



Inspection Report

Sarah Mcginty Warren

Property Address:
238 sw 132nd terr
Newberry FL 32669



Home Sweet Home

Thurmond Home Inspections, LLC

Casey Thurmond HI 8983
4318 NW 73rd Ter
Gainesville, FL 32606
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Date: 12/11/2015	Time: 9:21 AM	Report ID:
Property: 238 sw 132nd terr Newberry FL 32669	Customer: Sarah Mcginty Warren	Real Estate Professional: David Thomas Keller Williams

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.

Standards of Practice:

INACHI National Association of Certified Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

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.



Roofing

Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Ladder

Items

1.0 Roof Coverings

Comments: Inspected

I suggest a qualified person routinely clean debris.



1.0 Item 1(Picture) Roof Coverings



1.0 Item 2(Picture) Typical Debris



1.0 Item 3(Picture) Roof Coverings

1.1 Flashings

Comments: Inspected

I also suggest a qualified person replace the missing flashing



1.1 Item 1(Picture) Missing Flashing

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

Roof penetration are functional at time of inspection.



1.2 Item 1(Picture) Roof Penetrations



1.2 Item 2(Picture) Roof Penetrations



1.2 Item 3(Picture) Roof Penetrations

1.3 Roof Drainage Systems

Comments: Inspected

Roof drainage system should be routinely cleaned.



1.3 Item 1(Picture) Roof Drainage System



1.3 Item 2(Picture) Roof Drainage System



1.3 Item 3(Picture) Debris

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.



Exterior

Styles & Materials

Siding Style:

Brick

Siding Material:

Full brick

Exterior Entry Doors:

Wood

Appurtenance:

- Deck with steps
- Covered porch
- Sidewalk

Driveway:

Concrete

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected

Wall cladding is functional at time of inspection.



2.0 Item 1(Picture) Wall Cladding



2.0 Item 2(Picture) Wall Cladding



2.0 Item 3(Picture) Wall Cladding



2.0 Item 4(Picture) Wall Cladding

2.1 Doors (Exterior)

Comments: Inspected

Doors are functional at time of inspection.



2.1 Item 1(Picture) Front Door



2.1 Item 2(Picture) Side Door



2.1 Item 3(Picture) Back Screen Door



2.1 Item 4(Picture) French Doors

2.2 Windows

Comments: Inspected

Windows are functional at time of inspection.



2.2 Item 1(Picture) Windows



2.2 Item 2(Picture) Windows



2.2 Item 3(Picture) Windows



2.2 Item 4(Picture) Windows

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

Comments: Inspected

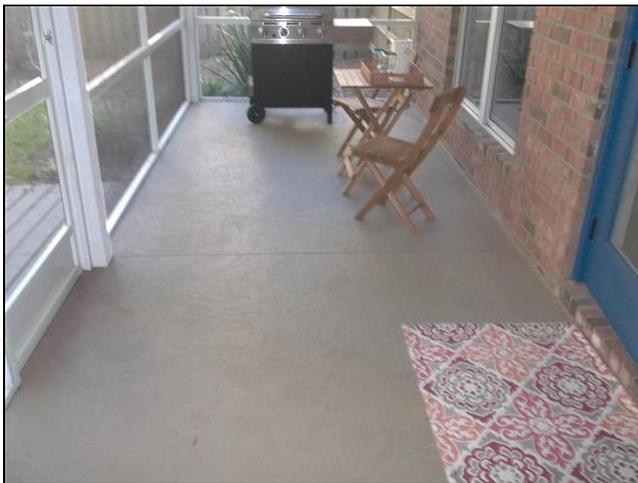
Decks and porches are functional at time of inspection.



