



Sonshine HI

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PROPERTY ADDRESS:

5113 Zachary Boulevard , Pensacola, Florida 32526

House | 2518 sqft | 4 bedrooms | 2 bathrooms | Year Built 2002



INSPECTED BY:

Dan Rosales



COMPANY:

Sonshine HI



10794 Country Ostrich Drive Pensacola, Florida 32534



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Report

Report Summary

Summary of Findings

Statuses:

Comments

Defects

Only minor defects found

No major defects were found. Although there exists a few minor defects of moderate concern. Eight windows were found to be foggy and dirty. They are identified & listed further down herein this report. Recommend professional window cleaning & gas refill. The gas service was turned off to the house, therefore the following components were not tested; gas furnace, gas chimney, gas powered water heater. The trim work for the rear storm door is faulty and detached from the door jamb. Recommend handyman door repair. Lastly, the pull down attic stairs are broken at the hinge closest to the floor. Recommend attic stair(s) replacement by handyman.

Severity Level: recommendation



Roof

Roof Covering Materials

Statuses: Inspected

Type of Roof Covering

Asphalt Shingle

Viewed From

Eaves, Ladder

Comments

Roof covering

Architectural shingle in good condition.



Defects

Vents, Flashing, Skylights, Chimney and other Roof Penetrations

Statuses: Inspected

Viewed From

Ladder

Comments

Roof penetrations

Roof penetrations are in good condition. Chimney penetrations are in good condition.



Defects

Gutters

Statuses: Inspected

Viewed From

Eaves, Ladder

Comments

Gutters

Gutters are in good condition.



Defects

Downspouts

Statuses: Inspected

Viewed From

Ground Level

Comments

Downspouts

Downspouts are in good condition.



Defects

General structure of the roof

Statuses: Inspected

Viewed From Readily Accessible

Stairs

Comments

Structure of roof

General structure of roof was in good condition



Defects

Exterior

Wall Covering Materials

Statuses: Inspected

Exterior Wall Covering Materials

Masonry, Brick and Stone

Comments

Exterior brick

Exterior brick is in good condition.



Defects

Exterior Doors

Statuses: Inspected

Comments

Exterior doors

Exterior doors are in good condition.



Defects

5113 Zachary Boulevard , Pensacola, Florida 32526

Rear storm door is broken

Rear storm door is falling off the trim when opening. Recommend repair.

Severity Level: recommendation



Porches, patios, decks, balconies and carports

Statuses: Inspected

Comments

Covered patio

Covered patio is in good condition.



Defects

Eaves, soffits and fascia

Statuses: Inspected

Comments

Eaves and soffits

Eaves and soffits are in good condition.



Defects

A representative number of windows

Statuses: Inspected

Comments

Defects

Vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion

Statuses: Inspected

Comments

Vegetation

Palm in front of house is overgrown. Recommend trimming service.



Defects

Basement, Foundation, Crawlspace & Structure

Foundation

Statuses: Inspected

Type of foundation

Slab-On-Grade

Comments

Defects

Heating

Heating System

Statuses: Inspected

Energy Source

Natural Gas

Heating Method

Warm-air

Comments

Unable to test

Unable to test gas furnace due to gas service being turned off.



Defects

Cooling

Cooling System

Statuses: Inspected

Cooling Method

Central air conditioning system

Comments

A/C satisfactory

A/C in good condition.



Defects

Plumbing

Main Water Supply Shut-Off Valve

Statuses: Inaccessible

Type of water supply

Public

Comments

Main Shut-Off Water Valve

Could not locate.

Defects

Main Fuel Supply Shut-Off Valve

Statuses: Inspected

Comments

Natural Gas turned off



Defects

Water Heating Equipment

Statuses: Inspected

Equipment inspected

Energy Source, Venting Connections, Temperature/Pressure Relief (TPR) valves

Comments

Water Heating Equipment

40 Gallon capacity.

Unable to test - natural gas was turned off.



Defects

Interior Water Supply, Fixtures, Faucets

Statuses: Inspected

Comments

Supply lines Fixtures & Faucets

Sink fixtures & faucets are in good condition.



Defects

Toilets

Statuses: Inspected

Comments

Toilets

Toilets are in good working condition.



Defects

Sinks, Tubs and Showers

Statuses: Inspected

Comments

Sinks tubs & showers

Sinks tubs & showers in working condition





Defects

Drain, Waste and Vent System

Statuses: Inspected

Comments

Waste drain & vents

Waste drains & vents are working condition.



Defects

Dryer vent cap - broken

Dryer vent mesh cap is broken. Recommend handyman re-pair dryer vent mesh cap.

Severity Level: maintenance



Electrical

Electric meter and base

Statuses: Inspected

Comments

Service Meter

200 AMPS

Satisfactory Condition



Defects

Service-entrance conductors

Statuses: Inspected

Comments

Service entrance

Underground service entrance conductors in satisfactory condition.



Defects

Main service disconnect

Statuses: Inspected

Comments

Main service disconnect

Main service disconnect in satisfactory condition.



Defects

Panelboards and over-current protection devices (circuit breakers and fuses)

Statuses: Inspected

Comments

Overprotection

Over current protection in working condition.



Defects

Service grounding and bonding

Statuses: Inspected

Comments

Service grounding & bonding

Service is grounded & bonded correctly.



Defects

Switches, lighting fixtures and receptacles

Statuses: Inspected

Comments

Switches Lighting & Receptacles

Switches Lighting & receptacles in working condition.





Defects

All ground-fault circuit interrupter receptacles and circuit breakers

Statuses: Inspected

Comments

GFCI receptacles

GFCI throughout house in working condition



Defects

Smoke and carbon-monoxide detectors

Statuses: Not within scope

Comments

Defects

Wiring

Statuses: Inspected

Type of Wiring

NM (nonmetallic sheathed)

Comments

Wiring

Wiring in working condition

Defects

Fireplace



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Fireplaces and Chimneys

Statuses: Inspected

Type of fireplace

Decorative gas-burning

Comments

Unable to test chimney

Gas service turned off, unable to test, gas burning fireplace.



Defects

Damper doors

Statuses: Inspected

Comments

Damper doors

Damper doors are in good condition.



Defects

Attic, Insulation & Ventilation

Insulation in unfinished spaces

Statuses: Inspected

Type of insulation

Blown-in fiberglass

Locations

Readily accessible areas

Comments

Insulation in attic

Satisfactory insulation depth in attic over living spaces - 18-19 inches.



Defects

Ventilation of unfinished spaces

Statuses: Inspected

Locations

Attics

Comments

Ventilation of unfinished spaces

Ventilation of unfinished spaces is adequate.



Defects

Mechanical exhaust systems

Statuses: Inspected

Locations

Kitchen, Bathrooms, Laundry area

Comments

Kitchen range has recycle fan. Bathroom vents are in good working condition. Laundry vent is through-wall.



Defects

Doors, Windows & Interior

Doors and windows

Statuses: Inspected

Comments

Defects

Foggy milky windows

Windows appear to foggy & dirty. Recommend professional cleaning service and gas refill. The following 8 windows are foggy. Front-3, Front-4, Right-1, Back-1 & Back-3, numbered from left to right at each elevation.

Severity Level: recommendation





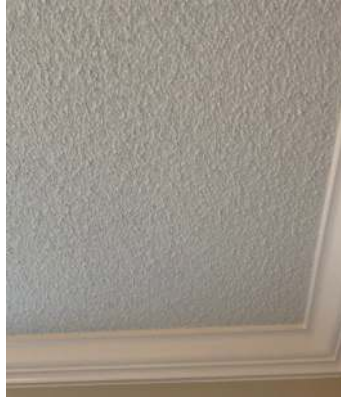
Floors, walls and ceilings

Statuses: Inspected

Comments

Floor walls & ceilings

Floors walls & ceilings in good condition.



Defects

Garage vehicle doors and openers

Statuses: Inspected

Operated

Installed with door opener

Comments

Comments only - garage door

Garage door is working condition. Garage door sensors were tested & resistance tested, both tests passed.



Defects

Optional Systems & Components

Dishwasher

Statuses: Inspected

Comments

Dishwasher

The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.



Defects

Ranges, cooktops and ovens

Statuses: Inspected

Comments

Electric range

All burners and oven operated accordingly.



Defects

Door bell

Statuses: Inspected

Comments

Door bell

Door bell satisfactory condition.



Defects

Gas supply systems

Statuses: Inaccessible

Comments

Gas supply

Gas supply was turned off on day of inspection.



Defects