Just Right Home Inspections, LLC

Home Inspection Report

27th Ave St Rd, Ocala, Fl 34471
Inspection prepared for: Sample Report
Date of Inspection: 4/15/2022 Time: 12:50-4:30pm
Age of Home: 16 years Size: 4,246st
Weather: Partly cloudy, 81F

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Table Of Contents

Summary and Recommendations 3
Inspection Details 4
General Notes 4-5
Exterior Areas 6-10
Interior Areas 11-12
Attic 13-14
Electric, Heat, Water Heater 15-16
Garage 17-18

We appreciate the opportunity to be of service in conducting this inspection for you! Please carefully read your entire inspection report.
The following report is based on an inspection of the visible, readily available areas of the structure; inspection may be limited by secured panels or areas, weather conditions, vegetation and possessions. Doors, panels, attic access hatches or other areas that are sealed or otherwse secured and cannot be easily opened without tools will not be entered. Crawlspaces and attics with low clearances or blown in insulation above the ceiling joists will not be entered. Electrical service panels must have adequate clearance for access.
This report identifies specific concerns that the inspector feels may need further investigation or repair.
For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. This is especially true for electrical and plumbing repairs. Your inspector will not speculate on estimated costs of repair for any defective items found during the inspection, due to variations in materials costs and labor charges. Please secure repair estimates from qualified and licensed professionals.
Note that this report is a snapshot in time, and conditions in a house can change significantly by the time of closing/possession, especially when the home is occupied! We recommend that you or your representative conduct a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.
Please allow your agent to guide you in addressing recommendations or concerns listed in this report.
A Home Inspection is a *non-invasive* visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the client and inspector.
A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.
A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.
A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.
An inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported, recommended maintenance, or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Summary and Recommendations

On this page you will find a brief summary of any critical or important concerns of the inspection, as they relate to safety and function. The complete list of items noted is found throughout the body of the report, including normal maintenance items. ***Be sure to read your entire report!***
Items in RED would be of critical concern and should definitely be addressed. Examples would be bare electrical wires, active drain leaks, missing shingles or other items that could become potential damage and/or critical safety concerns.
Items in YELLOW would be safety concerns, and should be addressed for the safety of occupants and guests. Examples would be missing handrails, trip hazards, missing or chirping smoke dectectors, etc.
Items in GREEN are maintenance related, and should be addressed at some point to remediate visible defects and/or to prevent future problems. Examples would be cracked concrete or mortar, peeling or missing paint, loose or damaged siding, etc.
Items in BLUE would be general recommendations and information.
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
Note: If there are no comments in **RED** below, there were no ***CRITICAL*** system concerns with this property found at the time of inspection.
As you consider these items and recommendations for your reply to inspection, we recommend you discuss these with your realtor and follow their guidance.

Exterior Areas		
Page 7 Item: 1	Roof	Recommend further evaluation of broken tabs and surface wear by a professional roofer
Interior Areas		
Page 11 Item: 4	Interior Electric	• A run of Romex wire was seen in the garage closet, resting on wire shelving. All branch circuit wiring not in the wall structure should be enclosed in a wire conduit. Recommend remediation by a licensed electrician.
Attic		
Page 13 Item: 1	Attic	• A hole in the foam insulation was seen into the front garage soffit area. Recommend closing the hole to prevent insect or small animal intrusion that may find access through the soffit.
Electric, Heat, Water Heater		
Page 15 Item: 1	Electrical Panel	• Recommend remediation of double tapped breaker by a licensed electrician.

Inspection Details

1. Home Type

Description: Single family dwelling • Two story • Attached garage

2. Attendance

Attendees: Client Present • Client representative present • Owner/Seller present • Seller agent present

3. Occupancy

Condition: Occupied • Access to many items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors were restricted by furniture and personal belongings. Any such items are excluded from this inspection report. • The utilities including electric and water were on at the time of inspection.

General Notes

1. IMPORTANT INFORMATION - PLEASE READ THROUGH

This inspection was completed and performed on this date, and represents the findings at the time of the inspection only. There is no guarantee or implied warranty of any current or future condition of the house structure, its components or systems.

On 15 April, 2022 I inspected the building at the above address, which is a single family structure for the purpose of determining structural integrity and function of basic services. The inspected home is a one story structure. Original construction was completed in 2006. The total living area is 4,246 square feet.

No chronic or continuing settlement foundation problems were found in the house. The basic services including electric and gas were energized and functional at the time of inspection.

Water and sewer service are provided through public utility.

Final Walk-Through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing.

Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection period expires.

Structures that are occupied and fully or partially furnished at the time of the inspection many times prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection. Along with defects that we might not have noted due to such conditions, since the structure is being lived in and used, additional deferred maintenance items may be present.

Personal property - Certain appliances are considered personal property, even when conveying with real estate. Testing, inspection, analysis, or opinion of condition or function of personal property is not within the scope of a home inspection. Such personal property includes, but is not limited to, space heaters, window air conditioners, refrigerators, freezers, washers, dryers, washer/dryer combination units, televisions, stereo systems, and countertop microwave units.

Pre-Owned Homes - We expect homes to be built according to the standard practices and building codes, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building codes.

While this inspection makes every effort to point out safety concerns, it does not inspect for building code compliance.

It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs.

In older homes, the inspector reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. You can expect problems to become apparent as time passes.

The inspector will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past.

Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail randomly and without prior warning.
If we made a recommendation for further evaluation of any item or system, that evaluation should be performed and completed prior to the end of your contingency period.

Exterior Areas

1. Roof

Materials: Asphalt composition shingles, Inspected from ground level with telephoto lens. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection.
Observations:

Roof Disclaimer: While home inspectors are not required to mount and walk the roof, I do make every effort to do so subject to safety conditions, including but not limited to weather conditions, snow/ice covering and slope of roof and accessibility.
We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys and roof penetrations, if accessible and visible.
We are not required to inspect antennae, interiors of flues or chimneys which are not readily available, and other installed accessories. This is not an exhaustive inspection of the roof system according to the manufacturer's specifications or construction codes.
Most of the underlayment is hidden beneath the shingles and, because this inspection is visual, I disclaim any portion of the underlayment that I can't readily can't see.
The buyer should understand that missing or improperly installed underlayment can void any warranty that might be in effect.
Confirming proper fastening would require breaking the bonds of all the adhesive strips to examine all the fasteners, and is beyond the scope of this inspection. This inspector does not inspect fasteners that are not readily visible without disturbing shingles.
It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspections. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.
Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. My inspection will only cover the current, visual condition at the time of inspection. This inspection is not a guarantee that a roof leak in the future will not happen.
There are many factors that can affect the life expectancy or performance of roofing material including, but not limited to manufacture, installation and substrate condition, among others. The buyer/customer must understand that there is no implied statement or warranty of expected service life of the roof remaining through this inspection. This is a report of visual conditions present at the time of inspection only.
Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for any roof leak that occurs beyond the time of this inspection. This is not a warranty or guarantee of the roof system or its components.

The roof over the house was observed from the ground with telephoto lens, and upon the roof via ladder in the front. The structure was observed to be in generally satisfactory condition at the time of inspection. Some areas of surface wear with some exposure of fiberglass fibers as well as broken, shifted tabs were noted. Recommend further evaluation by a professional roofer.
The shingles are composed of asphalt and fiberglass materials that are impregnated with mineral granules that are designed to deflect the deteriorating ultraviolet rays of the sun. The most common of these roofs are warranted by the manufacturer to last from fifteen to twenty-five years. The actual service life of a roof will vary, depending on a number of inter-related factors including the quality of material, environmental conditions and the method of installation. Regular maintenance will certainly extend the life of any roof.

Recommend further evaluation of broken tabs and surface wear by a professional roofer

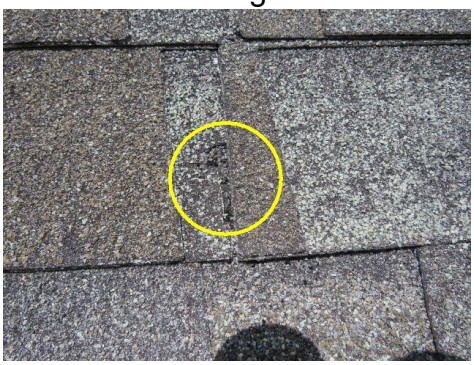
Roof covering condition

Roof covering, vents condition

Roof covering condition

Roof covering condition

Roof covering condition


Broken tab

Broken tabs, surface wear

Broken tabs, surface wear

Surface wear, exposed fibers

Broken, loose tabs

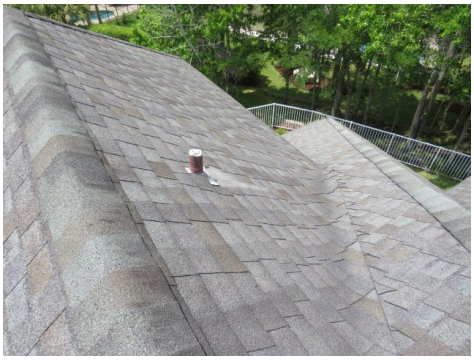
Shingle shift

Surface wear, exposed fibers

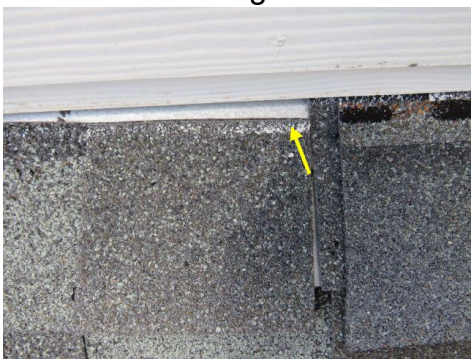
cracked tab

Surface wear

Roof covering condition


Roof covering condition

Roof covering condition


Shifted shingle

Roof covering, vent condition

2. Gutters & Downspouts

Material: Aluminum gutters
Observations:
• Gutters and downspouts are aluminum and appeared to be in generally satisfactory and serviceable condition at the time of inspection.

3. Vents

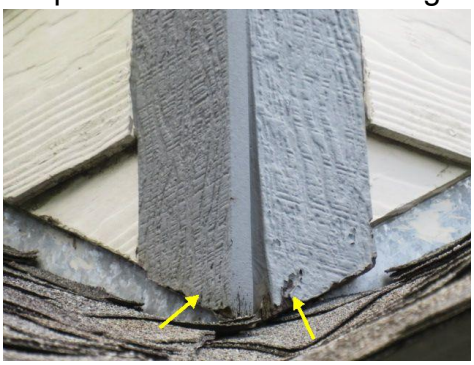
Bath vent

4. Siding

Material: Cement based stucco on the exterior wall surfaces.with stone facade at the front

Observations:

• The cement based stucco appeared to be in generally satisfactory condition at the time of inspection. No visible cracking was seen at the time of inspection.



Apparent decay, corner trim NW rear

Trim decay, front SW corner

Trim decay, front SW corner

5. Fascia and Soffit

Observations:

• The fascia and soffitt appeared to be in generally satisfactory condition at the time of inspection.

6. Doors

Observations:

• The entrance doors were operational and appeared to be in generally satisfactory condition at the time of inspection.

7. Window Condition

Observations:

• The exterior window surfaces appeared to be in generally satisfactory condition at the time of inspection.

8. Drives & Walks

Material: Concrete driveway

Observations:

• The drive way and walk appeared to be in generally satisfactory condition at the time of inspection.

9. Vegetation

Observations:

• Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

10. Electrical, Exterior

Observations:

• The 200 amp meter is located on the garage exterior wall. An exterior ground conductor was secured into the ground.

The 200 amp main disconnect for the garage panel and the 150 amp upstairs panel are located in a panel adjacent to the meter box.

• The exterior outlets had functioning GFCI protected installed. Recommend periodic testing of devices, as they can and sometimes do fail.

Main power disconnects at meter

Main power disconnects to interior panels

11. AC Condenser

Observations:
• There are three heat pump condensers located on the east and west sides of the house and were operational at the time of inspection. The two Lennox units were manufactured in 2006 according to the serial number dating codes and appear to be original to the house. The Rheem unit.was manufactured in 2017 according to the serial number dating code. An additional Misubishe AC unit for the front single garage was also functional at the time of inspection. No date of manufacture could be determined from the data label.
The average, general life span of an AC condenser is about 8-20 years, and should be serviced annually by a qualified technician. No warranty or estimation of the life span of this particular unit is provided through this inspection.
Recommend service by a qualified HVAC service technician before start of each cooling season, especially the Lennox units given their apparent age.

12. Porch Condition

Observations:
• The front porch appeared to be in generally satisfactory condition at the time of inspection.

Interior Areas

1. Floors, Ceilings & Walls

Observations:
• The floors, ceilings and walls appeared to be in generally satisfactory condition at the time of inspection.

2. Doors

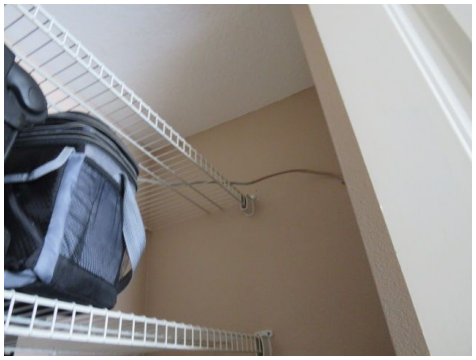
Observations:
• The doors appeared to be in generally satisfactory condition at the time of inspection.

3. Windows

Observations:
• The accessible windows were operated and appeared to be in generally satisfactory condition at the time of inspection.

4. Interior Electric

Observations:
• The visible, accessible electrical items appeared to be in generally satisfactory condition at the time of inspection.
• A run of Romex wire was seen in the garage closet, resting on wire shelving. All branch circuit wiring not in the wall structure should be enclosed in a wire conduit. Recommend remediation by a licensed electrician.



Branch circuit wire out of conduit, garage closet

Branch circuit wire out of conduit, garage closet

5. Bath Conditions

Observations:
• The bathrooms were examined and appeared to be in working condition. Plumbing fixtures were operated and found to be functional.
Water pressure in the sinks, tub and showers was found to be in satisfactory condition with no visible indication of leakage at the time of inspection.

6. Kitchen

Observations:
• The kitchen was examined and appeared to be in generally satisfactory condition. The kitchen cabinets are wood, in satisfactory condition, with no missing or broken hardware noted.
The kitchen counter tops were in satisfactory condition and properly secured. The kitchen floor is tile and appeared to be in satisfactory condition at the time of inspection.
The single bowl sink appeared to be in satisfactory condition. The plumbing fixtures were functional with no visible indication of leakage.
• The electrical service to the kitchen receptacles was found to be grounded wiring, with GFCI protected device over the sink counter.
• The dishwasher was operational at the time of inspection for a cycle with no visible indication of leakage.

7. Laundry

Observations:
• The laundry area is located in a room off the kitchen and garage entry and appeared to be in serviceable condition at the time of the inspection.
The service connections were not visible, with counter top installed above the units.
The washer drain should always be secured to the drain pipe to prevent drain hose blowout and water spillage.
Electric service is provided for the dryer.

8. Fireplaces & Stoves

Observations:
• Gas fireplace in the great room was functional at the time of inspection.

Gas fireplace functional

9. Stairways

Observations:
• The stairways were in generally satisfactory condition at the time of inspection.

10. Smoke detectors

Recommendations:
• Smoke detector batteries should be changed upon home possession.

11. Sunroom/Lanai

Observations:
• The rear screened lanai appeared to be in generally satisfactory condition at the time of inspection.

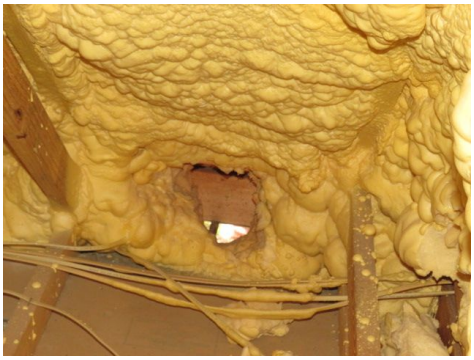
12. Lights/Fans

Observations:
• Ceiling mounted fan/light fixtures were functional at the time of inspection.

Attic

1. Attic

Observations:
• Attics will be entered only if readily accessible and considered safe, including structural constraints. Installed shelving or other obstacles will not be removed, and closed panels requiring tools to open may not be removed. Blown-in insulation above ceiling joists will not be disturbed.
• The garage and west side attic areas were accessible through a pull down ladder in the garage. The visible structure appeared to be in generally satisfactory condition at the time of inspection. The roof deck was coated with spray foam insulation, except for a small area above the pull down ladder, and could not be evaluated.
• The main attic was accessible through a scuttle opening in the upstairs west bedroom closet. The visible structure appeared to be in generally satisfactory condition at the time of inspection. The roof deck was coated with spray foam insulation and could not be evaluated.
• A hole in the foam insulation was seen into the front garage soffit area. Recommend closing the hole to prevent insect or small animal intrusion that may find access through the soffit.


Insulation hole to SE front soffit

Foam insulation, bath vent to exterior

Structure, insulation

HVAC ducts

Structure HVAC ducts

Structure, Spray foam insulation

Spray foam insulation, structure

Spray foam insulation, structure

2. Roof Deck

Materials: 2x4, 2x6 rafters with 2x4 trusses and 2x4 ceiling joists at 24" OC.
Observations:
• The visible truss structure appeared to be in generally satisfactory condition at the time of inspection.

Spray foam insulation

Spray foam insulation

3. Insulation

Materials: Spray foam application
Observations:
• Spray foam insulation has been applied to the roof deck sheathing and rafter, and the structure materials could not be evaluated.

Spray foam insulation

Spray foam insulation

Spray foam insulation

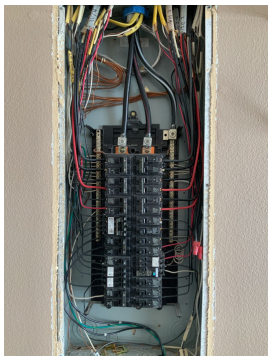
4. Vent Condition

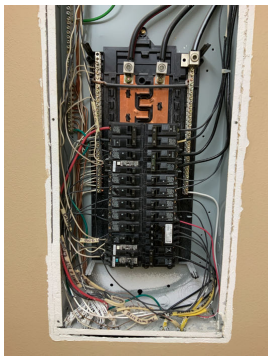
Observations:
• Attic venting was blocked by the spray foam insulation.

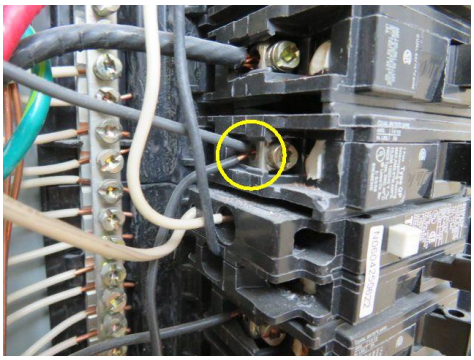
Electric, Heat, Water Heater

1. Electrical Panel

Service: 200 amp underground Service, Main Disconnects in panel box adjacent to the meter.
Observations:
• The Siemens manufactured, 200 amp electrical service panel in the garage had 27 branch circuit breakers. The panel exterior appeared to be in satisfactory condition at the time of inspection. The Siemens manufactured, 150 amp electrical service panel in the upstairs eave room had 22 branch circuit breakers. The panel exterior appeared to be in satisfactory condition at the time of inspection.
• Double tapped breaker inside 2nd floor service panel (more than one electrical conductor attached to a breaker). This is not standard practice, and may cause overheating or even an electrical fire. Double tapping and lugging can create hot spots on breakers and neutral bars if they are not tightened to the correct torque--especially if two different size conductors are used. If the double tap or lug becomes loose, it begins to arc. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.
• Recommend remediation of double tapped breaker by a licensed electrician.

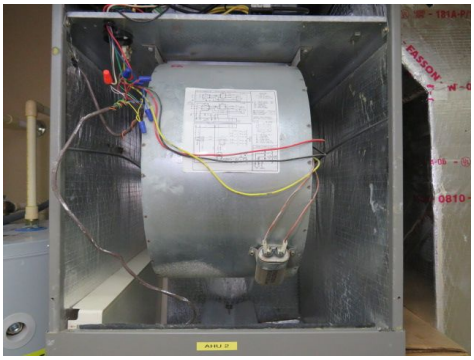

Garage panel interior


Upstairs panel interior


Double tapped breaker in upstairs panel

2. HVAC Unit

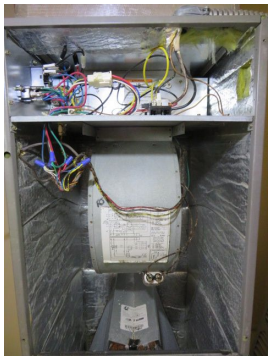
Observations:
• There are three forced air electric heat pump air handlers instead in the garage attic and upstairs closets.and were operational at the time of inspection. The Lennox unit in the upstairs eave room was manufactured in 2006 according to the serial number dating code. The #3 unit in the north bedroom closet was missing the data label and date of manufacture could not be determined. The Rheem unit off the garage attic was manufactured in 2017 according to the serial number dating code.
The average, general life span of a heat pump is about 10-15 years, and should be serviced annually by a qualified technician. No warranty or estimation of the life span of this particular unit is provided through this inspection.
However, given the apparent age of the Lennox units, evaluation and service by a qualified technician is recommended at closing/possession.


2nd floor handler fan unit interior

2nd floor handler fan unit interior

2nd floor handler A coil unit

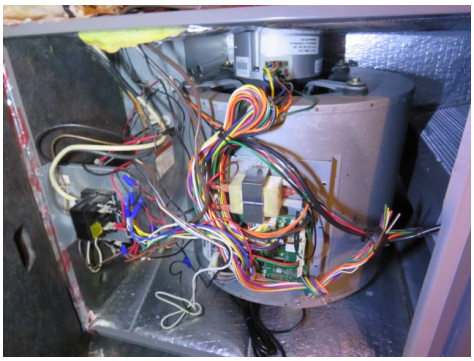
2nd floor handler A coil unit


2nd floor #3 handler fan, control unit

2nd floor #3 handler A coil unit

2nd floor #3 handler A coil unit

Air handler off garage attic


Fan unit, controls

3. Ducting

Observations:
• HVAC ducting is located in the attic

4. Water Heater

Observations:
• Domestic hot water is produced by two electric fired water heater that are installed in the garage and the upstairs eave room
The State 55 gallon units were manufactured in 2016 according to the unit serial number dating codes.The units were operational at the time of inspection.
A pressure relief valve is present on each unit with extension tubes installed.
The average general life span of a water heater is approx. 8-12 years. No estimation or warranty of the lifespan of these particular units is made through this inspection.

Garage

1. Garage

Observations:
• The attached 2 and 3 car garages were inspected and appeared to be in generally satisfactory condition at the time of inspection.

2. Door

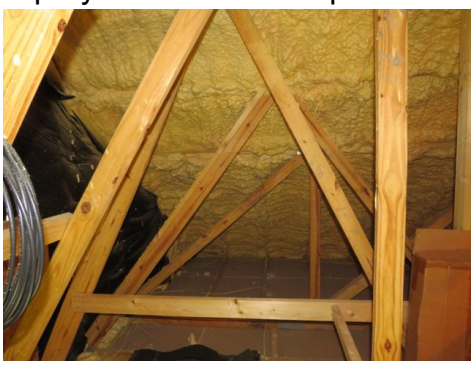
Observations:
• The garage doors were operated with a wall button. The doors functioned normally, with electronic safety reversal systems in place and functional.

3. Electric

Observations:
• Garage outlets were grounded with GFCI protection.

4. Attic

Materials: 2x6 rafters and 2x4 ceiling joists at 24" OC.
Observations:
• The garage attic appeared to be in generally satisfactory condition at the time of inspection. Spray foam insulation prevented view of the roof deck material and rafters.


Garage attic structure

Garage attic structure

Garage attic structure

Garage attic roof structure

5. Interior

Observations:
• The garage interior walls and ceiling were fully finished or insulated, and the wall and ceiling framing could not be observed in these areas.