2.3 Item 1(Picture) Back Deck



2.3 Item 2(Picture) Back Porch



2.3 Item 3(Picture) Back Porch

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

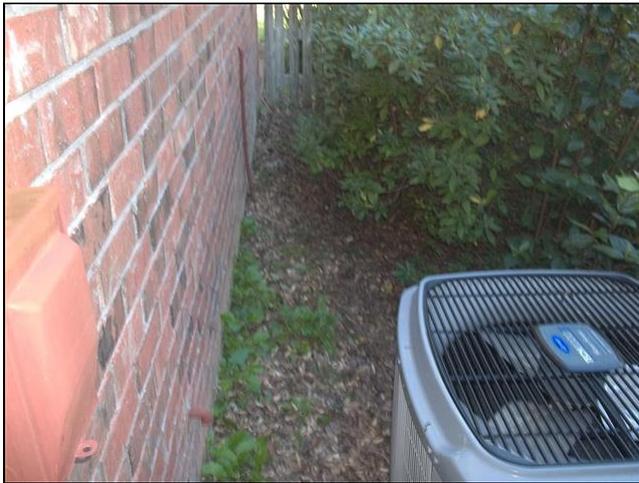
I strongly suggest addressing the drainage system by the front corner of the home, like we talked about during the inspection. Nonuniform water drainage is the most common cause of settling and foundation issues.



2.4 Item 1(Picture) Driveway



2.4 Item 2(Picture) Drainage System



2.4 Item 3(Picture) Vegetation



2.4 Item 4(Picture) Evidence Of Step Cracking

2.5 Eaves, Soffits and Fascias

Comments: Inspected

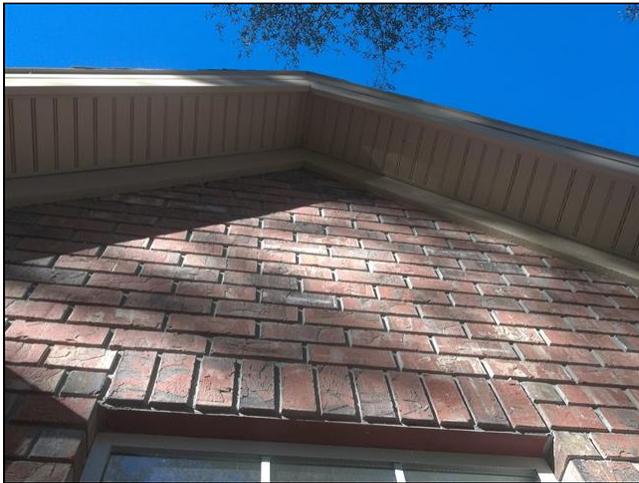
I suggest a qualified person fasten the loose fascia.



2.5 Item 1(Picture) Eaves, Soffits And Fascias



2.5 Item 2(Picture) Eaves, Soffits And Fascias



2.5 Item 3(Picture) Eaves, Soffits And Fascias



2.5 Item 4(Picture) Loose Fascias

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



Garage Exterior

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

GENIE

Items

3.0 Garage Ceilings

Comments: Inspected

Ceiling around attic access is missing trim.



3.0 Item 1(Picture) Ceilings



3.0 Item 2(Picture) Ceilings

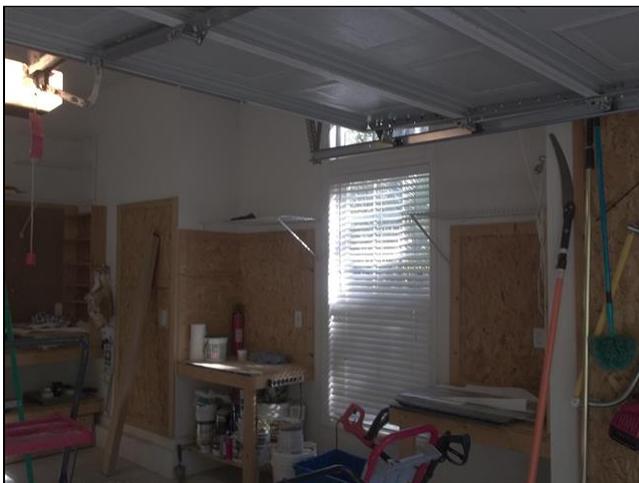


3.0 Item 3(Picture) Attic Access Is Missing Trim

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

Walls are functional at time of inspection.



3.1 Item 1(Picture) Walls



3.1 Item 2(Picture) Firewall Separation

3.2 Garage Floor

Comments: Inspected

Garage floors are functional at time of inspection.



