

Inspection Report

provided by:



Sunshine Inspections Inc.

Inspector: Jimmie Fuller

3707 Fairway Road

Sebring Fl. 33872

863-382-6111

Licensed Contractor

J&N Homes Inc.

RR282811529

www.sunshineinspections.net

Property Address:



Report Information

Client Information

Client Name

Client Phone

Property Information

Approximate Year Built 1964

Approximate Square Footage 2604

Number of Bedrooms - Bath 3/2

Inspection Information

Inspection Date

Inspection Price

Realtor

Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.
- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
 - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
 - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Sunshine Inspections Inc.

REPORT SUMMARY PAGE		
This is only a summary of the inspection report and is not a complete list of discrepancies.		
Section	Condition#	Comment
Grounds	4	Pump not working - Sprinklers not inspected
Exterior	8	Wood decay to door casing - front entry
Exterior	10	Settlement crack along the floor in the rear porch
Exterior	13	Open wiring in one area - install junction cover box
Roofing - Attic	14	Dated & deteriorated shingle tabs - Recommend licensed roofer assessment Trim back tree limbs
Roofing - Attic	16	Clean out debris from gutters
Roofing - Attic	17	Areas of wood decay to soffit & fascia panels

Roofing - Attic	22	Attic access panel inaccessible - Due to undersized access panel
Electrical	26	Double tap breaker with copper & aluminum wiring connected - Recommend licensed electrician assessment
Plumbing	28	Hose bib in lawn not working
Plumbing	30	No water filter installed
Plumbing	31	Dated & rusted pressure tank
Plumbing	35	Open drain along front of home
Air Conditioning - Heat	38	Condenser - 2012 Air handler - Unknown date Air handler coils impacted with debris - Recommend servicing the AC system
Air Conditioning - Heat	42	Ductwork leaks found next to the air handler - needs sealing
Kitchen - Appliances	45	No GFCI outlet installed next to sink
Guest Bath	68	No GFCI outlet installed next to sink
Interiors	80	Closet door needs repair in guest bath
Interiors	83	Lights not working in laundry room
Interiors	84	Ceiling fan not working in the living room
Interiors	85	Replace batteries in smoke alarms
Small Shed	86	Roof leak found Trim back tree limbs
Large Shed	90	Missing glass panel to window
Large Shed	91	Wood decay to door casing & rusted entry door Interior door damaged
Large Shed	92	Spliced wiring & open junction box Missing spacer cover cap
Large Shed	93	Dated & deteriorated roof shingles
Large Shed	94	Wood decay to soffit & fascia
Horse Barn	96	Wood decay to wall panels & trim boards to one area

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1 Grounds

Grading

1) Grading Conditions

AS

Driveways - Sidewalks - Walkways

Driveway Material

Concrete

2) Driveway Conditions

AS

Normal cracks

3) Sidewalk - Walkway
Conditions

AS

Irrigation

4) Pump - Well

R

Pump not working - Sprinklers not inspected

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2 Exterior

Exterior Walls - Foundation

Structure Type

CBS - Normal Cracks

5) Exterior Wall - Trim
Conditions

AS

6) Foundation

AS

Exterior Windows - Doors

7) Window Conditions

AS

8) Exterior Door Conditions

R

Wood decay to door casing - front entry



9) Window Screens

AS

Porches or Patio

10) Condition

AS

Settlement crack along the floor in the rear porch

11) Porch Doors

AS

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12) Porch Roof

AS

Exterior Electric

13) Outlets - Wiring

S

Open wiring in one area - install junction cover box



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3 Roofing - Attic

Roof Covering

Roof Covering Material Shingles

Number of Layers 1

14) Roof Covering Condition

R

Dated & deteriorated shingle tabs - Recommend licensed roofer assessment
Trim back tree limbs



15) Flashing Conditions

AS

16) Gutter & Downspout Conditions

R

Clean out debris from gutters

17) Soffit - Fascia

R

Areas of wood decay to soffit & fascia panels

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Attic Area

Attic Access

Closet

Method of Inspection

Attic area inaccessible

Roof Frame Type

Truss

18) Framing Conditions

NI

Attic Ventilation Type

Soffit/(Ridge) vents

Attic Insulation Type

Fiberglass - Unknown

19) Attic Insulation Conditions

NI

20) Sheathing

NI

21) Electric

NI

22) Attic Access Panel

NI

Attic access panel inaccessible - Due to undersized access panel

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4 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.

23) Electrical Service Conditions

AS

24) Grounding Conditions

AS

Main Disconnect Electrical Panel

Electric Panel Location The main electric panel is located at the laundry area.

Panel Amperage Rating 200 Amp.

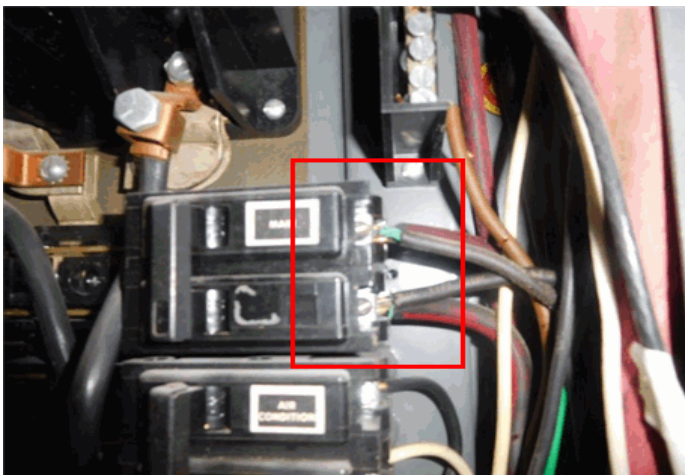
25) Electrical Panel Conditions

S

26) Breakers

S

Double tap breaker with copper & aluminum wiring connected
- Recommend licensed electrician assessment



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5 Plumbing

Water Main Line - Faucets

27) Main Line & Valve
Conditions

AS

28) Faucets

R

Hose bib in lawn not working

29) Pump - Well

AS

30) Water Filter

NP

No water filter installed

31) Pressure Tank

AS

Dated & rusted pressure tank



Water Supply Lines

Supply Line Material

Copper

32) Supply Line Conditions

AS

33) Plumbing Stops

AS

Drain - Waste Lines

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Drain Line Material

Copper & cast iron.

34) Drain Line Conditions

AS

35) Exterior Drain

R

Open drain along front of home



Water Heater(s)

Water Heater Type

Electric & Solar - 2011

Water Heater Capacity

80 Gallon

36) Water Heater Conditions

AS

37) Water Heater Temperature

AS

Temperature - 115 degrees

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6 Air Conditioning - Heat

Air Condition - Heating

Type of Cooling System

Split system - 2012

38) AC Unit Conditions

AS

Condenser - 2012
Air handler - Unknown date
Air handler coils impacted with debris - Recommend servicing the AC system



39) AC Line Conditions

AS

40) Thermostat

AS

41) Filter

AS

Cool Air Temperature

Ambient Temperature: 74
Cool Air Temperature: 59

Heat Temperature

Heat Temperature: 85 degrees

42) AC Ductwork

R

Ductwork leaks found next to the air handler - needs sealing

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43) Registers (Vents)

AS

44) AC Wall Unit

Appears Serviceable

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7 Kitchen - Appliances

Electrical Conditions

45) Electrical Conditions

S

No GFCI outlet installed next to sink

46) Lighting Conditions

AS

Kitchen Sink - Counter tops - Cabinets

47) Counter Conditions

AS

48) Cabinet Conditions

AS

49) Sink Plumbing Conditions

AS

50) Sink Faucet Condition

AS

Appliances

51) Stove or (Cook-top) - Range Condition

AS

52) Hood Fan Conditions

NP

No hood fan installed

53) Dishwasher Conditions

AS

54) Refrigerator Condition

AS

55) Ice-maker

AS

56) Microwave

AS

57) Washing Machine

AS

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58) Washing Machine - Water -
Drain Lines

AS

59) Dryer Conditions

AS

60) Dryer Vent

AS

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8 Master Bath

Electrical Conditions

61) Electrical Conditions

AS

62) Vent Fan Conditions

AS

Bathroom Sink

63) Counter - Cabinet Conditions

AS

64) Sink Conditions

AS

65) Sink Faucet Conditions

AS

Shower - Toilet

66) Shower Enclosure
Conditions

AS

67) Toilet Conditions

AS

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9 Guest Bath

Electrical Conditions

68) Electrical Conditions

S

No GFCI outlet installed next to sink

69) Vent Fan Conditions

AS

Bathroom Sink

70) Counter - Cabinet Conditions

AS

71) Sink Conditions

AS

72) Sink Faucet Conditions

AS

Shower - Toilet

73) Shower Enclosure
Conditions

AS

74) Toilet Conditions

AS

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10 Interiors

Walls - Ceilings - Floors

75) Wall Conditions

AS

76) Ceiling Conditions

AS

Normal cracks

77) Floor Conditions

AS

78) Baseboards

AS

Windows - Doors

79) Interior Window Conditions

AS

80) Interior Door Conditions

R

Closet door needs repair in guest bath

81) Door Hardware

AS

Electrical Conditions

82) Electrical Conditions

AS

83) Lighting Conditions

R

Lights not working in laundry room

84) Ceiling Fans Condition

R

Ceiling fan not working in the living room

85) Smoke Detector Conditions

S

Replace batteries in smoke alarms

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11 Small Shed

Condition

86) Roof

R Roof leak found
Trim back tree limbs



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12 Large Shed

Walls - Ceilings - Floors

87) Wall Conditions

AS

88) Ceiling Conditions

AS

89) Floor Conditions

AS

Normal cracks

90) Window Conditions

R

Missing glass panel to window

91) Door Conditions

R

Wood decay to door casing & rusted entry door
Interior door damaged

92) Electrical - Lighting
Conditions

S

Spliced wiring & open junction box
Missing spacer cover cap



93) Roof

R

Dated & deteriorated roof shingles

94) Soffit and Fascia

R

Wood decay to soffit & fascia

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95) AC Unit

AS

AS = Appears Serviceable
NP = Not Present

R = Repair

S = Safety

NI = Not Inspected

13 Horse Barn

Condition

96) Walls

R

Wood decay to wall panels & trim boards to one area



97) Roof

AS

98) Electric

AS