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Pro Team Inspections

Inspection Report

Prepared For:
Young Brothers

Property Address:
12839 Quailbrook Drive
Jacksonville, Florida



Proteam Inspections, Inc.

Frank Woodward and Gene Long - ASHI 207851
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Orange Park, Florida 32067-2379
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Date: 8/15/2007

Time: 2:40 PM

Report ID: YOU081507

Property:
12839 Quailbrook Drive
Jacksonville, Florida

Customer:
Young Brothers

Real Estate Professional:
Paige Kruger
Young Brothers

Client Is Present:
No

Age Of Home:
Over 10 Years

Radon Test:
No

Water Test:
No

Weather:
Clear

Temperature:
Over 90

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.

Styles & Materials

VIEWED ROOF FROM:

LADDER
WALKED ROOF

ROOF-TYPE:

HIP

ROOF COVERING:

ARCHITECTURAL

VENTILATION:

SOFFIT VENTS
OFF-RIDGE VENT

CHIMNEY:

MASONRY/STUCCO

Inspection Items

1.0 DOES THE ROOF COVERING APPEAR TO BE IN SERVICEABLE CONDITION

Comments: INSPECTED

Roof covering is in good condition. All flashings and associated roof components have been installed correctly. Life expectancy of the roof is estimated to be over five years.

Determining the remaining functional life of any roof surface is not an exact science, but rather an opinion based upon an inspector's findings of the visible defects and conditions noted. In evaluating the roof life expectancy, the condition of the covering is noted and compared to other roof coverings of its age or approximate age, if known.

1.1 ARE THERE ANY NOTICEABLE SWAYS OR SAGS IN THE ROOF SHEATHING

Comments: No

1.2 ARE THERE MULTIPLE LAYERS OF ROOF COVERINGS

Comments: No

1.3 ROOF OVERALL CONCERNS

Comments: No

1.4 IS DRIP EDGE INSTALLED ALONG ROOF PERIMETER

Comments: Yes

1.5 ROOF VENTILATION

Comments: INSPECTED

1.6 ROOF PENETRATIONS

Comments: INSPECTED

1.7 CONDITION OF RAIN GUTTERS

Comments: INSPECTED

1.8 ARE DOWNSPOUTS OR DRAINAGE PROVIDED PROPERLY

Comments: Yes

1.9 CHIMNEYS

Comments: INSPECTED

EXTERIOR CLADDING AND EAVES

The home inspector shall observe: Wall cladding, Flashings, and Trim; Eaves, Soffits, and Fascias; The home inspector shall: Describe wall cladding materials; Probe exterior wood components where deterioration is suspected. 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.

Styles & Materials

SIDING STYLE:
CEMENT STUCCO

SIDING MATERIAL:
MASONRY STUCCO

FOUNDATION TYPE:
SLAB ON GRADE

EAVES MATERIAL:
WOOD

Inspection Items

2.0 CONDITION OF SOFFIT, FASCIA, TRIM AND EAVES

Comments: INSPECTED

The wood soffit and fascia have wood deterioration as follows:

FRONT ELEVATION

The wood soffit/fascia has wood deterioration left of the front entrance. (picture-1)

The wood soffit right of the front entrance has wood deterioration. (picture-2)

The wood fascia right of the dining room window (under gutters) has wood deterioration. (picture-3)

REAR ELEVATION

The wood fascia has minor wood deterioration at the left rear corner (facing front). (picture-4)



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4

2.1 CONDITION OF EXTERIOR WALL COVERINGS

Comments: INSPECTED

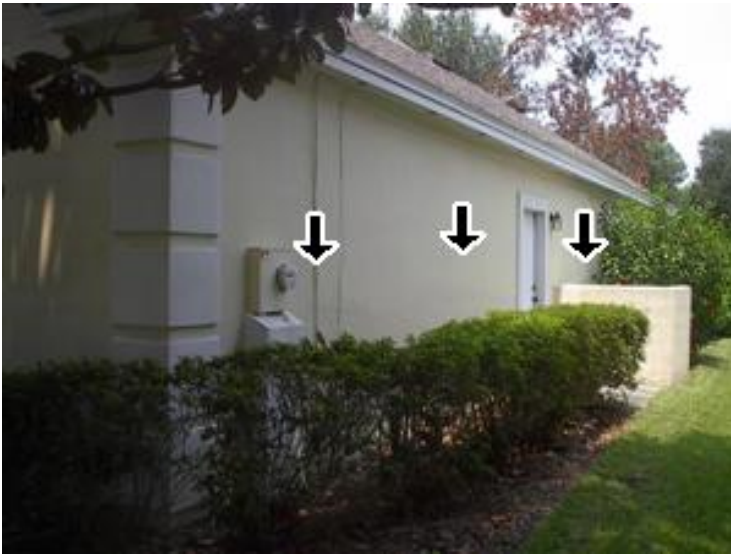
The exterior wall cladding and window bands were found to be in fair condition overall. Repairs are visible at all elevations of the home. The repairs appear to be stable and structurally sound. The repairs as completed have visible joints (these are called cold joints) which can produce additional cosmetic cracking in the future. The stucco repairs do not appear to be completed in a manner which would have allowed all wall and window flashings to be corrected as part of the overall stucco repairs. (pictures 1 thru 3 are typical areas of repairs)



2.1 Picture 1



2.1 Picture 2



2.1 Picture 3

2.2 FOUNDATION WALLS AND MORTAR JOINTS (exterior)

Comments: INSPECTED

2.3 EXTERIOR LIGHTING and ELECTRICAL FIXTURES

Comments: INSPECTED

2.4 EXTERIOR WINDOW AND DOOR TRIM

Comments: INSPECTED

WINDOWS and DOORS

The home inspector shall observe Entryway doors and a representative number of windows. Operate all entryway doors and a representative number of windows. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows.

Styles & Materials

ENTRY DOORS:

WOOD
STEEL

INTERIOR DOORS:

MASONITE
RAISED PANEL

WINDOWS:

METAL

WINDOW TYPES:

THERMAL/INSULATED
SINGLE-HUNG

Inspection Items

3.0 APPEARANCE OF WINDOWS

Comments: INSPECTED

No problems found. Advise to maintain exterior window caulk/seal at all openings to prevent moisture intrusion to exterior wall cavities.

3.1 CONDITION OF EXTERIOR ENTRY DOORS

Comments: INSPECTED

The front wood doors have a cosmetic crack at the left side door which is visible at the interior.

The doors are worn and require prep and paint.

3.2 IS DOOR CHIME OPERATIONAL

Comments: Yes

3.3 EXTERIOR WINDOW SCREENS AND SHUTTERS

Comments: INSPECTED

Several of the window screens are missing and/or worn.

GARAGE

The home inspector shall observe: Garage door operators; 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. The home inspector is not required to observe: Garage door operator remote control transmitters.

Styles & Materials

OPENER MANUFACTURER:
GENIE

GARAGE DOOR MATERIAL:
METAL

Inspection Items

4.0 GARAGE DOOR OPERATORS

Comments: INSPECTED

Found to operate properly. Sensors **are** in place to reverse the door in case of an obstruction.

4.1 CONDITION OF GARAGE DOOR

Comments: INSPECTED

NO PROBLEM FOUND

4.2 GARAGE FLOOR CONDITION

Comments: INSPECTED

4.3 GARAGE CEILING AND WALLS

Comments: INSPECTED

4.4 GARAGE WINDOWS AND/OR ENTRY DOORS

Comments: INSPECTED

4.5 GARAGE DOOR TRIM

Comments: INSPECTED

DRIVEWAY and GROUNDS

The home inspector shall observe: vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: Fences; 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.

Styles & Materials

DRIVEWAY:
CONCRETE

IRRIGATION SYSTEM:
WITH CONTROLLER

Inspection Items

5.0 LANDSCAPE INSPECTED

Comments: Yes

5.1 WALKWAY AND DRIVEWAY

Comments: INSPECTED

Concrete drive at front of home has minor settlement cracks visible. Drive does appear to be stable.

5.2 WAS IRRIGATION SYSTEM OPERATED

Comments: Yes

Irrigation system was functional at time of inspection.

Advise adjustment to sprinkler heads to prevent overspray to exterior cladding which can cause damage to exterior cladding and windows.

5.3 PLANTS IN CONTACT WITH EXTERIOR WALL CLADDING

Comments: Yes

All plants in contact with exterior wall cladding should be trimmed.



5.3 Picture 1

ATTIC AND ROOF STRUCTURE

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 is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. The home inspector is not required to disturb insulation except when readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs.

Styles & Materials

ATTIC INFO:

PULL DOWN STAIRS

INSULATION:

BLOWN
BATT
FIBERGLASS

R- VALUE:

R-30 OR BETTER

ROOF STRUCTURE:

ENGINEERED WOOD TRUSS
PLYWOOD
SHEATHING

CEILING STRUCTURE:

2X4

Inspection Items

6.0 IS THERE AN ATTIC ACCESS

Comments: Yes

Attic access is located at garage.

6.1 IS INSULATION IN ATTIC

Comments: Yes

Fiberglass (loose-fill) insulation is about ten inches thick or just over 31 R-value.



6.1 Picture 1

6.2 DOES RAFTERS APPEAR TO BE IN GOOD CONDITION

Comments: Yes

6.3 IS THERE CROSS-VENTILATION

Comments: Yes

6.4 ARE THERE ANY DEBRIS IN ATTIC

Comments: Yes

Personal items still remain in Attic.

6.5 ARE THERE ANY UNSAFE ELECTRICAL WIRING IN ATTIC

Comments: No

KITCHEN (Coverings)

The home inspector shall observe: Walls, ceiling, and floors; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors. 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; Move personal items, panels, furniture, equipment, plant life or debris that obstructs access or visibility.

Styles & Materials

CEILING MATERIAL:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING(S):
TILE

Inspection Items

7.0 KITCHEN COMPLIMENTARY VIEW

Comments: Yes
Kitchen complimentary view.



7.0 Picture 1



7.0 Picture 2

7.1 CEILING

Comments: INSPECTED

7.2 WALLS

Comments: INSPECTED

7.3 FLOOR

Comments: INSPECTED

Several of the floor tiles in kitchen area are cracked (Pictures typical). The tiles are stable and cracks appear to be cosmetic concern only.



7.3 Picture 1



7.3 Picture 2

7.4 WINDOWS

Comments: INSPECTED

7.5 OUTLETS, WALL SWITCHES AND FIXTURE CONDITIONS

Comments: INSPECTED

7.6 LAUNDRY ROOM

Comments: INSPECTED

KITCHEN COMPONENTS

The home inspector shall observe Counters and a representative number of installed cabinets; 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

CABINETRY:

WOOD

DISPOSER:

IN SINK ERATOR

REFRIGERATOR:

GENERAL ELECTRIC
NOT INSPECTED

DRYER POWER SOURCE:

220 ELECTRIC

COUNTERTOP:

TILE

RANGE/OVEN:

GENERAL ELECTRIC

WASHER DRAIN SIZE:

2" DIAMETER

DISHWASHER:

WHIRLPOOL

EXHAUST/RANGE:

VENTED

DRYER VENT:

METAL

Inspection Items

8.0 KITCHEN FIXTURES AND APPLIANCES (over-all)

Comments: INSPECTED

8.1 CONDITION OF PLUMBING UNDER SINK

Comments: INSPECTED

NO PROBLEM FOUND

8.2 ARE CUT-OFF VALVES UNDER SINK

Comments: Yes

8.3 FAUCET AND SPRAY NOZZLE CONDITION

Comments: INSPECTED

8.4 IS DISPOSER OPERATIONAL

Comments: Yes

8.5 COOKTOP/OVEN OR RANGE OPERATIONAL

Comments: Yes

8.6 RANGE VENTILATION OPERATIONAL

Comments: Yes

8.7 IS DISHWASHER OPERATIONAL

Comments: Yes

8.8 IS THE OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE

Comments: Yes

8.9 ARE THE OUTLETS WITHIN TWO FEET OF THE SINK GFCI

Comments: Yes

8.10 CABINETS CONDITION

Comments: INSPECTED

The upper cabinets on wall across from kitchen sink are loose at top (Picture 1). Advise to review and repair or secure as needed.



8.10 Picture 1

8.11 CONDITION OF COUNTERTOP

Comments: INSPECTED

No visible damage found

8.12 WASHER/DRYER CONNECTIONS

Comments: INSPECTED

DINING ROOM (Coverings)

Styles & Materials

CEILING MATERIAL:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING:
TILE

Inspection Items

9.0 DINING ROOM COMPLIMENTARY VIEW

Comments: Yes
Dining Room complimentary view.



9.0 Picture 1

9.1 CEILING

Comments: INSPECTED

9.2 FLOOR

Comments: INSPECTED

9.3 WINDOWS

Comments: INSPECTED

Two of the dinning room windows are fogged. The top left arch and the bottom right single hung (Picture 1).



9.3 Picture 1

9.4 OUTLETS AND WALL SWITCHES CONDITION

Comments: INSPECTED

LIVING ROOM (Coverings)

Styles & Materials

CEILING MATERIAL:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING:
TILE

Inspection Items

10.0 COMPLIMENTARY VIEW

Comments: Yes
Living Room complimentary view.



10.0 Picture 1

10.1 CEILING

Comments: INSPECTED

10.2 WALLS

Comments: INSPECTED

10.3 FLOORS

Comments: INSPECTED

10.4 WINDOWS

Comments: INSPECTED

10.5 OUTLETS AND WALL SWITCHES CONDITION

Comments: INSPECTED

BEDROOMS (Coverings)

Styles & Materials

CEILING MATERIAL:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING:
CARPET

Inspection Items

11.0 WALLS

Comments: INSPECTED

The base board left of shower door at master bath has moisture damage (Picture 1). Advise to maintain caulk/seal at tile surround.



11.0 Picture 1

11.1 FLOORS

Comments: INSPECTED

11.2 DOORS

Comments: INSPECTED

11.3 WINDOWS

Comments: INSPECTED

11.4 OUTLETS AND WALL SWITCHES CONDITION

Comments: INSPECTED

BATHROOM(S)

Styles & Materials

CEILING MATERIAL:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING:
TILE

TUB/SHOWER WALL SURROUND MATERIAL:
TILE SURROUND

Inspection Items

12.0 BATH TUB / SHOWER SURROUNDS

Comments: INSPECTED

The tile surround at the shower of the hall bathroom (Picture 1 typical) and master bathroom (Picture 2 typical) were found to have loose tiles at the rear walls. The tile surround substrates were tested with a moisture meter and were found to have a high moisture content. This indicates moisture has penetrated through cracks in the tile grout to the wall substrate. The master bath shower floor has several cracked tiles (Picture 3). Advise review and repair as needed by a licensed tile contractor.



12.0 Picture 1



12.0 Picture 2



12.0 Picture 3

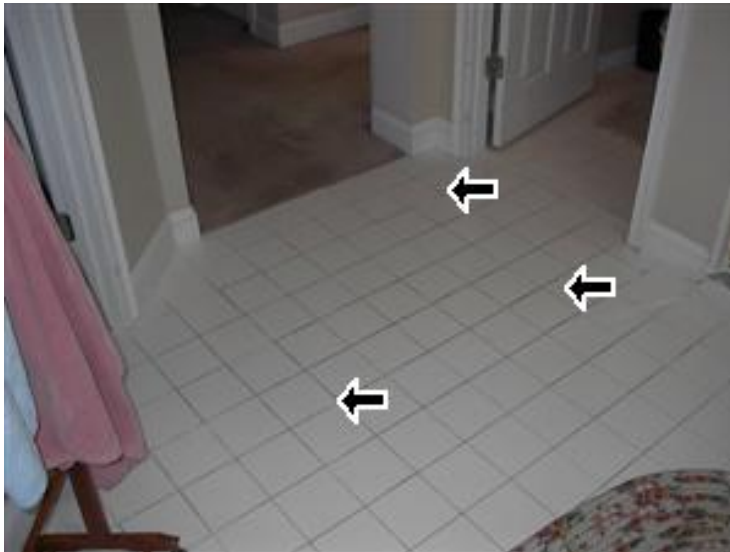
12.1 CEILING

Comments: INSPECTED

12.2 FLOORS

Comments: INSPECTED

Both bathrooms tile flooring have several cracked tiles (Pictures typical). Advise review and repair as needed.



12.2 Picture 1



12.2 Picture 2

12.3 WALLS

Comments: INSPECTED

12.4 DOORS

Comments: INSPECTED

12.5 WINDOWS

Comments: INSPECTED

The arch window in master bath is fogged (Picture 1).



12.5 Picture 1

12.6 ARE BATHROOM OUTLETS GFCI PROTECTED

Comments: Yes

BATHROOM COMPONENTS

Styles & Materials

EXHAUST FAN TYPES:

FAN WITH LIGHT

Inspection Items

13.0 CONDITION OF SINK BASE AND CABINETRY

Comments: INSPECTED

13.1 CONDITION OF PLUMBING FIXTURES

Comments: INSPECTED

The finish on all master bath fixtures is worn, but all fixtures were functional (Picture 1 typical).



13.1 Picture 1

13.2 ARE CUT-OFF VALVES UNDER SINK AND TOILET

Comments: Yes

13.3 DOES SINK DRAIN OPERATE PROPERLY

Comments: Yes

13.4 SINK FAUCETS AND STOP VALVE

Comments: INSPECTED

13.5 DOES TOILET OPERATE PROPERLY

Comments: Yes

13.6 DOES SHOWER/BATH DRAIN PROPERLY

Comments: Yes

13.7 SHOWER AND TUB FAUCETS AND STOP VALVE

Comments: INSPECTED

13.8 EXHAUST FAN

Comments: INSPECTED

13.9 SHOWER DOORS and/or GLASS SURROUNDS

Comments: INSPECTED

ELECTRICAL

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent 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 overcurrent 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 CONDUCTORS:

BELOW GROUND

ELEC. PANEL MANUFACTURER:

SQUARE D

PANEL CAPACITY:

200 AMP

WIRING METHODS:

ROMEX

PANEL TYPE:

CIRCUITS

BRANCH WIRE 15 and 20 AMP:

COPPER

Inspection Items

14.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: INSPECTED

14.1 DOES THE METERBASE HAVE A GROUND WIRE AND ROD

Comments: Yes

14.2 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)

Comments: INSPECTED

14.3 ARE THE CIRCUITS OR FUSES LABELED CLEARLY

Comments: Yes

14.4 ARE THE CIRCUIT BREAKERS THE SAME BRAND NAME AS PANEL

Comments: Yes

14.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: INSPECTED

Main panel box is located at garage.

14.6 ARE SMOKE DETECTORS PRESENT IN HOME

Comments: Yes

14.7 CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (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

14.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Yes

PLUMBING

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

PLUMBING SUPPLY:

PVC

DISTRIBUTION:

CPVC

PLUMBING WASTE:

PVC

WATER SOURCE:

PUBLIC

WATER HEATER POWER SOURCE:

ELECTRIC

CAPACITY:

55 GALLON

MANUFACTURER:

A.O. SMITH

Inspection Items

15.0 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: INSPECTED

15.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: INSPECTED

15.2 FUNCTIONAL FLOW (water pressure and volume)

Comments: INSPECTED

15.3 WATER HEATER

Comments: INSPECTED

Water heater located at garage. Manufacture date is 2000.

15.4 IS WATER HEATER WIRING SECURED PROPERLY

Comments: Yes

15.5 IS THE T&P VALVE PIPED TO EXTERIOR

Comments: Yes

15.6 WATER HEATER OVERFLOW PAN

Comments: No

15.7 WATER SOFTENER PRESENT

Comments: Yes

WATER SOFTENER NOT INSPECTED.

Advise to review system with seller as to routine maintenance and service requirements.

15.8 ARE THERE ANY EXTERIOR PLUMBING CONCERNS

Comments: No

CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners; or Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

NUMBER OF A/C UNITS:
ONE

CENTRAL AIR MANUFACTURER:
TRANE

Inspection Items

16.0 THERMOSTATS CONDITION

Comments: INSPECTED

16.1 COOLING AND AIR HANDLER EQUIPMENT

Comments: INSPECTED

Ambient air test was performed by using thermometers on 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 unit is cooling as intended. The supply air temperature on your system read 60 degrees, and the return air temperature was 76 degrees. This indicates system was operating properly at time of inspection..

16.2 CONDENSATION AND FREON LINES

Comments: INSPECTED

Exterior condensate line should be extended from home foundation approximately 2-3 feet.



16.2 Picture 1

16.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: INSPECTED

16.4 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Yes

16.5 AIR CONDITIONING SYSTEM MANUFACTURE DATE VERIFIED

Comments: Yes

The exterior condenser unit was manufactured in 2004

The interior air handler unit was manufactured in 1992

16.6 EXTERIOR CONDENSER UNIT CONDITION

Comments: INSPECTED

The electrical disconnect door is loose and will require repairs.



16.6 Picture 1

FAMILY ROOM

Inspection Items

Prepared Using HomeGauge

<http://www.homegauge.com>

SHGI (c) 2000-

2004 : Licensed To Proteam Inspections, Inc.

General Summary

Pro Team **Inspections**

Proteam Inspections, Inc.

PO Box 2379
Orange Park, Florida 32067-2379
904-278-6694
1-800-780-6694

Customer
Young Brothers

Property Address
12839 Quailbrook Drive
Jacksonville, Florida

EXTERIOR CLADDING AND EAVES

2.0 CONDITION OF SOFFIT, FASCIA, TRIM AND EAVES

INSPECTED

The wood soffit and fascia have wood deterioration as follows:

FRONT ELEVATION

The wood soffit/fascia has wood deterioration left of the front entrance. (picture-1)

The wood soffit right of the front entrance has wood deterioration. (picture-2)

The wood fascia right of the dining room window (under gutters) has wood deterioration. (picture-3)

REAR ELEVATION

The wood fascia has minor wood deterioration at the left rear corner (facing front). (picture-4)

2.1 CONDITION OF EXTERIOR WALL COVERINGS

INSPECTED

The exterior wall cladding and window bands were found to be in fair condition overall. Repairs are visible at all elevations of the home. The repairs appear to be stable and structurally sound. The repairs as completed have visible joints (these are called cold joints) which can produce additional cosmetic cracking in the future. The stucco repairs do not appear to be completed in a manner which would have allowed all wall and window flashings to be corrected as part of the overall stucco repairs. (pictures 1 thru 3 are typical areas of repairs)

WINDOWS and DOORS

3.1 CONDITION OF EXTERIOR ENTRY DOORS INSPECTED

The front wood doors have a cosmetic crack at the left side door which is visible at the interior.

The doors are worn and require prep and paint.

3.3 EXTERIOR WINDOW SCREENS AND SHUTTERS INSPECTED

Several of the window screens are missing and/or worn.

DRIVEWAY and GROUNDS

5.2 WAS IRRIGATION SYSTEM OPERATED Yes

Irrigation system was functional at time of inspection.

Advise adjustment to sprinkler heads to prevent overspray to exterior cladding which can cause damage to exterior cladding and windows.

KITCHEN (Coverings

7.3 FLOOR INSPECTED

Several of the floor tiles in kitchen area are cracked (Pictures typical). The tiles are stable and cracks appear to be cosmetic concern only.

KITCHEN COMPONENTS

8.10 CABINETS CONDITION INSPECTED

The upper cabinets on wall across from kitchen sink are loose at top (Picture 1). Advise to review and repair or secure as needed.

DINING ROOM (Coverings

9.3 WINDOWS INSPECTED

Two of the dining room windows are fogged. The top left arch and the bottom right single hung (Picture 1).

BEDROOMS (Coverings

11.0 WALLS INSPECTED

The base board left of shower door at master bath has moisture damage (Picture 1). Advise to maintain caulk/seal at tile surround.

BATHROOM(S)

12.0 BATH TUB / SHOWER SURROUNDS

INSPECTED

The tile surround at the shower of the hall bathroom (Picture 1 typical) and master bathroom (Picture 2 typical) were found to have loose tiles at the rear walls. The tile surround substrates were tested with a moisture meter and were found to have a high moisture content. This indicates moisture has penetrated through cracks in the tile grout to the wall substrate. The master bath shower floor has several cracked tiles (Picture 3). Advise review and repair as needed by a licensed tile contractor.

12.2 FLOORS

INSPECTED

Both bathrooms tile flooring have several cracked tiles (Pictures typical). Advise review and repair as needed.

12.5 WINDOWS

INSPECTED

The arch window in master bath is fogged (Picture 1).

BATHROOM COMPONENTS

13.1 CONDITION OF PLUMBING FIXTURES

INSPECTED

The finish on all master bath fixtures is worn, but all fixtures were functional (Picture 1 typical).

CENTRAL AIR CONDITIONING

16.2 CONDENSATION AND FREON LINES

INSPECTED

Exterior condensate line should be extended from home foundation approximately 2-3 feet.

16.6 EXTERIOR CONDENSER UNIT CONDITION

INSPECTED

The electrical disconnect door is loose and will require repairs.

Prepared Using HomeGauge

<http://www.homegauge.com>

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