3.2 Item 1(Picture) Garage Floors



3.2 Item 2(Picture) Garage Floors

3.3 Garage Door (s)

Comments: Inspected

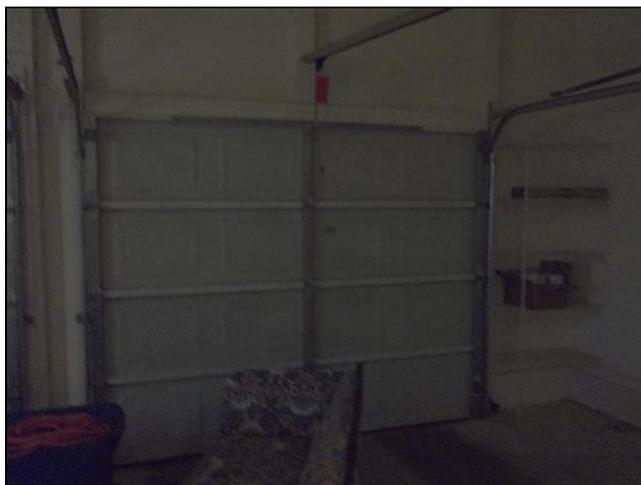
Garage doors are functional at time of inspection.



3.3 Item 1(Picture) Garage Doors



3.3 Item 2(Picture) Garage Doors

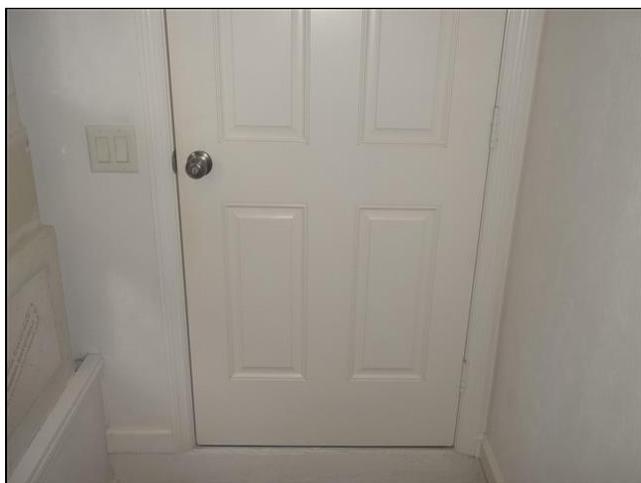


3.3 Item 3(Picture) Garage Doors

3.4 Occupant Door (from garage to inside of home)

Comments: Inspected

Door is functional at time of inspection.



3.4 Item 1(Picture) Occupant Door

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

Comments: Inspected

Garage door operation reverses when met with resistance.

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.

Styles & Materials

Ceiling Materials:

Plaster

Wall Material:

Plaster

Floor Covering(s):

Carpet

Hardwood T&G

Tile

Interior Doors:

Hollow core

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Granite

Items

4.0 Ceilings

Comments: Inspected

Ceilings are functional at time of inspection.



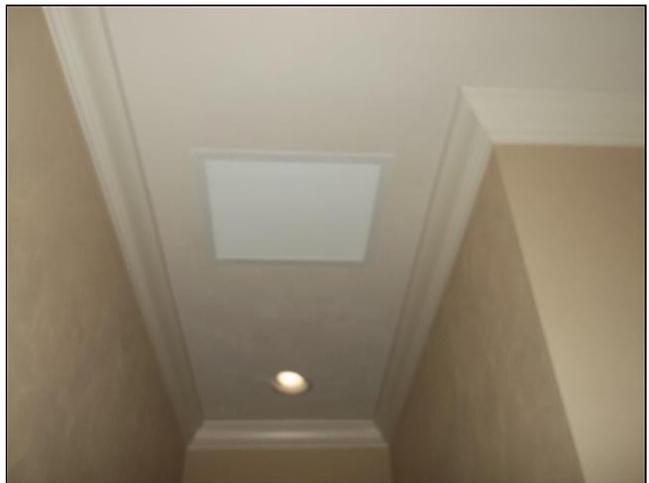
4.0 Item 1(Picture) Ceilings



4.0 Item 2(Picture) Ceilings



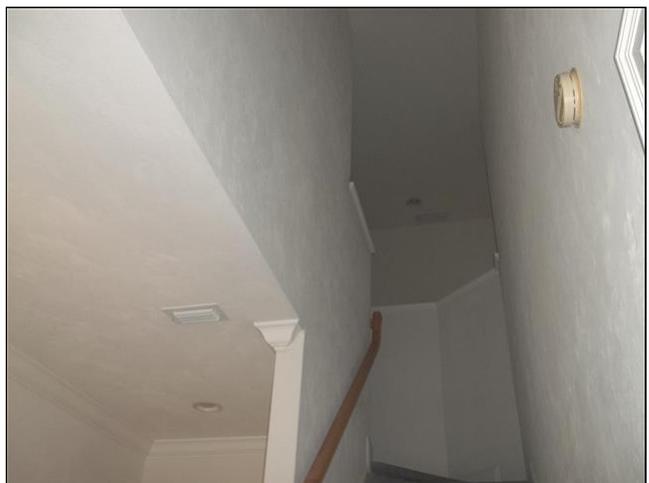
4.0 Item 3(Picture) Ceilings



4.0 Item 4(Picture) Ceilings



4.0 Item 5(Picture) Ceilings



4.0 Item 6(Picture) Ceilings

4.1 Walls

Comments: Inspected

Walls are functional at time of inspection.



4.1 Item 1(Picture) Walls



4.1 Item 2(Picture) Walls



4.1 Item 3(Picture) Walls



4.1 Item 4(Picture) Walls



4.1 Item 5(Picture) Walls

4.2 Floors

Comments: Inspected

Behind the toilet in the upstairs bathroom, the floor needs to be sealed.

Also I suggest keeping a close eye on the standing water found to the left of the master bathroom toilet.



4.2 Item 1(Picture) Floors



4.2 Item 2(Picture) Floors



4.2 Item 3(Picture) Floors



4.2 Item 4(Picture) Floors



4.2 Item 5(Picture) Floors



4.2 Item 6(Picture) The Flooring Here Needs To Be Caulked



4.2 Item 7(Picture) Standing Water

4.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

Stairways and railings are functional at time of inspection.



4.3 Item 1(Picture) Stairways And Railings



4.3 Item 2(Picture) Stairways

4.4 Counters and Cabinets (representative number)

Comments: Inspected

Counters and cabinets are functional at time of inspection.



4.4 Item 1(Picture) Cabinets



4.4 Item 2(Picture) Counters And Cabinets



4.4 Item 3(Picture) Cabinets



4.4 Item 4(Picture) Counters And Cabinets



4.4 Item 5(Picture) Counters And Cabinets

4.5 Doors (representative number)

Comments: Inspected

Doors are functional at time of inspection.



4.5 Item 1(Picture) Doors



4.5 Item 2(Picture) Doors



4.5 Item 3(Picture) Doors



4.5 Item 4(Picture) Doors



4.5 Item 5(Picture) Doors

4.6 Windows (representative number)

Comments: Inspected

Windows are functional at time of inspection.



4.6 Item 1(Picture) Windows



4.6 Item 2(Picture) Windows



4.6 Item 3(Picture) Windows



4.6 Item 4(Picture) Windows



4.6 Item 5(Picture) Windows



4.6 Item 6(Picture) 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. 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 system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Copper
PVC

Plumbing Water Distribution (inside home):

Copper
PVC

Plumbing Waste:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

40 Gallon (1-2 people)
Two units

Manufacturer:

RUUD

Items

5.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

Plumbing drain, waste an vent systems are functional at time of inspection.



5.0 Item 1(Picture) Master Bathroom Toilet



5.0 Item 2(Picture) Guest Bathroom Upstairs



5.0 Item 3(Picture) Downstairs Guest Bathroom Toilet

5.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

The upstairs guest bathroom has a damaged bathtub fixture. I suggest a qualified person repair or replace as needed.



