



Home Inspection Report

123 Sample Street
Sampleville, FL 32328

Inspected By: JD Johnson

Prepared For: Sam Sample
Inspected On Sat, Apr 27, 2024 at 9:30 AM

The Salty Inspector
(850) 583-1717
www.SaltyInspector.com

Table of Contents

Report Summary	4
General Information	19
Report Limitations	21
Roof	23
Attic	25
Exterior	27
Site	31
Foundation	33
Electrical	34
HVAC (Heat & Air Conditioning)	37
Plumbing	43
Interior	48
Bedrooms	50
Bathrooms	55
Kitchen	59
Laundry	63

Thank you for the opportunity to conduct an inspection of this property. We understand that the function of this report is to assist you in evaluating the condition of the property.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Because of the unique features of each home, additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance is recommended and replacement is anticipated.

Repair or Replace: At the time of inspection the component does not function as designed / intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This REPORT SUMMARY is not the entire report. The Summary is intended to provide a convenient and cursory preview of the conditions and components that have been identified within our report as needing additional attention. The Report Summary is obviously not comprehensive, and should not be used as a substitute for reading the detailed inspection report, nor is it an endorsement of the the condition of components or features that may not appear in this summary. FOR A COMPREHENSIVE UNDERSTANDING OF THE PROPERTY CONDITIONS, WE RECOMMEND YOU READ THE ENTIRE INSPECTION REPORT.

The Salty Inspector follows the Standards of Practice for the American Society of Home Inspectors (ASHI) in determining conditions about which you should be made aware. We suggest that any service recommendations made in this report should be completed by licensed specialists, who may well identify additional defects or recommend upgrades that could affect your evaluation of the property. We recommend you request and retain copies of invoices or work orders from the company or individual who performed the work, for your records, in case of future questions or for warranty purposes.

Needs Service or Specialist Review

Comment 3

Roof: Plumbing Vent Stacks

The plumbing boot flashing is missing nails at the lower edge, which should be installed and sealed to reduce uplift and wind driven moisture intrusion.



Comment 5

Attic: Observations: Insulation

Insulation on the walls of the living space is missing in several areas. I recommend the condo be addressed to restore proper energy efficiency.



Comment 6

Exterior: Windows

The windows have multiple deficiencies. Some are stuck, while others have failed sash springs. I recommend a glazing specialist review each window and assess for functionality or service / replacement as appropriate.

Comment 7

Exterior: Exterior Light Fixtures

The light switch cover in the raised foundation needs serviced to prevent moisture and pest intrusion.



Comment 8

Exterior: Exterior Electrical Receptacles

The GFCI receptacle in the raised foundation is not functional and should be serviced.



Comment 9

Exterior: Balconies & Decks

The East and West side decks/ walkways use an unusual cantilever support system, and deck plank spacing that I cannot endorse. I recommend review by a correction as appropriate, or approval in writing.



Comment 11

Exterior: Exterior Shower(s)

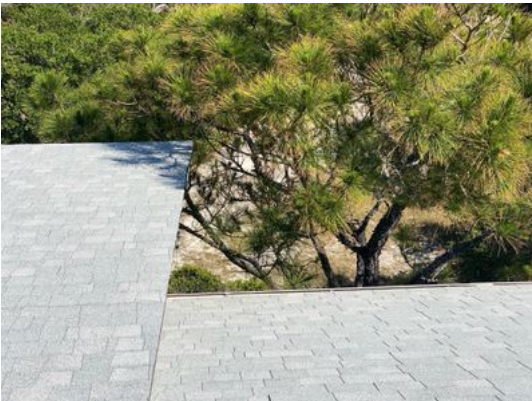
The exterior shower fixture has a damaged / missing handle and should be serviced to restore functionality.



Comment 12

Site: Vegetation

I recommend the pine tree in the north east corner be trimmed to eliminate contact with the roof and inevitable damage to the roof covering.



Comment 14

Site: Stairs And Walkways

The stair and walkways are in generally acceptable condition. However, the dune walkover, which is outside the scope of my inspection, is not level and square. Additionally, the railing on the dune walkover is inadequately secured and should be used with caution and serviced to ensure safe use.



