stated trade PRIOR TO THE CLOSE OF ESCROW. Evaluation by a licensed professional PRIOR to closing is recommended so that the inspection report concerns can be further evaluated, repaired, and the remainder of the systems and/or components reported on that may be outside our area of expertise or purpose and scope of the inspection can be inspected. If you have any further questions please call our office.

Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

EXTERIOR:

It is recommended that the following listed concerns be further evaluated and repaired by a Licensed Contractor. Please refer to the interior section of the inspection report.

- **Major Concern:** Repair of settlement crack in stucco and stucco separation along south exterior wall off closed in back porch. Destructive testing will have to be employed to determine if any damage has occurred to interior structural components of wall.

ROOF:

It is recommended that the following listed concerns be further evaluated and repaired by a Licensed Fireplace Service Contractor. Please refer to the roofing section of the inspection report.

- **Major Concern, Monitor, Safety Issue:** Further evaluation and possible rebuilding of firebox and chimney flue is needed to assure a safe and functional system. Further evaluation by a qualified fireplace service contractor is recommended prior to operation and/or closing.

PLUMBING:

It is recommended that the following listed concerns be further evaluated and repaired by a Licensed Plumbing Contractor. Please refer to the plumbing section of the inspection report.

- **Major Concern:** Repair water leak from master bathroom shower pan.
- **Major Concern:** Repair or replace main cast iron waste pipe located under main bathroom.

REPAIR ITEMS**ROOF:**

It is recommended that the following listed concerns be further evaluated and repaired by a Licensed Roofing Contractor. Please refer to the roofing section of the inspection report.

- **Repair:**
 1. Repair damaged or missing roofing materials throughout field of gable roof.
 2. Replace damaged drain waste vent (DWV) pipe roof penetration flashing on south and west exposure of gable roof.
 3. Repair soft roof decking on flat built-up roof covering over closed in back porch area.

INTERIOR:

It is recommended that the following listed concerns be further evaluated and repaired by a Licensed Contractor. Please refer to the interior section of the inspection report.

- **Repair:**
 1. Replacement of all cracked/broken casement windows glass.
 2. Repair of casement window at northeast corner of middle bedroom window.

PLUMBING:

It is recommended that the following listed concerns be further evaluated and repaired by a Licensed Plumbing Contractor. Please refer to the plumbing section of the inspection report.

- **Repair:**
 1. Repair main bathroom shower/tub fixtures drain stopper.
 2. Repair water leak at main bathroom shower/tub fixture faucets.
 3. Repair water leak at washing machines water supply valves.
 4. Repair sprinkler heads on zones 2, 3, and 4 of sprinkler system.
 5. Secure water supply piping in crawl space as needed.

ELECTRICAL:

It is recommended that the following listed concerns be further evaluated and repaired by a Licensed Electrical Contractor. Please refer to the electrical section of the inspection report.

- **Repair:** Trim back tree limbs that are rubbing up-against electric service drop wires along west side of property.

AIR CONDITIONING SYSTEM:

It is recommended that the following listed concerns be further evaluated and repaired by a Licensed HVAC Contractor. Please refer to the air conditioning section of the inspection report.

- **Repair:**
 1. Consult with a licensed HVAC contractor for further evaluation to determine sizing requirements prior to closing.
 2. Consult with an air conditioning service contractor to determine the cause of boarder-line temperature differential and to make necessary repairs.
 3. Consult with an air conditioning service contractor for further evaluation of high amp reading on heat pump unit and repair.

APPLIANCES:

It is recommended that the following listed concerns be further evaluated and repaired by a Licensed Appliance Service Contractor. Please refer to the appliance section of the inspection report.

- **Repair:** Repair and/or replace dishwasher.

ITEMS TO MONITOR

ROOF

- **Monitor:**

1. The soffit along the west side of the front porch appears to be loose from rafters above. Area above soffit was not accessible therefore inspector could not determine cause of loose soffit. Due to condition general maintenance can be considered upcoming.
2. Evidence of termite activity was observed in attic and crawl space areas and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged for a termite inspection and possible treatment.

DEFERRED COST ITEMS

ROOF

- **Deferred Cost:**

1. The roof to wall flashings of flat roof to south gable end (back porch off kitchen) and flat roof to east side of chimney (front porch) are showing signs of age/weathering indicated by deterioration of roofing materials. Due to age and present condition repair and/or full replacement can be considered upcoming.
2. The flat built-up roof coverings (over front porch, over closed in back porch area, and over back porch off kitchen) are showing signs of age/weathering indicated by alligator cracking of bit chum. The roofing is near the end of its life. Due to age and present condition repair and/or full replacement can be considered upcoming.

HEATING

- **Deferred Cost:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.

