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Member #12085
American Society of Home Inspectors®

Building Inspection Report

Prepared For: Mr. Joe Buyer
VIA E-Mail

Report Number: 030406A
Inspection Date: 2/1/05 1:30

Property Information

Address: 3418 Hanford Lane, Ocala FL
Reported Square Footage: 2000
Approximate Age or Year Built: 1958

Notes

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The report conforms to the standards of the American Society of Home Inspectors®. Components are identified and their apparent condition is reported. The client should consult the terms of the sales contract to determine whether any of the items contained within must be repaired by the seller prior to closing. Reporting on other issues such as cosmetic damage and suggestions for improvements is included for your information only, and should not be relied upon as items that may or may not be repaired under the terms of your Sales Contract. If in doubt, consult your Sales Contract and/or an attorney to explain your rights and obligations under your Sales Contract. The Inspector offers no warranties or representations as to your rights or obligations under any Sales Contract.

Identifying Repairs in the Report

Items that appear to need attention or repair are listed in the following formats:

- Major Repair** These are repairs to items not performing their intended function that, in the opinion of the inspector, might cost more than \$500.00 to remedy.
- Minor Repair** These are repairs that, in the opinion of the inspector, are minor repairs to items not performing their intended functions. Cost to repair may range from minimal to several hundred dollars.
- Maintenance** These are repairs that, in the opinion of the inspector, are regular maintenance typical for buildings this age. Repairs to these items are not urgent, but should be made within the next six months.
- Safety Concern** Conditions that are judged to be a real or potential threat to safety or health (regardless of cost to repair) are listed as safety concerns. **These items should be repaired immediately and prior to occupancy.** Cost may be minimal or significant.
- Investigate Further** Conditions that warrant further investigation by an appropriately licensed specialist are identified here. Often, only a specialist can confirm that repairs are needed and determine the scope of the repairs. This includes conditions that require destructive inspection, engineering, analysis beyond the scope of a visual home inspection, or subjects outside the general knowledge of a home inspector.

CONDITIONS DURING INSPECTION

The weather was warm and sunny.

The outdoor temperature during the inspection was about 70 degrees.

The soil was dry.

The buyers and sellers were present during the beginning of the inspection.

STRUCTURAL COMPONENTS

Description

The inspected property is a one story ranch home with a screened back patio and pool. The garage has been enclosed to create living space.

The exterior walls are constructed of concrete block.

The foundation type is assumed to be poured concrete footers. (The foundation is concealed underground.)

The floor construction is concrete slab on grade.

The roof is constructed using conventional rafters sheathed with boards.

Ceilings are supported by ceiling joists.

Observations and Recommendations

Hairline size step shaped and vertical cracks were observed in the exterior concrete block walls. These are usually the result of settlement, and do not appear to indicate any structural problems at present. In a perfect world, properly constructed foundations and concrete block walls would not crack. However, cracking of this type is found in more than 75% of the homes we inspect. Usually the cracking does not advance beyond a minor stage, but the causes of the movement cannot be determined from visual inspection. Should any of this cracking advance considerably in size in the future, further investigation consisting of foundation excavation, inspection, and soil borings would be warranted, and repairs could become necessary.

The interior and exterior surfaces have no signs of cracking that would indicate significant movement. Typical small cracks are present.

No structural damage was observed in the limited readily visible portions of the wood framing in the attic, but much of the attic is not accessible. It's certain that there's rotted wood at the perimeter of the roof where the roof has been leaking. This will need replacement along with the roof.

Garden sheds were not inspected.

SIDING AND TRIM

Description

The primary siding on the house is stucco.

Trim on the house is primarily brick.

Soffits and fascia are constructed of aluminum.

Observations and Recommendations

The exterior surfaces were observed while walking around the exterior of the house. The siding was found to be in adequate condition.

Numerous cracks need patching. The house needs painting.

Trim around the house was found to be in adequate condition.

The soffits and fascia were found to be in adequate condition.

WINDOWS AND EXTERIOR DOORS

Description

The windows are aluminum awning and single hung.

The doors are wood.

Observations and Recommendations

Doors and random windows were operated and found to be functional.

Investigate Further The carpet inside the North exterior door is stained. Water may be leaking in here.

Safety Concern Some of the exterior doors have double dead bolts that require a key to open from the inside. This type of lock would slow or prevent your escape in the event of fire. This type of lock is prohibited for safety reasons. We recommend you replace the locks for this reason. Locks are available that capture the key on the interior side when the door is locked.