5.1 Item 1(Picture) Master Bathroom Sinks



5.1 Item 2(Picture) Master Bathtub



5.1 Item 3(Picture) Utility Sink



5.1 Item 4(Picture) Utility Sink Plumbing



5.1 Item 5(Picture) Guest Bathroom Sink



5.1 Item 6(Picture) Guest Bathroom Sink's Plumbing



5.1 Item 7(Picture) Guest Bathroom Bathtub Fixture Is In Need Of Repair

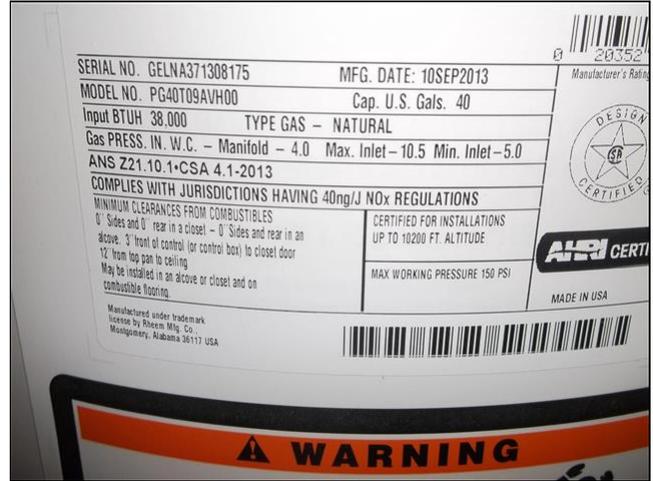
5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

Water heaters are functional at time of inspection.



5.2 Item 1(Picture) Water Heater



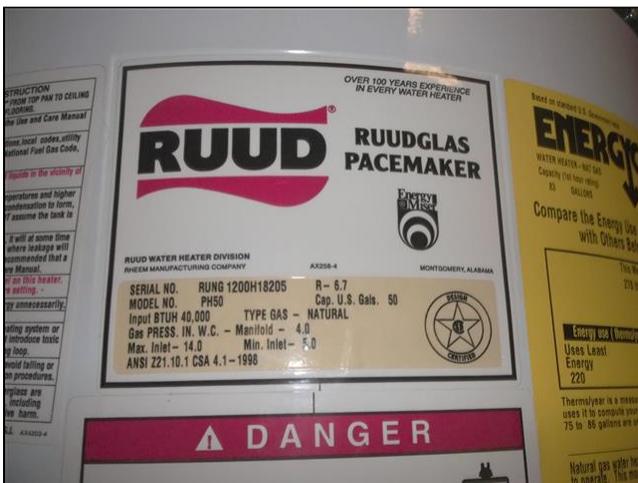
5.2 Item 2(Picture) Water Heater



5.2 Item 3(Picture) Water Heater



5.2 Item 4(Picture) Water Heater In Garage



5.2 Item 5(Picture) Water Heater In Garage



5.2 Item 6(Picture) Wager Heater In Garage

5.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

Water shut off is located at the street, just to the right of the home. As we discussed during the inspection.



5.3 Item 1(Picture) Water Shut Off

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

Comments: Inspected

Fuel storage is functional at time of inspection.



5.4 Item 1(Picture) Fuel Storage

5.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

Fuel shut offs are located be each device they control. They have blue handles.



5.5 Item 1(Picture) Fuel Shut Off

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.

6. 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.



Main Electrical Panel

Styles & Materials

Electrical Service Conductors:

Below ground
220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper
Aluminum

Wiring Methods:

Not Visible

Items

6.0 Service Entrance Conductors

Comments: Inspected

Service entrance conductors are functional at time of inspection.



6.0 Item 1(Picture) Service Entrance

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

Comments: Not Inspected

The Main panel wasn't accessible at time of inspection.



6.1 Item 1(Picture) Main Panel



6.1 Item 2(Picture) Main Panel

6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Not Inspected

6.3 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

Connected devices and fixtures are functional at time of inspection.



6.3 Item 1(Picture) Connected Devices



6.3 Item 2(Picture) Connected Devices



6.3 Item 3(Picture) Connected Devices



6.3 Item 4(Picture) Connected Devices

6.4 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

Receptacles are functional at time of inspection.



6.4 Item 1(Picture) Receptacles



6.4 Item 2(Picture) Receptacles



6.4 Item 3(Picture) Receptacles

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

I suggest the receptacle under the sink dedicated to the dishwasher be ground fault circuit safe.



6.5 Item 1(Picture) GFCI's



6.5 Item 2(Picture) GFCI's



6.5 Item 3(Picture) GFCI's



6.5 Item 4(Picture) This Should Be A GFCI

6.6 Location of Main and Distribution Panels

Comments: Inspected

Main electrical panel is concealed behind the peg board in the garage.

6.7 Smoke Detectors

Comments: Inspected

I suggest replacing all batteries in smoke detectors upon moving into the home.



6.7 Item 1(Picture) Smoke Detectors



6.7 Item 2(Picture) Smoke Detectors

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.

7. 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):

Two

Heat System Brand:

RHEEM
RUUD

Ductwork:

Insulated

Filter Type:

Disposable

Types of Fireplaces:

Non-vented gas logs

Operable Fireplaces:

One

Number of Woodstoves:

None

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

CARRIER

Number of AC Only Units:

Two

Items

7.0 Heating Equipment

Comments: Inspected

Heating equipment is functional at time of inspection.



7.0 Item 1(Picture) Furnace



7.0 Item 2(Picture) Furnace

7.1 Normal Operating Controls

Comments: Inspected

The upstairs thermostat has dead batteries. They are two double A batteries.



7.1 Item 1(Picture) Thermostat



7.1 Item 2(Picture) Dead Battery

7.2 Automatic Safety Controls

Comments: Inspected

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

Comments: Inspected

Distribution systems are functional at time of inspection.



7.3 Item 1(Picture) Ductwork



7.3 Item 2(Picture) Distribution System

7.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

Heating sources are functional at time of inspection.



7.4 Item 1(Picture) Heating Sources



7.4 Item 2(Picture) Heating Sources



7.4 Item 3(Picture) Heating Sources



7.4 Item 4(Picture) Heating Sources



7.4 Item 5(Picture) Heating Sources

7.5 Gas/LP Firelogs and Fireplaces

Comments: Inspected

7.6 Cooling and Air Handler Equipment

Comments: Inspected

I suggest a qualified person strap down the AC unit.



7.6 Item 1(Picture) Outside Carrier Condensing Unit Isn't Strapped

7.7 Normal Operating Controls

Comments: Inspected

7.8 Presence of Installed Cooling Source in Each Room

Comments: Inspected

Cooling sources are functional at time of inspection.



7.8 Item 1(Picture) Cooling Sources



7.8 Item 2(Picture) Cooling Sources



7.8 Item 3(Picture) Cooling Sources



7.8 Item 4(Picture) Cooling Sources



7.8 Item 5(Picture) Cooling Sources



7.8 Item 6(Picture) Cooling Sources



7.8 Item 7(Picture) Cooling Sources

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.

8. 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

Ventilation:

- Gable vents
- Ridge vents
- Soffit Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Both

Items

8.0 Insulation in Attic

Comments: Inspected

Insulation is functional at time of inspection.



8.0 Item 1(Picture) Insulation



8.0 Item 2(Picture) Insulation



8.0 Item 3(Picture) Insulation

8.1 Ventilation of Attic and Foundation Areas

Comments: Inspected

Attic ventilation is functional at time of inspection.



8.1 Item 1(Picture) Ridge Vents



8.1 Item 2(Picture) Ridge Vents

8.2 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected, Repair or Replace

The upstairs bathroom ventilation fan sounds damaged and the cover isn't secured. I suggest repair or replacing it as needed.



8.2 Item 1(Picture) Upstairs Guest Bathroom Vent Is Damaged.

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.

9. 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.

Styles & Materials

Dishwasher Brand:

KITCHEN AIDE

Disposer Brand:

KITCHEN AIDE

Exhaust/Range hood:

KITCHEN AIDE

Range/Oven:

KITCHEN AIDE

Built in Microwave:

FRIGIDAIRE

KITCHEN AIDE

Trash Compactors:

NONE

Items

9.0 Dishwasher

Comments: Inspected

Dishwasher is functional at time of inspection.



9.0 Item 1(Picture) Dishwasher



9.0 Item 2(Picture) Dishwasher

9.1 Ranges/Ovens/Cooktops

Comments: Inspected

Cooktops and oven are functional at time of inspection.