AIR CONDITIONING

- **Deferred Cost:** Given the age of the air conditioning system, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new heat pump.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Built Up Roofing
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Galvanized Steel •Aluminum •Downspouts discharge above grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The gable roof covering appears to be newer and in generally good condition with the exception of missing shingles in some areas throughout field of roof.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Repairs to the roofing are needed. There are damaged or missing roofing materials throughout field of gable roof. Further evaluation and repair is recommended at this time.



- **Repair:** There are damaged drain waste vent (DWV) pipe roof penetration flashings on south and west exposure of gable roof. This condition can allow water to infiltrate down into attic area through gap between flashing and DWV pipe. Further evaluation and replacement of DMV flashing is recommended at this time.



Flat Roofing

- **Repair:** The flat built-up roof covering (over back closed in porch area) is showing signs of age/weathering indicated by alligator cracking of bitumen throughout field of roof in some areas and soft roof decking along west eave area. Soft roof decking typically is an indication of water infiltration through roof covering causing roof decking underneath to break down. Further evaluation and repair of soft roof decking is recommended at this time.



- **Improve:** There is a high drip edge in a number of areas along the edge of flat roof covering. This condition will not allow water to run off roof properly and will cause water to pond on flat roof. In the future, during built-up roof covering replacement insure that the elevation of roof covering is consistent with the height of the roof drip edge.

- **Improve:** The soffit along the west side of the front porch appears to be loose from rafters above. Area above soffit was not accessible therefore inspector could not determine cause of loose soffit. Due to condition general maintenance can be considered upcoming.
- **Improve:** There is debris from trees throughout valleys of gable roof and throughout flat roof surface. This condition can block normal water flow off of roof. Due to condition general maintenance can be considered upcoming.
- **Deferred Cost:** The roof to wall flashings of flat roof to south gable end (back porch off kitchen) and flat roof to east side of chimney (front porch) are showing signs of age/weathering indicated by deterioration of roofing materials. Due to age and present condition repair and/or full replacement can be considered upcoming.
- **Deferred Cost:** The flat built-up roof coverings (over front porch, over closed in back porch area, and over back porch off kitchen) are showing signs of age/weathering indicated by alligator cracking of bitumen. The roofing is near the end of its life. Due to age and present condition repair and/or full replacement can be considered upcoming.

Gutter System

- **Improve:** The gutter system off west eave of closed in back porch has separated from fascia board. Due to condition general maintenance can be considered upcoming.
- **Improve:** There is debris from trees throughout gutter system. This condition can block normal water flow off of roof. Due to condition general maintenance can be considered upcoming.

Chimneys

- **Major Concern, Monitor, Safety Issue:** The masonry chimney shows evidence of substantial deterioration indicated by severe rusting of metal firebox and deterioration of mortar joints around firebox opening. Chimney damper was rusted shut therefore inspector could not view chimney flue. Further evaluation and possible rebuilding is needed to assure a safe and functional fireplace and flue system. Further evaluation by a qualified fireplace service contractor is recommended prior to operation and/or closing.

LIMITATIONS OF ROOFING INSPECTION

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 conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae and chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•8 inches
Crawl Space Insulation:	•None
Roof Ventilation:	•Soffit Vents •Turbin Ventilator
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	•Kitchen •Hallway

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

Insulation levels are typical for a home of this age and construction.

General Comments

Most old homes have relatively low levels of insulation. The down side, of course, is that heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated. Their natural ability to allow infiltration of outside air actually improves indoor air quality. Improving insulation levels will reduce energy costs; however, the potential benefit should be carefully weighed against the cost of improvements.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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 conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Masonry Block
Columns:	•Concrete Block
Floor Structure:	•Wood Joist
Wall Structure:	•Masonry •Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Roof Joists •Solid Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is high quality. The materials and workmanship, where visible, are above average.

RECOMMENDATIONS / OBSERVATIONS

Floors

- **Monitor:** The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building. There was not evidence of need for immediate, costly repair.

Wood Boring Insects

- **Monitor:** Evidence of termite activity was observed in attic and crawl space areas. There is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged for termite inspection and possible treatment. Termite damage to visible structural components is considered to be minor by today's standards. Inspector's opinion is based upon experience in the building inspection industry, which does not include engineering considerations. Inspector is not an engineer. If engineering considerations are of a concern, client should consult with a licensed/certified engineer regarding termite damage to structural components.

LIMITATIONS OF STRUCTURE INSPECTION

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 conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco •Stone
Eaves, Soffits, And Fascias:	•Aluminum
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Metal • Aluminum •Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Overhead Garage Door(s):	•Metal •Automatic Opener Installed


EXTERIOR OBSERVATIONS

Positive Attributes

The exterior stucco finish on the house is relatively low maintenance. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Major Concern:** There is a settlement crack in stucco and stucco separation along south exterior wall off closed in back porch. Inspector could not determine at time of inspection the extent of damage to interior of wall. Destructive testing would have to be employed to determine damage. Further evaluation and repair is recommended at this time.
- 
- **Improve:** There are a number of areas around west and north exterior walls of closed in back porch that are showing signs of weathering and lack of maintenance indicated by rusting of window sill flashing and exterior wall corner beads. Due to condition general maintenance can be considered upcoming.
 - **Improve:** There are signs of separation of decorative flat stone from exterior walls in some areas indicated by a hollow sound when stone is tapped with a probe. Due to condition general maintenance can be considered upcoming.

LIMITATIONS OF EXTERIOR INSPECTION

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 conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Plaster
Floor Surfaces:	•Wood •Tile
Window Type(s) & Glazing:	•Casement
Doors:	•Wood-Hollow Core •Sliding Glass

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Minor cracks were noted.
- **Monitor:** Evidence of patching was detected.

Floors

- **Monitor:** Sagging floors are apparent.

Windows

- **Repair:** There are a number of casement windows that the glass is cracked or broken. Replacement of all cracked/broken glass is recommended at this time.
- **Repair:** Casement window at northeast corner of middle bedroom window is showing signs of age/weathering indicated by severe rusting and deterioration of window framing.
- **Monitor:** Casement windows are original and are showing signs of age and lack of maintenance. Windows could not be operated at time of inspection therefore functional condition of windows was not determined at time of inspection. Further evaluation and possible repair/replacement is recommended at this time.

General Interior

- **Improve:** Evidence of termite activity was observed in main bathroom (around medicine cabinet), living room (above sliding glass doors), back porch area, and dining room (flooring) areas. There is risk of additional hidden damage in these areas. If the property has not already been treated, a licensed pest control specialist should be engaged for termite inspection and possible treatment. Termite damage to visible interior components is considered to be minor by today's standards. Due to condition general maintenance can be considered upcoming.
- **Improve:** There are water stains down north wall of family room. There was no abnormal moisture content in stained areas when probed with a Delmhorst moisture meter at time of inspection. Inspector could not determine at time of inspection if stains are the result of an existing and/or prior water infiltration problem. Client should consult with the owner regarding history of water infiltration problems and their repairs. If stains are still a concern to client, client should consult with a licensed contractor for further evaluation. Due to condition general maintenance can be considered upcoming.
- **Improve:** There are loose and cracked tiles throughout kitchen tile flooring. Due to condition general maintenance can be considered upcoming.

LIMITATIONS OF INTERIOR INSPECTION

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 conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Steel
Main Water Valve Location:	•Not Found
Interior Supply Piping:	•Copper •Steel
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Copper •Cast Iron
Water Heater:	•Electric
Other Components:	•Sprinkler System

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition.

General Comments

The plumbing system is showing signs of age. Updating the system will be required over time.

RECOMMENDATIONS / OBSERVATIONS

Waste / Vent

- **Major Concern:** The main cast iron waste pipe located under main bathroom is cracked. This condition will allow wastewater to leak out into crawl space area and allow dangerous sewer gas to enter crawl space area.



Fixtures

- **Major Concern:** There is a water leak from master bathroom shower pan indicated by water leaking down into crawl space area under house.

Water running
down exterior of drain pipe
under shower in crawl space.



- **Repair:** Main bathroom shower/tub fixtures are showing signs of age indicated by rusted/corroded drain stopper. Drain stopper was not functional at time of inspection.
- **Repair:** The faucets in the main bathroom shower/tub are leaking.
- **Repair:** The faucets in the laundry area in garage are leaking.
- **Repair:** Water supply piping observed in a number of areas in crawl space is not supported properly.
- **Improve:** Kitchen sink water supply valves which, are typically located under kitchen sink in base cabinet, are missing. Installation of supply valves is recommended in the future.
- **Improve:** Upgrading the old plumbing fixtures within the home would be a logical long term improvement.

Supply Plumbing

- **Improve:** There are two areas (in crawl space under house) in water supply piping system where two dis-similar metals (copper to galvanized) have been connected together without the use of a dielectric fitting. This can be considered an improper installation by today's standards. In this condition electrolysis can take place causing deterioration of the construction materials (water supply piping) and eventually causing water leaks in piping. Where piping of two dissimilar metals must be joined, corrosion may be minimized or eliminated by the use of insulating couplings and/or dielectric unions that mechanically separate the metals where they are in contact with the electrolyte. Installation of dielectric unions is recommended in the future.

Sprinkler System

- **Repair:** Sprinkler heads on zones 2, 3, and 4 were found to be defective during sprinkler system test.

LIMITATIONS OF PLUMBING INSPECTION

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 conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 150Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 150 Amps •Breakers •Located: Garage
Service Grounding:	•Ground Rod Connection
Distribution Wiring:	•Copper
Wiring Method:	•Tinned-Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•None Found

ELECTRICAL OBSERVATIONS

Positive Attributes

The electrical panel is well arranged and all circuit breakers are properly sized.

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

- **Repair:** There are limbs from tress rubbing up-against electric service drop wires along west side of property. This condition can cause tree limbs to damage or break electrical service drop wires during windy weather conditions causing electrical service disruption and possible shock hazard.



Lights

- **Improve:** Pull chain ceiling fixture in master bedroom closet is loose from ceiling box.

Outlets

- **Improve:** The installation of a ground fault circuit interrupter (GFCI) receptacles at bathroom sink, kitchen sink, and utility area in garage is recommended. A GFCI offers increased protection from shock or electrocution.
- **Improve:** There is lamp cord supplying electricity to family room ceiling fan. Lamp cord is not a proper type of wire to be supplying electricity to a permanently mounted fixture.

Discretionary Improvements

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

LIMITATIONS OF ELECTRICAL INSPECTION

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 conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.

- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Electricity
Heating System Type:	•Forced Air Furnace
	•Manufacturer: General Electric
	•Serial Number: BWV742P100A0
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Heat Pump/Electric Heat

- **Note:** Heat pump could not be tested in heating mode at time of inspection. Heat pumps are reliable equipment but sensitive to "improper" use; that is, to operate them as heaters during warm weather or as air conditioners during cold weather. Under some conditions, this improper use may cause severe damage to the unit. For this reason, we are unable during one inspection to test a heat pump in both heating and cooling modes. We test the appropriate mode with 65 degrees F outside temperature as the cross over point. Above 65 degrees F we test the heat pump in the cooling mode, and below that temperature we test in the heating mode. During this inspection we tested in the cooling mode of the system. The test is considered comprehensive even though it is limited to one mode of operation. Testing in either mode includes the compressor, which is the "heart" of the unit and the most expensive part, as well as both fans and coils. If further evaluation is needed, consult with a licensed HVAC service contractor.
- **Monitor:** As is not uncommon for homes of this age and location, the heating system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **Deferred Cost:** Given the age of the heater, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new heater.

LIMITATIONS OF HEATING INSPECTION

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 conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity •240 Volt Power Supply
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: General Electric •Serial Number: BWR742A100A2

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The heat pump serves to air-condition the home and provide heat during cooler weather conditions.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** In the inspector's opinion the air condition system appears to be undersized. Determination of the system adequacy is beyond the scope of this inspection however, based upon the size of the conditioned area of the building (2200 sq.ft.), the size of the system (3.5 ton, 42000 BTU, determined from the model number on identification plate of unit), and general rules regarding sizing (12000BTU per 500 sq. ft.) it is probable that the system is not large enough to properly serve the building's conditioned area. Client should consider consulting with a licensed HVAC contractor for further evaluation to determine sizing requirements prior to closing.
- **Repair:** The temperature differential of the air conditioning system was found to be 15 degrees when tested at time of inspection, which is boarder-line of the normally acceptable minimum standard of 15 to 22 degrees. This can indicate one or more of several problems with the system, but is most often a low refrigerant condition. It is recommended that an air conditioning service contractor be consulted to determine the cause and to make necessary repairs.
- **Repair:** Ampacity reading on the air conditioning high efficiency heat pump unit's electrical circuit was found to be 16.5 amps during normal operation of unit at time of inspection. The air conditioning high efficiency heat pump unit's name plate rating of running load amps (RLA) is 20.7 amps. The actual amperage reading taken during normal operation of a unit considered to be in good repair is typically 60% to 80% of the name plate rating, which in this case would be 12.42 to 16.56 amps. An amp reading of 16.5 amps on a unit rated at 20.7 amps could be the result of any of several problems and is considered by today's standards to be a sign of fatigue and can possible indicate a coming failure of the unit. Further evaluation and repair is recommended at this time.
- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **Deferred Cost:** Given the age of the air conditioning system, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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 conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Electric Range •Dishwasher •Refrigerator •Clothes Washer •Clothes Dryer

Laundry Facility:

•240 Volt Circuit for Dryer •Dryer Not Vented to Building Exterior •120 Volt Circuit for Washer

APPLIANCES OBSERVATIONS

Positive Attributes

Most appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

Dishwasher

- **Repair:** The dishwasher is inoperative.

LIMITATIONS OF APPLIANCES INSPECTION

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

End of Report