Comment 15

Foundation: Foundation Types

The foundation bolts have corrosion typical for coastal environment. To ensure continued structural integrity, I recommend review and replacement where appropriate by a licensed contractor.



Comment 16

Electrical: Primary Sub Panel: Branch Circuit Wiring

The branch wiring to the clothes washer should be contained in conduit.



Comment 18

HVAC (Heat & Air Conditioning)

I am not qualified to calculate the size requirements for HVAC systems. However, using a rule of thumb of about 700 sq foot / cooling ton; the system installed at this home would be judged as oversized. Oversized systems can perform poorly and contribute to poor indoor air quality. Therefore, I recommend you consult with an HVAC specialist about the application and address as appropriate or approved in writing.



Comment 19

HVAC (Heat & Air Conditioning): Air Handler Unit / Furnace: Filter Type

The HVAC filter is dirty and should be replaced to restore proper functionality.

Comment 22

Plumbing: Water Heater: Fuel / Power Disconnect

The electrical connection is outside the contained junction box and should be corrected to reduce potential hazard.



Comment 23

Plumbing: Water Heater: Water Shut Off Valve

There is no water shut off valve present at the water heater, which would have been required at the time of installation. A shut off valve should be installed by a licensed plumber.



Comment 24

Plumbing: Water Heater: Temp Pressure Relief (TPR) Valve

Water heater is missing discharge line from TPR valve. The condition should be corrected by licensed plumber to manage any discharge and reduce potential damage or injury.



Comment 26

Interior: Floors

Quarter round trim has not been installed at the wall intersection, which allows accumulation of dirt and debris. I recommend trim be installed for hygienic reasons.



Comment 27

Interior: Fireplace

There is heavy corrosion visible on the damper and upper part of the flue. I recommend review of the fireplace by a chimney specialist and service as appropriate or approval for use in writing.



Comment 29

Bedrooms: Bedroom # Master: Doors

The exterior door is out of square and should be serviced to allow operation without interference.

Comment 30

Bedrooms: Bedroom # Master: Doors

The knob lock on the interior door doesn't work and should be serviced to restore functionality and provide privacy.

Comment 31

Bedrooms: Bedroom # Master: Windows

The upper glazed panel on the right side of the west wall is fractured and should be serviced.



Comment 32

Bedrooms: Bedroom # Master: Electrical

The electrical receptacle in the south west corner will not accept a plug and should be serviced to restore functionality.



Comment 33

Bedrooms: Bedroom #SE Corner: Doors

The strike plate on the interior entrance door needs serviced to allow the door to secure closed.

Comment 34

Bedrooms: Bedroom #SE Corner: Electrical

The smoke detector is missing in the SE bedroom and should be replaced to reduce potential fire safety hazard.



Comment 35

Bathrooms: Bathroom #Master Bath: Shower

The shower diverter valve sticks in the shower position and should be serviced to release and direct water to the tub.



Comment 36

Bathrooms: Bathroom #Master Bath: Sink(s)

The sink stopper needs serviced to seal the basin. This will need to be replaced to allow full use of the sink.

Comment 37

Bathrooms: Bathroom #Master Bath: Toilet

Flush mechanism doesn't work properly in toilet.

Toilet not adequately secured to floor.

These conditions should be reviewed and corrected.

Comment 38

Bathrooms: Bathroom #Jack N Jill: GFCI Protection

The GFCI outlet in bathroom did not trip upon test and should be serviced to restore proper operation.

Comment 39

Kitchen: Cabinets

There was a damage to the toe plates on the cabinets. This is considered a WDO concern and should be addressed by the appropriate specialist.



Comment 40

Kitchen: Appliances: Range Hood

Range hood incorrectly vents into the cabinet above.



Comment 41

Kitchen: Appliances: Disposal

The disposable is incorrectly wired to an extension cord pig tail, and not plugged into power. This application should be corrected to restore proper operation.



Comment 42

Kitchen: Appliances

An ice maker is installed, but was not in operation at the time of inspection. The appliance should be demonstrated as functional or serviced as appropriate.



Health and Safety Concern

Comment 10

Exterior: Railings

The railings around the residence are serviceable, but do not meet modern safety guidelines. Caution should be taken be used, and / or the application updated.



Comment 20

Plumbing: Water Service

This home is served by a private well and water treatment system. These features are beyond the scope of my expertise and should be reviewed by a specialist during your inspection period.

Comment 21

Plumbing: Sewer System

This home is on a private septic system. This system is beyond the scope of my inspection, so I recommend you have it inspected and serviced as appropriate, by a specialist during your inspection period .

General Information

General information about the property inspected and the conditions that existed at the time of inspection.

Property Overview Photos



Year Built

1990

Year Built Based On

Public Records

Structure Orientation (residence faces)

Gulf on South side

123 Sample Street, Sampleville, FL 32328

The Salty Inspector - - (850) 583-1717 - - www.SaltyInspector.com - - All rights reserved.

Unauthorized use is prohibited and carries no rights. Client Confidential Inspection Report

Furnished Residence

Yes

Occupied Residence

Yes

People At Inspection

WDO Inspector

Utilities on during inspection

Electric Service, Water Service

Temperature during inspection

65-75 degrees

Climate / Weather

Clear and dry, No rain in last 24 hours

Report Limitations

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the American Society of Home Inspectors (ASHI) Standard of Practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: 1) Cosmetic finishes or blemishes (2) Latent or concealed defects; (3) Geological or soil conditions; (4) Environmental assessment, including Indoor Air Quality; (5) Architectural or engineered systems; (6) Conditions relating to wood decay, termites, mold, fungi and other organisms; (7) Hazardous substances; (8) Wells, water treatment systems and septic systems; (9) Low Voltage Systems, such as security systems, intercoms, television cable, sound systems, telephone wiring; (10) Central vacuum systems (11) Condition of heat exchangers / evaporator coils; (12) Window and wall mounted air conditioners; (13) Elevators, lifts, dumb waiter and similar devices (14) Detached buildings other than a single garage / carport; (15) Items covered by property owners association; (16) Adequacy, efficiency, or durability of a system or component; (17) Factory recall data; (18) Repair costs; (19) Fire, smoke or lethal gas protection devices; (20) Water Features, such as fountains or waterfalls; (21) other limitations or exclusions as stated in the ASHI Standards of Practice.

THIS INSPECTION IS NOT A "MOLD INSPECTION"; MOLD AND INDOOR AIR QUALITY (IAQ) ARE BEYOND THE SCOPE OF THIS INSPECTION, IF YOU HAVE CONCERNS ABOUT "MOLD" OR IAQ, SEEK THE COUNSEL OF A QUALIFIED PROFESSIONAL.

123 Sample Street, Sampleville, FL 32328

The Salty Inspector - - (850) 583-1717 - - www.SaltyInspector.com - - All rights reserved.

Unauthorized use is prohibited and carries no rights. Client Confidential Inspection Report

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Comment 1 Information

This house was built prior to a unified Florida Building Code (FBC), which was introduced in 2001, and adopted in March 2002. The home most likely conformed to the local 'current' building standard at the time of construction, but a significant number of construction methods and safety standards have changed since original construction. Included in the items that have changed electrical breaker types and safety requirements. Ground Fault Circuit Interrupters (GFCI) are now generally required in all damp/ wet locations, and Arc-Fault Circuit Interrupters (AFCI) are generally required on almost all branch circuits. Insulation and energy efficiency requirements have also changed as well as some safety glass and window dimension requirements. Stair and railing requirements have been updated to reduce potential hazard and construction methods and materials have changed to mitigate moisture intrusion. Where Life Safety is concerned, I have attempted to identify most of the areas that do not comply with current building standards but Florida Law does not require that re-sale homes meet "current code" when sold. Florida Law does require that any remodeled component be brought to compliance with the current code during renovation and I recommend upgrading to modern safety standards whenever possible to reduce potential hazard.

Comment 2 Information

The residence is furnished and in accordance with industry standards I only inspect those surfaces that are readily accessible. I make reasonable attempts to check all areas but do not move furniture nor lift large carpets nor remove or rearrange items within closets and cabinets. This inspection is limited to those areas that were readily visible at the time of inspection. We attempt to note any doors or windows that could not be accessed for examination but may not be able to note each instance of limited examination.

Roof

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Walked Roof

Roof Design Shape

Gable

Roof Covering

Heavy Composition / Architectural Shingles

Condition: Satisfactory

Approximate Roof Age

New (less than 1 year)

Ventilation Present

Gable Ends

Condition: Satisfactory

Plumbing Vent Stacks

Plastic

Condition: Satisfactory

Comment 3

Needs Service or Specialist Review

The plumbing boot flashing is missing nails at the lower edge, which should be installed and sealed to reduce uplift and wind driven moisture intrusion.



Visible Flashings

Metal

Condition: Satisfactory

Soffit and Fascia

Wood

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Satisfactory

Attic

In accordance with our standards, we do not attempt to enter attics in which one cannot stand, are restricted by ducts or other building components, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Observations

Attic Entry

Pull down stairs in master closet

Comment 4 Information

The attic access in the NE Corner bedroom closet was blocked by shelving and personal possessions and could not be accessed for inspection. Therefor what was not accessible must be excluded from inspection scope.

Overview Photos Of Attic





Roof Framing Type

Joist and Rafters

Condition: Satisfactory

Roof Deck Material

Plywood

Condition: Satisfactory

Insulation

Fiberglass Batts

Condition: Marginal

Comment 5

Needs Service or Specialist Review

Insulation on the walls of the living space is missing in several areas. I recommend the condo be addressed to restore proper energy efficiency.



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering / Cladding

Vinyl Siding

Condition: Satisfactory

Exterior Trim Material

Wood

Condition: Marginal

Windows

Wood, Single pane glazed, Dual pane glazed

Condition: Further Evaluation Required

Comment 6

Needs Service or Specialist Review

The windows have multiple deficiencies. Some are stuck, while others have failed sash springs. I recommend a glazing specialist review each window and assess for functionality or service / replacement as appropriate.

Screens

Not Present

Exterior Doors

Typical Wear

Condition: Marginal

Exterior Light Fixtures

Satisfactory

Condition: Satisfactory

Comment 7

Needs Service or Specialist Review

The light switch cover in the raised foundation needs serviced to prevent moisture and pest intrusion.



Exterior Electrical Receptacles

Attention Required

Condition: Needs Service

Comment 8

Needs Service or Specialist Review

The GFCI receptacle in the raised foundation is not functional and should be serviced.



Balconies & Decks

Wood

Condition: Further Evaluation Required

Comment 9

Needs Service or Specialist Review

The East and West side decks/ walkways use an unusual cantilever support system, and deck plank spacing that I cannot endorse. I recommend review by a correction as appropriate, or approval in writing.



Railings

Wood

Condition: Satisfactory

Comment 10

Health and Safety Concern

The railings around the residence are serviceable, but do not meet modern safety guidelines. Caution should be taken be used, and / or the application updated.



Exterior Shower(s)

Attention Required

Condition: Needs Service

Comment 11

Needs Service or Specialist Review

The exterior shower fixture has a damaged / missing handle and should be serviced to restore functionality.



Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Sloped Away From Structure

Condition: Satisfactory

Vegetation

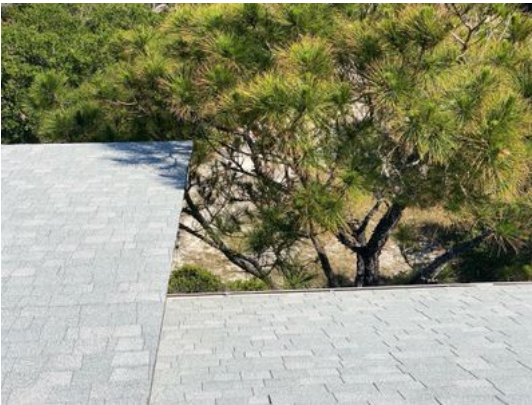
Generally Maintained

Condition: Satisfactory

Comment 12

Needs Service or Specialist Review

I recommend the pine tree in the north east corner be trimmed to eliminate contact with the roof and inevitable damage to the roof covering.



Outbuildings

Well pump / Water Treatment Shed

Comment 13
Information

The well pump / water treatment building is in acceptable condition, with typical wear and deterioration



Stairs And Walkways

Wood

Condition: Satisfactory

Comment 14
Needs Service or Specialist Review

The stair and walkways are in generally acceptable condition. However, the dune walkover, which is outside the scope of my inspection, is not level and square. Additionally, the railing on the dune walkover is inadequately secured and should be used with caution and serviced to ensure safe use.



Foundation

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Raised on Wood Pilings

Condition: Satisfactory

Comment 15

Needs Service or Specialist Review

The foundation bolts have corrosion typical for coastal environment. To ensure continued structural integrity, I recommend review and replacement where appropriate by a licensed contractor.



Foundation Material

Wood

Condition: Satisfactory

Floor Structure

Wood Frame

Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground

Main Disconnect Location

Service Panel

Main Panel Location

Exterior

Photo of Main Panel



Main Panel Manufacturer

Eaton

Condition: Satisfactory

Service Line Material

Copper

Condition: Satisfactory

Service Voltage

240 volts

Branch Circuit Wiring

Stranded Copper

Condition: Satisfactory

Service Amperage

200 amps

123 Sample Street, Sampleville, FL 32328

The Salty Inspector - - (850) 583-1717 - - www.SaltyInspector.com - - All rights reserved.

Unauthorized use is prohibited and carries no rights. Client Confidential Inspection Report

Main Panel Ground

Ground Rod

Overcurrent Protection

Breakers

Condition: Satisfactory

Primary Sub Panel

Sub Panel Location(s)

Laundry/ Storage Closet

Photos of Sub Panel(s)



Service Line Material

Copper

Overcurrent Protection

Breakers

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

Comment 16

Needs Service or Specialist Review

The branch wiring to the clothes washer should be contained in conduit.



HVAC (Heat & Air Conditioning)

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, especially in the coastal regions. This is why we attempt to apprise you of the system's age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the A Coil, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. We do not check refrigerant gas pressure levels and cannot detect coolant leaks. For a technically exhaustive test of the HVAC system, you should hire a licensed consultant to evaluate the system prior to the end of your inspection period and close of sale.

You should be aware that even the most modern HVAC systems can produce carbon monoxide (if gas fired) or distribute carbon monoxide if the system is improperly sealed, which can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC System Type

Central Split System

HVAC System Tested Mode

Cooling

HVAC Test Evaluation

Satisfactory

Condition: Satisfactory

**Comment 17
Information**

22 degrees temperature differential

Thermostat

Digital

Condition: Satisfactory

Thermostat Location

Living Room

Photo of Thermostat



HVAC (Heat & Air Conditioning) Comments

Comment 18

Needs Service or Specialist Review

I am not qualified to calculate the size requirements for HVAC systems. However, using a rule of thumb of about 700 sq foot / cooling ton; the system installed at this home would be judged as oversized. Oversized systems can perform poorly and contribute to poor indoor air quality. Therefore, I recommend you consult with an HVAC specialist about the application and address as appropriate or approved in writing.



Air Handler Unit / Furnace

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Attic

Type of Equipment

Heat Pump

Condition: Satisfactory

Heating Type

Electric

Condition: Satisfactory

Comment 19

Needs Service or Specialist Review

The HVAC filter is dirty and should be replaced to restore proper functionality.

Filter Location(s)

Return Register in Hall

Output Temperature

44 degrees

Type of Distribution

Flexible Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Condensing Unit / Exterior Coil

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric

Condenser Unit Manufacturer

Daikin

Type of Equipment

Split System

Condition: Satisfactory

Photo of Condensing Unit Dataplate



Condenser Size

60,000 BTU (5 Tons)

Estimated Mfg Date

2023

Condensate Drainage

To Exterior

Condition: Satisfactory



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Well System

Comment 20 **Health and Safety Concern**

This home is served by a private well and water treatment system. These features are beyond the scope of my expertise and should be reviewed by a specialist during your inspection period.

Supply Pipe Material

CPVC, PVC

Condition: Satisfactory

Location of Main Water Shutoff

At well

Sewer System

Septic System

Comment 21 **Health and Safety Concern**

This home is on a private septic system. This system is beyond the scope of my inspection, so I recommend you have it inspected and serviced as appropriate, by a specialist during your inspection period .

Waste Pipe Material

PVC

Condition: Satisfactory

Water Heater

Photo of Water Heater



Photo Of Water Heater Dataplate



Manufacturer

AO Smith

Estimated Mfg Date

2019

Fuel Type

Electric

Fuel / Power Disconnect

In Same Room

Condition: Satisfactory

123 Sample Street, Sampleville, FL 32328

The Salty Inspector - - (850) 583-1717 - - www.SaltyInspector.com - - All rights reserved.

Unauthorized use is prohibited and carries no rights. Client Confidential Inspection Report

Comment 22

Needs Service or Specialist Review

The electrical connection is outside the contained junction box and should be corrected to reduce potential hazard.



Water Shut Off Valve

Not Present

Condition: Needs Service

Comment 23

Needs Service or Specialist Review

There is no water shut off valve present at the water heater, which would have been required at the time of installation. A shut off valve should be installed by a licensed plumber.



Temp Pressure Relief (TPR) Valve

Valve present with improper discharge pipe

Condition: Repair or Replace

Comment 24

Needs Service or Specialist Review

Water heater is missing discharge line from TPR valve. The condition should be corrected by licensed plumber to manage any discharge and reduce potential damage or injury.



Water Temperature Heating Setting

Approximately 120*

Condition: Satisfactory



Drip Pan

Not Present

Condition: Satisfactory

Water Softener & Treatment System(s)

Manufacturer

Not Inspected

Approximate Age

Less than 5 years old

123 Sample Street, Sampleville, FL 32328

The Salty Inspector - - (850) 583-1717 - - www.SaltyInspector.com - - All rights reserved.

Unauthorized use is prohibited and carries no rights. Client Confidential Inspection Report

Photo Of Water Softener



Water Softener & Treatment System(s) Comments

**Comment 25
Information**

Water treatment systems are beyond the scope of my inspection. I recommend review, service and explanation of the system by a qualified professional.



Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

LVP

Condition: Satisfactory

Comment 26

Needs Service or Specialist Review

Quarter round trim has not been installed at the wall intersection, which allows accumulation of dirt and debris. I recommend trim be installed for hygienic reasons.



Window Materials

Wood

Walls

Paneling

Condition: Satisfactory

Window Types

Double Hung, Single Hung

Condition: Further Evaluation Required

Fireplace

Manufactured

Condition: Further Evaluation Required

Comment 27

Needs Service or Specialist Review

There is heavy corrosion visible on the damper and upper part of the flue. I recommend review of the fireplace by a chimney specialist and service as appropriate or approval for use in writing.



Smoke Detectors

Needs service

Comment 28

Health and Safety Concern

The smoke detector in the living area is missing and should be replaced.



Bedroom # Master

Overview Photos of Bedroom



Doors

Hinged

Condition: Marginal

Comment 29

Needs Service or Specialist Review

The exterior door is out of square and should be serviced to allow operation without interference.

Comment 30

Needs Service or Specialist Review

The knob lock on the interior door doesn't work and should be serviced to restore functionality and provide privacy.

Flooring

LVP

Condition: Satisfactory

Ceiling & Walls

Paneling

Condition: Marginal

Windows

Not Inspected

Comment 31

Needs Service or Specialist Review

The upper glazed panel on the right side of the west wall is fractured and should be serviced.



Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector

Condition: Satisfactory

Comment 32

Needs Service or Specialist Review

The electrical receptacle in the south west corner will not accept a plug and should be serviced to restore functionality.



Bedroom #NE Corner

Overview Photos of Bedroom



Doors

Hinged, Bi-Fold

Condition: Satisfactory

Flooring

LVP

Condition: Satisfactory

Ceiling & Walls

Paneling

Condition: Marginal

Windows

Double Hung

Condition: Marginal

Electrical

Switches and Outlets, Ceiling Fan, Smoke Detector

Condition: Marginal

Bedroom #SE Corner

Overview Photos of Bedroom



Doors

Hinged, Bi-Fold

Condition: Marginal

Comment 33

Needs Service or Specialist Review

The strike plate on the interior entrance door needs serviced to allow the door to secure closed.

Flooring

LVP

Condition: Satisfactory

Ceiling & Walls

Paneling

Condition: Marginal

Windows

Not Inspected

Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Marginal

Comment 34

Needs Service or Specialist Review

The smoke detector is missing in the SE bedroom and should be replaced to reduce potential fire safety hazard.



Bathroom #Master Bath

Location

Off master bedroom on west side

Overview Photos of Bathroom



Bath Tub

Free Standing

Condition: Marginal

Shower

In Tub

Condition: Marginal

Comment 35

Needs Service or Specialist Review

The shower diverter valve sticks in the shower position and should be serviced to release and direct water to the tub.



Sink(s)

Single Vanity

Condition: Marginal

Comment 36

Needs Service or Specialist Review

The sink stopper needs serviced to seal the basin. This will need to be replaced to allow full use of the sink.

Toilet

Standard Tank

Condition: Needs Service

Comment 37

Needs Service or Specialist Review

Flush mechanism doesn't work properly in toilet.

Toilet not adequately secured to floor.

These conditions should be reviewed and corrected.

Shower Walls

Fiberglass

Condition: Satisfactory

Tub Surround

Fiberglass

Condition: Satisfactory

Floor

Vinyl

Condition: Marginal

Ventilation Type

Ventilator

Condition: Marginal

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #Jack N Jill

Location

Between guest bedrooms

Overview Photos of Bathroom



Bath Tub

Free Standing

Condition: Marginal

Shower

In Tub

Condition: Marginal

Sink(s)

Pedestal

Condition: Marginal

Toilet

Standard Tank

Condition: Satisfactory

Shower Walls

Fiberglass

Condition: Marginal

Floor

Vinyl

Condition: Marginal

Ventilation Type

Ventilator

Condition: Marginal

GFCI Protection

Outlets

Condition: Needs Service

Comment 38

Needs Service or Specialist Review

The GFCI outlet in bathroom did not trip upon test and should be serviced to restore proper operation.

Kitchen

Overview Photo of Kitchen



Cabinets

Wood

Condition: Marginal

Comment 39

Needs Service or Specialist Review

There was a damage to the toe plates on the cabinets. This is considered a WDO concern and should be addressed by the appropriate specialist.



Countertops

Tile

Condition: Marginal

Sink

Double

Condition: Marginal

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range

Bosch

Condition: Marginal



Range Hood

Integrated into microwave above

Condition: Needs Service

Comment 40

Needs Service or Specialist Review

Range hood incorrectly vents into the cabinet above.



Refrigerator

Amana

Condition: Marginal

Dishwasher

General Electric

Condition: Satisfactory

Microwave

Whirlpool

Condition: Satisfactory

Disposal

Ace Hardware

Condition: Needs Service

Comment 41

Needs Service or Specialist Review

The disposable is incorrectly wired to an extension cord pig tail, and not plugged into power. This application should be corrected to restore proper operation.



Appliances Comments

Comment 42

Needs Service or Specialist Review

An ice maker is installed, but was not in operation at the time of inspection. The appliance should be demonstrated as functional or serviced as appropriate.



Laundry

Dryer Venting

To Exterior

Condition: Satisfactory

Laundry Connections

Yes

Condition: Satisfactory



Comment 43 Information

The clothes washer discharges water to the earth. You should be aware of the condition and may wish to better manage the grey water discharge.

Washer

Maytag

Condition: Marginal

Dryer

Maytag

Condition: Marginal

Overview Photos of Laundry



Laundry Comments

Comment 44 **Information**

The laundry appliances were functional at inspection, but not evaluated for quality of performance. These appliances are near end of typical service life, so service / replacement should be anticipated.

This report is not transferable. It is the exclusive property of Kate and JD, LLC dba The Salty Inspector and the Client(s) whose name(s) appear herewith. Use by any unauthorized persons is strictly prohibited. Payment constitutes acceptance of Terms outlined within the Inspection Agreement.