



3/25/2014

SUMMARY REPORT

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**HomeBuyers Inspection Services
2625 Turtlehead Cv.
Oviedo, FL 32766
Ph#: (407) 977-9182 F977-8577**

Doc #: 1403064

Client Name: John Homeowner

Dwelling Address: 3 Tappanee Ln
Longwood, Fl

Inspector: Bill Labita

This Summary Report is designed to assist the reader as an overview of the full report. We will not be held liable for any omissions on this report. Additional items are sometimes added to the full report after editing. Please read the full report.

EXTERIOR

- 0104. Siding **Review. Wood deterioration at right side, front left entry siding. Suggest reviewing latest pest control report for a more detailed evaluation.**
- 0105. Trim **Review. Loose/missing soffit panels noted at right side. and rear Suggest further review by a qualified licensed contractor for repairs/replacement as needed. 2.) Wood deterioration at rear porch and front left entry fascia, front left corner trim, front left planter box, refer to the pest control report for a more detailed evaluation.**
- 0108. Gutters & Downspouts **Review. Suggest gutters be cleaned out as part of normal maintenance to ensure proper drainage. 2.) Gutters are leaking at all areas. Suggest further review prior to closing by a qualified licensed contractor for repairs/replacement as needed.**
- 0109. Hosebibs **Review. Handle missing at front right garage bib. Bib was also leaking. Recommend repair as needed 2.) Leaking hosebib noted at rear Recommend repair as needed.**
- 0110. Sprinkler System **Review. Rain sensor was damaged at time of inspection. Suggest repairs/replacement as needed to prevent damage/deterioration. 2.) Sprinklers spraying the structure at front left and right of entry. This can cause moisture deterioration/damage to the structure. Suggest adjusting sprinkler heads away from structure to prevent future/further damage/deterioration.**
- 0112. Exterior Doors **Review. Spot deterioration noted at front door frame. Suggest repairs/replacement as needed to prevent damage/deterioration. 2.) Damaged/inoperable upper and lower door pin noted at front. Suggest repairs/replacement as needed for proper and secure operation.**
- 0113. Chimney **Review. Chimney flashings appear to be improperly installed. Although the flashings are not leaking at this time. They can leak at anytime in the future. Proper counter flashing will usually correct this problem. Recommend review by a licensed roofer for proper and correct installation of roof/chimney flashing**
- 0116. Exposed foundation **Review. View blocked by mulch/leaves and grade. Recommend removing mulch and soil from perimeter of home. Keeping this area clear aids in detection of termite tunnels**
- 0117. Exterior Comments & Views **Review. Large trees were close to this home. Recommend any tree closer than 6' from an exterior wall be removed for structural safety.**



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PATIO/PORCH/BALCONY/AREA WAYS

0202. Enclosure **Review. Wood deterioration noted at rear porch trim Suggest repairs/replacement as needed.**

ATTIC

0402. Framing **Review. Deterioration noted on framing rafter tails front right entry. Recommend repair by qualified licensed contractor as required.**
0403. Sheathing **Review. Damage from prior leaks noted at front right entry. Suggest further review by a qualified licensed contractor for repairs/replacement as needed.**

ROOF

0304a. Flat Roof Conditions **Review. Blistering noted at multiple areas flat roof. Recommend repair replace as needed. This is a VISUAL inspection only. No certification, warranty or guarantee is given as to the water tight integrity of the roof. Inspectors cannot determine the water tight integrity of roofs by a visual inspection nor can they predict future leaks or if installed according to manufacturer's specifications. If such an inspection or certification of the roof is desired, client should contact a qualified licensed roofer prior to closing.**
0306. Roof Penetrations **Review. Lead stacks are deteriorated at rear left and should be replaced.**
0307. Roof Comments **Review. Suggest cleaning all tree debris away from roof to prevent damage to the roofing materials.**

GARAGE

507. Garage Door **Review. Spot deterioration noted at lower panel. Suggest repairs/replacement to prevent damage/deterioration.**
510. Windows/Screens **Review. Broken sash bar noted on garage window. Suggest repairs/replacement as needed to prevent damage/deterioration.**
511. Fire Door **Review. Fire rating is compromised due to window.**



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PLUMBING

1003. Supply Pipes

Review. Polybutylene- The water supply to this home utilizes plastic Polybutylene piping (Polybutylene- The water supply to this home utilizes plastic Polybutylene piping (PB). While millions of homes have used (PB) throughout the U.S. buyer should be aware of the past problems related to this plumbing supply. There have been thousands of failures with the fittings (The plastic fittings were named in the suit)of these pipes as well as other problems associated with (PB) piping resulting in a class action lawsuit. Your system has the preferred metal fittings, but be advised some insurance companies will not insure a property with this type of pipe. Please keep in mind that any system if improperly installed can fail at anytime. Leaks inside walls do not always present themselves during your home inspection.

HEATING & A/C

901. Heating

Review. Heat strips were inoperable at time of inspection. Recommend HVAC review as required.

902. Conditions

Review. Dirt and mold like accumulation noted on air handler fan blades and interior. Recommend cleaning fan blades, interior and primary main drain line to ensure proper function and mold testing for safety. Safe-T-switch or secondary overflow was damaged air handler time of inspection. Suggest repair as needed. 3.) Missing filter noted. Filter should be installed in the fresh air return.

906. Air Conditioning System

Review. Heat pump did not appear to function properly when tested using normal operating controls. Suggest further review by a qualified licensed HVAC contractor prior to closing for repairs/replacement to ensure proper operation. System was replaced 2007.

ELECTRICAL SYSTEM

1101. Electrical Main Box

Review. A Zinsco TM or SylvaniaTM-Zinsco electrical panel is installed in this building. Serious electrical hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. A licensed electrician who is familiar with this equipment should be called to inspect the panel for immediate fire and shock hazards, and regardless of its visually-apparent condition, this equipment should be replaced. Significant expense may be involved. Additional information about this hazards is available at an independent building failures research website: www.inspect-ny.com/electric/Zinsco.htm Breakers present to provide overload protection.



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2.) General lighting branch circuit conductors are aluminum. Due to safety concerns associated with this type of wiring, review by a qualified licensed electrician is suggested prior to closing to ensure proper and safe installation. Main conductor is aluminum. Main disconnect noted. 240 Volts. 150 Amps. Service entrance is underground. System appears to be properly grounded. No Ground Fault Interrupters (GFI's). GFI's may not have been required when the home was built. Suggest client consider upgrading to GFI's at all receptacles near water sources, such as the kitchen, bathrooms, garage and at exterior outlets to ensure safety. All electrical upgrades should be performed by a qualified licensed electrician. 2.) Small Federal Pacific disconnect was noted at condenser unit, it should be replaced
Review. Smoke detector did not respond to test in kitchen and hall, suggest repairing or replacing for safety.

1103. Smoke Detectors

KITCHEN

1310. Faucets

Review. Leaks noted at base. Suggest repairs/replacement as needed to prevent damage/deterioration.

1312. Disposal

Review. Electrical stress clamp was loose on disposal wiring. Due to safety concerns, suggest stress clamp be installed.

1313. Dishwasher

Review. Dishwasher was inoperable at time of inspection. Suggest repairs/replacement as needed to prevent damage/deterioration.

1315. Oven

Review. Oven light was inoperable at time of inspection. Possible burnt bulb. Suggest client verify oven light for proper operation prior to closing.

LIVING ROOM

1505. Windows/Screens

Review. Broken sash wire/cord noted on window frame. This is a safety concern. Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety.

FAMILY ROOM

1609. Fireplace

Review. Fireplace damper inoperable at time of inspection. Recommend repair as needed.

BATHROOM

1907. Electrical

Review. Ground fault interrupters provided, inoperable at time of inspection. Recommend replace as needed.



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MASTER BATHROOM

1907. Electrical **Review. Ground fault interrupters provided, inoperable at time of inspection. Looped with guest bathroom**

1915. Shower Faucet **Review. Hot/cold reverse noted at shower faucet. Recommend repair as required.**

BEDROOMS

2203. Walls **Review. No insulation noted at front bedroom wall. Suggest repairs/replacement as needed**

POOL/SPA EQUIPMENT & AREA

2408. Lights **Review. Light not secured to pool wall. This is a safety concern. Suggest maintenance/repairs to ensure safety.**

2413. Pump **Review. Air bubbles were observed in the fill line to the pool indicating a leak at suction side of the pump. Suggest further review prior to closing by a qualified pool specialist for repairs as needed 2.) Leak observed at the PVC connection to pump. Suggest further review prior to closing by a qualified pool specialist for repairs/replacement as needed.**