9.1 Item 1(Picture) Cooktops



9.1 Item 2(Picture) Oven

9.2 Range Hood (s)

Comments: Inspected

Range hood is functional at time of inspection.



9.2 Item 1(Picture) Range Hood

9.3 Food Waste Disposer

Comments: Inspected

Food waste disposer is functional at time of inspection.



9.3 Item 1(Picture) Food Waste Disposer

9.4 Microwave Cooking Equipment

Comments: Inspected

Microwave is functional at time of inspection.



9.4 Item 1(Picture) Microwave

9.5 Refrigerator

Comments: Inspected

Refrigerator is functional at time of inspection.



9.5 Item 1(Picture) Refrigerator



9.5 Item 2(Picture) Refrigerator



9.5 Item 3(Picture) Refrigerator

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



Thurmond Home Inspections, LLC

**4318 NW 73rd Ter
Gainesville, FL 32606
352-215-6205**

Customer

Sarah Mcginty Warren

Address

238 sw 132nd terr
Newberry FL 32669

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.

1. Roofing

1.0 Roof Coverings

Inspected

I suggest a qualified person routinely clean debris.

1. Roofing



1.0 Item 1(Picture) Roof Coverings



1.0 Item 2(Picture) Typical Debris



1.0 Item 3(Picture) Roof Coverings

1.1 Flashings Inspected

I also suggest a qualified person replace the missing flashing



1.1 Item 1(Picture) Missing Flashing

1.3 Roof Drainage Systems

1. Roofing

Inspected

Roof drainage system should be routinely cleaned.



1.3 Item 1(Picture) Roof Drainage System



1.3 Item 2(Picture) Roof Drainage System



1.3 Item 3(Picture) Debris

2. Exterior



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

Inspected

I strongly suggest addressing the drainage system by the front corner of the home, like we talked about during the inspection. Nonuniform water drainage is the most common cause of settling and foundation issues.

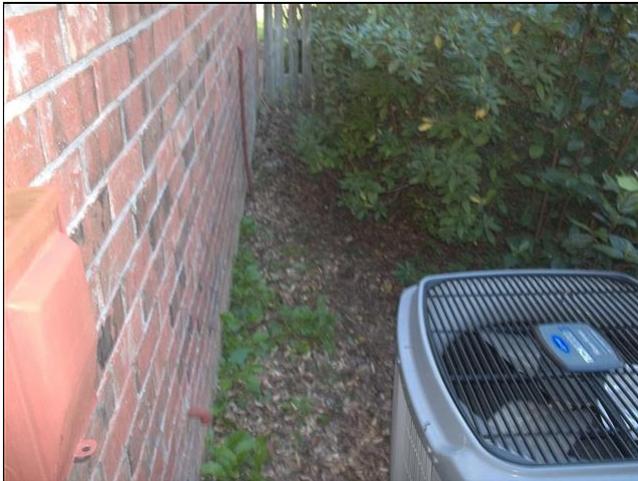
2. Exterior



2.4 Item 1(Picture) Driveway



2.4 Item 2(Picture) Drainage System



2.4 Item 3(Picture) Vegetation



2.4 Item 4(Picture) Evidence Of Step Cracking

2.5 Eaves, Soffits and Fascias Inspected

I suggest a qualified person fasten the loose fascia.

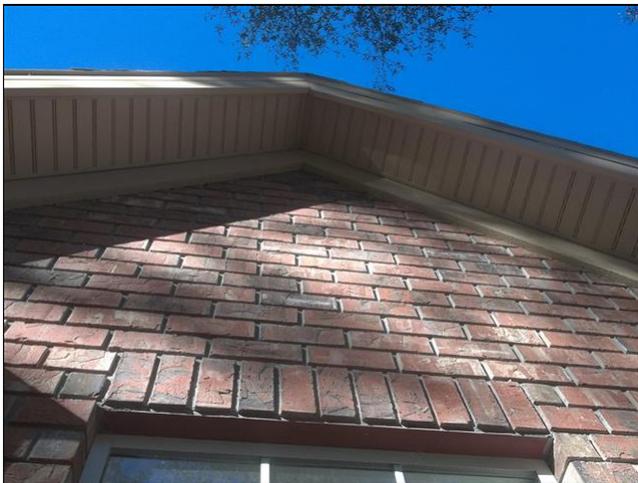
2. Exterior



2.5 Item 1(Picture) Eaves, Soffits And Fascias



2.5 Item 2(Picture) Eaves, Soffits And Fascias



2.5 Item 3(Picture) Eaves, Soffits And Fascias



2.5 Item 4(Picture) Loose Fascias

3. Garage

3.0 Garage Ceilings

Inspected

Ceiling around attic access is missing trim.

3. Garage



3.0 Item 1(Picture) Ceilings



3.0 Item 2(Picture) Ceilings



3.0 Item 3(Picture) Attic Access Is Missing Trim

4. Interiors

4.2 Floors

Inspected

Behind the toilet in the upstairs bathroom, the floor needs to be sealed.

Also I suggest keeping a close eye on the standing water found to the left of the master bathroom toilet.

4. Interiors



4.2 Item 1(Picture) Floors



4.2 Item 2(Picture) Floors



4.2 Item 3(Picture) Floors



4.2 Item 4(Picture) Floors

4. Interiors



4.2 Item 5(Picture) Floors



4.2 Item 6(Picture) The Flooring Here Needs To Be Caulked



4.2 Item 7(Picture) Standing Water

5. Plumbing System

5.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected

The upstairs guest bathroom has a damaged bathtub fixture. I suggest a qualified person repair or replace as needed.

5. Plumbing System



5.1 Item 1(Picture) Master Bathroom Sinks



5.1 Item 2(Picture) Master Bathtub



5.1 Item 3(Picture) Utility Sink



5.1 Item 4(Picture) Utility Sink Plumbing

5. Plumbing System



5.1 Item 5(Picture) Guest Bathroom Sink



5.1 Item 6(Picture) Guest Bathroom Sink's Plumbing



5.1 Item 7(Picture) Guest Bathroom Bathtub Fixture Is In Need Of Repair

6. Electrical System

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

I suggest the receptacle under the sink dedicated to the dishwasher be ground fault circuit safe.

6. Electrical System



6.5 Item 1(Picture) GFCI's



6.5 Item 2(Picture) GFCI's



6.5 Item 3(Picture) GFCI's



6.5 Item 4(Picture) This Should Be A GFCI

6.7 Smoke Detectors Inspected

I suggest replacing all batteries in smoke detectors upon moving into the home.



6.7 Item 1(Picture) Smoke Detectors



6.7 Item 2(Picture) Smoke Detectors

7. Heating / Central Air Conditioning

7.1 Normal Operating Controls

Inspected

The upstairs thermostat has dead batteries. They are two double A batteries.



7.1 Item 1(Picture) Thermostat



7.1 Item 2(Picture) Dead Battery

7.6 Cooling and Air Handler Equipment

Inspected

I suggest a qualified person strap down the AC unit.



7.6 Item 1(Picture) Outside Carrier Condensing Unit Isn't Strapped

8. Insulation and Ventilation

8.2 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

The upstairs bathroom ventilation fan sounds damaged and the cover isn't secured. I suggest repair or replacing it as needed.

8. Insulation and Ventilation



8.2 Item 1(Picture) Upstairs Guest Bathroom Vent Is Damaged.

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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INVOICE

Thurmond Home Inspections, LLC
 4318 NW 73rd Ter
 Gainesville, FL 32606
 352-215-6205
 Inspected By: Casey Thurmond

Inspection Date: 12/11/2015
Report ID:

Customer Info:	Inspection Property:
Sarah Mcginty Warren	238 sw 132nd terr Newberry FL 32669
Customer's Real Estate Professional: David Thomas Keller Williams	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,537	440.00	1	440.00
			Tax \$0.00
			Total Price \$440.00

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



The address of the property is: 238 sw 132nd terr Newberry FL 32669

Fee for the home inspection is \$440.00. INSPECTOR acknowledges receiving a deposit of \$ from CLIENT.

THIS AGREEMENT made on 12/11/2015 by and between Casey Thurmond (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function

requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE