



DOWNHOME

INSPECTIONS

Inspection Report

Mr. and Mrs. New Home Owner

Property Address:

123 Any Town, FL
12345



Down Home Inspections

**Ronald Helton II HI9300
577 SW Thorne Ln
Fort White, FL 32038
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HI9300**



ASSOCIATE INSPECTOR

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Down Home Inspections

Date: 6/6/2017	Time: 03:00 PM	Report ID
Property:	Customer:	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and Seller, Customer representative

Type of building:

Single Family (2 story)

Approximate age of building:

Under 5 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy, Light Rain, Heavy Rain

Ground/Soil surface condition:

Saturated

Rain in last 3 days:

Yes

Radon Test:

Yes

Water Test:

No

Customer in Attendance:

YES

Down Home Inspections

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Down Home Inspections



Styles & Materials

Roof Covering:

Metal

Viewed roof covering from:

Ground

Sky Light(s):

None

Chimney (exterior):

N/A

Items

1.0 Roof Coverings

Comments: Inspected

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.3 Roof Drainage Systems

Comments: Inspected

[The Inspector recommends gutter and downspouts be added at all applicable locations.](#)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Down Home Inspections



Styles & Materials

Siding Style:

Lap

Siding Material:

Cement-Fiber

Exterior Entry Doors:

Wood

Insulated glass

Appurtenance:

Covered porch

Sidewalk

Driveway:

Concrete

Down Home Inspections

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected

2.1 Doors (Exterior)

Comments: Inspected, Repair or Replace

(1) At the time of the inspection, the bottom lock for the double doors leading from the kitchen to the covered porch is binding. The Inspector recommends repair. Item 1(Picture) Item 2(Picture)



2.1 Item 1(Picture) Lock Binding



2.1 Item 2(Picture)

(2) At the time of the inspection, the bottom lock for the double doors leading from the entry area to the covered porch is binding. The Inspector recommends repair. Item 3(Picture) Item 4(Picture)



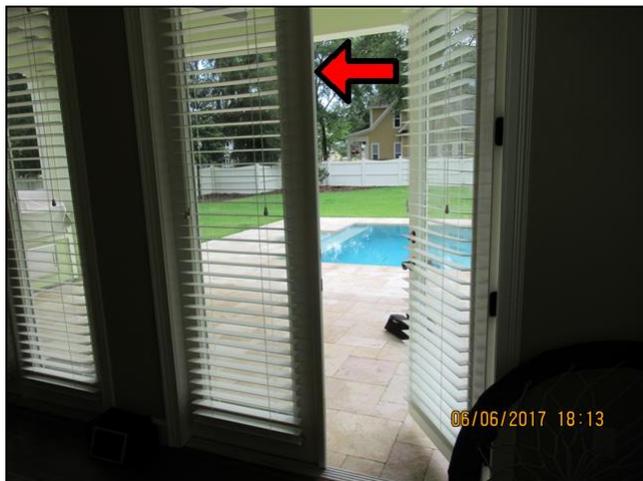
2.1 Item 3(Picture) Lock Binding



2.1 Item 4(Picture)

(3) At the time of the inspection, the top lock for the double doors on the right leading from the cabana to the pool area is binding. There is also some damage to the header board where the pin lock engages at the top. The Inspector recommends repair. Item 5(Picture) Item 6(Picture)

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2.1 Item 5(Picture) Binding Lock



2.1 Item 6(Picture) Header Board Damage

2.2 Windows

Comments: Inspected

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected, Repair or Replace

(1) At the time of the inspection, the base boards for the columns outside of the entryway double doors have some separation. The Inspector recommends an adding some sealant to help prevent moisture intrusion. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture)

Down Home Inspections



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)

(2) At the time of the inspection, the corner of the steps that lead into the master suite is chipped off. The Inspector recommends repair. Item 5(Picture) Item 6(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

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2.5 Eaves, Soffits and Fascias

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

GENIE

Items

3.0 Garage Ceilings

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage walls.

3.2 Garage Floor

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floors.

3.3 Garage Door (s)

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage doors.

3.4 Occupant Door (from garage to inside of home)

Comments: Inspected

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

The garage door will reverse when met with resistance.

The sensors are in place for garage door and will reverse the door. Item 1(Picture) Item 2(Picture)

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3.5 Item 1(Picture)



3.5 Item 2(Picture)

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Kitchen



Dining Room



Entry



Half Bath



Living Room



Master Bedroom

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Master Bath



Laundry Room



Second Floor Hall



Second Floor Hal



Second Floor Hall



Bedroom #1

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Bedroom #1 Bath



Bedroom #2



Hall Bath



Bedroom #3



Loft Area



Cabana Room

Down Home Inspections



Cabana Half Bath



Cabana Bedroom



Cabana Bedroom Bath

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board
Wood

Floor Covering(s):

Carpet
Tile
Wood

Interior Doors:

Masonite
Raised panel

Window Types:

Thermal/Insulated
Single-hung
Tilt feature

Window Manufacturer:

YKK AP

Cabinetry:

Wood

Countertop:

Granite

Items

4.0 Ceilings

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home ceilings.

4.1 Walls

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walls.

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4.2 Floors

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home floors.

4.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home steps, stairways, balconies or railings.

4.4 Counters and Cabinets (representative number)

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home cabinets and counter tops.

4.5 Doors (representative number)

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home doors.

4.6 Windows (representative number)

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home windows.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: Slab
Wall Structure: Wood	Columns or Piers: Supporting walls	Ceiling Structure: 4" or better
Roof Structure: Engineered wood trusses Lateral bracing Sheathing	Roof-Type: Gable	Method used to observe attic: Walked
Attic info: Attic access Storage Light in attic Attic hatch		

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

5.1 Walls (Structural)

Comments: Inspected

5.2 Columns or Piers

Comments: Inspected

5.3 Floors (Structural)

Comments: Inspected

5.4 Ceilings (Structural)

Comments: Inspected

5.5 Roof Structure and Attic

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home 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 home 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 home 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; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the foundation for proper sizing, design, or use of proper materials.



Styles & Materials

Water Source:

Public

Plumbing Water Distribution (inside home):

CPVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Location:

Exterior Wall

Water Filters:

None

Washer Drain Size:

Not visible

Water Heater Capacity:

Tankless

Plumbing Water Supply (into home):

Not visible

Plumbing Waste:

PVC

Manufacturer:

RHEEM
RINNAI

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Items

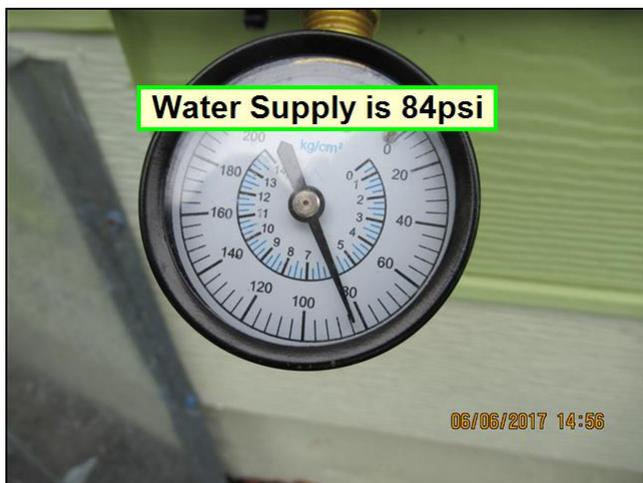
6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

6.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

This is for your information. The water pressure supplied to the home is 84 psi. Acceptable water pressure is between 40 and 90 psi. Item 1(Picture)



6.1 Item 1(Picture) Water Supply Pressure

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

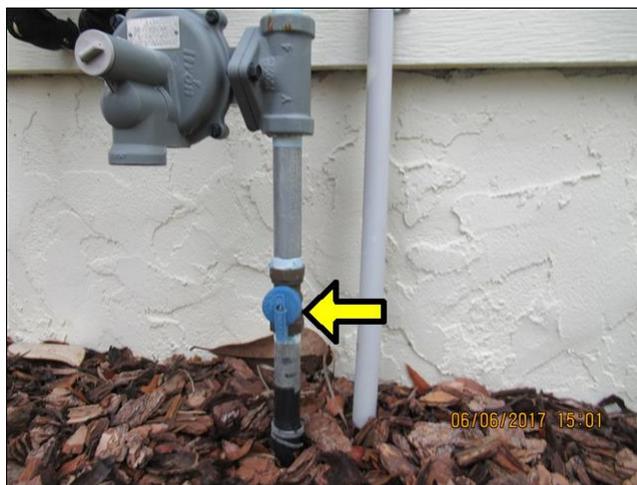
Comments: Inspected

The cabana has its own tankless water heater. The gas shut off valve for this component is located on the service line.

Item 1(Picture) Item 2(Picture)



6.2 Item 1(Picture) Tankless Water Heater



6.2 Item 2(Picture) Shut Off Valve

6.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main water shut-off valve is located in the meter box out by the street. The Inspector recommends you become familiar with its location and operation in the event of an emergency. You can purchase a "water key" at any of the home improvement stores. This tool is the quickest and easiest way to turn the water on and off. Item 1(Picture)

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6.3 Item 1(Picture) Water Meter

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

6.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside. Item 1(Picture) Item 2(Picture)



6.5 Item 1(Picture)



6.5 Item 2(Picture)

6.6 Sump Pump

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:

Below ground
Copper
220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

7.0 Service Entrance Conductors

Comments: Inspected

Down Home Inspections

Power company service cables fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

(1) Power company service cables fed a load center service panel containing the main disconnect and breakers that protect and control power to branch circuits. The service panel is located in the garage. The service disconnect is rated at 200 amps. Item 1(Picture)



7.1 Item 1(Picture) Main Disconnect

(2) The Inspector recommends that all the circuits for the cabana be added to the label. Item 2(Picture)



7.1 Item 2(Picture)

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Inspected

(1) At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel. Item 2(Picture)

Down Home Inspections



7.2 Item 1(Picture) Circuit Breakers

(2) At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel for the Cabana. Item 1(Picture)



7.2 Item 2(Picture) Cabana Service Panel

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

(1) The light bulb above the hallway in the cabana needs to be replaced. Also, the light bulbs on the exterior on both sides of the back door of the cabana need to be replaced. Electrical current was detected going to these fixtures. Item 1(Picture) Item 2(Picture) Item 3(Picture)

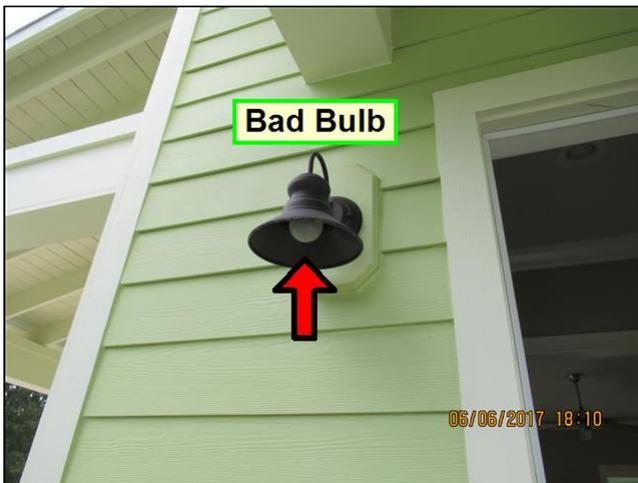
Down Home Inspections



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)

(2) The light bulb above the stair way area for the cabana needs to be replaced. Item 4(Picture)



7.3 Item 4(Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected, Repair or Replace

Down Home Inspections

(1) The GFCI reset for the kitchen counter receptacles to the right of the range is located in the electrical service panel in the garage. Item 1(Picture)



7.4 Item 1(Picture)

(2) At the time of the inspection, the wall receptacle at the base of the stairs of the cabana is not GFCI protected. The receptacle did not respond to testers. The Inspector recommends an evaluation by a licensed electrical contractor to determine the cost of repair. Item 2(Picture)



7.4 Item 2(Picture) Not GFCI Protected

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

The GFCI receptacle with the reset switch on it is located in the cabinet to the left of the dual sinks in the master bath. Item 1(Picture)

Down Home Inspections



7.5 Item 1(Picture)

7.6 Location of Main and Distribution Panels

Comments: Inspected

(1) The main electrical panel is located on the wall in the garage. Item 1(Picture)



7.6 Item 1(Picture)

(2) The sub panel for the cabana is located on the exterior wall. Item 2(Picture)



7.6 Item 2(Picture)

(3) The sub panel for the pool equipment is located on the exterior wall. Item 3(Picture)

Down Home Inspections



7.6 Item 3(Picture)

7.7 Smoke Detectors

Comments: Inspected

The Inspector recommends changing the batteries in all the smoke detectors so you know for sure when they were last replaced.

7.8 Carbon Monoxide Detectors

Comments: Not Inspected

7.9 Door Bell

Comments: Inspected

The doorbell responded to the switch at the time of the inspection. Item 1(Picture)



7.9 Item 1(Picture) Door Bell Switch

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

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



Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX	Ductwork: Insulated Located in the attic	Filter Type: Disposable
Filter Size: 20x24	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity

Down Home Inspections

Central Air Manufacturer:

LENNOX

Number of AC Only Units:

None

Items

8.0 Heating Equipment

Comments: Inspected

The condenser part of the heat pump system was manufactured in 2011. Item 1(Picture)



8.0 Item 1(Picture)

8.1 Normal Operating Controls

Comments: Inspected

8.2 Automatic Safety Controls

Comments: Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

(1) [The evaporator coil is clean and undamaged.](#) Item 1(Picture) Item 2(Picture) Item 3(Picture)

Down Home Inspections



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)

(2) The air filter is clean. It is very important that the filter be changed at least every 30 days. Make sure the arrow on the filter is pointing in the direction the air flow is going. Item 4(Picture) Item 5(Picture)



8.3 Item 4(Picture)



8.3 Item 5(Picture)

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

Down Home Inspections

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

8.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present

8.8 Cooling and Air Handler Equipment

Comments: Inspected

(1) A condensate overflow warning/shutoff device is installed under the air handler equipment in the attic. If this device is activated the unit will stop working to prevent a water overflow incident. Item 8(Picture)



8.8 Item 1(Picture)

(2) The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 51 degrees, and the return air temperature was 71 degrees. This indicates the range in temperature drop is normal. Item 9(Picture) Item 10(Picture)



8.8 Item 2(Picture) Supply Air



8.8 Item 3(Picture) Return Air

(3) The HVAC system for the cabana is a 3 ton unit that is capable of operating up to eight zones. It controls two zones in the cabana. It is split up simply by lower and upper floors. There are two ceiling recessed air handlers. One in the downstairs cabana room and the other in the upstairs bedroom. The thermostat is located near the door to that opens near the stairs. Item 1(Picture) Item 2(Picture) Item 3(Picture)

Down Home Inspections



8.8 Item 4(Picture) Condenser



8.8 Item 5(Picture) Air Handler



8.8 Item 6(Picture) Thermostat

(4) There is a whole house dehumidifier installed in the cabana. This system is located in the attic above the cabana bedroom upstairs. The controls for it are on the wall of the cabana room near the entrance to the bathroom. Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture)

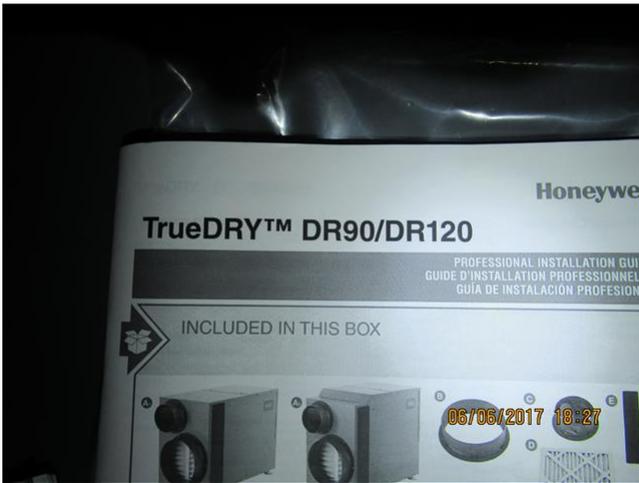
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8.8 Item 7(Picture) Dehumidifier



8.8 Item 8(Picture) Operation Manual



8.8 Item 9(Picture) Installation Manual



8.8 Item 10(Picture) Wall Control

(5) There is a zone monitor on the wall in the closet with the air handler. You can monitor which zone is currently being conditioned with this. Item 11(Picture)



8.8 Item 11(Picture) Zone Monitor

8.9 Normal Operating Controls

Comments: Inspected

Down Home Inspections

- (1) The thermostat for the downstairs zone is located on the wall in the hallway that leads to the master suite. Item 1(Picture)



8.9 Item 1(Picture) Thermostat

- (2) The thermostat for the upstairs zone is located on the wall between the hall bath and air handler closet. Item 2(Picture)



8.9 Item 2(Picture)

8.10 Presence of Installed Cooling Source in Each Room

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Down Home Inspections

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Cellulose
R-19 or better

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

Fan only
Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Unknown

Floor System Insulation:

NONE

Items

9.0 Insulation in Attic

Comments: Inspected

9.1 Insulation Under Floor System

Comments: Not Present

9.2 Vapor Retarders (in Crawlspace or basement)

Comments: Not Present

9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected, Repair or Replace

One of the boards for the gable ventilation of the attic on the cabana has become displaced. The Inspector recommends repair. Item 1(Picture) Item 2(Picture)



9.3 Item 1(Picture)



9.3 Item 2(Picture)

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Repair or Replace

(1) The exterior dryer vent guard needs to be cleaned for proper operation. Item 1(Picture)

Down Home Inspections



9.4 Item 1(Picture)

(2) All the bathrooms in the residence had an operable source of ventilation at the time of the inspection.

9.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Down Home Inspections

Styles & Materials

Dishwasher Brand:

KITCHEN AIDE

Disposer Brand:

KITCHEN AIDE

Exhaust/Range hood:

UNKNOWN BRAND

Range/Oven:

KITCHEN AIDE

Built in Microwave:

KITCHEN AIDE

Trash Compactors:

NONE

Refrigerator:

KITCHENAIDE

Washing Machine Brand:

SAMSUNG

Clothes Dryer:

SAMSUNG

Items

10.0 Dishwasher

Comments: Inspected

10.1 Ranges/Ovens/Cooktops

Comments: Inspected, Repair or Replace

At the time of the inspection, the right rear burner goes out when the knob is turned to its lowest setting. The Inspector recommends an evaluation by a licensed contractor to determine the cost of repair. Item 1(Picture) Item 2(Picture)



10.1 Item 1(Picture)



10.1 Item 2(Picture)

10.2 Range Hood (s)

Comments: Inspected

10.3 Trash Compactor

Comments: Not Present

10.4 Food Waste Disposer

Comments: Inspected

10.5 Microwave Cooking Equipment

Comments: Inspected

10.6 Refrigerator

Comments: Inspected

10.7 Washing Machine

Comments: Inspected

10.8 Clothes Dryer

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



DOWNHOME

INSPECTIONS

Down Home Inspections

577 SW Thorne Ln
Fort White, FL 32038
352-514-1925
HI9300

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior



2.1 Doors (Exterior)

Inspected, Repair or Replace

(1) **At the time of the inspection, the bottom lock for the double doors leading from the kitchen to the covered porch is binding. The Inspector recommends repair.** Item 1(Picture) Item 2(Picture)

2. Exterior



2.1 Item 1(Picture) Lock Binding



2.1 Item 2(Picture)

(2) At the time of the inspection, the bottom lock for the double doors leading from the entry area to the covered porch is binding. The Inspector recommends repair. Item 3(Picture) Item 4(Picture)