Safety Concern WE STRONGLY URGE YOU TO REMOVE THE BURGLAR BARS FROM THE BEDROOM WINDOWS, AS THEY WOULD PREVENT YOUR ESCAPE IN THE EVENT OF A FIRE. NUMEROUS PEOPLE DIE IN HOUSE FIRES EVERY YEAR BECAUSE BURGLAR BARS TRAP THEM INSIDE THE HOUSE.

DRIVE AND WALKWAYS

Description

The driveway is constructed of concrete.

Walks are constructed of concrete.

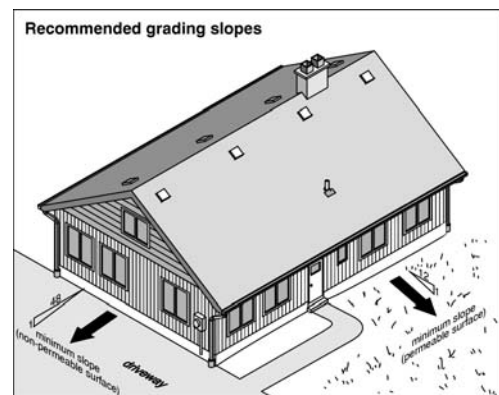
Observations and Recommendations

The drive and walks are in adequate condition. We saw typical minor cracks.

GRADING NEAR HOUSE

Description

Proper grading is important to keep water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the building for at least 6 feet to prevent problems caused by excess water. Excess water here can cause settlement of soil and lead to cracking of foundations and walls and water entry into the building. The water discharged from roof gutters and downspouts should be directed away from the foundation for the same reason.



Observations and Recommendations

Grading is adequate in most areas. Minor adjustment is needed in some locations to divert water away from the foundation.

Minor Repair The planter at the front side traps water and prevents drainage. I suggest you remove it.



Minor Repair Minor adjustment is needed to the grading of the soil on the South side of the house to direct the flow of water away from the house. Proper grading of soil near the house is important to prevent water from accumulating near the foundation. In many instances, this has the potential to cause soil swelling and shrinking, which can cause cracking in the exterior walls or lead to water entry.



LAWN SPRINKLERS

Description

The lawn sprinkler system is a single zone manual system.

Observations and Recommendations

Investigate Further The sprinkler system does not cover the yard. Plan on installing a modern system.

ROOF AND ATTIC

ROOF AREA: HOUSE

The roof type is intersecting hips. The roof was examined by walking on it.

The roof covering is asphalt fiberglass three tab strip shingles. Based on visible wear, its age was estimated to be eleven to fifteen years.

Gutters are installed on the house.

Recent weather has been dry.

Observations and Recommendations

This type of shingle has a typical lifespan of 10-15 years in this part of the country. This varies widely depending on various factors such as exposure to sunlight, slope of the roof, ventilation of attic spaces, and color of the shingles. (Dark shingles achieve lower lifespans.) Lifespans are shorter here due mainly to the fact that the sunlight is stronger and shines more than in other areas.

The shingles on the rear plane of the roof are younger than the rest of the roof. They appear to be in the middle of their typical lifespan.

The asphalt/fiberglass shingles on the majority of the roof are at the end of their service life. They show signs of heavy wear typical for their age consisting of heavy loss of mineral surface granules resulting in areas with none left and moderate to heavy wear along the edges of the tabs. The shingles are brittle, which is a sign of aging. Cracking or splitting was observed in some areas. Some of the shingles are curling which is also a sign of advancing age.



Major Repair Heavy staining is present on the aluminum soffits around the perimeter of the older roof areas in multiple locations. The stains are due to leakage at the edge of the roof. A water stain is present on the ceiling at the laundry closet. The roof needs replacement.



Minor Repair Gutters leak at joints.
They need sealing.



Maintenance Gutters are filled with leaves. Metal roofs at the patio are covered with leaves.



The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. In most homes, not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance.

We recommend that you ask the seller about the presence of any roof leaks, including past leakage. If repairs are needed, a licensed roofing contractor should make them.

All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

ROOF AREA: REAR AREA

The roof type is low slope. The roof was examined by walking on it.

The roof covering is modified bitumen with a granular surface. Based on visible wear, its age was estimated to be eight to eleven years.

Observations and Recommendations

This relatively new type of roof covering is a thick roll material that is applied on a single layer with overlapping seams. It may be self adhering, or applied with hot asphalt or more typically by heating factory applied asphalt on the back of the material with a torch. Seams and laps are sealed with hot asphalt or by torch welding. This particular type has a granular mineral surface much like a shingle. Typical life spans are unknown but estimated at 10-15 years, depending on maintenance, color of surface, and other factors.

The membrane appears to be well attached to the deck, laps and seams were observed to be intact, and flashings appeared intact. Moderate to moderately heavy surface wear was evident. The roof covering appears to be in the latter third of its typical lifespan. No signs of leakage were evident. Maintenance of the seams and laps may be necessary, as they are somewhat prone to coming loose. Annual inspection is recommended.



ATTIC

Description

The attic was entered through the access opening in the hall.

The attic was examined from a ladder at the access opening. Access was not possible due to lack of space.

Observations and Recommendations

The condition of readily visible elements in the attic appears adequate except as noted elsewhere in the report. Roof sheathing and framing were examined and probed for signs of deterioration in a very limited area. None were found except as noted elsewhere in the report.

The remote areas of the attic (which includes most areas) were not examined due to limited access. Conditions in these areas (including water tightness of the roof) are unknown and are specifically excluded from the inspection and report. You should consider installing additional access openings to allow for inspection and work in the attic.



Attic ventilation appears to be adequate.

INSULATION

Ceiling insulation is fiberglass over old mineral fiber. R-value is estimated to be 19.

Wall insulation could not be observed. It's likely there is no insulation in the walls, which would be typical for homes this age. R

(R-Value is the ability to resist the movement of heat. Higher numbers are better.)

Observations and Recommendations

Insulation R- Value, while typical for houses this age, is below the level typically installed in new homes in this climate. Upgrading would be advisable to reduce energy use.

ELECTRICAL SYSTEM

Description

The 120/240 volt, 200 amp service enters the house from overhead.

The service entrance wires are #2/0 copper.

The main service panels are located on the exterior wall next to the meter.

The main disconnect is 2 100 amp circuit breakers located in two main disconnect enclosures located on the exterior wall near the meter.

Service grounding connections were not readily visible. While likely to be present, proper grounding should be verified by an electrician.

Sub-panels are located in the hallway and at the air handler. The panels were opened and examined.

The readily visible wiring is copper in older type non-metallic cable.

Receptacles are a mixture of the older two hole ungrounded type and the modern three hole grounded type.

Smoke detectors were observed outside the sleeping areas only. Additional devices are recommended.

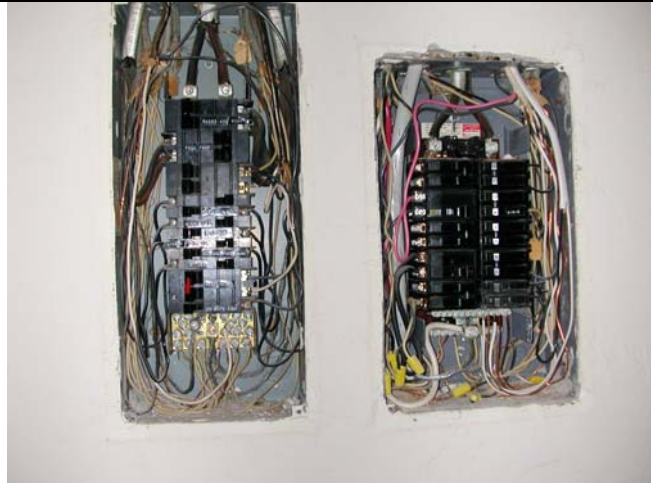
Observations and Recommendations

Electrical systems require regular maintenance for safety reasons. We recommend that you have a licensed electrician perform annual inspection and maintenance.



Interior of main disconnect. Old rubber insulated wiring.

We opened and inspected all main and sub-panels. Conditions appear typical for equipment this age.



Hallway panels.

We tested a random number of receptacles using a testing device. Numerous safety concerns were found while testing receptacles. See below.

A ground fault circuit interrupter (GFCI) is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially fatal shocks. GFCI devices are now required in new homes in wet or damp environments. We recommend that all receptacles located in the kitchen at countertops, in bathrooms, in the garage, at spas, hot tubs, fountains, pools, in crawl spaces, near laundry tubs, and outdoors be upgraded to the Ground Fault Circuit Interrupter type by a licensed electrician if not already present. This will considerably improve electrical safety for occupants of the building.

Safety Concern The single GFCI device tested functional using a testing device. GFCI devices are not installed in most recommended locations. Upgrading is recommended.

Investigate Further Overall, we found the system to be far below today's standards. Much of the system is at or near typical lifespans for electrical equipment. Electrical equipment does not get better with age, it becomes less safe. Numerous defects are present. Replacement of the system or upgrading should be considered. Consult an electrician regarding this.

Investigate Further Some homeowner's insurance companies will not insure homes with older electrical systems such as found here, as statistically, there is an increased risk of fire. Some companies require that the system be no more than 30 years old. Ask your insurance company if this will be a problem and what upgrading they might require.

Safety Concern A wiring cable is hanging loose unprotected at the SW corner.

Safety Concern A wiring cable passed through the metal soffit unprotected near the wall hung heat pump.



Safety Concern Wiring cables are exposed on the exterior and interior of the screen cage with no protection.



Investigate Further Have the electrician evaluate the wiring to the sheds.

Investigate Further The receptacle on the N exterior wall of the garage is not grounded or GFCI protected.

Investigate Further I could not remove the cover of one of the main disconnects. It's corroded in place. Have an electrician inspect it.

Safety Concern The insulation on the electrical service entrance wires above the roof has deteriorated exposing the live conductors. This deterioration appears to be the result of normal aging and weathering. These wires should be examined by an electrician and repaired or replaced as deemed necessary.



Safety Concern The neutral and grounding conductors are improperly connected in the sub-panels. These are required to be isolated at any point beyond the main disconnect. This was a requirement when the panels were installed. This condition can cause several problems, including an increased risk of shock. Repair involves running new cables to the panels. An electrician should repair this condition.

Safety Concern No bonding was observed at the pool equipment (pump, etc.) or screen enclosure. This is typical for pools built before the mid 60's. Bonding is the electrical connection of various metal parts in and around a pool into an electrically continuous grid. The purpose of the common bonding grid is not to provide a ground path for stray currents - although this is accomplished. The real purpose is to prevent different potentials (voltage levels) between two separate metal parts from occurring. This can result in electrical shock. By electrically connecting the parts to each other they remain electrically neutral to each other and the shock hazard is lessened. Parts that must be bonded include: All metal equipment that is part of the circulating system. This includes pump motors, filters and heaters. Any metal located within 5 feet of the inside wall of the pool that is longer than 4 inches in any direction and is not physically separated from the pool by a fence or screen enclosure. Improvement of this condition is recommended. Consult a licensed electrician.

Safety Concern The pool pump is improperly wired with non-metallic cable. It requires an insulated grounding conductor and protection for the wiring.

Safety Concern The pool pump time clock body is not grounded.



Safety Concern A back patio receptacle is not grounded.

Safety Concern Wiring cables run unprotected inside back patio cabinets.

Safety Concern One of the ceiling fans on the back patio did not work.

Safety Concern An electrical field was detected (using an alternating current sensor) at the FL room ceiling fan. This indicates that the equipment is not properly grounded. A licensed electrician should ground the equipment or verify that proper grounding is present.

Safety Concern Some of the receptacles inside the house are not grounded.

Safety Concern The receptacle in the master bath is poorly grounded.

Safety Concern A lamp cord is tacked to the door casing at the master bath. It's connected to a broken receptacle with exposed live parts. Remove this.



Safety Concern Smoke detectors have a limited lifespan. Replacement is recommended. Modern standards require the installation of smoke detectors inside and outside of all sleeping areas. They are required to be hard wired with battery backup, and interconnected so if one sounds, they all sound. We recommend you have an electrician install new smoke detectors.

Safety Concern Grounding type receptacles in the office are not grounded.

Safety Concern One or more receptacles in the house were tested and found to have reversed polarity. This is a potential hazard that can be easily corrected by reversing wires to the receptacle. Location: Hall bathroom.

Safety Concern The exposed wiring cable at the disposer is frayed.



Investigate Further The number of receptacles provided is less than would be required by modern standards. This often leads to overloaded circuits and the use of extension cords that increase the risk of fire or other problems. Upgrading would be advisable. We recommend you consult with an electrician to discuss upgrading the system.

Safety Concern The disconnect at the water heater does not have access room in front of it. The handles of the two breakers should be connected.



Note: The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring, timers or the operation of smoke detectors.

Smoke detectors should be installed (if not already present) on each floor (including attics and basements.) Modern standards require that smoke detectors be installed inside and outside of all sleeping areas. They should be hard wired and have battery backups. All smoke detectors should be interconnected so that they all sound at once. We recommend upgrading to this level of protection (if not already present.)

Consult the manufacturer's literature for recommended mounting locations of smoke detectors. Be sure to test your smoke detectors upon moving in and monthly thereafter.

PLUMBING SYSTEM

Description

The water is supplied by the municipal system.

Readily visible plumbing supply pipes are copper. (Most of the piping is concealed and cannot be identified.)
Readily visible waste pipes are cast iron.

An electric 50 gallon primary water heater is located in the hall closet. We estimate the age of the water heater to be eleven to fifteen years old. A temperature pressure relief valve is present on the water heater.

The main shut off valve for the water supply piping was not found. Consult the seller regarding the location or existence of a main shut off valve.

Observations and Recommendations

The readily visible supply piping system appears to be in functional condition. Some or all of the piping has been replaced.

The readily visible drain piping system appears to remain in functional condition. The system is old. Expect repairs or replacements in the future.

Water was run through all fixtures and drains. Functional flow was observed. Functional drainage was observed.

Valves and fixtures were operated. All fixtures were functional.

Minor Repair A sink was added to the front bedroom. It drains on the ground. You will want to remove this.

A leak detector on the water meter was observed. The device was stationary, indicating no evidence of concealed leakage.

Showers are typically lined with a waterproofing material placed beneath the floor tile. This material is called a pan. The tile and grout are not completely waterproof. The pan captures and diverts water into the floor drain. Older pans often develop leaks. Occasionally, small leaks are present that are very difficult to detect. This is especially true if the shower is not in daily use. Although care is taken in the inspection, the report is not an assurance that future repairs will not be needed. We saw no evidence of leakage on the floors or baseboards adjacent to the showers. The shower pans are old. Expect to replace them at any time.

Hot water was present at all fixtures on the correct side of the fixture.

Be aware of the risk of scalding from water temperatures above 120° F. The risk is especially acute for infants, children, and the elderly. Water temperatures should never be set higher than 120° F. Newer water supply valves contain anti-scalding mechanisms to prevent scalding. These can be retrofitted. Note that higher water temperatures are not necessary for modern dishwashers, which heat the water.

The temperature pressure relief valve on the water heater should be tested upon moving in and on a regular basis thereafter. This is an important safety device that prevents the water heater from exploding in the rare event of a defect in the built in operating and safety controls. We do not test these valves.

Tile walls in the tub(s) and/or shower(s) were tapped to test for signs of deterioration. None were observed. The tile walls appear to be in adequate condition.

A tub trap access panel is not present. (Typical.)

Wells, septic systems, sewer lines, and water treatment equipment are not inspected and are expressly excluded from the inspection and report. If a well is present, it is recommended that you sample the well water for testing by local health authorities. No water testing of any type is performed during the inspection.

If the house has a septic system, inspection and pumping by a septic tank contractor should be done before closing. Septic tanks need regular pumping. Evaluation of the system can be made at that time. Reliable evaluation of the septic system cannot be made during a visual inspection.

HEATING AND AIR CONDITIONING SYSTEM

Description

The heating and cooling system for the North side located in the former garage consists of an electric air to air heat pump. The 2 ½ ton system is estimated to be 10 or more years old.

The heating and cooling system for the South side is a wall hung package unit heat pump. The system is estimated to be more than 10 years old. The size is estimated at 2 tons.

Observations and Recommendations

Note: The report should not be read as a prediction of the remaining lifespan of the system. Typical lifespans of equipment may range from 8-12 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years. Replacement of a compressor alone may cost from \$600-\$800. We recommend that you purchase a warranty or service contract to cover replacement or repair. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time.

We recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters in forced air systems should be changed monthly.

Investigate Further Mold may be present in the air handler and/or ductwork. (We see mold in almost every air handler we open.) Some molds are harmful to some individuals, especially those with allergies, asthma, lung problems or immune deficiencies. If this is of particular concern to you, further testing to verify the presence or absence of harmful substances may be warranted. You may wish to consult an indoor air specialist for testing.

HEAT PUMPS:

A heat pump operates exactly the same as an air conditioner when it's cooling. When heating, it operates in a reverse cycle, using the same components that are used for air conditioning. A valve located in the outdoor condensing unit reverses the flow of refrigerant to change from cooling to heating. Instead of extracting heat from the indoor air and exchanging it outdoors (air conditioning), it extracts heat from the outdoor air and exchanges it indoors (heating.) The heat pump is a more energy efficient method of heating than electric heat typically used with regular air conditioning, because it is easier to move heat than it is to create heat. While air

conditioning, function and efficiency are the same. Some units are more efficient than others. This is true for regular air conditioners also.

Most heat pumps have a supplemental electric heat strip located in the air handler. This provides additional heat when the outdoor temperatures are very low and the heat pump is not able to extract as much heat from the colder air.

The heat pumps were operated in cooling mode only during the inspection using the normal operating controls. The temperature differential was measured and found to be 19 degrees at the North unit and 9-10 degrees at the South unit. This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 16-22 degrees when cooling and 20-28 degrees when heating (without supplemental heat.)

Motors and fans were found to be in functional condition. No unusual noises were observed.

The primary condensate drain line was inspected where readily visible. The drain is functional.

An auxiliary drain line is not installed. A float switch in the pan was not tested.

Investigate Further The cooling temperature split at the wall hung heat pump was 9-11 degrees. (This is the difference in temperature of air entering and leaving the unit.) This is below the normal operating range of 16-22 degrees. A licensed A/C contractor should determine the cause of this and make repairs to make the system perform as intended. If the cause of the problem is found to be low refrigerant, a written statement from a licensed A/C contractor should be obtained stating that the entire system has been leak tested and that no leaks are present.

Both heat pump systems are near or at replacement age. I recommend you purchase a homeowner's warranty or service contract to cover the cost or repairs or replacement. Some of the ductwork is old and poorly insulated. You should consider replacing it.

You may find the wall hung package unit to be rather noisy in the South bedrooms. You may wish to replace it. You should dedicate some interior space to an air handler for a split system when you add onto the house. There is no attic space available.

A heat recovery unit is installed at the condensing unit. This device is connected to the water heater. It heats water in the water heater using waste heat from the condensing unit. This saves energy. A pump on the unit circulates water to the water heater. This pump was found to be running during inspection. It's noisy.

Minor Repair The evaporator coil in the air handler is dirty. This dirt may contain mold, fungus or other substances. A contractor should clean the coils in all units. The inside of the air handler should also be cleaned. The dirty coil reduces heat transfer and affects the operation of the system.



DUCTWORK:

Filters should be cleaned or changed on a regular basis. This helps keep the system and the house clean and reduces operating costs.

Visible ductwork was observed where readily accessible and found to be in adequate condition.

INTERIOR

Description

The walls and ceilings are primarily plaster.

Floors are carpet, tile, and vinyl.

Interior cabinets are wood.

Observations and Recommendations

Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement, shrinkage of building components or thermal expansion and contraction. Small cracks of this type are not mentioned in the report.

We cannot determine the condition of floors underneath carpet and other coverings. The condition of concealed floors is specifically excluded from the inspection and report.

Walls and ceilings were found to be in adequate condition. No unusual cracking or staining was observed except as noted below.

Cracking is present in the plaster on the beam between the dining room and living room. The beam appears to be sagging. It's probably been this way for years. The reason for this is unknown. It's likely that it's undersized, or possible that it's damaged. You won't know until you uncover it.

Interior floors were found to be in adequate condition. Tile floors were tapped in search of loose tiles. None were found.

Interior cabinets were found to be in adequate condition.

Many of the rooms were filled with stored stuff and furniture. This limited the inspection. Additional defects may be present.

A Word about Mold and Other Indoor Air Contaminants

Molds are fungi that can be found both indoors and outdoors. Molds grow best in warm, damp, and humid conditions, and spread and reproduce by making spores. Mold spores can survive harsh environmental conditions, such as dry conditions, that do not support normal mold growth.

Molds are found in virtually every environment and can be detected, both indoors and outdoors, year round. Mold growth is encouraged by warm and humid conditions. Outdoors they can be found in shady, damp areas or places where leaves or other vegetation is decomposing. Indoors they can be found where humidity levels are high, such as basements or showers or where water leaks into the building.

Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Severe reactions may occur among workers exposed to large amounts of molds in occupational settings, such as farmers working around moldy hay. Severe reactions may include fever and shortness of breath. Some people with chronic lung illnesses, such as obstructive lung disease, may develop mold infections in their lungs.

Sensitive individuals should avoid areas that are likely to have mold, such as compost piles, cut grass, and wooded areas. Inside homes, mold growth can be slowed by keeping humidity levels between 40% and 60%, and ventilating showers and cooking areas. If there is mold growth in your home, you should clean up the mold and fix the water problem. Mold growth can be removed from hard surfaces with commercial products, soap and water, or a weak bleach solution (1 cup of bleach in 1 gallon of water).

To reduce the possibility of mold growth, keep the humidity level in the house between 40% and 60%. Use an air conditioner or a dehumidifier during humid months. Be sure the home has adequate ventilation, including exhaust fans. Add mold inhibitors to paints before application. Clean bathrooms with mold killing products. Do not carpet bathrooms and basements. Remove or replace previously soaked carpets and upholstery.

We do not inspect or test for the presence or absence of mold. Generally, it is not necessary to identify the species of mold growing in a residence, and CDC and EPA do not recommend routine sampling for molds. Current evidence indicates that allergies are the type of diseases most often associated with molds. Since the

susceptibility of individuals can vary greatly either because of the amount or type of mold, sampling and culturing are not reliable in determining your health risk. Consult your doctor.

If you are susceptible to mold and mold is seen or smelled, there is a potential health risk; therefore, no matter what type of mold is present, you should arrange for its removal. Furthermore, reliable sampling for mold can be expensive, and standards for judging what is and what is not an acceptable or tolerable quantity of mold have not been established.

For further current information regarding the issues of mold and other indoor air contaminants we recommend that you visit the Center for Disease Control at <http://www.cdc.gov/nceh/asthma/factsheets/molds/default.htm> and the Environmental Protection Administration at <http://www.epa.gov/iaq/molds/moldguide.html>

Homes of this era may have been painted with lead based paints. This cannot be confirmed visually. Lead is a severe health risk to infants and children particularly, with the potential to cause brain damage. Lead paint in good condition represents little risk. It is only when it is ingested or inhaled that it becomes a problem. This can occur when paint is flaking, when old wood windows are operated, grinding the paint, or during remodeling when paint is sanded or scraped. Federal regulations require that home buyers be notified of the risks and be given time to test for the presence of lead paint. If this is a concern to you, contact an environmental testing firm to perform testing.

APPLIANCES

Description

The following appliances were inspected by operating the appliance using the normal operating controls as you would under every day use:

Refrigerator: Operated during inspection, found to be functional.

Ice maker: Operated during inspection, found to be functional.

Refrigerator #2: Operated during inspection, found to be functional.

Dishwasher: Operated during inspection. Old, but found to be functional.

Disposer: Operated during inspection. Old, but found to be functional.

Wall oven: Operated during inspection. Old, but found to be functional.

Cooktop: Operated during inspection, found to be functional.

Washer: Operated during inspection. Old, but found to be functional.

Dryer: Operated during inspection. Old, but found to be functional.

Kitchen exhaust fan: Operated during inspection, found to be functional.

Whole house exhaust fan: Operated during inspection. Old, but found to be functional.

Observations and Recommendations

We inspected appliances by turning them on briefly. Extensive testing of timers, thermostats, and other controls is not performed. No report can be made regarding the effectiveness of any appliances. (For example, it is impossible to thoroughly check a washer and dryer without a load of clothes.) The inspection only determines whether or not the appliances run.

We found the appliances to be in adequate condition. Many are at replacement age. We recommend you buy a warranty or service contract to cover the cost of replacement.

Discovery of recalled appliances and other products is outside the scope of this inspection. For the latest information on recalls, visit <http://www.pueblo.gsa.gov/recallsdesc.htm#CP> and <http://www.cpsc.gov/cpscpub/prerel/prerel.html>

Refrigerator maintenance: Regular maintenance of your refrigerator will pay for itself in terms of better efficiency and a longer life. Refrigerators, like air conditioners, move a lot of air across the condenser coils located behind a grille under the door. With this air comes dust, pet hair and lint that clings to the coils, reducing their ability to *dissipate heat*. When this happens, the compressor runs longer and cools less. This makes for an inefficient appliance and higher electrical bills. Cleaning these coils twice year makes a big difference and will take only minutes.

In addition to the condenser coil, a refrigerator also has an evaporator coil or plate which needs regular cleaning. Location of the evaporator plate (or evaporator coil) will vary. On older models, the evaporator coil is next to the compressor at the appliance's back behind an access panel. Newer models usually have an exposed coil in the form of a large metal grid on the refrigerator's back.

Unplug the refrigerator before starting. Begin by lifting the grille from its place below the front door. Use a vacuum cleaner on the coils. If the coils are greasy, use a spray bottle and a degreasing cleaner to rinse the fins and tubes. Next, pull the refrigerator out so you can work on the compressor. Remove the access panel and vacuum the compressor and the evaporator coil. Finally, replace the grille and access panel and move the refrigerator back.

The door seal on your refrigerator should be kept clean, especially along the bottom edge where food particles and liquids are spilled. Spilled soda is the primary cause of deterioration of refrigerator door seals.

Dryer Maintenance: Adequate venting of your dryer is a priority. Vents clogged with lint, or crushed or kinked vents can and do cause fires. The vent itself and the outlet screen should be cleaned of lint and debris twice a year. We recommend you clean this vent upon moving into the home. During a typical home inspection, we usually can't observe or evaluate any of the dryer vent. Often, the dryer itself blocks our view of the vent. In most cases, much of the vent is hidden by finish materials (such as wallboard), and insulation.

We recommend that you make sure your dryer vent is made of proper materials, and is properly installed. You should do this before closing, when you have a good opportunity to observe the dryer vent. Here's why we make the recommendations: The U.S. Consumer Product Safety Commission (CPSC) estimates that in 1997, there were 16,700 fires, 30 deaths and 430 injuries associated with clothes dryers. Some of these fires occur when lint

builds up in the filter or in the exhaust duct. Under certain conditions, when lint blocks the flow of air, excessive heat build-up can cause a fire in some dryers.

To prevent fires, closely follow manufacturers' instructions for new installations. Most manufacturers specify the use of a rigid or flexible metal duct to provide a minimum restriction of airflow. If metal duct is not available at the retailer where the dryer was purchased, check other locations; such as hardware or builder supply stores. If you are having the dryer installed, insist upon metal duct unless the installer has verified that the manufacturer permits the use of plastic duct. Source: CPSC Document #5022.

SWIMMING POOL AND SPA

Description

The pool is an in-ground structure surrounded by a concrete deck.

Observations and Recommendations

We inspected the following pool equipment by operating the devices using their normal operating controls:

Filter: Operated during inspection, found to be functional.

Gauge: Operated during inspection, found to be functional.

Pump: Operated during inspection, found to be functional.

Sweep: Operated during inspection, found to be functional.

The pool structure and surface were examined visually from above the surface while walking around the pool. The structural shell of the pool shows no signs of cracking or movement. Tile or coping at the top of the pool appears intact. Water circulation appears adequate. Rails and/or ladders (if present) are secure.

The pump picked up its prime reasonably fast and ran without excessive noise or heat. Circulation of water appears adequate. The pool water was clear. Detailed instructions on pool maintenance can be obtained from a pool supply store.

Major Repair The white surface of the pool is marcite. Marcite is a masonry product that is plastered over the concrete shell of the pool. Marcite deteriorates over time. Typical lifespans range around eight to twelve years before refinishing is needed. The marcite surface is heavily worn. It needs replacement in the near future. Expect this to cost upwards of \$2,800.00.

Safety Concern The main drain cover is an older type that may allow entrapment or disembowelment of bathers due to suction. Replacement with an anti-vortex type of cover is recommended to prevent this. Suction relief devices should be installed.

Safety Concern Modern barriers or alarms should be installed to prevent children from entering the pool and drowning. Drowning in pools is the number one cause of death of Florida's children under the age of five.

The river rock deck has been painted. You will need to maintain this coating.

Investigate Further The concrete deck has is cracked near the South end of the pool with about $\frac{3}{4}$ " of settlement and out of plane movement. The cause of this is unknown. Uncovering the concrete may reveal some clues to the cause. The deck will need repair at some point.



Investigate Further The pool deck slopes to the shower area at the back of the house. Water has caused settlement and cracking of the block wall of the house. Hairline cracks are present. The water should be controlled and directed away from the foundation.



Major Repair The solar panels are heavily deteriorated. They need replacement.



Minor Repair The Jandy valve at the solar panel piping leaks. It needs repair.

Investigate Further The pool cage is in poor condition. Panels are missing. Fasteners are corroded. Rails are loose from the deck. Doors need repair. The cage needs repair or replacement.

End, summary follows.

Inspector: Mark Cramer Inspection Services, Inc.

As its President, Mark Cramer, ASHI[®], Member #12085.

SUMMARY

The inspected components appear to be in adequate condition, with some exceptions. Comparing this house to other houses of this age and type that we have recently inspected, the overall condition is somewhat below average.

The number of repairs listed in the report is above average for homes this age. Bear in mind that all homes need repairs of one type or another, even if only minor. Generally, older homes need more repairs. This varies depending on maintenance and upgrading performed over the years. Some of the reported repairs are of the type that you might be inclined to live with under ordinary circumstances. Buyers and sellers of homes often have different perspectives on this issue.

Immediate repairs that should be completed prior to occupancy and major repairs that might cost more than \$500.00 to remedy include:

- Replacement of house roof.

- Pool marcite and remodeling.
- Pool cage repair or replacement.
- Replacement of solar panels.
- Pool deck repairs.
- Electrical repairs and upgrading.
- Replacement of sprinkler system.

Other repairs are needed as mentioned in the report. All safety concerns listed in the report should be completed prior to occupancy.

Possible, future concerns over the next couple of years include:

- Normal wear and tear.
- Repair or replacement of aging heat pumps, water heater, appliances, etc. I recommend you purchase a homeowner's warranty or service contract to cover the cost or repairs or replacement.
- Repair or replacement of low slope roof at rear.

While we make an effort to identify existing or potential problems, it is not possible for a home inspector to predict the future. We recommend that you budget perhaps \$1,000.00 to \$1,500.00 dollars a year for unforeseen repairs and maintenance. This would hold true for any house you were considering.

Please feel free to call at any time if you have any questions.

END OF REPORT