

Inspection Report



Excellence in Home Inspection

FOR THE PROPERTY AT:

Pomander Avenue
New Port Richey, FL 34653

PREPARED FOR:

AWESOME CLIENT

INSPECTION DATE:

Wednesday, January 15, 2025

INSPECTED BY:

Derle Parmer, HI11344



**Handy Vet
Inspections**



Handy Vet Inspections LLC
Serving the Tampa Bay Area
Tampa, FL 33629

813-981-2008

www.handyvetinspections.com
Derle@HandyVetInspections.com



January 15, 2025

Dear Awesome Client,

RE: Report No. 1579
Pomander Avenue
New Port Richey, FL
34653

Thank you for choosing Handy Vet Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the State of Florida Standards of Practice. This document defines the scope of a home inspection.

Clients sometimes assume a home inspection will include many things that are beyond the scope. Please read the Standards of Practice to clearly understand what is included in the home inspection and report.

The report and all pictures are the property of Handy Vet Inspections LLC and are prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is a snapshot of the visible and accessible areas of the house, recording the conditions on a given date and time. Home Inspectors cannot predict future behavior, and as such, are not responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update your report prior to your closing if time permits.

The report itself is copyrighted, and may not be used in whole or in part without Handy Vet Inspections' express written permission.

Again, thank you for choosing Handy Vet Inspections to perform your home inspection. You had a choice and your choice is appreciated.

Sincerely,

Derle Parmer
on behalf of
Handy Vet Inspections LLC

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SUMMARY

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

OBSERVATIONS / RECOMMENDATIONS \ General

Condition: • [4-POINT REPAIR PROCESS TO OBTAIN A "CLEAN 4-POINT"](#)

Defects listed as 4-POINT FAILURES in this report are required to be repaired to clear your 4-Point Insurance form to send to your insurance agent.

- Once all 4-POINT FAILURES are completed, provide a copy of all receipts and pictures clearly showing repairs to obtain a "Clean 4-Point". Detailed receipts and/or clear pictures may be accepted for verification of repairs at the discretion of the inspector.
- A paid Reinspection may be required at the discretion of the inspector.
- IF a copy of the failed 4-POINT is requested, there will be an additional charge required prior to completion. The repair list below clearly shows all 4-POINT FAILURES and any additional items you and your agent added.
- Send ONLY your "Clean 4-POINT" to your insurance agent. DO NOT send your full Home Inspection Report.

FLAT ROOFING \ Rubber / TPO single ply

Condition: • [Openings at seams or flashings](#)

Location: Rear

Task: Repair, 4-POINT FAILURE

Time: Immediate,

Exterior

DOORS \ General notes

Condition: • Incorrect exterior door: not rated for exterior use.

Location: Left Side

Task: Replace,

Time: Immediate,

Condition: • Exterior door threshold/ sweep missing or worn. This condition makes the structure prone to water damage due to no threshold or door sweep installed.

Door installed incorrectly without sweep.

Location: Left Side

Task: Repair or replace, 4-POINT FAILURE

Time: Immediate,

SUMMARY

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DOORS \ Doors and frames

Condition: • Water damage on door or door frame.

Location: Left Side

Task: Repair,

Time: Immediate,

LANDSCAPING \ General notes

Condition: • Roof valley water discharge eroding soil and ponding next to foundation

Water discharged from an unprotected valley delivers countless of gallons of water in a single storm. Water should be moved 4-6ft away from the foundation but if allowed to discharge too close may cause ponding and future settlement issues. Recommend gutters if not installed. Gutters at valley corners require a splash shield to prevent water from shooting over gutter. Soil should also be sloped away from the foundation.

Task: Correct, Protect

Time: Immediate,

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Panel has openings where breakers or knockouts should be installed.

Knockout and Breaker covers prevent occupants from reaching inside panel openings and getting shocked, electrocuted or a fire hazard. Install covers to prevent injury.

Task: Repair, 4-POINT FAILURE

Time: Immediate,

SERVICE BOX, GROUNDING AND PANEL \ Distribution Panel fuses/breakers

Condition: • Breaker undersized for equipment.

Breakers are sized for the equipment, system or circuit they supply as recommended by the manufacturer. Undersized breakers can cause damage to the equipment, electric shock or fire due to repeated tripping (stopping power to the circuit). Recommend correction by a licensed professional electrician.

This breaker powers the water heater which requires a minimum of 30amps, which if replaced, the wire will require replacement to match the breaker size.

Task: Correct,

Time: Immediate,

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • Wire clamp not connected/ nut not installed on clamp

Task: Repair, 4-POINT FAILURE

Time: Immediate,

Condition: • Damaged

Task: Repair,

Time: Immediate,

SUMMARY

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DISTRIBUTION SYSTEM \ Wiring (wire) - installation

Condition: • Wiring splices are required to be placed in junction boxes and covered. Correct defect to protect occupants and structure

Location: Air Handler

Task: Repair, 4-POINT FAILURE

Time: Immediate,

Condition: • Wiring not protected from physical damage- poor installation method

Light incorrectly installed and does not prevent damage to wire around metal light base.

Location: Water heater closet light

Task: Correct, 4-POINT FAILURE

Time: Immediate,

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFCI protection missing where required

Receptacles (outlets) within 6ft of a water source require GFCI protection. This includes, but not limited to sinks, tubs, outdoor receptacles, garage, laundry, wet bars, unfinished basements, jacuzzi's, pools, etc. This can be done with individual GFCIs at key locations to protect multiple receptacles or a GFCI breaker in the panel to protect the entire circuit. Consult a professional electrician for options.

Guidelines for GFCI receptacles include the following locations and year required:

-

Outdoors (1973)	Bathrooms (1975)
Garages (1978)	Kitchens Sinks w/in 6ft (1987)
Wet bar sinks (1993)	Crawl spaces (1990)
Kitchen- All Countertops (1996)	Laundry and utility sinks (2005)
Laundry areas- All Recep's (2014)	

NOTE: Exterior Receptacles, including those on open or screened porches or patios must have an approved weatherproof cover.

Task: Replace, 4-POINT FAILURE

Time: Immediate,

Condition: • Ungrounded receptacle(s) while grounds are present in home's electrical system

One or more ungrounded outlets present. This home was built with ground wires and requires repair for the safety of the occupants and structure.

Location: Enclosed Garage/ addition

Task: Repair or Replace, 4- POINT FAILURE

Time: Immediate,

Condition: • [Broken pin or blade in slots](#)

Location: Bathroom

Task: Replace, 4-POINT FAILURE

Time: Immediate,

SUMMARY

Report No. 1579

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www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Condition: • Weatherproof cover missing or damaged

Weatherproof covers are required for all exterior receptacles including those on open or screened porches or patios.

Task: Replace, 4-POINT FAILURE

Time: Immediate,

Cooling & Heat Pump

AIR CONDITIONING \ General notes

Condition: • Air handler has biological / organic growth inside cabinet

A biological/organic growth was discovered inside the HVAC system. This is common for this climate area but we do not test for biological substances as part of an inspection unless specifically requested. Recommend a thorough cleaning of all air handler components and ducts before occupying residence.

Task: Clean by HVAC Technician

Time: Immediate

Insulation and Ventilation

ATTIC/ ROOF/ CRAWLSPACE \ Access Hatch/ Door

Condition: • Damaged

Attic door damaged- Replace with better material

Task: Repair or replace,

Time: Immediate,

Plumbing

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Unsupported/ not professionally installed

Supply piping is required to be properly installed and supported to prevent movement resulting in damage to the structure.

Location: Laundry room

Task: Repair, 4-POINT FAILURE

Time: Immediate,

Condition: • Copper pipe damaged/kinked

Laundry supply pipe damaged, kinked and twisted from prior improper use/installation.

Location: Laundry room

Task: Repair, 4-POINT FAILURE

Time: Immediate

WATER HEATER \ Tank

Condition: • Water heater drain pan not plumbed outside home/ unit

Drain pan not plumbed outside the home/ unit to prevent water damage to structure. Although not required if previously installed without a pan, it is recommended to add a drain line that extends outside the structure to prevent future damage

SUMMARY

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www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

if system fails.

Recommend installing a water alarm until an exterior drain can be installed. Below is a link to an alarm that may fit your needs. Consult a plumber for proper installation if you are not comfortable with this install.

<https://leakking.com/products/product-3>

Location: Water heater closet

Task: Correct

Time: As soon as possible,

WASTE PLUMBING \ Drain piping - installation

Condition: • Not properly connected at wall/drain

Location: Bathroom

Task: Repair, 4-POINT FAILURE

Time: Immediate,

WASTE PLUMBING \ Drain piping - performance

Condition: • Drain Leak

Location: Kitchen

Task: Repair, 4-POINT FAILURE

Time: Immediate,

Condition: • Cast iron pipes present - Recommend drain scope

Cast iron drain piping is present in this home. This material is known to corrode from the inside out, fail over time and cause repeated backups and damage to structures. Although PVC pipe may be connected at some point in the system, many times it may be connected to the original cast iron pipe originally installed.

For this reason it is recommended a sewer scope of drains be performed to ensure integrity of the drains and prevent future damage.

A reliable sewer scope with video and a recommendation can be obtained by calling Curt Arnold (813) 469-7443.

Task: Further review by qualified expert prior to end of inspection contingency period

WASTE PLUMBING \ Traps - installation

Condition: • P-Trap missing/ not installed

Traps are required on all drains to prevent dangerous/flammable sewer gases from entering the home.

Location: Laundry Room

Task: Repair, 4-POINT FAILURE

Time: Immediate,

SUMMARY

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Interior

CARPENTRY \ Cabinets

Condition: • Cabinet improperly installed

One or more cabinet(s) secured to wall without washers on the screws. Replace with proper screws or remove screws one at a time and add washers to prevent cabinet from falling when loaded.

Location: Kitchen

Task: Repair,

Time: Immediate,

Condition: • Water damaged cabinet- organic substance present

Possible Organic substance present due to previous water damage under cabinet. All effected materials should be replaced and framing cleaned. Be advised, additional damaged material may be hidden and only visible when opened for repair.

Location: Kitchen

Task: Replace,

Time: As soon as possible,

EXHAUST FANS \ General notes

Condition: • Bathroom vent/ exhaust fan inop

Location: Hallway Bathroom

Task: Repair or Replace,

Time: Immediate,

APPLIANCES \ Range

Condition: • Anti-tip device missing

Anti-Tip devices mount under the stove/range and prevent it from tipping over causing severe injury. Recommend installing an anti-tip device to protect occupants.

Location: Kitchen

Task: Correct, Protect,

Time: Immediate,

DESCRIPTION OF REPORT

The following report includes a Description of the home's systems and components as well as any Limitations that restricted our inspection. The most important part of you report are the Recommendation sections and Task for each item listed. It is here we identify defects in the home, including those listed above, and suggest improvements and/or corrections.

REPAIR REQUEST LIST / INSURANCE FORMS (4-POINT)

You and your agent are responsible for compiling a complete Repair Request List, within your inspection period, based on your assessment of the following home inspection report. Carefully review the Recommendation sections and complete ALL Tasks for each defect. If a 4-Point Insurance Report is completed in conjunction with this inspection, defects marked "4-POINT FAILURE" must be included in your Repair Request List. Failure to compile an accurate Repair Request List using this report may delay you in obtaining insurance and may incur additional out of pocket expenses the seller may not be obligated to repair. Handy Vet Inspections is not responsible for compiling your Repair Request List nor is the 4-Point Report the sole document to review for repairs.

SUMMARY

Report No. 1579

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www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

WARRANTY OR PRE-SALE INSPECTION REPORT STANDARDS

A Warranty or Pre-Sale Inspection is intended to find defects within the home prior to a warranty expiration or listing the home for sale. This report, unless otherwise requested, will contain only defects that should be submitted to your warranty policy carrier/ builder or repaired before listing the home. All accessible areas of your home were inspected to determine what visible defects were present. There may be sections within your report that contain no information other than the standards for inspecting that area. Rest assured all accessible areas of the home were thoroughly inspected.

LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, specialists are recommended to further investigate conditions identified in this report. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. The inspection provides great value, and adds considerably to your understanding of the home. However, it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits. A home inspection does not include an examination for and not limited to: pests, rot, wood destroying insects or mold unless contractually part of this inspection. There are specialists available who can provide these services.

Where there are recommendations for further review by professionals, we recommend only contracting with licensed professionals. Use of unlicensed individuals is at your own risk whether contracted by you or the seller. Reinspections of repairs is recommended to ensure they are completed correctly and ensure compliance with insurance and or building standards.

Please read the entire report carefully and ask any questions you may have of the inspector. You are reminded that a home inspection addresses visually accessible components of the home, and does not include destructive testing or hidden defects. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type in a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding, every brick or every window.

NOT A CODE INSPECTION

This General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify problems with systems, components and/or conditions which may violate building codes. Although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of a General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

WARRANTY VERIFICATION PRIOR TO PURCHASE

When a home is sold, the warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage or may not transfer at all. We recommend you ask the seller how the sale of the home will affect any warranties presently covering any installed or updated system within the home. Additionally, you should confirm any seller claims by reading the warranties offered by all manufacturers, contractors and installers. The following are systems you should verify any and all warranty transfers and obtain documentation before purchasing.

SUMMARY

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Roof Decking & Shingles/Covering | Kitchen/ Household Appliances | Water Treatment Systems | Storm Shutters/Covers | Doors & Windows | Alarm Systems | Water Heater | HVAC | Current/Past Insect Treatment Plans

As you read the report, we encourage you to contact us with any questions about the report or the home.

[Home Improvement - ballpark costs](#)

General System Info

General:

- The inspector shall observe Roof covering, Roof drainage systems, flashings, skylights, chimneys, roof penetrations and signs of leaks. The inspector shall describe the type of roof covering materials and report the methods used to inspect the roofing. The inspector is NOT required to walk on roofing deemed inaccessible or unsafe, inspect interiors of vent systems, flues, and chimneys that are not readily accessible, or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.
- General View of Roof





Flat roofing material: • TPO - Thermoplastic Polyolefin (rubberized material) is a thick layer placed over a flat roof system directly on the roof or over a previous layer of roofing material. The seams are welded (melted) together to seal each overlapping layer. TPO roofs typically last approximately 20 years with typical maintenance.

Approximate age: • 6 years

Roof Shape: • Gable

Observations & Recommendations

OBSERVATIONS / RECOMMENDATIONS \ General

1. Condition: • [4-POINT REPAIR PROCESS TO OBTAIN A "CLEAN 4-POINT"](#)

Defects listed as 4-POINT FAILURES in this report are required to be repaired to clear your 4-Point Insurance form to send to your insurance agent.

- Once all 4-POINT FAILURES are completed, provide a copy of all receipts and pictures clearly showing repairs to obtain a "Clean 4-Point". Detailed receipts and/or clear pictures may be accepted for verification of repairs at the discretion of the inspector.
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- IF a copy of the failed 4-POINT is requested, there will be an additional charge required prior to completion. The repair list below clearly shows all 4-POINT FAILURES and any additional items you and your agent added.
- Send ONLY your "Clean 4-POINT" to your insurance agent. DO NOT send your full Home Inspection Report.

2. Condition: • Debris / Limbs/ Leaves / Moss on roof will cause premature failure

Clean roof of debris. Excessive debris, primarily leaves will hold moisture and speed the deterioration of all roofing materials and/or lead to leaks. Trees should be trimmed appropriately and debris on roof should be removed regularly to prolong roof life. If your roof is shingled, do not sweep leaves as this will remove granules from shingles and speed

ROOFING

Report No. 1579

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

deterioration.

Task: Clean,

Time: Monthly



FLAT ROOFING \ Rubber / TPO single ply

3. Condition: • [Openings at seams or flashings](#)

Location: Rear

Task: Repair, 4-POINT FAILURE

Time: Immediate,



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Inspections & Limitations

Inspection performed: • By walking on roof
Age determined by: • County Permit Search

EXTERIOR

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

General System Info

General:

- The inspector shall inspect wall coverings, flashing, trim, eaves, soffits, and fascias. The inspector shall describe wall cladding materials. The inspector shall inspect attached and adjacent decks, balconies, stoops, steps, porches, railings, vegetation, grading, drainage, driveways, patios, walkways, and retaining walls that are likely to adversely affect the building. The inspector is NOT required to inspect fences or boundary walls, geological & soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities) or presence or condition of buried fuel storage tanks, outbuildings other than garages & carports, seawalls, break-walls and docks. The inspector is NOT required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- General View of Exterior



Wall surfaces and trim: • [Block](#)

EXTERIOR

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Observations & Recommendations

ROOF DRAINAGE \ Downspouts

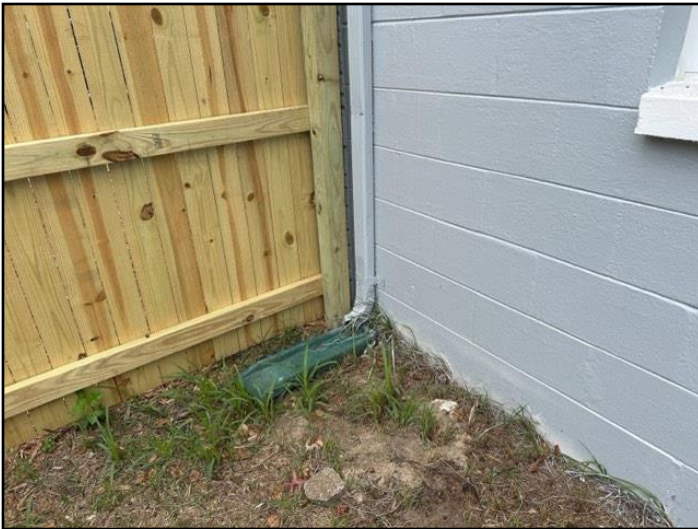
4. Condition: • [Gutter downspouts discharge too close to structure](#)

Gutter downspouts should discharge water 4-6ft from the building foundation to prevent erosion and foundation problems with settling. Extend spouts to protect structure. At a minimum, a splash block (click link above) should be placed at all downspouts to move water away from the foundation.