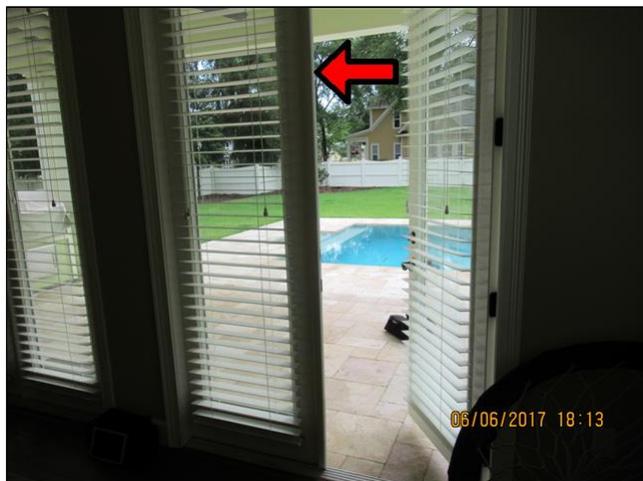
2.1 Item 3(Picture) Lock Binding



2.1 Item 4(Picture)

(3) At the time of the inspection, the top lock for the double doors on the right leading from the cabana to the pool area is binding. There is also some damage to the header board where the pin lock engages at the top. The Inspector recommends repair. Item 5(Picture) Item 6(Picture)

2. Exterior



2.1 Item 5(Picture) Binding Lock



2.1 Item 6(Picture) Header Board Damage

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace

(1) At the time of the inspection, the base boards for the columns outside of the entryway double doors have some separation. The Inspector recommends an adding some sealant to help prevent moisture intrusion. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture)

2. Exterior



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)

(2) At the time of the inspection, the corner of the steps that lead into the master suite is chipped off. The Inspector recommends repair. Item 5(Picture) Item 6(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)

7. Electrical System

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

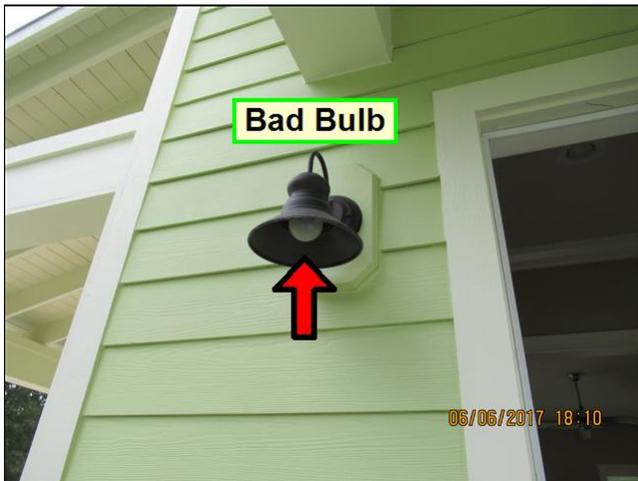
(1) The light bulb above the hallway in the cabana needs to be replaced. Also, the light bulbs on the exterior on both sides of the back door of the cabana need to be replaced. Electrical current was detected going to these fixtures. Item 1(Picture) Item 2(Picture) Item 3(Picture)



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)

(2) The light bulb above the stair way area for the cabana needs to be replaced. Item 4(Picture)

7. Electrical System



7.3 Item 4(Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected, Repair or Replace

(2) At the time of the inspection, the wall receptacle at the base of the stairs of the cabana is not GFCI protected. The receptacle did not respond to testers. The Inspector recommends an evaluation by a licensed electrical contractor to determine the cost of repair. Item 2(Picture)



7.4 Item 2(Picture) Not GFCI Protected

8. Heating / Central Air Conditioning

8.8 Cooling and Air Handler Equipment

Inspected

(1) A condensate overflow warning/shutoff device is installed under the air handler equipment in the attic. If this device is activated the unit will stop working to prevent a water overflow incident. Item 8(Picture)

8. Heating / Central Air Conditioning



8.8 Item 1(Picture)

(2) The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 51 degrees, and the return air temperature was 71 degrees. This indicates the range in temperature drop is normal. Item 9(Picture) Item 10(Picture)



8.8 Item 2(Picture) Supply Air



8.8 Item 3(Picture) Return Air

(3) The HVAC system for the cabana is a 3 ton unit that is capable of operating up to eight zones. It controls two zones in the cabana. It is split up simply by lower and upper floors. There are two ceiling recessed air handlers. One in the downstairs cabana room and the other in the upstairs bedroom. The thermostat is located near the door to that opens near the stairs. Item 1(Picture) Item 2(Picture) Item 3(Picture)

8. Heating / Central Air Conditioning



8.8 Item 4(Picture) Condenser



8.8 Item 5(Picture) Air Handler



8.8 Item 6(Picture) Thermostat

(4) There is a whole house dehumidifier installed in the cabana. This system is located in the attic above the cabana bedroom upstairs. The controls for it are on the wall of the cabana room near the entrance to the bathroom.
Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture)

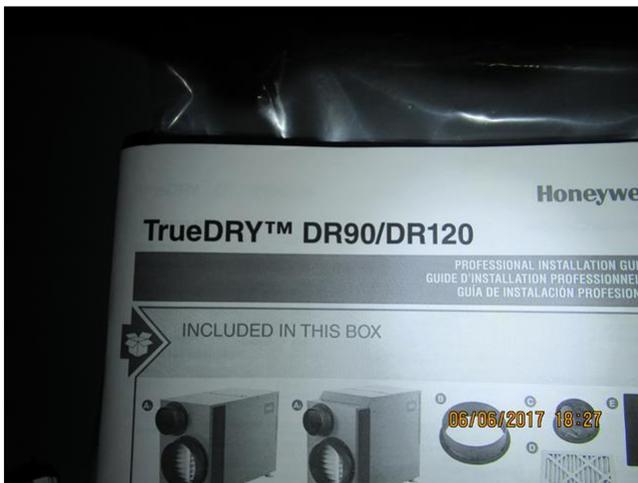
8. Heating / Central Air Conditioning



8.8 Item 7(Picture) Dehumidifier



8.8 Item 8(Picture) Operation Manual



8.8 Item 9(Picture) Installation Manual



8.8 Item 10(Picture) Wall Control

(5) There is a zone monitor on the wall in the closet with the air handler. You can monitor which zone is currently being conditioned with this. Item 11(Picture)



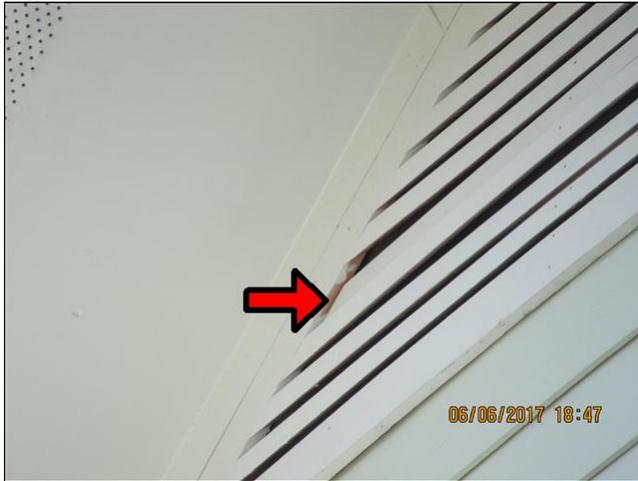
8.8 Item 11(Picture) Zone Monitor

9. Insulation and Ventilation

9.3 Ventilation of Attic and Foundation Areas

Inspected, Repair or Replace

One of the boards for the gable ventilation of the attic on the cabana has become displaced. The Inspector recommends repair. Item 1(Picture) Item 2(Picture)



9.3 Item 1(Picture)



9.3 Item 2(Picture)

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

(1) The exterior dryer vent guard needs to be cleaned for proper operation. Item 1(Picture)



9.4 Item 1(Picture)

10. Built-In Kitchen Appliances

10.1 Ranges/Ovens/Cooktops

Inspected, Repair or Replace

At the time of the inspection, the right rear burner goes out when the knob is turned to its lowest setting. The Inspector recommends an evaluation by a licensed contractor to determine the cost of repair. Item 1(Picture) Item 2(Picture)

10. Built-In Kitchen Appliances



10.1 Item 1(Picture)



10.1 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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DOWNHOME

INSPECTIONS

INVOICE

Down Home Inspections
577 SW Thorne Ln
Fort White, FL 32038
352-514-1925
HI9300
Inspected By: Ronald Helton II

Inspection Date: 6/6/2017
Report ID:

Customer Info:	Inspection Property:
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 1,800		1	
Additional Square Footage		1	
Radon Measurement		1	
Extra Building (Sm)		1	

Tax \$0.00
Total Price \$

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: