

Standard Building Inspection Report

For Jan Hixsmith at 2929 Your Ave, Jacksonville, FL

All Pro Home Inspectors Inc

David Jolly



Report Number: HIX111805AP

Email Address : djolly@allproinspectors.com

Phone: (800) 957-0553

Standard Building Inspection Report

INVOICE

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Report: HIX111805AP (11/18/2005 - 2929 Your Ave)

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CLIENT INFORMATION

Client Name: Jan Hixsmith
Mailing Address: 3818 Barr Cir
City, State, Zip: Jacksonville, Fl. 32210

PROPERTY INFORMATION

Property Address: 2929 Your Ave
City, State, Zip: Jacksonville, Fl. 32210
Property Type: Standard Home Inspection
Occupied: Yes
Utilities On: Yes

INSPECTOR

David Jolly
8933 Regina Road
Jacksonville, FL, 32257

WEATHER CONDITIONS

Today's Weather: Cool & Overcast Temperature: 60 - 70
Recent Weather: Cool & Overcast

AGENT INFORMATION

Selling Agent:
Selling Realtor:
Listing Agent:
Listing Realtor:

ATTENDEES

Buyer

HOME WARRANTY RECOMMENDED: YES

INSPECTION FEES

430	\$325.00
Crawl Space Inspection	\$45.00
Detached Garage	\$25.00
Insurance Letter	\$35.00
	\$0.00
	\$0.00
Sub Total:	\$430.00
Sales Tax:	\$0.00
Total Fees:	\$430.00
Amount Received:	\$430.00
Balance Due:	\$0.00

PAYMENT INFORMATION

Payment Method: Check
Check Number: 113

INSPECTOR'S SIGNATURE

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Standard Building Inspection Report

Summary

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Report: HIX111805AP (11/18/2005 - 2929 Your Ave)

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MAJOR CONDITIONS (= greater than \$500):

141. Mold/fungus [+ ?]

Crawl space flooring & joist appear to have mold/fungus on them. Advise further evaluation.

213. Wood Decay / Rot

Window sill at first kitchen window . Siding at bottom edge of garage sides & back. Back garage door jambs.

423. Loose Tile [+]

Noted to shower enclosure in Hall bathroom. Left end of shower tiles appear to be loose. High moisture reading also recorded. Budget possible re-tile. Review by tile contractor/plumber advised.

MINOR CONDITIONS (= greater than \$50):

228. Trip Hazard(s) Noted [!]

Sidewalk settling at front door.

233. Step railing loose. [!]

Hand rail loose. Secure.

311. Nail Pops Evident

Nail pop located at back side above back door.

409. Clogged Tub

Drain blockage was noted to the hall bath tub. Flush/clean as needed.

413. Loose faucet

Loose toilet found in hall bathroom. Secure

535. Wire Splices Not in Junction Box [!]

511. Shock Conditions / Hazards

Noted within the attic at various locations. Typically identifies homeowner alterations. Non-standard. Check historical data with seller.

541. Broken Dimmer Switch

Dimmer switch in dining room appears inoperable.

807. Floor Repairs Needed [+]

Wood flooring buckling in living room. Further evaluation needed.

824. Adjust / Repair Damper

Damper missing. Replacement needed.

STANDARD DISCLOSURES:

140. Prior Termite Treatment Seen?

Drill holes noted in crawl space. Check historical data with seller.

211. Caulk / Seal Door / Window Openings

Regularly check and maintain exterior sealants.

222. Recent Alterations / Repairs*

Garage has had repairs to wall studs. Check historical data with seller.

234. Shrubs / Limb Contact with Building

Unmaintained vegetation provides a habitat for mildew, moisture build up, decay and other unwanted defects. Regularly maintain. An 18" clearance is desirable at all times if possible.

327. Gutter Maintenance / Repairs Needed

Downspout at front right corner has elbow disconnected at bottom.

538. Limited / No GFI Protection

[+ = Additional Evaluation - Upgrade Advised Prior To Closing / ? = Unknown / Subjective Judgement / ! = Safety Hazard]

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Summary

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GFI outlets in hall bath & kitchen on stove side only. Typical for age of home. Recommend upgrade to improve safety protection after closing/occupation.

625. Annual Service / Clean Advised

Annual maintenance essential for proper operation of HVAC system.

739. Sprinkler Contact with Building

Zone 2 hitting front right corner of garage. Adjust as needed.

837. Sample Moisture Testing to Baseboard / Around Windows / Doors

Average/typical moisture readings noted.

838. No High Moisture Readings Noted

Comments - N/A

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1.0 Structure

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CHARACTERISTICS:

1.1 FOUNDATION TYPE

Brick, Concrete Footer, Concrete Block Stem Wall

1.2 ABOVE GROUND

Comments - N/A

1.3 SLAB ON GRADE

Comments - N/A

1.4 CRAWL SPACE

Characteristics: Crawl, Debris (Inspection Limited), Dirt Floor, Ductwork (Inspection Limited), Exposed Plumbing, Low Clearance (Inspection Limited), Vented Noted

Access: Impaired (Limited Inspection Only)

Main Beam: None

Floor Support: Wood Joist

Foundation Walls: Brick, Concrete Block

1.5 BASEMENT

Comments - N/A

1.6 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

141. Mold/fungus [+ ?]

Crawl space flooring & joist appear to have mold/fungus on them.
Advise further evaluation.

MINOR CONDITIONS (= greater than \$50):

Comments - N/A

STANDARD DISCLOSURES:

140. Prior Termite Treatment Seen?

Drill holes noted in crawl space. Check historical data with seller.

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2.0 Exterior

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CHARACTERISTICS:

2.1 SURFACE MATERIALS

Surface Type: Brick Veneer

Siding: Wood Lap Siding

2.2 OUTBUILDINGS / GARAGE

Garage Description: Detached, Double Car Garage

Garage Door: Side Hung Door

2.3 FEATURES

Windows / Doors: Aluminum, Metal, See Section 8.0 For Details

Steps: Brick Steps

Driveway: Concrete

Patio / Paths: Brick

Lead Paint Content? Lead Paint Probability High

Alterations / Additions to Original Construction? Yes Check
History/Warranties/Permits with Seller

2.4 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

213. Wood Decay / Rot

Window sill at first kitchen window . Siding at bottom edge of garage sides & back. Back garage door jambs.

MINOR CONDITIONS (= greater than \$50):

228. Trip Hazard(s) Noted [!]

Sidewalk settling at front door.

233. Step railing loose. [!]

Hand rail loose. Secure.

STANDARD DISCLOSURES:

211. Caulk / Seal Door / Window Openings

Regularly check and maintain exterior sealants.

218. Maintain Exterior Water Drainage and Run-Off

Regularly monitor.

222. Recent Alterations / Repairs*

Garage has had repairs to wall studs. Check historical data with seller.

224. Recently Painted

Visible conditions limited.

227. Cracked Drive / Path - Typical

Comments - N/A

230. Large Trees Adjacent House

Maintain growth/monitor.

234. Shrubs / Limb Contact with Building

Unmaintained vegetation provides a habitat for mildew, moisture build up, decay and other unwanted defects. Regularly maintain. An 18" clearance is desirable at all times if possible.

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3.0 Roof

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5 Year Roof Replacement Probability = Low Roof Replacement Probability

CHARACTERISTICS:

3.1 CONSTRUCTION STYLE

Roof Age: 3

Inspected From: Partial Eaves From Ladder, Partial Roof Inspection only, Partial Roof walk

Roof Type: Average Roof Slope, Gable Roof, Rafter Framing

Roof Complexity: Typical

Leak Probability: Low

3.2 MATERIALS / COMPONENTS

Sheathing / Type: Board

Shingle Type: Fiberglass Asphalt Shingles

Flashings: Galvanized Steel Flashing, Lead Flashing

Fascia / Soffit: Aluminum Fascia, Exposed Rafter Tails, Roof Overhang <18", Vinyl Soffits, Wood Fascia

3.3 ATTIC (no access to attic corners, eaves, vaulted roof areas etc.)

Restricted Access To: Corners

Visible Insulation: Blown In Insulation

Insulation Thickness: (inches): > 8" +/-

Ventilation: Gable Ventilation, Ridge Ventilation, Soffit Ventilation

3.4 CHIMNEY(S)

Type: Brick Chimney, Cement Coping

Visible Flue Liner: Clay Flue Liners, Needs Cleaning, No Rain Cap Present (Advise Upgrade)

3.5 GUTTERS / SPOUTS

Coverage: Partial Gutter/Downspout System Present

Type: Aluminum System, Splash Block

Recommendations: Debris In Gutter System - Clean / Maintain

3.6 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

311. Nail Pops Evident

Nail pop located at back side above back door.

STANDARD DISCLOSURES:

327. Gutter Maintenance / Repairs Needed

Downspout at front right corner has elbow disconnected at bottom.

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4.0 Plumbing

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CHARACTERISTICS:

4.1 WATER SUPPLY AND DRAINAGE SERVICES TO BUILDING

Water Service: Public Sewer, Public Water

Supply Pipes: Copper Piping, Plastic Piping

Drains / Vents: Cast Iron Drain Lines, Plastic Drain Lines

4.2 WATER MAIN / METER

Water Main: Copper Water Main

Water Meter: External, Ground

Meter Location: Middle front yard

House Shut Off Valve Location: Right of front door

Water Meter Flow Detector Stable: Yes (Not Guarantee)

Other: Back Flow Preventer

4.3 BATHROOM(S)

Fixtures: Basin(s), Fan(s), Pedestal, Shower Enclosure(s), Toilet(s), Tub - Shower Enclosure

Bath Materials: Metal - Enamel Cast, Tile

4.4 KITCHEN

Fixtures: Disposal, Double Sink, Hose Spray

Disposal Switch Location: Wall

4.5 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

423. Loose Tile [+]

Noted to shower enclosure in Hall bathroom. Left end of shower tiles appear to be loose. High moisture reading also recorded. Budget possible re-tile. Review by tile contractor/plumber advised.

MINOR CONDITIONS (= greater than \$50):

409. Clogged Tub

Drain blockage was noted to the hall bath tub. Flush/clean as needed.

413. Loose faucet

Loose toilet found in hall bathroom. Secure

STANDARD DISCLOSURES:

Comments - N/A

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5.0 Electrical

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CHARACTERISTICS:

5.1 SERVICE TO BUILDING (electromagnetic fields not checked)

Main Panel Location: Kitchen

Ampere Rating: 150

Meters: Located Outside, Multiple Meters

Voltage Rating: 120 / 240 (three wire), Original - Insulation Aging - Budget Upgrade (Not Damaged at Inspection), Overhead Service Entrance, Recently Upgraded (Check W/Seller), Weather Head - Drip Loops

5.2 PANEL BOX(S) AND DISTRIBUTION

Dimmer Light Switches

Not All Light Switches, Not All Receptacles Identified - Operated (Check W/Seller), Not Operated (check with seller)

Panel Type: Circuit Breaker Panel

Main Disconnect: Circuit Breaker, Located Inside

Service Grounding To: Not Visible

120 Volt Wiring: Copper Conductors

240 Volt Wiring: Aluminum Conductors (approved in most areas), Copper Conductors

Wiring Type: Cloth Insulated Conductors (Budget Replacement), Romex, Upgraded in part - (Check Warranties W/Seller)

Five Year Replacement Probability: Medium

Ground Fault Interrupter (GFI): Bathrooms, Kitchen

120 Volt Outlets: 2-Pin (not grounded), 3-Pin Grounded, GFCI Receptacles

5.3 EQUIPMENT PRESENT IN BUILDING

Smoke Detectors: None Noted - Recommend Upgrade - Safety Issue

Carbon Monoxide Monitors: No (Recommend Upgrade)

Other: Ceiling Fan(s), Dining Room Chandelier, Pull Cord Operated Ceiling Fans (Home Owner Install!, Switch Operated Ceiling Fans, Wall Mounted Uplights

5.4 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

535. Wire Splices Not in Junction Box [!]

511. Shock Conditions / Hazards

Noted within the attic at various locations. Typically identifies homeowner alterations. Non-standard. Check historical data with seller.

541. Broken Dimmer Switch

Dimmer switch in dining room appears inoperable.

STANDARD DISCLOSURES:

538. Limited / No GFI Protection

GFI outlets in hall bath & kitchen on stove side only. Typical for age of home. Recommend upgrade to improve safety protection after closing/occupation.

539. No Expansion Room in Main Panel

Comments - N/A

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6.0 Heat / Cool

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CHARACTERISTICS:

6.1 HEATING SOURCE

Energy Type: Electric
Delivery Type: Forced Air

6.2 FORCED AIR HEATING

Number Of Heat Zones: 1
Age: 5
Furnace Type: Air to Air Heat Pump
Motor Blower: Direct Drive
Supply Registers Located: High
Return Registers Located: High, Low

6.3 COOLING SYSTEM

Number Of Cooling Zones: 1
Age: 5
Tonnage: 3.5 Ton
Characteristics: Electric, Heat Pump System, Uses Heat Ductwork
Condensation: Condensate Pipe To Exterior
Cooling Testing: Outside Temperature Prohibited Test

6.4 WATER SYSTEM

Comments - N/A

6.5 MISCELLANEOUS

Thermostats: Manual Thermostat
Ductwork: Flex Ductwork, Insulated, Metal Ductwork
Miscellaneous: Oil Tank Fill Cap and Vent Not Located

6.6 ZONES

Zone 1: Lennox, Ext.Unit S/N: 5800H17461, Ext. Unit 5 Year Replacement
Probability: Low Probability of Replacement, Int.Unit S/N: 5800H26709,
Tested For Heating, Amp Draw Ext. Unit: 13.9, Amp Draw Int. Unit: 1.2,
Supply: 86/69

6.7 OTHER COMMENTS

Old oil tank fill pipe noted at back of house. Check history with seller on location of any tanks still buried.

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

Comments - N/A

STANDARD DISCLOSURES:

625. Annual Service / Clean Advised
Annual maintenance essential for proper operation of HVAC system.

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7.0 Appliances

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CHARACTERISTICS:

7.1 WATER HEATER AND ASSOCIATED EQUIPMENT

1. Gallons: 40, Location: Back porch, Years Old: 5, Serial Number: MJ000057273

Description: Electric, Relief Pipe to Exterior, Relief Valve Fitted, Hot Water Temp: 115 +/-

7.2 APPLIANCES

Washer: 120 V., Combined With Dryer, Good Condition

Range Top: Corning Top, Electric, Good Condition

Oven: Electric, Good Condition, Self Cleaning (not tested)

Refrigerator: Dispenser, Fountain, Frost Free, Good Condition, Ice Dispenser, Ice Maker

Dishwasher: Good Condition

Disposal: Good Condition

7.3 WATER MANAGEMENT SYSTEM PRESENT

Lawn Sprinkler System: Multiple Zones, Programable Controls

7.4 POOL / SPA EQUIPMENT PRESENT

Comments - N/A

7.5 MISCELLANEOUS EQUIPMENT

Comments - N/A

7.6 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

Comments - N/A

STANDARD DISCLOSURES:

739. Sprinkler Contact with Building

Zone 2 hitting front right corner of garage. Adjust as needed.

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8.0 Interior

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CHARACTERISTICS:

8.1 FLOOR FINISHES

Other Floor: Ceramic Tile, Hardwood, Rugs

8.2 WALL / CEILING FINISHES

Material: Plaster Over Wire Lath

Walls: Paint, Textured Paint

Ceilings: Flat, Paint, Textured

8.3 WINDOWS

Aluminum Windows, Double Glazed, Single Hung Sash, Wood Sills
Inside

8.4 DOORS

Bi-Fold Doors, French Doors, Hinged Doors, Painted, Wood, Wood
Frames

8.5 FIREPLACES

Brick - Masonry Fireplace, BrickHearth and Front, Glass Door, Mantle,
No Damper, Tile Hearth and Front

8.6 PORCHES

Comments - N/A

8.7 FEATURES

Bedroom Closets, Furnishings Prevent Full Inspection

Kitchen Counters: Hardwood Kitchen Cabinets, Laminate Counter Tops

8.8 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

807. Floor Repairs Needed [+]

Wood flooring buckling in living room. Further evaluation needed.

824. Adjust / Repair Damper

Damper missing. Replacement needed.

STANDARD DISCLOSURES:

837. Sample Moisture Testing to Baseboard / Around Windows / Doors
Average/typical moisture readings noted.

838. No High Moisture Readings Noted

Comments - N/A

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141. Mold/fungus



213. Wood Decay / Rot



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228. Trip Hazard(s) Noted



233. Step railing loose.



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423. Loose Tile



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