Location: Throughout

Task: Extend

Time: Immediate,



WALLS \ General notes

5. Condition: • Paint failing in one or more locations.

Location: Left Side

Task: Repair,

Time: As soon as possible,



EXTERIOR

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Pomander Avenue, New Port Richey, FL January 15, 2025

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

WALLS \ Vent (fan, clothes dryer, etc.)

6. Condition: • Cover missing

Covers prevent pest and rodent entry into the home and clogging system.

Task: Correct,

Time: Immediate,



WINDOWS AND DOORS \ General notes

7. Condition: • Windows require regular maintenance

ONGOING RECOMMENDATION: Windows are a source of water intrusion and hidden damage over time if not properly maintained. Recommend, after purchase, regularly inspecting for cracking and REPLACE caulk around windows and other openings (such as door frames) as needed to protect structure.

Location: Throughout

Task: Monitor periodically and correct/improve as needed,

Time: Ongoing

DOORS \ General notes

8. Condition: • Exterior door threshold/ sweep missing or worn. This condition makes the structure prone to water damage due to no threshold or door sweep installed.

Door installed incorrectly without sweep.

Location: Left Side

Task: Repair or replace, 4-POINT FAILURE

Time: Immediate,

EXTERIOR

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www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

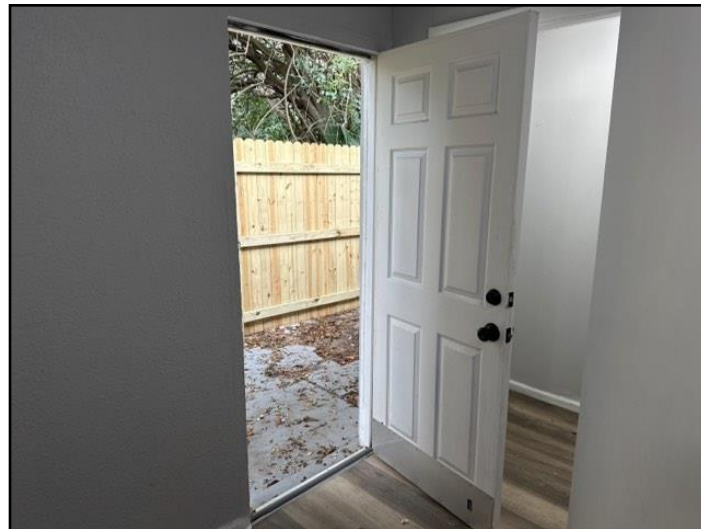


9. Condition: • Incorrect exterior door: not rated for exterior use.

Location: Left Side

Task: Replace,

Time: Immediate,



DOORS \ Doors and frames

10. Condition: • Weatherstripping missing or ineffective. Install new or additional weatherstripping to seal door properly.

Location: Left Side

Task: Replace weatherstripping

Time: As soon as possible,

EXTERIOR

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

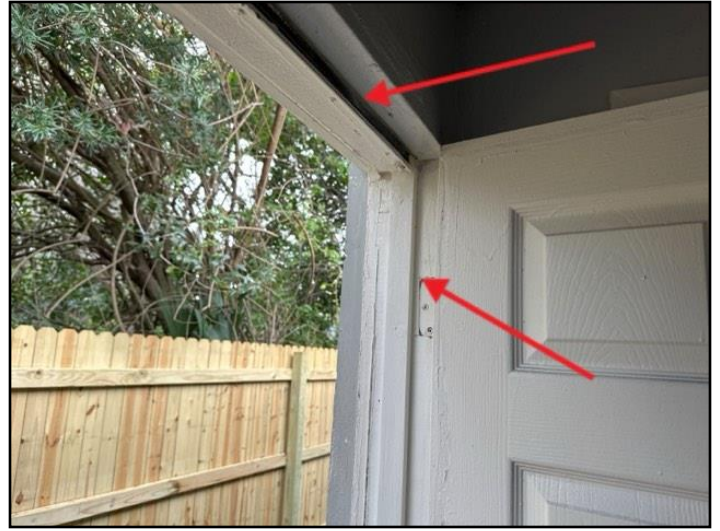
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



11. Condition: • Water damage on door or door frame.

Location: Left Side

Task: Repair,

Time: Immediate,



LANDSCAPING \ General notes

12. Condition: • Roof valley water discharge eroding soil and ponding next to foundation

Water discharged from an unprotected valley delivers countless of gallons of water in a single storm. Water should be moved 4-6ft away from the foundation but if allowed to discharge too close may cause ponding and future settlement issues. Recommend gutters if not installed. Gutters at valley corners require a splash shield to prevent water from shooting over gutter. Soil should also be sloped away from the foundation.

Task: Correct, Protect

Time: Immediate,

EXTERIOR

Report No. 1579

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Gutter splash shield missing



General System Info

General: • Scope of Structure Inspection:

The inspector shall inspect all structural components including foundations, floors, walls, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, ceiling structure and roof structure. The inspector is NOT required to provide engineering or architectural services or analysis, offer an opinion about the adequacy of structural systems and components, enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches, traverse attic load-bearing components that are concealed by insulation or by other materials. Water damage noted anywhere in this report is recommended to be fully evaluated to identify damaged structure that requires immediate repair. Water entry in any area of the home can cause hidden water damage inside walls, ceilings, the attic, under or behind cabinets, under floors etc. Water damage inside walls can promote bacterial growth and cause additional health issues.

Configuration: • Slab-on-grade**Exterior wall construction:** • Concrete block**Roof and ceiling framing:** • [Trusses](#)

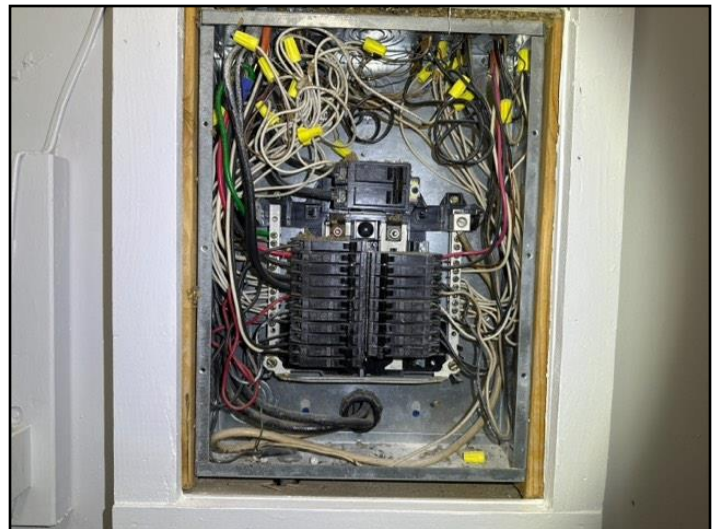
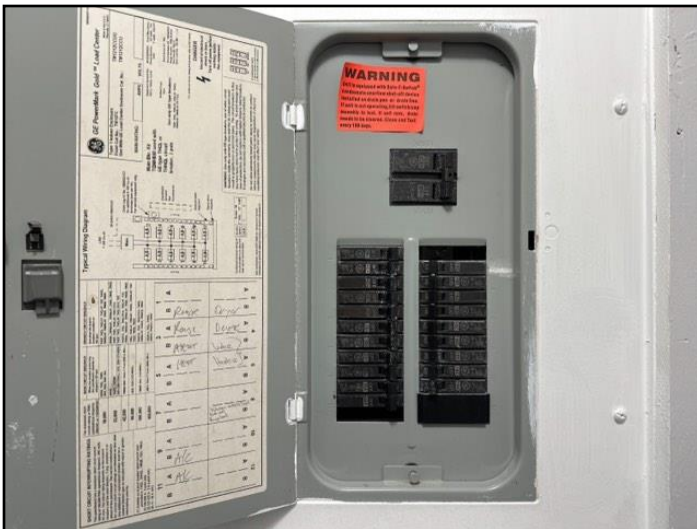
Inspections & Limitations

Attic/roof space inspection performed by:: • Inspected from access hatch

General System Info

General:

- The inspector shall inspect Service Entrance conductors, raceways and amperage rating, Service equipment, Service grounding, main disconnect (breaker), interior of main and sub panels, branch circuit conductors (visible wiring), over current devices (breakers), Arc Fault breakers, the operation of readily accessible ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, ground fault circuit interrupters, and Carbon Monoxide & Smoke detectors (detectors part of a central/monitored system will not be operated). The inspector shall describe Service amperage and voltage, location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector is NOT required to determine circuit labeling accuracy, insert any tool, probe, or testing device inside the panels, test or operate any breakers except Ground fault & Arc fault circuit interrupters (Arc fault breakers in occupied homes will not be tested to prevent damage to equipment), dismantle any electrical device or control other than to remove the covers of the main and sub panels or inspect low voltage systems, security system devices, heat detectors, effectiveness of carbon monoxide detectors, telephone, security, cable TV, intercoms, built in vacuum equipment, or other ancillary wiring that is not a part of the primary electrical system.
- General View of Electrical



Service size: • [125 Amps \(240 Volts\)](#)

Distribution panel type and location: • Breakers- Mechanical Room/ Closet

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI- bathroom & kitchen

Smoke alarms (detectors): • Antiquated and not reliable. Replace for occupant safety

Carbon monoxide (CO) alarms (detectors): • Carbon Monoxide alarms were not found in home. CO alarms are critical to the safety of occupants in the home whether a gas appliance or attached garage is present. Recommend upgrading and installing CO alarms when occupying and replaced every 7yrs.

Observations & Recommendations

RECOMMENDATIONS \ General

13. Condition: • [Appliances & electric panels are not researched for recalls](#)

NOTE:

Manufacturer recalls are a regular occurrence. Items in the home are not researched for recalls during a home inspection. Any item mentioned for recall in your report is done for items with known safety issues and does not constitute every item in your home being fully researched. Recommend you research all appliances and components in the home for active recalls on manufacturer sites or the link provided (Consumer Product Safety Commission). There are numerous sites you can use through a Google Search.

Task: Research appliances for recalls

Time: Regularly,

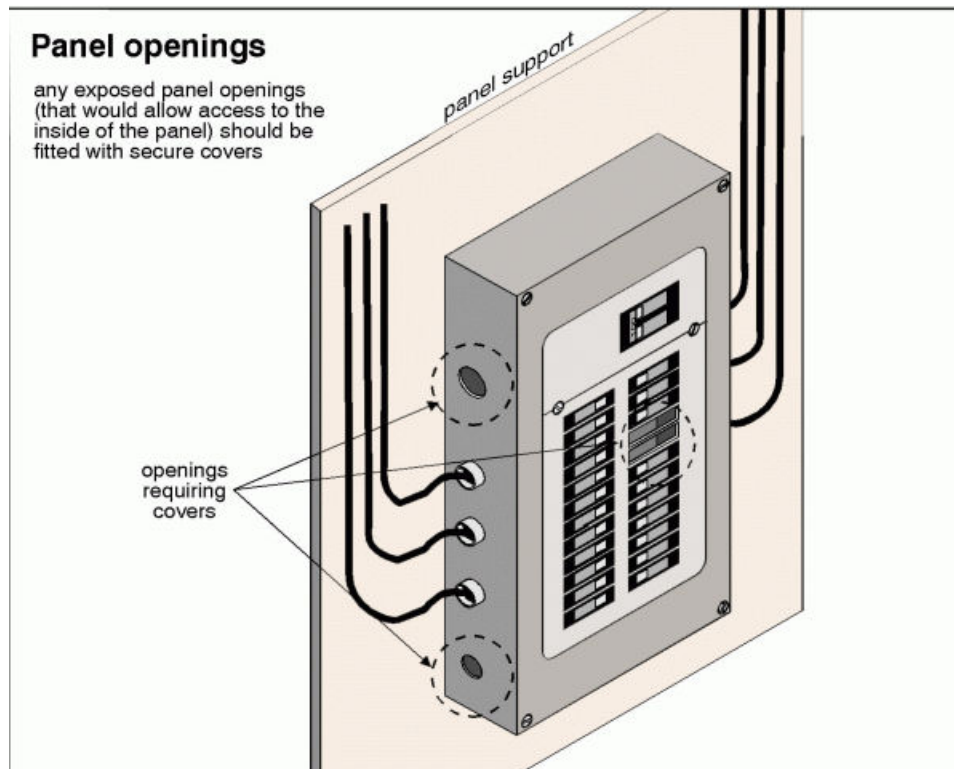
SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

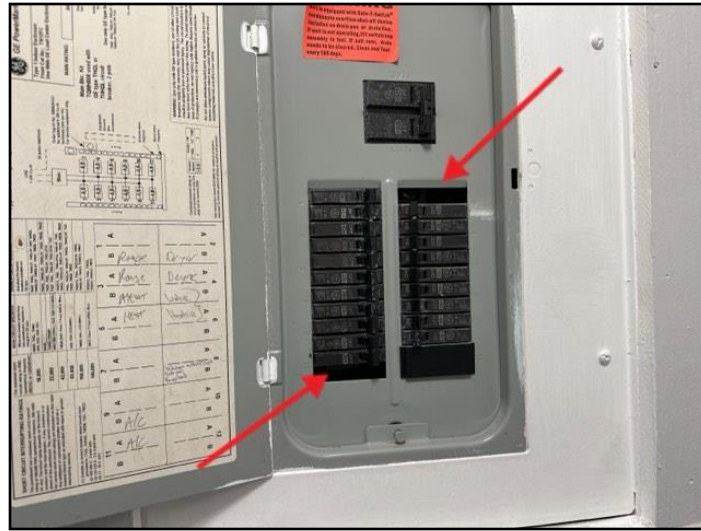
14. Condition: • Panel has openings where breakers or knockouts should be installed.

Knockout and Breaker covers prevent occupants from reaching inside panel openings and getting shocked, electrocuted or a fire hazard. Install covers to prevent injury.

Task: Repair, 4-POINT FAILURE

Time: Immediate,





SERVICE BOX, GROUNDING AND PANEL \ Distribution Panel fuses/breakers

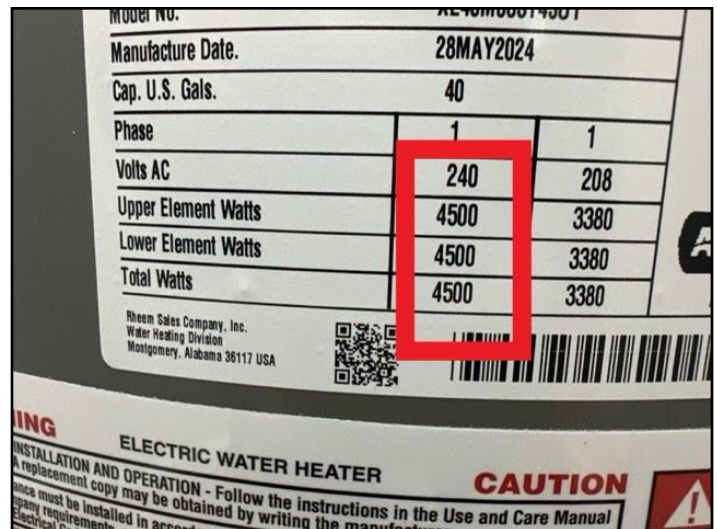
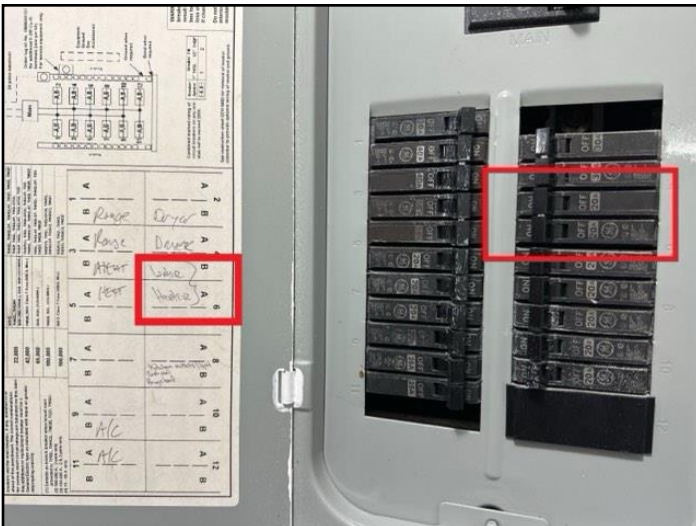
15. Condition: • Breaker undersized for equipment.

Breakers are sized for the equipment, system or circuit they supply as recommended by the manufacturer. Undersized breakers can cause damage to the equipment, electric shock or fire due to repeated tripping (stopping power to the circuit). Recommend correction by a licensed professional electrician.

This breaker powers the water heater which requires a minimum of 30amps, which if replaced, the wire will require replacement to match the breaker size.

Task: Correct,

Time: Immediate,

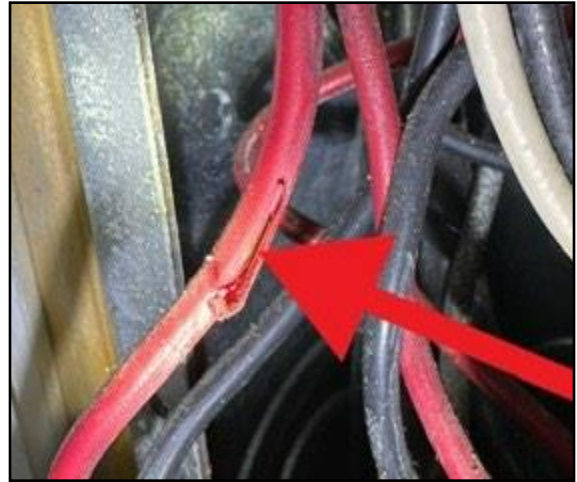


20 amp breaker feeding water heater

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

16. Condition: • Damaged

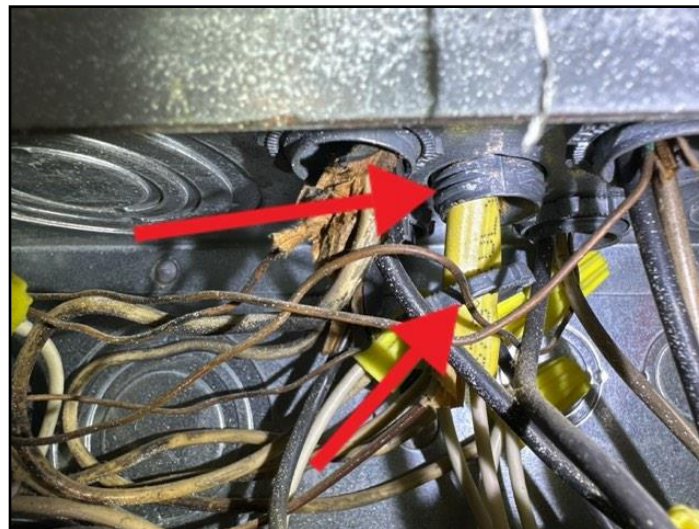
Task: Repair,
Time: Immediate,



17. Condition: • Wire clamp not connected/ nut not installed on clamp

Task: Repair, 4-POINT FAILURE

Time: Immediate,



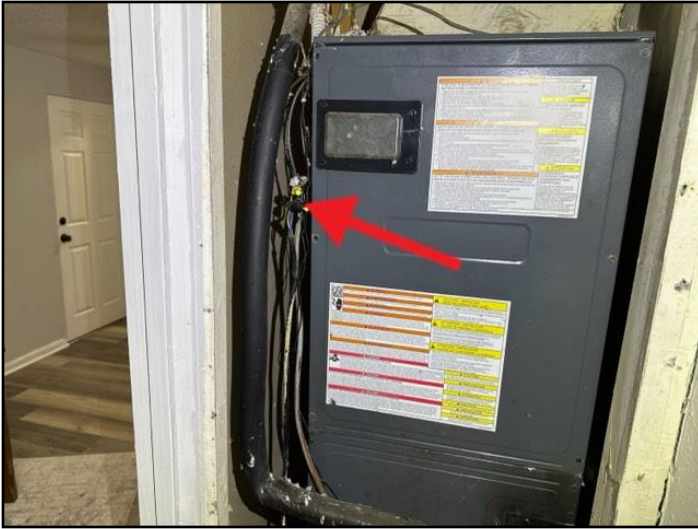
DISTRIBUTION SYSTEM \ Wiring (wire) - installation

18. Condition: • Wiring splices are required to be placed in junction boxes and covered. Correct defect to protect occupants and structure

Location: Air Handler

Task: Repair, 4-POINT FAILURE

Time: Immediate,



19. Condition: • Wiring not protected from physical damage- poor installation method
Light incorrectly installed and does not prevent damage to wire around metal light base.

Location: Water heater closet light

Task: Correct, 4-POINT FAILURE

Time: Immediate,



DISTRIBUTION SYSTEM \ Outlets (receptacles)

20. Condition: • GFCI protection missing where required

Receptacles (outlets) within 6ft of a water source require GFCI protection. This includes, but not limited to sinks, tubs, outdoor receptacles, garage, laundry, wet bars, unfinished basements, jacuzzi's, pools, etc. This can be done with individual GFCIs at key locations to protect multiple receptacles or a GFCI breaker in the panel to protect the entire circuit. Consult a professional electrician for options.

Guidelines for GFCI receptacles include the following locations and year required:

-

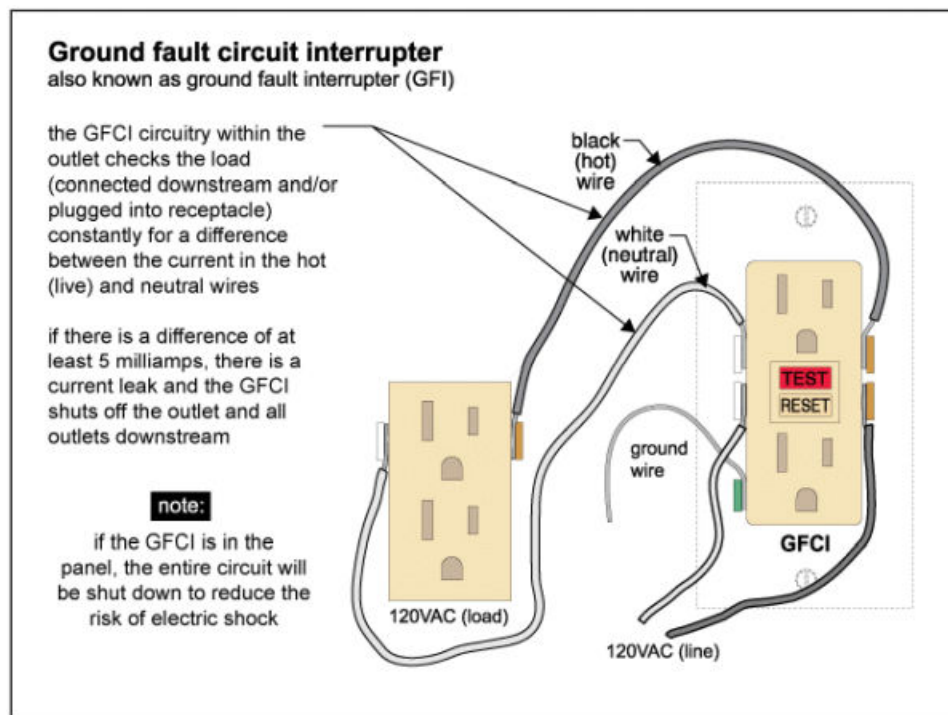
Outdoors (1973)
 Garages (1978)
 Wet bar sinks (1993)
 Kitchen- All Countertops (1996)
 Laundry areas- All Recep's (2014)

Bathrooms (1975)
 Kitchens Sinks w/in 6ft (1987)
 Crawl spaces (1990)
 Laundry and utility sinks (2005)

NOTE: Exterior Receptacles, including those on open or screened porches or patios must have an approved weatherproof cover.

Task: Replace, 4-POINT FAILURE

Time: Immediate,



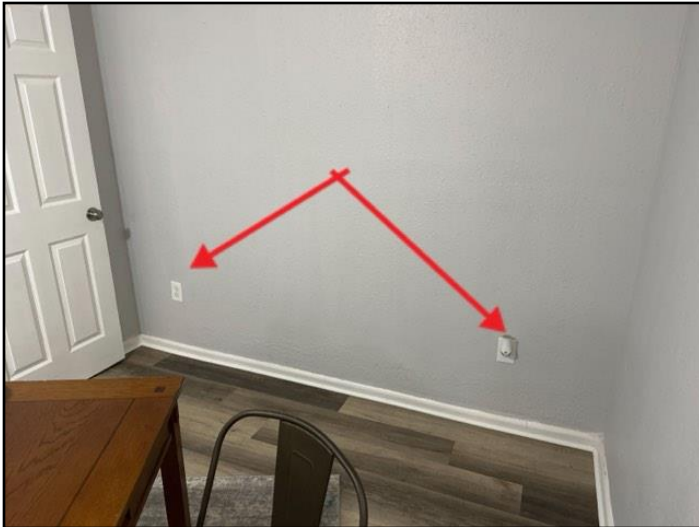
21. Condition: • Ungrounded receptacle(s) while grounds are present in home's electrical system

One or more ungrounded outlets present. This home was built with ground wires and requires repair for the safety of the occupants and structure.

Location: Enclosed Garage/ addition

Task: Repair or Replace, 4- POINT FAILURE

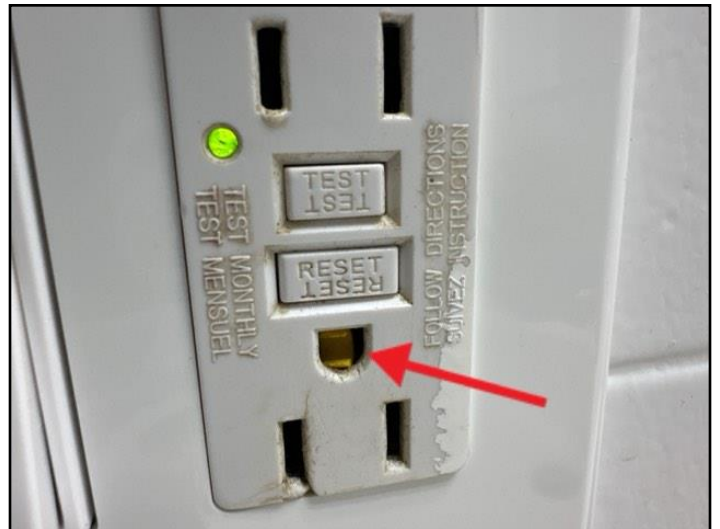
Time: Immediate,

**22. Condition:** • [Broken pin or blade in slots](#)

Location: Bathroom

Task: Replace, 4-POINT FAILURE

Time: Immediate,

**23. Condition:** • Weatherproof cover missing or damaged

Weatherproof covers are required for all exterior receptacles including those on open or screened porches or patios.

Task: Replace, 4-POINT FAILURE

ELECTRICAL

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: Immediate,



General System Info

General: • The home inspector shall observe permanently installed heating systems including: Heating equipment; 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, duct insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The inspector shall describe: Energy source; and Heating equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The 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.

Heating system type: • Air Handler w/ Heating Element

Fuel/energy source: • [Electricity](#)

Heat distribution: • Ducts and registers

Approximate capacity:

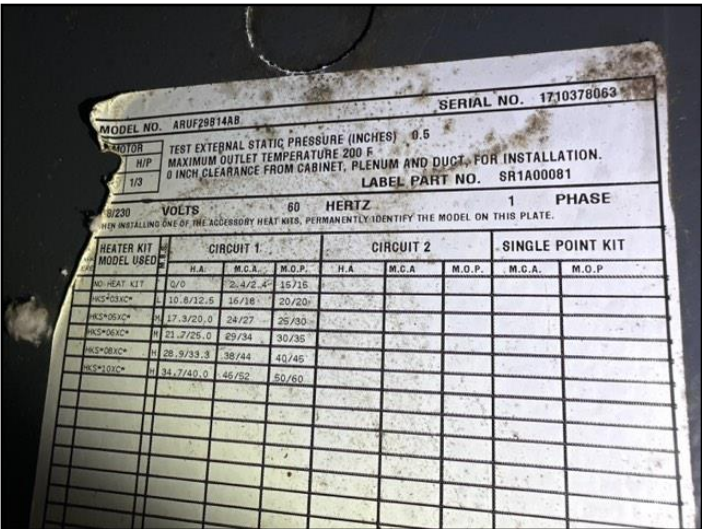
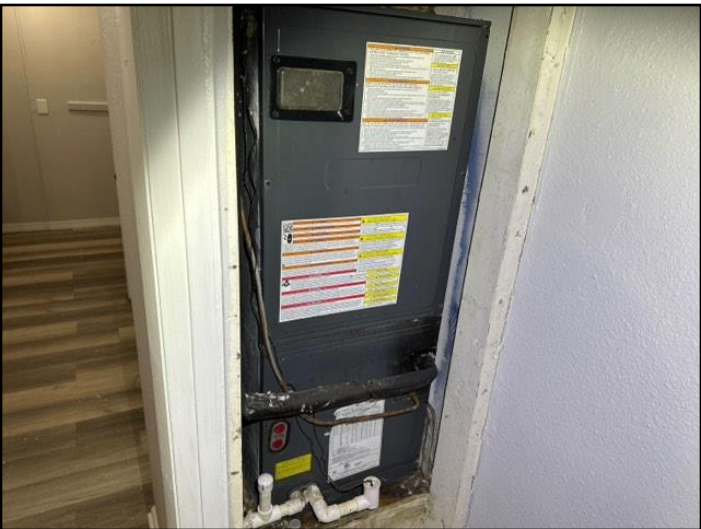
- [5 kW](#)
- Temperature on Heat Mode= Sufficient



General System Info

General:

- The home inspector shall observe permanently installed cooling systems including: Cooling equipment; Normal operating controls; Automatic safety controls; vents, where readily visible; Cooling distribution systems including fans, pumps, ducts and piping, with supports, duct insulation, air filters, registers, radiators, and fan coil units. The inspector shall describe: Energy source, cooling equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Determine the effectiveness of Ultraviolet lighting within a system; Operate automatic safety controls; or Observe: The interior of ducts/vents; Humidifiers; Electronic air filters; or determine the uniformity or adequacy of cooling supply to the various rooms.
- General View of HVAC System



Air conditioning type: • Straight Cool Unit (Not a Heat Pump). This simply means the outside unit (condenser) only

COOLING & HEAT PUMP

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

provides air conditioning and the inside unit (air handler) contains heat strips to provide needed heat.

Cooling capacity: • [2.5 Tons](#)

A/C Compressor & Air Handler Age: • 7 years

Temperature difference across cooling coil:

• Not determined

Temp differential not taken due to low temp outside. Temps below 60 degrees prevent testing condensers in cool mode to prevent damage to the system.

Condensate system: • Discharges to exterior

Observations & Recommendations

RECOMMENDATIONS \ General

24. Condition: • Recommend annual servicing by a professional HVAC company. This will increase the life of the entire HVAC system by keeping critical areas clean and ensure worn components are identified. Systems that are not cleaned regularly are more prone to failure and/or increased heating and cooling costs. Additionally, recommend owner/occupant replace return filter monthly.

Task: Service component,

Time: Regular maintenance

25. Condition: • [Condenser has leaves/debris](#)

Condenser (air conditioner) is not protected from leaves and debris. Recommend condenser be covered with an appropriate screen to prevent leaves from entering condenser housing. The following link is a suggestion of the type of screen recommended and selecting your appropriate size.

Task: Protect, Clean,

Time: As soon as possible,



AIR CONDITIONING \ General notes

26. Condition: • Air handler has biological / organic growth inside cabinet

COOLING & HEAT PUMP

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

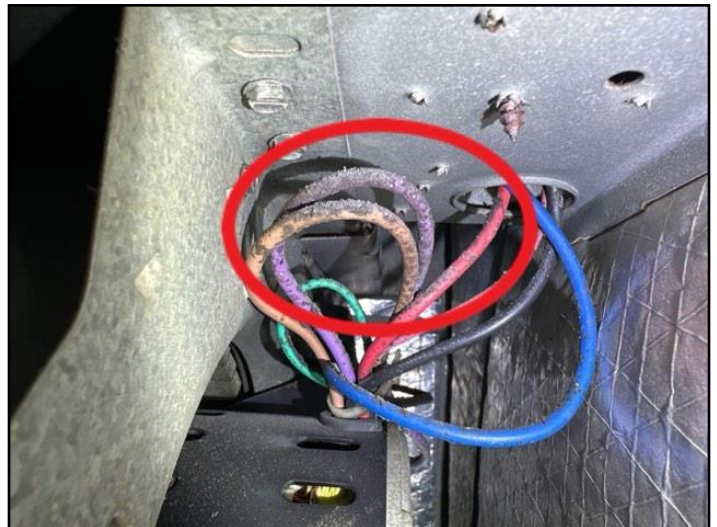
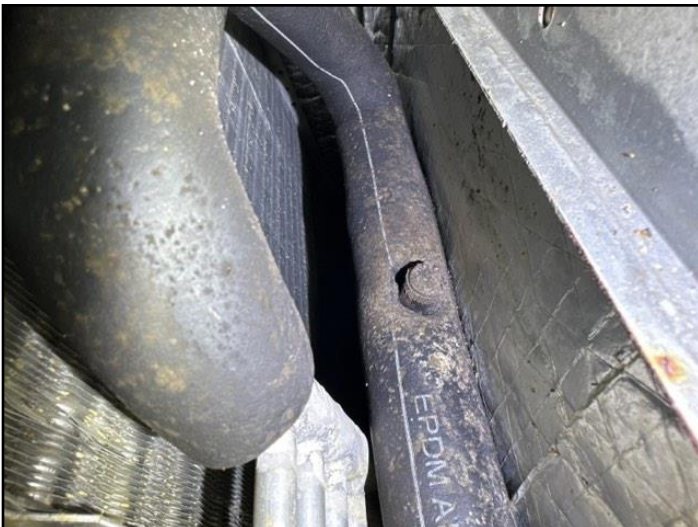
INTERIOR

REFERENCE

A biological/organic growth was discovered inside the HVAC system. This is common for this climate area but we do not test for biological substances as part of an inspection unless specifically requested. Recommend a thorough cleaning of all air handler components and ducts before occupying residence.

Task: Clean by HVAC Technician

Time: Immediate



AIR CONDITIONING \ Ducts, registers and grilles

27. Condition: • Undersized

Due to the size of the duct supplying this room, recommend evaluation by a licensed professional HVAC technician to determine adequacy.

Location: Rear Addition

Task: Further review by qualified expert prior to end of inspection contingency period

Time: As soon as possible,

COOLING & HEAT PUMP

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



28. Condition: • Vent damaged or painted closed- will not open

Location: Kitchen

Task: Repair or replace,

Time: As soon as possible,



Inspections & Limitations

Inspection limited/prevented by: • Low outdoor temperatures prevented testing in cooling mode to prevent damage to unit.

Not included as part of a building inspection: • Adequacy of the Heating & Cooling system is not included during a regular home inspection as this requires special equipment and calculations. If there is a concern about the adequacy or efficiency of the system, contact an HVAC technician familiar with HVAC balancing to determine the cause and provide repair options.

INSULATION AND VENTILATION

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

General System Info

General: • The inspector shall inspect: Insulation and vapor retarders in unfinished spaces if accessible, ventilation of attics and foundation areas, kitchen, bathroom, laundry, and similar exhaust systems and clothes dryer exhaust systems if accessible. The inspector will describe type of insulation and vapor retarders in unfinished spaces if visible and absence of insulation in unfinished spaces at conditioned surfaces. The inspector is NOT required to disturb any insulation.

Attic/roof insulation material: • Blown in Cellulose

Attic/roof ventilation: • Soffit & Gable vents

Observations & Recommendations

ATTIC/ ROOF/ CRAWLSPACE \ Access Hatch/ Door

29. Condition: • Damaged

Attic door damaged- Replace with better material

Task: Repair or replace,

Time: Immediate,



Inspections & Limitations

Attic inspection performed: • From access hatch due to clearance issues or obstructions

General System Info

General: • The inspector shall observe interior water supply and distribution system (including: piping materials, supports, and insulation), fixtures and faucets, functional flow, leaks, cross connections, interior drain, waste, and vent system (including traps, drain, waste, and vent piping), piping supports, pipe insulation, leaks, functional drainage, hot water systems (including water heating equipment), normal operating controls, automatic safety controls, chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and sump pumps. The 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 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 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, onsite water supply quantity and quality, onsite 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. Water damage noted anywhere in this report is recommended to be fully evaluated to identify damaged structure that requires immediate repair. Water entry in any area of the home can cause hidden water damage inside walls, ceilings, the attic, under or behind cabinets, under floors etc. Water damage inside walls can promote bacterial growth and cause additional health issues.

Water supply source: • Public

Supply piping in building (Visible): • CPVC • Copper

Main water shut off valve at the:

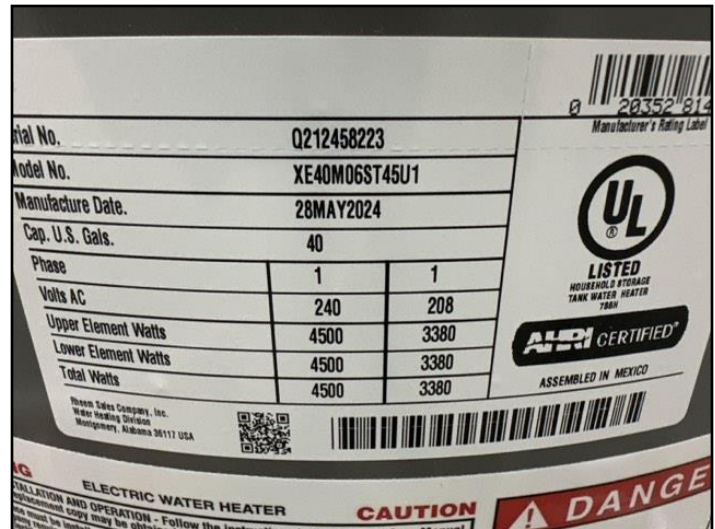
- Exterior wall



Main water shutoff valve

Water heater type:

- [Conventional](#)



Water heater fuel/energy source: • Electric

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age:

- 1 year



Water heater typical life expectancy: • 10 to 15 years • [Water heaters should be flushed annually to remove sediment.](#)

All water heaters accumulate sediment in the bottom which reduces efficiency and the overall life of the unit. The link in this section is a How To on draining an electric water heater. Draining a gas water heater is the same after setting the gas valve to pilot, vacation mode or off and following instructions on the unit for reigniting the pilot when complete.

Waste disposal system: • Septic system:

Septic systems are not included in a typical home inspection. These require the tank to be pumped to inspect the integrity of the tank itself. Recommend a full inspection of the system prior to end of inspection contingency.

Waste and vent piping in building (Visible):

- PVC

- [Cast iron](#)



Observations & Recommendations

SUPPLY PLUMBING \ Water supply piping in building

30. Condition: • Unsupported/ not professionally installed

Supply piping is required to be properly installed and supported to prevent movement resulting in damage to the structure.

Location: Laundry room

Task: Repair, 4-POINT FAILURE

Time: Immediate,



31. Condition: • Copper pipe damaged/kinked

Laundry supply pipe damaged, kinked and twisted from prior improper use/installation.

Location: Laundry room

Task: Repair, 4-POINT FAILURE

Time: Immediate



Pipe damaged- requires repair

WATER HEATER \ Tank

32. Condition: • Water heater drain pan not plumbed outside home/ unit

Drain pan not plumbed outside the home/ unit to prevent water damage to structure. Although not required if previously installed without a pan, it is recommended to add a drain line that extends outside the structure to prevent future damage if system fails.

Recommend installing a water alarm until an exterior drain can be installed. Below is a link to an alarm that may fit your needs. Consult a plumber for proper installation if you are not comfortable with this install.

<https://leakking.com/products/product-3>

Location: Water heater closet

Task: Correct

Time: As soon as possible,



WASTE PLUMBING \ Drain piping - installation

33. Condition: • Not properly connected at wall/drain

Location: Bathroom

Task: Repair, 4-POINT FAILURE

Time: Immediate,



WASTE PLUMBING \ Drain piping - performance

34. Condition: • Drain Leak

Location: Kitchen

Task: Repair, 4-POINT FAILURE

Time: Immediate,

**35. Condition:** • Cast iron pipes present - Recommend drain scope

Cast iron drain piping is present in this home. This material is known to corrode from the inside out, fail over time and cause repeated backups and damage to structures. Although PVC pipe may be connected at some point in the system, many times it may be connected to the original cast iron pipe originally installed.

For this reason it is recommended a sewer scope of drains be performed to ensure integrity of the drains and prevent future damage.

A reliable sewer scope with video and a recommendation can be obtained by calling Curt Arnold (813) 469-7443.

Task: Further review by qualified expert prior to end of inspection contingency period

WASTE PLUMBING \ Traps - installation**36. Condition:** • P-Trap missing/ not installed

Traps are required on all drains to prevent dangerous/flammable sewer gases from entering the home.

Location: Laundry Room

Task: Repair, 4-POINT FAILURE

Time: Immediate,



Inspections & Limitations

Items excluded from a building inspection:

- Water quality is not determined during a home inspection. Recommend providing a sample to a local lab if quality is a concern.
- Concealed plumbing (supply, waste and vent plumbing underground, inside walls, slabs, inaccessible areas of an attic and or crawlspace made up of but not limited to cast iron, orangeburg or other antiquated pipe) is excluded from a home inspection. If you suspect an issue with any concealed plumbing, recommend a sewer scope of system to determine cause.
- Septic systems (tank & drain field) require a very specific process to inspect and therefore, were not inspected.

No determination of overall septic system effectiveness is provided in this report. Every effort was taken to inspect the efficiency of drain lines by running water in sinks, tubs, and flushing toilets repeatedly test the system and perform a basic test of the drain lines. Any mention of testing any portion of the septic system in this report is done as a courtesy for the client and does not constitute a qualified tank and drain field inspection in any form. Any future issues with the septic system are not the responsibility of Handy Vet Inspections.



General System Info

General: • The inspector shall inspect entryway doors, windows, interior doors, garage doors, walls, ceiling, floors, steps, stairways, balconies, railings, countertops and a representative number of installed cabinets. The inspector shall inspect installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. The inspector shall operate all entryway and interior doors and a representative number of windows, operate garage doors manually or by using permanently installed controls for any garage door operator, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The inspector shall report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is NOT required to observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatment, central vacuum systems, recreational facilities, installed and free-standing kitchen and laundry appliances, appliance thermostats including their calibration, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance, operate, or confirm the operation of every control and feature of an inspected appliance.

Observations & Recommendations

RECOMMENDATIONS \ General

37. Condition: • [Recommend Smoke/ Carbon Monoxide detector replacement / upgrade](#)

Smoke detector ages are not determined during a home inspection but should be replaced every 10 years and Carbon Monoxide detectors every 6 years. Replacing all smoke and/or Carbon Monoxide detectors throughout the home is recommended to best protect occupants and the investment translates to a safer home. All detectors should be tested monthly to ensure operation. If gas appliances are used within the home, recommend installation of carbon monoxide alarms as well.

Recommended locations for alarms is one Carbon Monoxide alarm at the garage entrance, one combination alarm outside all bedrooms and one in each bedroom for best coverage. There are combination Smoke & Carbon Monoxide Alarms available.

Task: Replace, Upgrade,

Time: As soon as possible,

WALLS \ Plaster, drywall or stone/ tile

38. Condition: • Damaged

Walls and baseboard have signs of previous damage/repair. No active moisture found during inspection with thermal camera or moisture meter. Recommend replacement of all damaged material.

Additional water damage may be present that can only be seen when removing material for repair.

Location: Right Rear Bedroom

Task: Repair,

Time: As soon as possible,

INTERIOR

Report No. 1579

Pomander Avenue, New Port Richey, FL January 15, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



CARPENTRY \ Cabinets

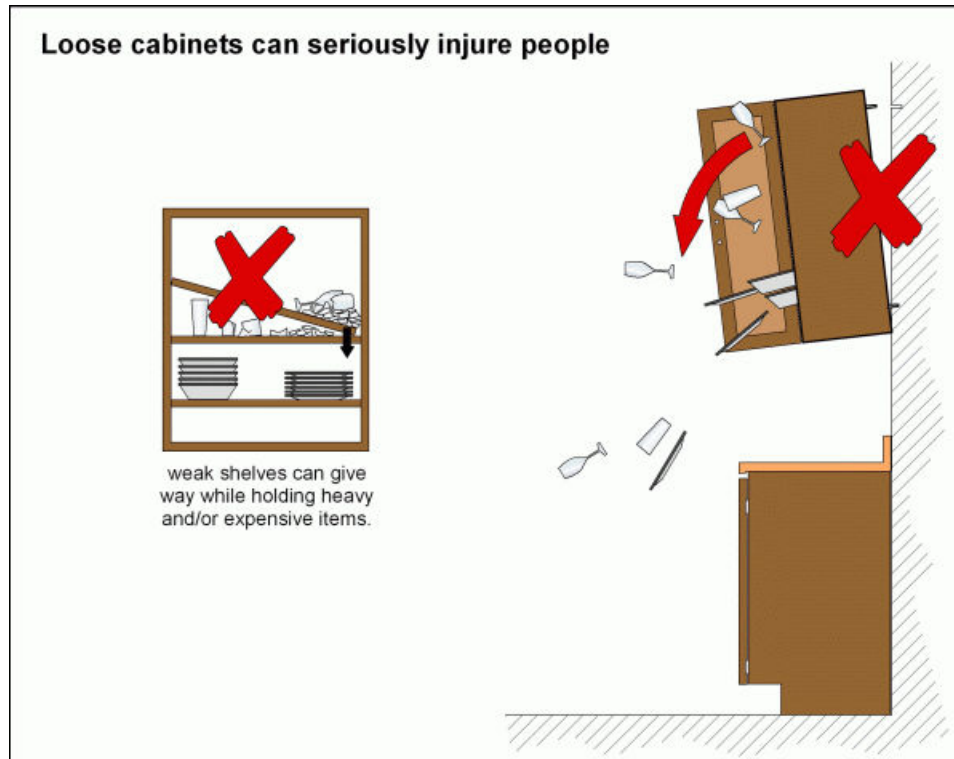
39. Condition: • Cabinet improperly installed

One or more cabinet(s) secured to wall without washers on the screws. Replace with proper screws or remove screws one at a time and add washers to prevent cabinet from falling when loaded.

Location: Kitchen

Task: Repair,

Time: Immediate,





40. Condition: • Water damaged cabinet- organic substance present

Possible Organic substance present due to previous water damage under cabinet. All effected materials should be replaced and framing cleaned. Be advised, additional damaged material may be hidden and only visible when opened for repair.

Location: Kitchen

Task: Replace,

Time: As soon as possible,



EXHAUST FANS \ General notes

41. Condition: • Bathroom vent/ exhaust fan inop

Location: Hallway Bathroom

Task: Repair or Replace,

Time: Immediate,



APPLIANCES \ Range

42. Condition: • Anti-tip device missing

Anti-Tip devices mount under the stove/range and prevent it from tipping over causing severe injury. Recommend installing an anti-tip device to protect occupants.

Location: Kitchen

Task: Correct, Protect,

Time: Immediate,



APPLIANCES \ Dryer

43. Condition: • Dryers and ducts require periodic cleaning to prevent potential fires

Dryers are one of the most overlooked systems in a home when it comes to cleaning because the most important part can't be seen. Dryer screens, internal components and ducts, regardless of length require regular cleaning to prevent clogs and a potential fire hazard. Lint is extremely flammable and if allowed to build up may ignite under the right conditions, damaging the structure and injuring occupants. Recommend an immediate cleaning of the entire system prior to occupying and a regular cleaning thereafter.

Task: Clean,

Time: Regular maintenance

Inspections & Limitations

Inspection limited/prevented by: • Inspection limited by occupant's personal items, storage and or furniture. Personal items and furniture are not moved during an inspection. These items may cover a defect that should be identified during a pre-closing walk through.

Not included as part of a building inspection: • Window seals are not inspected. Windows with double or triple paned glass are typically sealed with an inert gas inside to assist in insulating the inside living space. These seals may fail with no indication of failure. There is no method of testing the seal during an inspection. If the window is clouded or discolored this is a sign of seal failure and if visible at the time of the inspection the defect will be noted in the report. If you see clouding or discoloring at a later date consult a licensed window installer for repair or replacement options. • Vermin, including wood destroying organisms. • Security systems and intercoms

Appliances: • Appliances are inspected using basic operating controls and not evaluated for effectiveness. Dish and Clothes Washer's are inspected using normal controls and are not run through an entire cycle, but only operated to determine temperature/ basic fill and drain functions. Refrigerators are inspected to ensure the separate areas are operating and installed ice and water dispensers are operating. Refrigerators are not moved to determine water valve status/condition. Permanently installed appliances include clothes dryers, microwaves, ovens, cooktop ranges, freestanding stoves etc and are only operated to determine if the elements work, they are not inspected to determine effectiveness. Freestanding microwaves or toaster ovens are not included in a home inspection.

Disconnected appliances: breakers and disconnected plugs are not turned on/connected and are excluded from inspection.

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS