Standard Home Inspection Report

Property Inspected	Address withheld — sample report
Property Type	Single-story single-family residence with an attached accessory living space on the left elevation and a secondary accessory structure at the rear
Prepared For	Sample Client
Date of Inspection	Sample — date withheld
Inspector	Nicholas Figaro
Company	Inspect and Protect
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SAMPLE REPORT. This is a real inspection report prepared by Inspect and Protect, reproduced here as an example of our work product. The property address, the client's name, the inspection date, and all other identifying information have been removed, and identifying details within the photographs have been obscured. Nothing in this document identifies a specific property or client.

This report reflects the conditions observed at the property on the date of inspection only. It is a visual, non-invasive inspection of readily accessible systems and components, performed in general accordance with the Florida Standards of Practice for Home Inspectors (Rule 61-30, F.A.C.).

About This Report

This Standard Home Inspection is a visual examination of the readily accessible systems and components of the dwelling. The inspection is not technically exhaustive and does not include dismantling of equipment, moving stored items, or evaluation of concealed conditions. Findings represent the inspector's professional opinion of observed conditions on the date of inspection. Components not specifically noted as deficient were functioning or in acceptable condition at the time of inspection.

Condition Classifications

SAFETY HAZARD	**A condition that poses a risk of injury or significant property loss. Correction by a qualified professional is recommended promptly.**
DEFICIENT	**A component that is damaged, improperly installed, leaking, or not performing its intended function. Repair or further evaluation is recommended.**
MONITOR	**A minor or developing condition that should be watched and maintained, or that warrants further evaluation/testing before it worsens.**
SATISFACTORY	**Functioning as intended and in acceptable condition at the time of inspection.**
LIMITATION	**An area or component that could not be fully inspected due to access, safety, or concealment. These are not defects, but are excluded from the scope.**

Scope Limitations for This Inspection

• Rear accessory structure: a secondary structure is present in the rear yard, joined to the residence by a continuous roof structure, and was inspected. It is reported in its own section of this report. Conditions relating to it that fall within other systems, such as the exterior sub-panel and the roofed connection, are reported in the relevant sections.

• Fuel gas: portable LP gas cylinders and associated piping were observed at two separate locations on the property and were not tested, traced, or leak-checked. Fuel-gas systems are outside the scope of a standard home inspection.

• Roof: the roof was walked and the covering was examined directly. Underlayment, deck attachment, roof-to-wall connections, and other components concealed beneath the covering and finished surfaces are not visible from the roof surface and were not evaluated; these are addressed in the separate wind mitigation report.

• Wood-destroying organisms: identification of wood-destroying organisms and any resulting damage is outside the scope of a standard home inspection and requires a pest control operator licensed under Chapter 482, Florida Statutes. Information reported to the inspector by the client on this subject is recorded separately and is identified as such.

• Additional limitations are noted within the relevant sections of this report.

Summary of Key Findings

The items below are summarized for convenience. This summary does not replace the full report; please read the detailed sections for context, photographs, and recommendations. Items are grouped by priority.

SAFETY HAZARD

Site & Exterior — Left elevation — exterior light fixture and photocell

The photocell/sensor housing below the dual-head flood fixture is cracked and broken open, leaving internal components open to the weather, and a loose conductor extends from the fixture base. Exposed wiring components in an outdoor wet location present a shock and moisture-intrusion concern. Evaluation and correction by a licensed electrician is recommended.

SAFETY HAZARD

Site & Exterior — Rear structure exterior — cable run outdoors

A yellow-jacketed cable consistent with non-metallic sheathed (NM-B) cable is run exposed down the outside wall of the rear structure, draped and largely unsupported, with a second cable secured by a single clip. NM cable is not rated for wet or damp locations and is not intended for exposed exterior use. This is the same wiring method observed at the exterior sub-panel and confirms the condition is present in more than one location. Evaluation and correction by a licensed electrician is recommended.

SAFETY HAZARD

Site & Exterior — Rear structure — LP gas cylinders and supply line

Two DOT-type portable propane cylinders are located at grade behind the rear structure, with one connected through a regulator and a flexible hose that runs up the exterior wall and into the building. The cylinders are not secured or restrained against tipping, the flexible hose is unsupported over its run, and the installation sits directly against combustible OSB cladding amid accumulated leaf litter and yard debris. Fuel-gas systems are outside the scope of a standard home inspection and this system was not tested, traced, or leak-checked; the condition is reported because of its safety implications. Evaluation by a licensed LP gas contractor is recommended to confirm the cylinders, regulator, piping, connections, and appliance are correctly installed, secured, and permitted, and to confirm what the system serves.

SAFETY HAZARD

Structure & Attic — Attic — splices outside an enclosure

Twist-on wire connectors were observed on spliced conductors in the attic that are not contained within a junction box, including a group of connectors on conductors passing over a framing member and additional connectors lying down in the loose-fill insulation. Splices are required to be made inside an approved enclosure with an accessible cover; an unenclosed splice can work loose, arc, and ignite surrounding material, and a splice buried in insulation is both a fire concern and inaccessible for future service. Correction by a licensed electrician is recommended, with all splices placed in listed boxes that remain accessible.

SAFETY HAZARD

Heating & Cooling (HVAC) — Air handler — active water inside the cabinet

Water was observed inside the air handler cabinet at the time of inspection, with standing moisture and droplets on the horizontal surface below the coil and the inspector noting active flow. Rust staining is present along the adjacent metal edges, indicating the condition is not new. The unit is installed in an interior closet over finished living space and no secondary drain pan was observed, so water escaping the cabinet has a direct path into the structure below. Water within energized equipment is also an electrical concern. Prompt evaluation and correction by a licensed HVAC contractor is recommended, including the condensate drain line, trap, pan, and safety switch.

SAFETY HAZARD

Kitchen counter receptacle — open ground

A counter receptacle tested with a Klein RT250 read 124 VAC with an OPEN GROUND fault indicated. The three-prong device therefore offers no equipment grounding path, while its configuration invites users to plug in grounded appliances and assume protection that is not present. Because the tester’s GFCI trip function relies on a ground path, GFCI protection at this outlet could not be verified by this method. Evaluation and correction by a licensed electrician is recommended, and the remaining receptacles on this circuit should be checked at the same time.

SAFETY HAZARD

Bathrooms — Guest bathroom receptacle — open ground and open neutral

The receptacle at the guest bathroom vanity tested with a Klein RT250 read only 30 VAC with both OPEN GROUND and OPEN NEUTRAL faults indicated. A reading well below nominal voltage together with an open neutral is consistent with a broken or disconnected grounded conductor somewhere on the circuit, with the residual reading being voltage induced through the load rather than a usable supply. In this condition the metal parts of connected equipment can become energized, and there is no equipment grounding path. This is a receptacle in a wet location adjacent to a sink. Prompt evaluation and correction by a licensed electrician is recommended, and the receptacle should not be used until it has been corrected.

SAFETY HAZARD

Attached Addition — Accessory Living Space — Addition — LP gas cylinder at the exterior wall

A portable LP gas cylinder with a connected hose is located at grade against the exterior wall adjacent to the addition entry, unsecured and unrestrained against tipping. This is a second LP gas location on the property in addition to the cylinders documented behind the rear structure. Fuel gas systems are outside the scope of a standard home inspection and this system was not tested, traced, or leak-checked; the condition is reported because of its safety implications. Evaluation by a licensed LP gas contractor is recommended to determine what this cylinder serves and to confirm the installation is correct, secured, and permitted.

SAFETY HAZARD

Attached Addition — Accessory Living Space — Addition — open electrical enclosure

Two wall-mounted electrical enclosures are present beside the through-wall AC unit, connected by a short nipple. The smaller enclosure is open with its cover missing, leaving the interior exposed to weather and to contact, and it is mounted low on the wall within easy reach at grade in an area with vegetation and an LP gas cylinder nearby. Enclosures are required to be closed with the appropriate cover. Evaluation and correction by a licensed electrician is recommended, including confirming the purpose and rating of both enclosures and whether either serves as the disconnecting means for the AC unit.

SAFETY HAZARD

Attached Addition — Accessory Living Space — Addition kitchen — receptacle adjacent to the sink, open ground

The 20-ampere duplex receptacle on the wall adjacent to the kitchen sink tested with a Klein RT250 read 123 VAC with an OPEN GROUND fault indicated. The three-prong device therefore provides no equipment grounding path while inviting users to plug in grounded appliances and assume protection that is not present, and it is located immediately beside a sink. No GFCI device was observed at this outlet, and because the tester’s trip function depends on a ground path, GFCI protection could not be verified by this method. This is the third confirmed open ground in the residence, following the main house kitchen counter receptacle and the guest bathroom receptacle. Evaluation and correction by a licensed electrician is recommended.

SAFETY HAZARD

Attached Addition — Accessory Living Space — Addition water heater — temperature setting, scald risk

The water heater display showed a setting temperature of 60 °C, which is approximately 140 °F. Water delivered at this temperature can cause a serious scald burn in a matter of seconds, and the risk is significantly greater for children, older occupants, and anyone with reduced sensation or mobility. A maximum setting of approximately 120 °F is generally recommended for domestic hot water. Reducing the setting is recommended, and where a higher storage or delivery temperature is required, anti-scald mixing valves should be provided at the fixtures by a licensed plumber.

SAFETY HAZARD

Rear Accessory Structure — Rear structure water heater — flexible cord adjacent to the unit

A flexible three-conductor 10 AWG portable cord (Southwire Royal Cord, SOOW, 600V) is routed immediately alongside this water heater. The function of this cord was not traced and it was not confirmed to be the supply to this appliance. This is reported because of the consequence if it is: 10 AWG conductors are rated for substantially less current than this appliance's approximately 58 ampere demand, which for a continuous load of this type would ordinarily require conductors and overcurrent protection sized for roughly 73 amperes. Flexible portable cord is also not an approved wiring method for a permanently installed appliance. Determining what this cord supplies, and verifying the conductors and overcurrent protection actually serving this water heater against its nameplate, should be treated as a priority item for a licensed electrician. An undersized conductor on a load of this magnitude is a serious fire risk.

SAFETY HAZARD

Rear Accessory Structure — Rear structure — electrical equipment enclosed in cabinetry

Electrical enclosures are installed on the wall within a cabinet recess, with a shelf across the opening and household items stored on the shelf directly in front of the equipment. Electrical equipment requires clear working space in front of it that is kept free of storage and is not enclosed by cabinetry, so that the equipment can be safely operated and serviced and so that a person can withdraw quickly in the event of a fault. Water piping with shut-off valves and a flexible connector is also routed through the same confined space immediately beside the enclosures. Evaluation and correction by a licensed electrician is recommended, including establishing and permanently maintaining the required working clearance.

SAFETY HAZARD

Rear Accessory Structure — Rear structure bathroom — receptacle open ground

The receptacle in the rear structure bathroom tested with a Klein RT250 read 105 VAC with an OPEN GROUND fault indicated. The device provides no equipment grounding path in a wet location, and no GFCI device was observed at this outlet. Because the tester's trip function depends on a ground path, GFCI protection could not be verified by this method. This is the fourth confirmed open ground on the property, following the main house kitchen counter receptacle, the guest bathroom receptacle, and the addition kitchen receptacle. Evaluation and correction by a licensed electrician is recommended.

SAFETY HAZARD

Client-Reported Wood-Destroying Organism Concern — Recommended action — licensed WDO inspection

Determination of wood-destroying organisms, including identification of the organism, the extent of any infestation, and the extent of any resulting damage, requires inspection by a pest control operator licensed in Florida under Chapter 482. That determination is outside the scope of a standard home inspection and outside this inspector's licence. Given what the client reports, a wood-destroying organism inspection of the entire property, including the main residence, the attached addition, and the rear accessory structure, is strongly recommended before any purchase decision is finalised, together with a structural assessment of any areas found to be affected.

SAFETY HAZARD

Electrical — Exterior sub-panel — wiring method and cable entry

With the cover removed, the supply and branch cabling in this exterior enclosure is non-metallic sheathed (NM-type) cable, clearly identifiable by the paper filler material protruding from the stripped jackets of several cables inside the enclosure. NM cable is not rated for wet or damp locations. Multiple cables also enter the enclosure through openings at the top and bottom with no cable connectors or clamps visible, leaving the conductors unsupported and unprotected at the metal edges. The unsealed opening at the top of the enclosure is a direct water entry path in an exterior location. Combined with the indoor-rated enclosure noted above, this presents a shock and fire concern. Evaluation and correction by a licensed electrician is recommended.

SAFETY HAZARD

Electrical — Main panel — unterminated conductors and conductor identification

Bare copper conductors are visible twisted together and left unterminated at the upper right of the enclosure rather than landed on the grounding bar. Several white and light-colored conductors are connected to breaker terminals; where a white conductor is used as an ungrounded conductor it is required to be permanently re-identified at each termination, and consistent re-identification was not confirmed here. Low-voltage type conductors are also present within the enclosure alongside branch-circuit wiring. Evaluation and correction by a licensed electrician is recommended, together with the open ground found at the kitchen counter receptacle and the unterminated conductors in the control enclosure above, which may be related.

SAFETY HAZARD

Electrical — Main panel — abandoned conductor with exposed end

A light-colored conductor within the enclosure terminates in an exposed, bare end that is not landed on any terminal and is not capped, and it rests among the breaker terminals and bus area. An unterminated conductor end inside an energized panel is a shock and arcing concern regardless of whether the conductor is currently energized. This conductor should be identified and either properly terminated or removed by a licensed electrician.

SAFETY HAZARD

Electrical — Control enclosure above the main panel

A separate metal enclosure is mounted directly above the main panel containing a field-wired two-pole contactor, twist-on connectors, and crimped spade terminals, with a wiring diagram drawn by hand on the inside of the cover annotated “Load”, “NO”, “N/C”, “H”, “N” and “110 city”. With the cover open, the following conditions were visible: a splice near the top of the box whose covering is frayed and deteriorated rather than intact, with a red conductor entering it; an unfilled knockout leaving an open hole in the enclosure; two cable connectors lying loose and uninstalled in the bottom of the box; a pair of bare copper conductors twisted together and left unterminated rather than landed on a lug or bonded to the enclosure; conductors of several different types and vintages terminated together; and cobwebs and accumulated debris throughout the enclosure. This appears to be a field-assembled control rather than a listed factory assembly, and its purpose was not established. Taken together these conditions present a shock and fire concern. Evaluation and correction by a licensed electrician is recommended, including identifying what the assembly controls, confirming the conductors and connections are suitable and properly protected, closing all unused openings, securing cables at their entries, and confirming the installation is permitted and labeled.

DEFICIENT

Site & Exterior — Opening protection — property-wide

Opening protection is partial and inconsistent across the property. Roll-down shutters were observed at the front and right elevations of the main residence; the left elevation windows and sliding door, the addition, and the rear structure were observed without shutters or other protection. The glazing observed appears to be tempered rather than impact-rated, and no impact rating or Florida/Miami-Dade product-approval label was located at any opening during this inspection. Tempered glass provides safety against injury on breakage but does not provide windborne-debris protection. This directly affects the wind mitigation rating and the associated insurance premium, and is addressed in the separate wind mitigation report.

DEFICIENT

Site & Exterior — Left elevation — unprotected glazed openings

Windows and the sliding glass door on the left elevation were observed without shutters or other opening protection, unlike the shuttered front and right elevations. Opening protection is therefore partial rather than whole-house (directly relevant to the wind mitigation rating, addressed separately).

DEFICIENT

Site & Exterior — Left elevation — stucco crack below fixture

A vertical crack runs down the stucco wall below the exterior light fixture. Seal and repair to prevent water entry into the wall assembly, and monitor for any widening or displacement.

DEFICIENT

Site & Exterior — Left elevation — stucco spalling at window head

Stucco has delaminated and broken away above the head of the left elevation window, exposing the concrete lintel/tie-beam below with a horizontal crack line and light-colored mineral staining along the exposed edge. Additional small punctures are present in the stucco field above. Conditions of this type commonly result from water entering at the window head, and where embedded steel is present, ongoing corrosion can push the surrounding material apart. Evaluation by a licensed stucco or general contractor is recommended to determine the extent, confirm the condition of the lintel, and repair the head flashing and stucco. The interior side of this opening should also be checked for moisture.

DEFICIENT

Site & Exterior — Rear — line set and conduit support

The refrigerant line set and an accompanying flexible conduit are run horizontally along the rear wall supported by plastic zip ties, with duct tape used to hold the line-set wrapping together. Zip ties and tape are not durable supports for piping or raceway. Correction by the appropriate licensed trades is recommended so both runs are supported by proper straps or clamps at approved intervals.

DEFICIENT

Site & Exterior — Rear — unsealed framing penetration

The line set and conduit pass through a rough-cut opening at the framing/soffit line that is left open and unsealed. Seal the penetration against water and pest intrusion.

DEFICIENT

Site & Exterior — Patio roof overhang — deteriorated OSB sheathing

At the overhang on the left side of the rear structure the roof sheathing is bare, unfinished OSB with no protective covering on its underside. The panel shows dark water staining across the exposed face and, at the corner over the support post, the panel edge has broken down with loss of material and delamination. This is the outer edge of the same roof structure that connects the residence to the rear building. Evaluation and repair by a licensed contractor is recommended, and the extent of deterioration should be determined where it is concealed.

DEFICIENT

Site & Exterior — Patio roof — gutter condition

The fascia-mounted gutter along this edge is split at one location and shows rust staining along its length. A split gutter discharges water directly onto the structure below rather than carrying it to the downspout, which is consistent with the staining and edge deterioration observed on the adjacent sheathing. Repair or replacement is recommended.

DEFICIENT

Site & Exterior — Rear structure — roof-to-wall junction condition

At the roof-to-wall junction, a continuous orange-brown granular deposit has accumulated along the joint line, the OSB panel edges are frayed and shedding fibrous material, and the wood trim above shows dark staining and surface breakdown. Deposits of this appearance can result from rust runoff, from wood decay, or from wood-destroying organism activity, and the three cannot be distinguished visually. A brown fibrous mass consistent with insect nesting material is also present in the soffit area. Evaluation by a licensed wood-destroying organism inspector and a licensed contractor is recommended to identify the material and determine whether repair is required.

DEFICIENT

Site & Exterior — Rear structure exterior — unfinished OSB cladding

The exterior walls of the rear structure are clad in bare, weathered OSB panels with no finish or weather-resistant covering observed, and swelling, fraying, and loss of surface material are visible at the panel edges and joints. OSB is not intended for permanent weather exposure and will continue to deteriorate. Evaluation and correction by a licensed contractor is recommended.

DEFICIENT

Site & Exterior — Patio roof deck — localized damage

An area of the OSB roof decking shows torn and lifted surface strands with a small void alongside, and the decking does not sit tight to the top of the adjacent joist along part of its length. Damaged sheathing and a gap at the bearing point reduce the deck’s effectiveness as a structural diaphragm and create a path for water to reach the panel core. Evaluation and repair by a licensed contractor is recommended, together with the beam separation and hanger fastening items noted in this section.

DEFICIENT

Site & Exterior — Patio framing — joist hanger fastening

Close examination of a joist-to-beam connection shows the metal hanger installed with only a portion of its fastener holes filled, and the fasteners that are present appear to be screws rather than the connector nails or structural screws specified by hanger manufacturers. Connector capacity depends on the correct fastener type in the correct number of holes, so a hanger fastened this way may not develop its rated load or uplift capacity. Evaluation by a licensed contractor is recommended to confirm the fastener type and quantity at these connections throughout the patio structure, and to correct them as required. This condition may also affect how the structure is treated for wind-mitigation and insurance purposes.

DEFICIENT

Site & Exterior — Roofed connection between the residence and the rear structure

The covered patio roof framing runs continuously from the main residence to the rear accessory structure, physically joining the two buildings under one roof structure. Because of this connection, the rear structure may not be treated as freestanding for permitting, building-code, or insurance purposes, and the combined footprint may differ from public records. Recommend that the permit history for the connecting roof and the rear structure be obtained from the local building department, and that the arrangement be disclosed to the insurance carrier. This connection was documented visually only; its structural adequacy was not evaluated and evaluation by a licensed contractor or design professional is recommended.

DEFICIENT

Roofing — Low-slope rear roof — tree contact and organic debris

A large tree overhangs the low-slope rear roof, with limbs and foliage resting on or directly above the surface and leaf litter, twigs, and volunteer plant growth accumulated across the rear portion of the membrane. Overhanging limbs abrade the surface, trap moisture, and block drainage on a roof that depends on positive flow. Trim the limbs back to establish clearance and clear the accumulated debris from the roof surface.

DEFICIENT

Roofing — Low-slope rear roof — covering condition

The low-slope section is a rolled/modified-bitumen type membrane finished with a reflective aluminum coating. Lapped seams are visible across the field and several areas of patching and re-coating are present, indicating prior repair activity. Evaluation by a licensed roofing contractor is recommended to assess seam integrity, drainage, and the remaining service life of this section, which is typically shorter than that of the adjacent shingle roof.

DEFICIENT

Structure & Attic — Attic wiring — unsupported and draped

Numerous cables are run loose across and between framing members and are draped over the top of the ceiling framing and insulation rather than being secured to the framing at the required intervals. A large bundle of surplus cable is coiled and hanging from a framing member. Unsupported cable is subject to abrasion and damage, and cable resting on the ceiling framing where it may be stepped on is a damage risk. Evaluation and correction by a licensed electrician is recommended, including identifying and removing any abandoned cable.

DEFICIENT

Structure & Attic — Attic insulation — sparse and displaced

Insulation is uneven, compressed, and displaced across the areas observed, with framing members and ceiling areas left uncovered in places. Coverage of this kind increases cooling load and contributes to ceiling surface temperatures of the type recorded in Bedroom #1. Improving coverage to a consistent depth is recommended.

DEFICIENT

Structure & Attic — Attic — elevated temperatures and ventilation

A thermal scan at the attic access (AccuMEMS imager, emissivity 0.97, 1.6 ft standoff) recorded attic surface temperatures ranging from approximately 87.3 to 143.2 °F, with a spot reading of approximately 137.3 °F on the underside of the roof structure. Sustained temperatures in this range indicate the attic is retaining a substantial heat load, which increases cooling demand, shortens shingle service life, and stresses equipment and wiring in the space. Evaluation of attic ventilation is recommended to confirm that intake and exhaust ventilation are present, unobstructed, and adequate for the attic area, and to confirm that insulation is not blocking soffit intake vents.

DEFICIENT

Heating & Cooling (HVAC) — Refrigerant line-set insulation

Suction-line insulation is field-wrapped with tape along the entire vertical run up the exterior wall to the roofline. Close inspection at the unit shows the tape peeling and unraveling in multiple places, insulation compressed and deformed at the elbow, and the wrap terminating short of the brass service valve with the line left uninsulated at the connection. Taped wrap is not a durable exterior insulation method. Replace with continuous, UV-rated insulation carried through to the service valves to restore efficiency and prevent condensation, dripping, and corrosion at the fittings.

DEFICIENT

Heating & Cooling (HVAC) — Mini-split — line-set wrap and support

The mini-split line set, condensate line, and control wiring are bundled, field-wrapped in tape, painted over with wall paint, and secured to the wall with plastic zip ties rather than run in a line-set cover with proper straps. Paint applied directly over the wrap degrades the insulation and conceals its condition. Sections of the wrap are open at the unit connections. Correction by a licensed HVAC contractor is recommended so the line set is properly insulated, covered, and supported.

DEFICIENT

Heating & Cooling (HVAC) — Mini-split — connection area at the outdoor unit

At the outdoor unit the line-set and wiring connection area is open and uncovered, with conductors visible and exposed at the terminal area rather than enclosed behind the service cover. Debris and staining have accumulated in the compartment. Evaluation and correction by a licensed electrician and HVAC contractor is recommended so the connection area is properly enclosed.

DEFICIENT

Heating & Cooling (HVAC) — HVAC system — mismatched components

The indoor air handler is a Goodman unit and the outdoor condensing unit is a CAC/BDP (Carrier group) unit, and the serial numbers indicate the air handler dates from approximately October 2013 while the condenser was manufactured in September 2020 — roughly seven years apart. The condenser's AHRI label states that its certification applies only when the complete system is listed with AHRI, so a system assembled from unmatched components may not deliver its rated capacity or efficiency and may not have been evaluated as a matched pair. Evaluation by a licensed HVAC contractor is recommended to confirm the combination is an acceptable match, that the metering device and coil are appropriate for the condenser, and that the system is charged correctly.

DEFICIENT

Heating & Cooling (HVAC) — Suction line insulation at the air handler — torn and missing

Above the air handler the black foam insulation on the suction line is split and missing over a length of the run, leaving bare copper and a brazed joint exposed inside the closet, with duct tape applied over part of the wrap as a repair. An uninsulated suction line runs well below the dew point in this climate and will condense water along its exposed length and drip. This is a probable contributor to the water observed inside the cabinet. Replace the insulation continuously over the full run, including at the joint.

DEFICIENT

Heating & Cooling (HVAC) — Plenum penetration — torn and unsealed

The fibrous duct board plenum is cut and torn where the line set and wiring pass through, and the opening is left unsealed. This allows conditioned air loss and creates a path for humid air to reach cold surfaces inside the closet. Seal the penetration and repair the duct board.

DEFICIENT

Heating & Cooling (HVAC) — Loose low-voltage conductors at the air handler

Several small-gauge conductors are hanging loose above the unit with stripped, unterminated ends, and an additional multi-conductor cable is left open. Abandoned or unterminated conductors should be removed or properly terminated in an enclosure. Evaluation by a licensed electrician is recommended to confirm what these serve.

DEFICIENT

Heating & Cooling (HVAC) — Evaporator coil — heavy fouling

The evaporator coil face is heavily loaded with dust, lint, and debris across the fins. Coil fouling of this degree restricts airflow, reduces capacity, raises operating cost, and promotes condensation and corrosion within the cabinet. This is consistent with the filter compartment having been found open and without a filter in place. Cleaning by a licensed HVAC contractor is recommended.

DEFICIENT

Heating & Cooling (HVAC) — Air handler — filter compartment

The filter compartment below the blower section was found open, with no filter observed seated in the rack at the time of inspection. Operating the system without a filter allows debris to reach the evaporator coil and blower. Confirm the correct filter size, install a filter, and keep the compartment closed.

DEFICIENT

Heating & Cooling (HVAC) — Air handler — secondary drain pan

No auxiliary or secondary drain pan was observed beneath the air handler, which is installed in an interior closet over finished living space. A primary condensate line with a trap is present at the left of the cabinet. Where an air handler is located above a finished area, a secondary means of condensate containment or an approved safety switch arrangement is expected. Evaluation by a licensed HVAC contractor is recommended.

DEFICIENT

Heating & Cooling (HVAC) — Ductwork — support and routing

Flexible ducts rest directly on ceiling framing and insulation and bear against truss webs rather than being suspended with hangers at the intervals the manufacturer requires, and compression and sharp bends are visible along the runs. Compressed and unsupported flexible duct restricts airflow and reduces delivered capacity at the registers. Correction by a licensed HVAC contractor is recommended so the ducts are supported and run without compression.

DEFICIENT

Kitchen — Sink drain — corrugated flexible section

The drain assembly includes a corrugated, accordion-style flexible section in the trap arm. Ribbed flexible piping of this type restricts flow and traps solids along its interior corrugations, leading to recurring blockages, and it is not an approved drain material in many jurisdictions. Replacement with smooth-wall rigid piping by a licensed plumber is recommended.

DEFICIENT

Bedroom #1 — no conditioned air supply

No supply register serving this room was observed, and the room is not receiving conditioned air from the central system. A portable air conditioning unit has been placed at the window and is serving as the cooling source for the room. Evaluation by a licensed HVAC contractor is recommended to determine whether a supply and return were ever provided to this room, whether ductwork has been capped, disconnected, or omitted, and whether the central system has capacity to serve it.

DEFICIENT

Bedroom #1 — ceiling repair and possible moisture

The ceiling shows an area of smoothed, mismatched texture with a visible boundary against the surrounding knockdown finish, together with faint discoloration and fine cracking near the ceiling-to-wall junction. The pattern is consistent with a previous patch repair rather than original finish. The inspector also noted possible water dripping in this room. Repairs of this kind commonly follow a water event, and a repaired surface does not establish that the source was corrected. Moisture testing and evaluation are recommended to determine whether the condition is active. Note that this room sits below the low-slope roof section, where tree contact, patched seams, and debris accumulation were documented in the Roofing section. Any source should be corrected before the surface is refinished.

DEFICIENT

Bedroom #1 — thermal anomaly at the ceiling

A thermal scan of the ceiling (AccuMEMS imager, emissivity 0.97, 1.6 ft standoff) recorded a cooler branching band running across the ceiling with a minimum of approximately 96.3 °F against a surrounding field of approximately 100 to 103.3 °F, a differential of roughly 7 °F. The anomaly is irregular and branching rather than straight and evenly spaced, so it does not match the pattern normally produced by framing members, and cooling of this kind is commonly produced by evaporation from a damp surface. Thermal imaging records surface temperature differences and does not measure moisture directly, so this is not a confirmation of a leak. Confirmation with a moisture meter and further evaluation of the roof assembly above is recommended before any repair. Taken with the patched ceiling texture, the possible dripping noted in this room, and the condition of the low-slope roof section above, this warrants prompt attention.

DEFICIENT

Bathrooms — Guest bathroom receptacle — GFCI protection not verified

The device appears to be a GFCI-type receptacle. Because the tester's trip function depends on an equipment grounding path, GFCI operation could not be verified at this outlet by this method, and the device could not be confirmed to be providing protection. The device should be tested at its own TEST button and evaluated by a licensed electrician once the open ground and open neutral are corrected.

DEFICIENT

Bathrooms — Guest bathroom — no exhaust ventilation

No exhaust ventilation fan was observed in the guest bathroom. Bathrooms are expected to be provided with either mechanical exhaust ventilation discharging to the exterior or an operable window. Without ventilation, shower and bathing moisture remains in the room and migrates into wall and ceiling assemblies, which supports mold growth and finish deterioration over time. Installation of an exhaust fan vented to the exterior by a qualified contractor is recommended.

DEFICIENT

Bathrooms — Guest bathroom — corrugated flexible drain section

The sink drain assembly includes a corrugated, accordion-style flexible section, the same arrangement noted at the kitchen sink. Ribbed flexible piping restricts flow and traps solids along its interior corrugations, leading to recurring blockages, and it is not an approved drain material in many jurisdictions. Replacement with smooth-wall rigid piping by a licensed plumber is recommended.

DEFICIENT

Attached Addition — Accessory Living Space — Addition — permitting and legal use verification

The addition is arranged as a self-contained living space with a private exterior entry, a bedroom, a bathroom, a kitchen with a sink and hot water, a laundry area, independent cooling, and its own dedicated water heater. The presence of independent cooking and sanitary facilities together with a private entry is the arrangement commonly used to define a separate dwelling unit, which carries permitting, zoning, occupancy, insurance, and financing implications that differ from those of a single-family residence. The inspector makes no determination of legal use. Obtaining the permit history and the approved legal use of this addition from the local building and zoning departments is strongly recommended, and the arrangement should be disclosed to the insurance carrier and lender before closing. Note that a second accessory structure at the rear of the property, joined to the residence by a roof structure, raises the same questions and is addressed in the Site & Exterior section.

DEFICIENT

Attached Addition — Accessory Living Space — Addition — through-wall air conditioning unit

Cooling for the addition is provided by a through-wall air conditioning unit installed in the exterior wall, identified as a Toshiba unit. The unit was not operated or evaluated. An open gap is visible above the unit where the wall opening is larger than the sleeve, leaving the assembly unsealed against water, air, and pest entry, and the coil face is dirty and stained. The unit's support, condensate discharge, and electrical supply were not confirmed. Evaluation by a licensed HVAC contractor and a licensed electrician is recommended to confirm the unit is adequately supported, sealed, drained, and supplied by an appropriate branch circuit.

DEFICIENT

Attached Addition — Accessory Living Space — Addition — condensate discharging onto the wall

Water staining and mineral streaking run down the exterior wall directly below the through-wall AC unit, consistent with condensate discharging onto the wall surface rather than being directed away from the structure. Sustained wetting of the wall promotes finish failure and biological growth. Correction so that condensate is discharged clear of the wall is recommended.

DEFICIENT

Attached Addition — Accessory Living Space — Addition — stucco damage and staining at the corner

At the inside corner adjacent to the AC unit the stucco finish has broken away in patches exposing the substrate, a vertical crack runs the height of the corner, and dark green and black staining with organic debris has accumulated along the wet area. The staining is possible mold/biological contamination and is not a definitive identification. The moisture source should be corrected first, then the stucco repaired and the area assessed; testing by a qualified professional is recommended.

DEFICIENT

Attached Addition — Accessory Living Space — Addition kitchen — ceiling and wall junction

At the ceiling above the sink the finish does not close against the wall, leaving an open gap with framing visible, and an adjacent area of the ceiling shows a patch with visible fasteners and a mismatched finish. Open gaps at a ceiling/wall junction allow air, moisture, and pest movement into the assembly. Have the ceiling closed and finished, and confirm there is no concealed damage above the patched area.

DEFICIENT

Attached Addition — Accessory Living Space — Addition kitchen — rubber coupling at the sink drain

The connection between the sink strainer and the tailpiece is made with a rubber coupling secured by two worm-drive hose clamps rather than a standard slip-joint or threaded connection. Couplings of this type are a repair fitting and are not the intended connection at this location; they are prone to loosening and leakage over time. Replacement with proper fittings by a licensed plumber is recommended.

DEFICIENT

Attached Addition — Accessory Living Space — Addition water heater — circuit verification required

This appliance draws 50 to 54 amperes and the nameplate requires #6 conductors on a single 60-ampere breaker. Because of the wiring conditions found elsewhere on this property, including the wiring method at the exterior sub-panel and the confirmed open grounds, the conductors, breaker, and terminations serving this water heater should be specifically verified against the nameplate by a licensed electrician. An undersized conductor on a load of this size is a fire concern.

DEFICIENT

Rear Accessory Structure — Rear structure — kitchen facilities and legal use

The rear structure contains a kitchen with a sink and connected supply and drain piping. Together with the private entry, the sanitary facilities, the separate electrical feeder, the dedicated mini-split cooling, and the LP gas supply documented elsewhere in this report, the structure has the characteristics of an independent dwelling unit. This is the second such arrangement on the property, the first being the attached addition on the left side. The inspector makes no determination of legal use. Obtaining the permit history and approved legal use for this structure from the local building and zoning departments is strongly recommended, and the arrangement should be disclosed to the insurance carrier and lender before closing.

DEFICIENT

Rear Accessory Structure — Rear structure kitchen — corrugated flexible drain section

The sink drain includes a corrugated, accordion-style flexible section. This is the third fixture on the property found with this arrangement, following the main house kitchen sink and the guest bathroom sink. Ribbed flexible piping restricts flow and traps solids along its interior corrugations, leading to recurring blockages, and it is not an approved drain material in many jurisdictions. Replacement with smooth-wall rigid piping by a licensed plumber is recommended at all three locations.

DEFICIENT

Rear Accessory Structure — Rear structure — mini-split supplied by cord and plug

The mini-split indoor unit is supplied by a flexible cord running down the wall to a standard duplex receptacle, with a coloured adapter or fitting at the plug connection, rather than by a dedicated hardwired branch circuit with a disconnecting means. Permanently installed air conditioning equipment is normally required to be supplied by a dedicated circuit installed in accordance with the manufacturer's instructions, and cord-and-plug supply is generally permitted only where the equipment is listed for it. The adapter at the plug should also be identified, since a grounding-type adapter would be significant given the open grounds confirmed elsewhere on this property. Evaluation and correction by a licensed electrician and a licensed HVAC contractor is recommended.

DEFICIENT

Rear Accessory Structure — Rear structure — staining below the mini-split indoor head

Vertical water staining and streaking run down the wall directly below the wall-mounted mini-split indoor unit. Staining in this pattern is consistent with condensate escaping the unit or its drain rather than being carried away, either as an active condition or as the residue of a past event; active dripping was not observed at the time of inspection. Common causes include a blocked or improperly pitched condensate drain, a displaced drain pan, or a dirty coil and blower. Evaluation and service by a licensed HVAC contractor is recommended, and the wall surface should not be refinished until the source is confirmed corrected. This is the indoor unit of the ComfortStar system whose outdoor unit is documented in the Heating & Cooling section.

DEFICIENT

Rear Accessory Structure — Rear structure bathroom — low voltage reading

The measured voltage at this receptacle was 105 VAC, approximately 12 percent below nominal and materially lower than the 123 to 124 VAC measured at other receptacles on the property. A reading this low can indicate a loose or high-resistance connection, an undersized or overlong conductor run, or excessive load on the circuit, any of which can cause heating at connections and premature equipment failure. This should be investigated by a licensed electrician as part of the evaluation of the feeder serving this structure.

DEFICIENT

Rear Accessory Structure — Rear structure bathroom — painted receptacle and cover plate

The receptacle face and its cover plate have been painted over. Paint on a device can enter the contacts, interferes with the plate seating properly, and obscures the manufacturer's markings. Replacement of the device and plate is recommended when the wiring is corrected.

DEFICIENT

Electrical — Exterior sub-panel — indoor-rated enclosure

A Square D Homeline load center, catalog HOM2-4L70, Series 002, rated 70A maximum mains, 120/240V single-phase, is mounted in an exterior location at the rear and reportedly serves the detached rear structure. The enclosure label identifies it as a Type 1 enclosure, which is intended for indoor use and is not rated for wet or damp locations. Rust and corrosion staining are present on the enclosure face. Evaluation by a licensed electrician is recommended to confirm the enclosure is suitable for its location and to address the corrosion and any moisture entry.

DEFICIENT

Electrical — Exterior sub-panel — interior condition

Heavy cobwebs, insect nesting material, and a layer of dirt and debris have accumulated across the bottom of the enclosure, with corrosion and rust staining on the interior surfaces and across the face of the breaker. This is consistent with sustained moisture and pest entry into an enclosure that is not sealed against the exterior environment.

DEFICIENT

Electrical — Main panel — cover does not match the enclosure

The cover installed on this panel is labeled as a Square D Homeline cover, catalog HOMC12UC, while the interior of the enclosure is labeled as a QO load center. Panel covers are listed for use with specific enclosures, and a cover that is not the listed match may not maintain the intended dead-front protection or breaker openings. Evaluation by a licensed electrician is recommended to confirm the correct listed cover is installed.

DEFICIENT

Electrical — Main panel — interior debris and deterioration

Dust, cobwebs, insect debris, and loose fragments have accumulated across the panel interior, including on the bus and around the breaker terminals, and discoloration is present on the deadfront framing and around several breaker bodies. The enclosure should be cleaned and the terminations inspected and re-torqued as part of an electrician's evaluation.

DEFICIENT

Electrical — Main panel — exposed conductor strands at the main lugs

At the main breaker line terminals, bare copper strands of the service conductors are visible extending above the lugs beyond the terminated portion, with strands splayed rather than fully contained within the lug. Conductor strands outside the terminal reduce the effective contact area and leave energized copper exposed within the enclosure. Evaluation and correction by a licensed electrician is recommended, including confirming the lugs are torqued to specification.

DEFICIENT

Electrical — Main panel — open knockouts and cable entries

Unused knockout openings are open at the top of the enclosure, and multiple cables enter the enclosure through openings without cable connectors visible. Unused openings are required to be closed and cables are required to be secured at their entries. Correction by a licensed electrician is recommended.

DEFICIENT

Electrical — Main panel — conductor routing and grounding conductors

Branch-circuit conductors are routed across the face of the bus and over the main breaker rather than being trained around the perimeter of the enclosure, and a number of bare copper grounding conductors are looped and bundled along the right side rather than being landed individually on the grounding bar. Conductors crossing energized parts are subject to damage, and grounding conductors that are not properly terminated do not provide a reliable fault path. Correction by a licensed electrician is recommended.

DEFICIENT

Electrical — Main panel — terminal condition

Discoloration and corrosion are present on several breaker terminal screws and adjacent surfaces, with dust and fibrous debris packed around the terminals. Terminal discoloration can indicate loose connections and heating. The terminations should be inspected, cleaned, and re-torqued to the manufacturer's specification by a licensed electrician.

MONITOR

Site & Exterior — Wood fascia trim — property-wide

Stained/painted wood fascia trim runs along the eaves around the residence and the rear patio structure. Exposed wood trim in this climate is a recurring maintenance item; inspect the board ends, joints, and corners for soft spots, splitting, and finish failure, and keep the trim sealed. Vented aluminum soffit and metal drip edge were observed in acceptable condition where visible.

MONITOR

Site & Exterior — Surface-run exterior cable

Cable/conduit is surface-run across the right exterior wall and is loose and draped in places rather than continuously secured. Evaluation by a licensed electrician is recommended to confirm the run is properly supported and suitable for exterior use.

MONITOR

Site & Exterior — Wall-mounted exterior utility enclosure

A metal utility enclosure is mounted on the right elevation wall. Confirm the enclosure is closed, weathertight, and that its cover fasteners are intact.

MONITOR

Site & Exterior — Entry door — fire-rated assembly hardware

The manufacturer's label states that listed hardware is required on fire doors and that fire doors must be installed in accordance with NFPA 80. Where a rated separation is required at this opening, confirm the hardware and any required self-closing device are listed and correctly installed. Where no rated separation is required, the rating is simply additional value and no action is needed.

MONITOR

Site & Exterior — Wood entry deck — surface condition

The wood deck at the side entry shows weathering, checking, and gapping between boards. Confirm fasteners are tight and framing is sound; seal or refinish to slow further deterioration.

MONITOR

Site & Exterior — Deck guardrail — partial

A metal guardrail is present at part of the deck edge only. Where the walking surface is more than 30 inches above grade, continuous guard protection is expected; confirm the deck height and extend protection if applicable.

MONITOR

Site & Exterior — Fabric shade canopy over deck

A fabric shade cloth is tensioned over the deck area and is fastened to the structure. This is not a permanent building component; confirm attachment points are secure and are not penetrating or loading the fascia or soffit.

MONITOR

Site & Exterior — Exterior fixture — wall seal

The flood fixture base does not appear continuously sealed to the wall surface. Confirm the fixture and its box are weathertight where they meet the stucco.

MONITOR

Site & Exterior — Left rear — surface-run piping and conduit

A vertical PVC pipe and a surface-run electrical conduit with junction boxes run up the left rear wall. Confirm the runs are securely fastened, the box covers are in place and weathertight, and the purpose and termination of the PVC line. Evaluation by a licensed electrician is recommended for the conduit and boxes.

MONITOR

Site & Exterior — Refrigerant line set at exterior wall

The refrigerant line set runs up the left exterior wall in a surface-mounted sleeve. Confirm the insulation is continuous and UV-protected along its full length and that the wall penetration is sealed.

MONITOR

Site & Exterior — Satellite dish — wall/roof penetration

A satellite dish is mounted high on the left elevation with associated cabling. Confirm the mounting fasteners and any penetrations are sealed; have the mount removed and the penetrations sealed if the dish is no longer in service.

MONITOR

Site & Exterior — Exterior junction box and pipe stub at wall base

A small wall-mounted enclosure and an open pipe stub are present at the base of the left elevation. Confirm the enclosure cover is secure and weathertight, and confirm the purpose and termination of the pipe stub.

MONITOR

Site & Exterior — Artificial turf at grade

The rear and side yard are finished with artificial turf running up to the foundation. Confirm positive drainage away from the structure and that turf and base material are not holding moisture against the wall base.

MONITOR

Site & Exterior — Patio walls — exposed OSB panels

Sections of the patio enclosure wall are finished with painted OSB panels with open joints between panels. OSB is not intended as a finished weather-exposed surface; confirm the panels are protected from wetting and monitor the joints and panel edges for swelling and delamination.

MONITOR

Site & Exterior — Patio roof — exposed OSB decking

OSB panel decking is exposed on the underside of the patio roof in a semi-exterior, humid location. OSB is moisture-sensitive; confirm the covering above is watertight and monitor the panels and joist ends for staining, swelling, or edge delamination.

MONITOR

Site & Exterior — Patio — surface-run wiring and light fixtures

Wiring is surface-run and draped across the roof joists throughout the patio, serving multiple strip-type light fixtures, a ceiling-mounted projector, and receptacle outlets. Cables are loose and unsupported in places rather than run in a secured wiring method, and the fixtures appear to be interior-rated in a semi-exterior location. Evaluation by a licensed electrician is recommended to confirm the wiring method, support, GFCI protection, and fixture ratings are appropriate for this location.

MONITOR

Site & Exterior — Patio roof — separation at beam

A visible gap is present between the OSB roof decking and the supporting beam at one location, with the panel edge standing away from the beam. Evaluation by a licensed contractor is recommended to determine whether this reflects fastening, panel movement, or deflection, and to confirm bearing and connections at the beam and the supporting wall. Metal joist hangers are present at the joist-to-beam connections, and short blocking members were observed beneath the beam. Bearing of the beam at the wall was not fully visible. See the hanger fastening item below.

MONITOR

Site & Exterior — Rear — loose bare copper conductor

A bare copper conductor is strung loosely across the rear wall area and is not secured along its run. Its purpose and termination were not determined. Evaluation by a licensed electrician is recommended to confirm the conductor is correctly routed, supported, and terminated.

MONITOR

Site & Exterior — Rear wall — stucco holes and hairline cracking

Small holes and hairline cracking are present in the stucco on the rear wall below the penetration. Patch and seal to prevent water and pest entry.

MONITOR

Site & Exterior — Patio roof edge — open gap at the fascia

Daylight is visible through the gap between the roof framing and the fascia/gutter line at this edge. Close the gap to limit water entry and pest access into the roof assembly.

MONITOR

Site & Exterior — Patio structure — weathered framing members

Framing members at this edge, including the support post and adjacent beams, are weathered gray with no protective finish observed. Confirm the members are sound and seal or finish exposed wood to slow deterioration.

MONITOR

Site & Exterior — Rear structure — combustible debris accumulation

Leaf litter and yard debris have accumulated around the base of the rear structure and around the gas cylinders. Clear and maintain the area, both as a fire-safety measure and to reduce moisture and pest harborage against the cladding.

MONITOR

Site & Exterior — Rear structure — possible biological growth on wood trim

Dark staining is present on the wood trim at the roof edge, consistent with sustained wetting. This is possible mold/biological contamination and is not a definitive identification; testing by a qualified professional is recommended.

MONITOR

Site & Exterior — Rear structure — wood bracket assembly

A site-built dimensional-lumber bracket and brace assembly is fastened to the rear wall, apparently supporting the roof overhang. Its design, fastening, and load path were not evaluated. Evaluation by a licensed contractor is recommended as part of the review of the connecting roof structure.

MONITOR

Site & Exterior — Rear structure — vegetation contact

Vines and tree growth are in direct contact with the rear wall and roof edge of the structure. Cut back and maintain clearance to limit moisture retention and physical damage.

MONITOR

Site & Exterior — Patio enclosure — permit verification

The roofed and screened patio appears to be an addition to the original structure. Recommend confirming permit history and final inspection with the local building department.

MONITOR

Site & Exterior — Vegetation at wall base

Vine growth is climbing the stucco at the base of the right elevation. Remove and maintain clearance to limit moisture retention against the wall.

MONITOR

Roofing — Gutters and downspouts — main roof

Metal gutters are installed along the front eave with a downspout at the end of the run. Confirm the gutters are securely fastened, correctly pitched, free of debris, and that downspouts discharge away from the foundation. Note that a split gutter was observed on the rear patio structure (see Site & Exterior), so the full gutter system is worth reviewing together.

MONITOR

Roofing — Satellite dish mounted on the roof

A satellite dish is mounted on the upper slope. Roof-mounted antenna hardware requires penetrations through the covering. Confirm the mount fasteners are sealed, and if the dish is no longer in service have it removed and the penetrations properly sealed.

MONITOR

Roofing — Shingle-to-low-slope transition

The transition between the shingle slope and the low-slope membrane has been sealed with a white coating along the joint. Confirm the flashing beneath the coating is intact and that the sealed joint is monitored, as surface coatings at transitions are a maintenance item rather than a permanent detail.

MONITOR

Roofing — Roof penetrations — sealant-dependent

The service mast and a small vent stub on the shingle slope are sealed at their bases with applied sealant rather than by flashing visible from this vantage. Monitor these penetrations and re-seal as needed.

MONITOR

Roofing — Adjacent metal panels — lifted and deformed

Metal panels at the lower roof/awning area beyond the low-slope section appear lifted, buckled, and separated. Confirm whether this area is part of this property and, if so, have it evaluated and secured; loose metal panels are a wind hazard.

MONITOR

Structure & Attic — Roof decking — localized staining

Dark staining is present on the underside of the decking in isolated areas. This may reflect past moisture intrusion or may predate installation. It is possible mold/biological contamination and is not a definitive identification. Monitor these areas and have them assessed together with the moisture evaluation recommended elsewhere in this report.

MONITOR

Structure & Attic — Attic — conduit or piping lying loose in the insulation

A short section of gray conduit or piping is lying loose in the insulation, unsecured and apparently unconnected. Have this identified and removed or properly installed.

MONITOR

Structure & Attic — Attic wiring — mixed wiring types

Cables of several types and vintages are present, including light-colored non-metallic sheathed cable and blue-jacketed cable consistent with low-voltage or communications wiring. Where line-voltage and low-voltage cabling are run together they should be separated appropriately. Have the arrangement reviewed with the other electrical items in this report.

MONITOR

Structure & Attic — Attic access hatch — insulation and sealing

The attic access opening was not observed to be insulated or weatherstripped. An uninsulated hatch is a direct thermal bridge between the attic and the conditioned space. Insulating and sealing the hatch is recommended.

MONITOR

Structure & Attic — Attic — debris on the insulation

Wood fragments and construction debris are present on the insulation surface. Remove debris when insulation work is performed.

MONITOR

Heating & Cooling (HVAC) — Condenser — circuit sizing

The data plate specifies a minimum circuit ampacity of 16.8A with a maximum fuse/breaker of 25A. Confirming that the branch circuit and disconnect match the nameplate is recommended; evaluation by a licensed electrician if any discrepancy is found.

MONITOR

Heating & Cooling (HVAC) — Condenser — clearance and setting

The unit is set directly on the concrete slab at the patio edge, close to the exterior wall, with turf and volunteer vegetation at the base. Maintain manufacturer-required service and airflow clearance around the cabinet and keep the coil clear of debris and vegetation.

MONITOR

Heating & Cooling (HVAC) — Condenser cabinet — surface corrosion

Rust staining and surface corrosion observed at the fan guard and along the top panel edges of the cabinet, consistent with outdoor exposure and unit age. Not affecting operation at the time of inspection; monitor and treat to slow progression.

MONITOR

Heating & Cooling (HVAC) — Condenser — service disconnect

No service disconnecting means was observed within sight of the condensing unit across the vantages inspected. A small wall-mounted enclosure nearby did not appear to be an equipment disconnect. Confirming the presence, location, and rating of the disconnect is recommended, with evaluation by a licensed electrician if none is present.

MONITOR

Heating & Cooling (HVAC) — Condenser — electrical whip routing

A flexible conduit whip exits the base of the condenser cabinet and is routed loose along the slab rather than being supported and terminated at a visible disconnect. Evaluation by a licensed electrician is recommended to confirm the whip is properly supported, protected from damage, and correctly terminated.

MONITOR

Heating & Cooling (HVAC) — Line-set wall penetration

The line set turns down at the slab and enters at the base of the wall. Confirm the penetration is sealed against water and pest intrusion.

MONITOR

Heating & Cooling (HVAC) — Condensate drain line

A flexible condensate drain line discharges at the unit location. Confirm the line is clear, properly pitched, and terminates away from the foundation.

MONITOR

Heating & Cooling (HVAC) — Mini-split condenser — location and clearance

The unit is set directly on the patio slab beneath the covered roof, with stored furniture and a hanging curtain immediately adjacent to the coil and discharge. Confirm the manufacturer’s required airflow and service clearances are maintained and that discharge air is not recirculating within the covered space.

MONITOR

Heating & Cooling (HVAC) — Mini-split — circuit and disconnect verification

Confirming the supplying branch circuit and a disconnecting means at the unit against the manufacturer’s nameplate is recommended, with evaluation by a licensed electrician if either does not match.

MONITOR

Heating & Cooling (HVAC) — Mini-split — deposits at the flare connections

Discoloration and crusty deposit buildup are present around the refrigerant connections at the unit, and the painted insulation is split open at the bends. Oil and residue accumulation at flare fittings can indicate a slow refrigerant leak, though this was not confirmed and no pressure testing was performed. Evaluation by a licensed HVAC contractor is recommended.

MONITOR

Heating & Cooling (HVAC) — Air handler — age and service life

The air handler is approximately 13 years old based on its serial number, placing it in the latter portion of typical service life for this equipment, while the condenser is approximately 6 years old. Budget for replacement of the indoor unit, and note that replacing it would also be the opportunity to resolve the component mismatch noted above.

MONITOR

Heating & Cooling (HVAC) — Air handler closet wall — staining

Yellow-brown staining runs down the closet wall alongside the line set, in a pattern consistent with water tracking down the surface. This is possible mold/biological contamination and is not a definitive identification; testing by a qualified professional is recommended once the moisture sources are corrected.

MONITOR

Heating & Cooling (HVAC) — Air handler — interior corrosion

Rust and corrosion staining are present on interior cabinet surfaces adjacent to the wet area. Have the extent assessed when the condensate issue is corrected, as sustained wetting shortens cabinet and component life.

MONITOR

Heating & Cooling (HVAC) — Possible relationship to the Bedroom #1 ceiling

The active water in this cabinet, the absence of a secondary drain pan, and the location of this closet over finished living space should be considered alongside the thermal anomaly and patched ceiling documented in Bedroom #1. Condensate escaping an air handler is a common source of ceiling moisture and can produce the same indications as a roof leak. Determining which source is responsible — the condensate system, the low-slope roof above, or both — should be part of the recommended evaluation before any repair is made.

MONITOR

Heating & Cooling (HVAC) — Air handler — cabinet and plenum sealing

Gaps are visible at the cabinet-to-plenum transition above the unit and around the cabinet where it meets the closet framing. Unsealed joints at the supply plenum draw unconditioned air into the system and reduce efficiency. Seal the transitions.

MONITOR

Heating & Cooling (HVAC) — Air handler — cabinet corrosion and closet staining

Surface rust is present on the air handler cabinet, and staining is present on the closet surfaces around and above the unit. Staining in a condensate-bearing closet is possible mold/biological contamination and is not a definitive identification; testing by a qualified professional is recommended, along with confirmation that condensate is being managed and that no leak is contributing.

MONITOR

Heating & Cooling (HVAC) — Ductwork — jacket and connections

The duct jackets are dust-laden and aged in appearance and the connections at the plenum were not fully visible. Confirm the inner liner, insulation, and vapor jacket are intact and that all connections are mechanically fastened and sealed. Duct leakage into a 140 °F attic is a significant efficiency loss.

MONITOR

Heating & Cooling (HVAC) — Plenum — surface condition

The rigid plenum surfaces are heavily dust-laden with staining visible. Confirm the plenum is sealed and in sound condition when the duct system is evaluated, and note the possible biological growth items reported elsewhere in this report.

MONITOR

Heating & Cooling (HVAC) — Distribution — relationship to Bedroom #1

Because no supply register was observed serving Bedroom #1, the duct evaluation recommended above should specifically determine whether a branch duct to that room exists, was capped, or was never installed.

MONITOR

Heating & Cooling (HVAC) — Air handler — circuit sizing

The data plate specifies a minimum circuit ampacity of 23.6/27A with maximum overcurrent protection of 25/30A. Confirming the branch circuit conductor size and breaker rating match the nameplate is recommended, with evaluation by a licensed electrician if any discrepancy is found.

MONITOR

Kitchen — Receptacle beneath the sink

A duplex receptacle is installed inside the sink cabinet with an appliance transformer plugged into it. Receptacles serving this location are ordinarily required to be GFCI protected; protection was not verified at this outlet. Given the open ground found at the counter receptacle above, the grounding and GFCI status of the kitchen circuits generally should be confirmed. Evaluation by a licensed electrician is recommended.

MONITOR

Kitchen — Dishwasher drain connection

The dishwasher drain hose is clamped to a branch fitting on the sink tailpiece and a loop is present in the hose. Confirm the hose is secured as a proper high loop or that an air gap is provided, to prevent waste water backflow into the dishwasher.

MONITOR

Bedroom #1 — portable cooling unit

The portable unit was not operated or evaluated. Where a portable air conditioner is used as a room's only cooling source, confirm the exhaust is vented to the exterior, that condensate is managed, and that the unit is supplied by an adequate branch circuit rather than an extension cord.

MONITOR

Bedroom #1 — branch circuit source

The inspector observed that power to this room appears to be extended from the living room area. Confirming the wiring method serving this room is recommended, specifically that permanent loads are served by fixed branch-circuit wiring rather than by extension cords or surface-run temporary wiring, and that receptacle spacing and grounding are appropriate. Evaluation by a licensed electrician is recommended.

MONITOR

Bedroom #1 — elevated ceiling surface temperature

Ceiling surface temperatures across the scanned area ranged from approximately 96 to 103 °F at the time of inspection. Readings in this range are consistent with heat gain from the roof assembly above into a room that is not receiving conditioned air, and support the finding above regarding the absence of a supply register.

MONITOR

Bedroom #1 — blank cover plate

A blank cover plate is installed on the wall with no device behind it. Where a box contains spliced conductors it must remain accessible and covered, and where the box is abandoned the conductors should be properly terminated. Evaluation by a licensed electrician is recommended to confirm what is behind the plate.

MONITOR

Bathroom circuits — whole-circuit evaluation

Given the open ground found at the kitchen counter receptacle and the open ground and open neutral found here, the wiring serving these circuits should be traced and evaluated as a whole rather than device by device. This should be included in the whole-house electrical evaluation recommended in this report.

MONITOR

Bathrooms — Guest bathroom — wiring beneath the sink

Cabling is present within the vanity cabinet. Given the open ground and open neutral found at this bathroom's receptacle, this wiring should be included in the circuit tracing performed by the licensed electrician.

MONITOR

Attached Addition — Accessory Living Space — Addition — LP hose routing

The hose from the LP cylinder is run loose up the wall and across the area without support. Have the routing and connections included in the LP gas contractor evaluation recommended above.

MONITOR

Attached Addition — Accessory Living Space — Addition — exterior light fixture

The dual-head flood fixture above the entry appears to be missing a lamp and its housing is weathered. Confirm the fixture is functional and weathertight, and replace as needed. This is separate from the broken photocell reported on the left elevation.

MONITOR

Attached Addition — Accessory Living Space — Addition — exterior piping and valves

A vertical pipe with two red-handled valves is surface-mounted on the wall near the entry, and additional PVC piping and a downspout discharge at grade nearby. Confirm the purpose and termination of these lines, that the valves are accessible and labeled, and that discharge is directed away from the foundation.

MONITOR

Attached Addition — Accessory Living Space — Addition — vegetation and turf at the slab

Volunteer vegetation is growing at the slab edge and artificial turf runs up to the wall. Maintain clearance and confirm positive drainage away from the structure.

MONITOR

Attached Addition — Accessory Living Space — Addition kitchen — receptacle cover plate and device condition

The cover plate is not seated flat against the wall, with a gap and debris behind the upper edge, and the device and plate are soiled and discolored. Resecure the device and plate and confirm the box is sound when the wiring is corrected.

MONITOR

Attached Addition — Accessory Living Space — Addition kitchen — counter and backsplash

The laminate counter shows wear and edge damage, and the panel backsplash is not sealed to the counter at the sink. Seal the junction to prevent water entering behind the counter and cabinet.

MONITOR

Attached Addition — Accessory Living Space — Addition kitchen — discolored drain section

A section of the drain piping is discolored and appears to differ from the adjacent piping, suggesting a previous repair or an older component. Have this assessed when the coupling noted above is corrected.

MONITOR

Attached Addition — Accessory Living Space — Addition kitchen — wiring within the cabinet

A black cable is present within the sink cabinet. Confirm what it serves and that any connections are made within an enclosure. Include this in the electrical evaluation recommended in this report.

MONITOR

Attached Addition — Accessory Living Space — Addition — pest control products in use

Insecticide products were observed stored beneath the addition kitchen sink. This is an observation only and not a determination of an infestation, but it supports the recommendation elsewhere in this report for evaluation by a licensed pest and wood-destroying organism inspector.

MONITOR

Attached Addition — Accessory Living Space — Addition water heater — supply connections

Threaded metal supply connections are present at the inlet and outlet. Confirm the connections are leak-free, that isolation valves are provided for service, and that dielectric separation is used where dissimilar metals meet.

MONITOR

Attached Addition — Accessory Living Space — Addition water heater — total electrical demand

This water heater alone represents a substantial continuous load. A second tankless electric water heater rated 14,000 watts, approximately 58 amperes, was documented in the rear structure. Together with the through-wall air conditioning unit, the main residence central system, the rear structure feeder, and the rear structure mini-split, the total connected load on this property is very significant. Because the main service rating could not be established during this inspection, a licensed electrician should perform a load calculation to confirm the existing service is adequate for the connected equipment.

MONITOR

Attached Addition — Accessory Living Space — Addition water heater — installation details not verified

Mounting, water connections, isolation valves, pressure relief provisions where applicable, and the disconnecting means for this appliance were not documented from the observed vantage. Confirm the installation follows the manufacturer's instructions.

MONITOR

Rear Accessory Structure — Rear structure kitchen — sink rim and counter seal

The sealant at the sink rim is discoloured and the laminate counter shows wear and an open seam at the counter edge near the sink. Reseal the sink rim and close the counter seam to prevent water entering the substrate and cabinet below.

MONITOR

Rear Accessory Structure — Rear structure water heater — installation details

Mounting, isolation valves, relief provisions where applicable, and the disconnecting means for this appliance were not documented from the observed vantage. Confirm the installation follows the manufacturer's instructions. The unit is located within the same enclosed cabinet recess as the electrical equipment noted below.

MONITOR

Rear Accessory Structure — Rear structure — water piping adjacent to electrical equipment

Water supply piping, two shut-off valves, and a flexible connector are routed directly alongside the electrical enclosures in this space. Confirm that no piping passes through or above the electrical equipment and that any leak would not discharge onto it. Relocation of one or the other may be required and should be addressed with the clearance correction above.

MONITOR

Rear Accessory Structure — Rear structure — staining at the indoor unit air outlet

Dark staining and discolouration are present within the air outlet and louvre area of the indoor unit. Staining inside a cooling unit's air path is possible mold/biological contamination and is not a definitive identification. Cleaning and servicing of the blower wheel and coil by a licensed HVAC contractor is recommended, and testing by a qualified professional if growth is suspected. Note that this unit discharges directly into an occupied sleeping and living space.

MONITOR

Rear Accessory Structure — Entry deck — surface condition

The wood deck at the entry is weathered gray with open joints between boards and no protective finish observed. Confirm the fasteners and framing beneath are sound, and seal or refinish to slow deterioration. This is the same deck assembly reported in the Site & Exterior section.

MONITOR

Rear Accessory Structure — Shade canopy — debris accumulation

The fabric shade canopy above the entry area has accumulated organic debris and staining. Clean and confirm the attachment points remain secure.

MONITOR

Rear Accessory Structure — Exterior piping at the wall base

A capped PVC pipe with a valve is present at the base of the wall beside the window. Confirm its purpose and termination, and that it is protected from damage.

MONITOR

Rear Accessory Structure — Wall surface — staining below the roof line

Light staining and streaking are present on the stucco below the roof edge, consistent with water running off the covering above. Confirm drainage is directed away from the wall.

MONITOR

Client-Reported Wood-Destroying Organism Concern — Three separate locations reported

The client has reported and documented accumulations at three separate locations: the base of a wall behind furnishings, a baseboard and floor joint, and a window frame and track. The pest control operator should be made aware that the client reports multiple separated locations rather than a single point, as this may bear on the scope of the inspection required. The inspector offers no opinion on whether the three are related.

MONITOR

Client-Reported Wood-Destroying Organism Concern — Relationship to conditions observed during the inspection

During the inspection the inspector documented a continuous orange-brown granular deposit along the roof-to-wall junction of the rear accessory structure, with frayed OSB panel edges and dark staining on the wood trim above. That finding recorded that deposits of that appearance can result from rust runoff, from wood decay, or from wood-destroying organism activity, and that the three could not be distinguished visually. The licensed pest control operator should be directed to that location specifically, in addition to the area shown in the client's images.

MONITOR

Electrical — Feeder to detached structure — verification

Where a feeder serves a separate detached structure, a disconnecting means and a grounding electrode system at that structure are ordinarily required, and the supply conductors must be suitable for the installation method used. None of these were verified during this inspection. Evaluation by a licensed electrician is recommended to confirm the installation is correct and permitted.

MONITOR

Electrical — Exterior sub-panel — mounting

The enclosure is fastened to the painted OSB wall panel with wood screws. Confirm the mounting is secure and that the backing is sound, given the OSB substrate and its exposure noted elsewhere in this report.

MONITOR

Electrical — Exterior sub-panel — grounding and bonding arrangement

Yellow, green, black, white, and bare copper conductors terminate within the enclosure, with a splice made under a twist-on connector and at least one cable re-identified with black tape. From the visible vantage, white (grounded) conductors and bare copper (equipment grounding) conductors appear to terminate on the same terminal bar. Where a feeder supplies a separate structure, these are ordinarily required to be kept separate on isolated bars. This could not be confirmed visually and no terminations were disturbed. Evaluation by a licensed electrician is recommended to confirm the terminations, conductor identification, and the grounding and bonding arrangement are correct for a feeder of this type.

MONITOR

Electrical — Service mast — condition and roof seal

Confirm the mast is plumb and securely braced, the weatherhead and service-drop attachment are sound, the drip loop is correctly formed, and the roof penetration remains sealed. Evaluation by a licensed electrician is recommended for any deficiency observed at the service entrance.

MONITOR

Electrical — Main panel — neutral and grounding bar terminations

Conductors are terminated closely along the neutral and grounding bars and the arrangement could not be fully traced from the observed vantage. Where more than one conductor is terminated under a single screw not listed for multiple conductors, correction is required. Have the bar terminations reviewed by a licensed electrician as part of the panel evaluation.

MONITOR

Electrical — Main panel — fibrous debris at the cable entries

Paper-type cable filler and fibrous debris are present at the top of the enclosure where the cables enter. Have this removed when the panel is serviced.

MONITOR

Electrical — Main panel — handwritten breaker marking

One breaker has been over-painted and hand-marked on its face. Marking applied over a device label can obscure the manufacturer's rating information. Confirm the device rating and provide identification on the directory rather than on the breaker body.

MONITOR

Electrical — Main panel — wood framing at the enclosure

The panel is set into an opening framed with wood that is in direct contact with the enclosure, and the surrounding wall finish is broken away at the edges. Confirm the opening is properly finished and that the enclosure is securely mounted.

MONITOR

Electrical — Control enclosure — conductor identification

A group of tan and brown conductors of an older appearance is present at the right side of the enclosure alongside newer conductors. Their type, age, and condition were not determined. Have these identified and assessed when the assembly is evaluated.

MONITOR

Electrical — Panel directory

Circuit identification is partly handwritten on the panel cover and directory card, including markings for the water heater and washer, and does not appear complete. A legible, complete circuit directory should be provided.

LIMITATION

Site & Exterior — Front window — not inspected

The window behind the closed shutter was not accessible and its glazing, operation, and condition were not inspected.

LIMITATION

Site & Exterior — Right elevation windows — not inspected

The windows behind the closed shutters were not accessible; glazing, operation, and condition were not inspected.

LIMITATION

Roofing — Roof age and permit history not established

The roof covering installation date was not established during this inspection. The permit and installation date should be obtained from county records; this information is also required for the wind mitigation and 4-point reports.

LIMITATION

Roofing — Underlayment, deck attachment, and roof-to-wall connections

Underlayment type, secondary water resistance, deck attachment, and roof-to-wall connections are concealed by the covering and finished surfaces and were not determined. These items are addressed in the separate wind mitigation report.

LIMITATION

Structure & Attic — Attic — limited traverse

The attic was observed from the accessible vantages only and was not fully traversed. Areas concealed by insulation, ductwork, and stored or draped wiring were not inspected, and no opinion is offered on concealed framing, decking, or wiring.

LIMITATION

Structure & Attic — Roof-to-wall connections not determined

Roof-to-wall connection type was not confirmed from the observed vantage. This is a wind mitigation item and is addressed in the separate wind mitigation report.

LIMITATION

Heating & Cooling (HVAC) — Mini-split — nameplate data not documented

The nameplate data for this unit, including model, serial number, capacity, electrical requirements, and manufacture date, was not documented during this inspection. Age and capacity were not established.

LIMITATION

Heating & Cooling (HVAC) — Air handler — condensate, filter, and coil not yet documented

Condensate drainage and safety switch arrangement, filter condition and size, and the evaporator coil were not documented at the time this data plate was recorded.

LIMITATION

Kitchen — Cabinet base — partially obscured

Stored cookware and containers filled the sink cabinet and were not moved. The cabinet base and the wall behind the stored items were not fully visible, and no opinion is offered on concealed portions. No active leak was observed at the visible piping at the time of inspection.

LIMITATION

Bedroom #1 — furnishings in place

Furniture, wall-mounted items, and personal effects were left in place and not moved. Wall and floor surfaces behind and beneath them were not inspected.

LIMITATION

Bathrooms — Guest bathroom — stored items

Personal items were left in place within the vanity and were not moved. The cabinet base and wall surfaces behind them were not fully visible.

LIMITATION

Attached Addition — Accessory Living Space — Addition kitchen — stored items

Cleaning supplies and stored items were left in place within the sink cabinet and were not moved. The cabinet base and the wall behind the stored items were not fully visible.

LIMITATION

Attached Addition — Accessory Living Space — Addition — interior to be documented

Interior finishes, fixtures, plumbing, and electrical within the addition are documented separately where observed.

LIMITATION

Rear Accessory Structure — Scope of this section

This structure was inspected on the same visual, non-invasive basis as the main residence, and the same general limitations apply: components were not dismantled, stored items were not moved, and concealed conditions were not evaluated. Conditions relating to this structure that fall within other systems — the roofed connection to the residence, the exterior sub-panel, the exposed cable, the LP gas cylinders, and the roof and cladding conditions — are reported in the Site & Exterior and Electrical sections.

LIMITATION

Rear Accessory Structure — Rear structure kitchen — stored items

Stored household items filled the sink cabinet and were not moved. The cabinet base and the wall behind the stored items were not fully visible.

LIMITATION

Rear Accessory Structure — Rear structure — utility area partially obstructed

Stored household items were present on the shelf in front of the electrical equipment and were not moved. The equipment and the space behind and below the stored items were not fully visible from this vantage.

LIMITATION

Client-Reported Wood-Destroying Organism Concern — Source and status of this information

The client reports discovering evidence of what she believes to be termite activity within the rear accessory structure, and supplied the images reproduced in this section. The inspector did not observe these conditions during the inspection, did not verify the location or date of the images, and offers no opinion on them. Nothing in this section constitutes an inspector observation or finding.

LIMITATION

Electrical — Exterior sub-panel — conductor sizing not verified

Conductor sizes and the ampacity of the feeder relative to the 40A two-pole overcurrent device were not measured or verified during this visual inspection.

LIMITATION

Electrical — Main panel — ratings not legible

The main breaker amperage rating and the panel catalog and bus rating were not fully legible from the observed vantage, and service size was therefore not established. Conductor sizes were not measured and no terminations were disturbed. Service size should be confirmed, and is required for the 4-point report.

Site & Exterior

Single-story single-family residence with masonry, stucco-finished exterior walls. The front elevation, driveway, and entry approach were observed from grade.

SATISFACTORY

Front elevation — general

Painted stucco walls, wood-look accent panel at the entry, and asphalt-shingle roof observed from the street. No significant wall cracking or displacement noted from grade.

MONITOR

Wood fascia trim — property-wide

Stained/painted wood fascia trim runs along the eaves around the residence and the rear patio structure. Exposed wood trim in this climate is a recurring maintenance item; inspect the board ends, joints, and corners for soft spots, splitting, and finish failure, and keep the trim sealed. Vented aluminum soffit and metal drip edge were observed in acceptable condition where visible.

INFO

Front window — roll-down hurricane shutter

The front window is protected by a crank-operated roll-down hurricane shutter, found in the closed (deployed) position at the time of inspection. No product-approval label was observed from grade (relevant to wind mitigation, addressed separately).

LIMITATION

Front window — not inspected

The window behind the closed shutter was not accessible and its glazing, operation, and condition were not inspected.

SATISFACTORY

Right elevation — walls

Painted stucco wall surfaces along the right elevation observed in acceptable condition from grade, with no significant cracking or displacement noted.

INFO

Right elevation — window shutters

Two additional windows on the right elevation are fitted with roll-down hurricane shutters, also found in the closed position. Opening protection is not uniform across the residence — see the left elevation below (relevant to wind mitigation, addressed separately).

LIMITATION

Right elevation windows — not inspected

The windows behind the closed shutters were not accessible; glazing, operation, and condition were not inspected.

MONITOR

Surface-run exterior cable

Cable/conduit is surface-run across the right exterior wall and is loose and draped in places rather than continuously secured. Evaluation by a licensed electrician is recommended to confirm the run is properly supported and suitable for exterior use.

MONITOR

Wall-mounted exterior utility enclosure

A metal utility enclosure is mounted on the right elevation wall. Confirm the enclosure is closed, weathertight, and that its cover fasteners are intact.

SATISFACTORY

Entry door — unit data

The entry door is a Masonite insulated steel unit with a foam core, bearing an Intertek/WHI fire door label (W/N 23282) rated eligible for 20-minute fire duration without hose stream, and an NFRC label reading STN-K-27 WE STL, P/N 6493670. The label and slab were intact and legible.

MONITOR

Entry door — fire-rated assembly hardware

The manufacturer's label states that listed hardware is required on fire doors and that fire doors must be installed in accordance with NFPA 80. Where a rated separation is required at this opening, confirm the hardware and any required self-closing device are listed and correctly installed. Where no rated separation is required, the rating is simply additional value and no action is needed.

INFO

Entry door — opening protection

No impact rating or Florida/Miami-Dade product-approval label was observed on this door. Fire rating and windborne-debris protection are separate ratings, and a 20-minute fire label does not indicate impact resistance (relevant to wind mitigation, addressed separately).

SATISFACTORY

Side entry door

Insulated steel side entry door with decorative glazing; door and hardware observed in acceptable condition.

MONITOR

Wood entry deck — surface condition

The wood deck at the side entry shows weathering, checking, and gapping between boards. Confirm fasteners are tight and framing is sound; seal or refinish to slow further deterioration.

MONITOR

Deck guardrail — partial

A metal guardrail is present at part of the deck edge only. Where the walking surface is more than 30 inches above grade, continuous guard protection is expected; confirm the deck height and extend protection if applicable.

MONITOR

Fabric shade canopy over deck

A fabric shade cloth is tensioned over the deck area and is fastened to the structure. This is not a permanent building component; confirm attachment points are secure and are not penetrating or loading the fascia or soffit.

DEFICIENT

Opening protection — property-wide

Opening protection is partial and inconsistent across the property. Roll-down shutters were observed at the front and right elevations of the main residence; the left elevation windows and sliding door, the addition, and the rear structure were observed without shutters or other protection. The glazing observed appears to be tempered rather than impact-rated, and no impact rating or Florida/Miami-Dade product-approval label was located at any opening during this inspection. Tempered glass provides safety against injury on breakage but does not provide windborne-debris protection. This directly affects the wind mitigation rating and the associated insurance premium, and is addressed in the separate wind mitigation report.

DEFICIENT

Left elevation — unprotected glazed openings

Windows and the sliding glass door on the left elevation were observed without shutters or other opening protection, unlike the shuttered front and right elevations. Opening protection is therefore partial rather than whole-house (directly relevant to the wind mitigation rating, addressed separately).

SAFETY HAZARD

Left elevation — exterior light fixture and photocell

The photocell/sensor housing below the dual-head flood fixture is cracked and broken open, leaving internal components open to the weather, and a loose conductor extends from the fixture base. Exposed wiring components in an outdoor wet location present a shock and moisture-intrusion concern. Evaluation and correction by a licensed electrician is recommended.

MONITOR

Exterior fixture — wall seal

The flood fixture base does not appear continuously sealed to the wall surface. Confirm the fixture and its box are weathertight where they meet the stucco.

DEFICIENT

Left elevation — stucco crack below fixture

A vertical crack runs down the stucco wall below the exterior light fixture. Seal and repair to prevent water entry into the wall assembly, and monitor for any widening or displacement.

DEFICIENT

Left elevation — stucco spalling at window head

Stucco has delaminated and broken away above the head of the left elevation window, exposing the concrete lintel/tie-beam below with a horizontal crack line and light-colored mineral staining along the exposed edge. Additional small punctures are present in the stucco field above. Conditions of this type commonly result from water entering at the window head, and where embedded steel is present, ongoing corrosion can push the surrounding material apart. Evaluation by a licensed stucco or general contractor is recommended to determine the extent, confirm the condition of the lintel, and repair the head flashing and stucco. The interior side of this opening should also be checked for moisture.

MONITOR

Left rear — surface-run piping and conduit

A vertical PVC pipe and a surface-run electrical conduit with junction boxes run up the left rear wall. Confirm the runs are securely fastened, the box covers are in place and weathertight, and the purpose and termination of the PVC line. Evaluation by a licensed electrician is recommended for the conduit and boxes.

INFO

Low-slope rear roof section

A low-slope roof section is present over the rear of the structure. It was accessed and examined during the inspection and its condition is reported in the Roofing section.

MONITOR

Refrigerant line set at exterior wall

The refrigerant line set runs up the left exterior wall in a surface-mounted sleeve. Confirm the insulation is continuous and UV-protected along its full length and that the wall penetration is sealed.

MONITOR

Satellite dish — wall/roof penetration

A satellite dish is mounted high on the left elevation with associated cabling. Confirm the mounting fasteners and any penetrations are sealed; have the mount removed and the penetrations sealed if the dish is no longer in service.

MONITOR

Exterior junction box and pipe stub at wall base

A small wall-mounted enclosure and an open pipe stub are present at the base of the left elevation. Confirm the enclosure cover is secure and weathertight, and confirm the purpose and termination of the pipe stub.

MONITOR

Artificial turf at grade

The rear and side yard are finished with artificial turf running up to the foundation. Confirm positive drainage away from the structure and that turf and base material are not holding moisture against the wall base.

SATISFACTORY

Vinyl privacy fencing

White vinyl privacy fencing along the rear and side yard observed in acceptable condition with panels and posts upright.

INFO

Rear covered patio / screen enclosure

A screened, roofed patio area is present at the rear, finished with a painted concrete slab and used as living/recreation space. The roof structure is exposed dimensional wood joists with OSB panel decking above, painted.

MONITOR

Patio walls — exposed OSB panels

Sections of the patio enclosure wall are finished with painted OSB panels with open joints between panels. OSB is not intended as a finished weather-exposed surface; confirm the panels are protected from wetting and monitor the joints and panel edges for swelling and delamination.

MONITOR

Patio roof — exposed OSB decking

OSB panel decking is exposed on the underside of the patio roof in a semi-exterior, humid location. OSB is moisture-sensitive; confirm the covering above is watertight and monitor the panels and joist ends for staining, swelling, or edge delamination.

MONITOR

Patio — surface-run wiring and light fixtures

Wiring is surface-run and draped across the roof joists throughout the patio, serving multiple strip-type light fixtures, a ceiling-mounted projector, and receptacle outlets. Cables are loose and unsupported in places rather than run in a secured wiring method, and the fixtures appear to be interior-rated in a semi-exterior location. Evaluation by a licensed electrician is recommended to confirm the wiring method, support, GFCI protection, and fixture ratings are appropriate for this location.

MONITOR

Patio roof — separation at beam

A visible gap is present between the OSB roof decking and the supporting beam at one location, with the panel edge standing away from the beam. Evaluation by a licensed contractor is recommended to determine whether this reflects fastening, panel movement, or deflection, and to confirm bearing and connections at the beam and the supporting wall. Metal joist hangers are present at the joist-to-beam connections, and short blocking members were observed beneath the beam. Bearing of the beam at the wall was not fully visible. See the hanger fastening item below.

DEFICIENT

Rear — line set and conduit support

The refrigerant line set and an accompanying flexible conduit are run horizontally along the rear wall supported by plastic zip ties, with duct tape used to hold the line-set wrapping together. Zip ties and tape are not durable supports for piping or raceway. Correction by the appropriate licensed trades is recommended so both runs are supported by proper straps or clamps at approved intervals.

DEFICIENT

Rear — unsealed framing penetration

The line set and conduit pass through a rough-cut opening at the framing/soffit line that is left open and unsealed. Seal the penetration against water and pest intrusion.

MONITOR

Rear — loose bare copper conductor

A bare copper conductor is strung loosely across the rear wall area and is not secured along its run. Its purpose and termination were not determined. Evaluation by a licensed electrician is recommended to confirm the conductor is correctly routed, supported, and terminated.

MONITOR

Rear wall — stucco holes and hairline cracking

Small holes and hairline cracking are present in the stucco on the rear wall below the penetration. Patch and seal to prevent water and pest entry.

SAFETY HAZARD

Rear structure exterior — cable run outdoors

A yellow-jacketed cable consistent with non-metallic sheathed (NM-B) cable is run exposed down the outside wall of the rear structure, draped and largely unsupported, with a second cable secured by a single clip. NM cable is not rated for wet or damp locations and is not intended for exposed exterior use. This is the same wiring method observed at the exterior sub-panel and confirms the condition is present in more than one location. Evaluation and correction by a licensed electrician is recommended.

DEFICIENT

Patio roof overhang — deteriorated OSB sheathing

At the overhang on the left side of the rear structure the roof sheathing is bare, unfinished OSB with no protective covering on its underside. The panel shows dark water staining across the exposed face and, at the corner over the support post, the panel edge has broken down with loss of material and delamination. This is the outer edge of the same roof structure that connects the residence to the rear building. Evaluation and repair by a licensed contractor is recommended, and the extent of deterioration should be determined where it is concealed.

DEFICIENT

Patio roof — gutter condition

The fascia-mounted gutter along this edge is split at one location and shows rust staining along its length. A split gutter discharges water directly onto the structure below rather than carrying it to the downspout, which is consistent with the staining and edge deterioration observed on the adjacent sheathing. Repair or replacement is recommended.

MONITOR

Patio roof edge — open gap at the fascia

Daylight is visible through the gap between the roof framing and the fascia/gutter line at this edge. Close the gap to limit water entry and pest access into the roof assembly.

MONITOR

Patio structure — weathered framing members

Framing members at this edge, including the support post and adjacent beams, are weathered gray with no protective finish observed. Confirm the members are sound and seal or finish exposed wood to slow deterioration.

SAFETY HAZARD

Rear structure — LP gas cylinders and supply line

Two DOT-type portable propane cylinders are located at grade behind the rear structure, with one connected through a regulator and a flexible hose that runs up the exterior wall and into the building. The cylinders are not secured or restrained against tipping, the flexible hose is unsupported over its run, and the installation sits directly against combustible OSB cladding amid accumulated leaf litter and yard debris. Fuel-gas systems are outside the scope of a standard home inspection and this system was not tested, traced, or leak-checked; the condition is reported because of its safety implications. Evaluation by a licensed LP gas contractor is recommended to confirm the cylinders, regulator, piping, connections, and appliance are correctly installed, secured, and permitted, and to confirm what the system serves.

MONITOR

Rear structure — combustible debris accumulation

Leaf litter and yard debris have accumulated around the base of the rear structure and around the gas cylinders. Clear and maintain the area, both as a fire-safety measure and to reduce moisture and pest harborage against the cladding.

DEFICIENT

Rear structure — roof-to-wall junction condition

At the roof-to-wall junction, a continuous orange-brown granular deposit has accumulated along the joint line, the OSB panel edges are frayed and shedding fibrous material, and the wood trim above shows dark staining and surface breakdown. Deposits of this appearance can result from rust runoff, from wood decay, or from wood-destroying organism activity, and the three cannot be distinguished visually. A brown fibrous mass consistent with insect nesting material is also present in the soffit area. Evaluation by a licensed wood-destroying organism inspector and a licensed contractor is recommended to identify the material and determine whether repair is required.

MONITOR

Rear structure — possible biological growth on wood trim

Dark staining is present on the wood trim at the roof edge, consistent with sustained wetting. This is possible mold/biological contamination and is not a definitive identification; testing by a qualified professional is recommended.

DEFICIENT

Rear structure exterior — unfinished OSB cladding

The exterior walls of the rear structure are clad in bare, weathered OSB panels with no finish or weather-resistant covering observed, and swelling, fraying, and loss of surface material are visible at the panel edges and joints. OSB is not intended for permanent weather exposure and will continue to deteriorate. Evaluation and correction by a licensed contractor is recommended.

MONITOR

Rear structure — wood bracket assembly

A site-built dimensional-lumber bracket and brace assembly is fastened to the rear wall, apparently supporting the roof overhang. Its design, fastening, and load path were not evaluated. Evaluation by a licensed contractor is recommended as part of the review of the connecting roof structure.

MONITOR

Rear structure — vegetation contact

Vines and tree growth are in direct contact with the rear wall and roof edge of the structure. Cut back and maintain clearance to limit moisture retention and physical damage.

DEFICIENT

Patio roof deck — localized damage

An area of the OSB roof decking shows torn and lifted surface strands with a small void alongside, and the decking does not sit tight to the top of the adjacent joist along part of its length. Damaged sheathing and a gap at the bearing point reduce the deck's effectiveness as a structural diaphragm and create a path for water to reach the panel core. Evaluation and repair by a licensed contractor is recommended, together with the beam separation and hanger fastening items noted in this section.

DEFICIENT

Patio framing — joist hanger fastening

Close examination of a joist-to-beam connection shows the metal hanger installed with only a portion of its fastener holes filled, and the fasteners that are present appear to be screws rather than the connector nails or structural screws specified by hanger manufacturers. Connector capacity depends on the correct fastener type in the correct number of holes, so a hanger fastened this way may not develop its rated load or uplift capacity. Evaluation by a licensed contractor is recommended to confirm the fastener type and quantity at these connections throughout the patio structure, and to correct them as required. This condition may also affect how the structure is treated for wind-mitigation and insurance purposes.

INFO

Patio — use as living space

The covered patio is furnished and used as conditioned-adjacent living and recreation space (seating, projector, appliances, cabinetry). Whether the area is permitted for this use should be confirmed with the local building department along with the permit verification noted above.

MONITOR

Patio enclosure — permit verification

The roofed and screened patio appears to be an addition to the original structure. Recommend confirming permit history and final inspection with the local building department.

INFO

Rear accessory structure — reported separately

A secondary structure with a screened enclosure is present in the rear yard. The structure was inspected and is reported in its own section of this report. Confirming permit history and legal use with the local building department is recommended.

DEFICIENT

Roofed connection between the residence and the rear structure

The covered patio roof framing runs continuously from the main residence to the rear accessory structure, physically joining the two buildings under one roof structure. Because of this connection, the rear structure may not be treated as freestanding for permitting, building-code, or insurance purposes, and the combined footprint may differ from public records. Recommend that the permit history for the connecting roof and the rear structure be obtained from the local building department, and that the arrangement be disclosed to the insurance carrier. This connection was documented visually only; its structural adequacy was not evaluated and evaluation by a licensed contractor or design professional is recommended.

MONITOR

Vegetation at wall base

Vine growth is climbing the stucco at the base of the right elevation. Remove and maintain clearance to limit moisture retention against the wall.



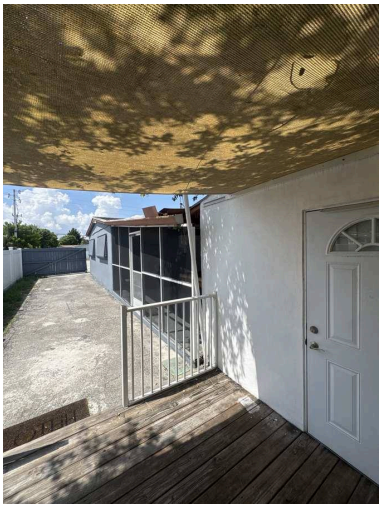
Front elevation from the street — driveway and entry approach



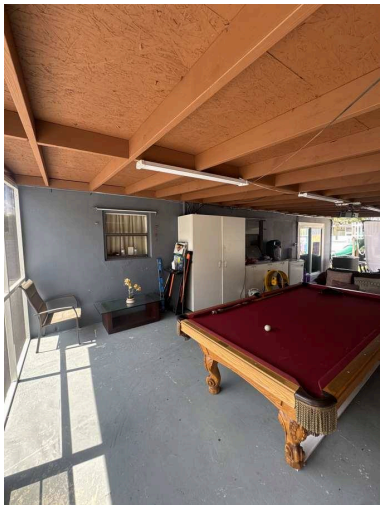
Front window with crank-operated roll-down hurricane shutter, closed



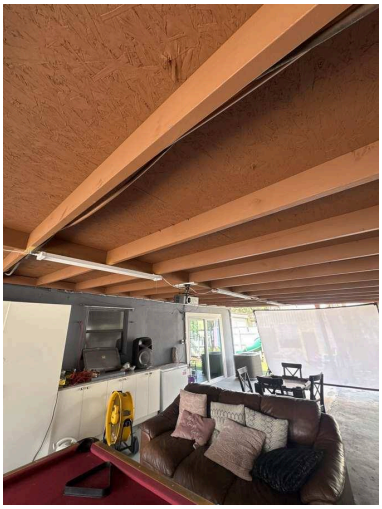
Right elevation — two shuttered windows, surface-run cable, utility enclosure



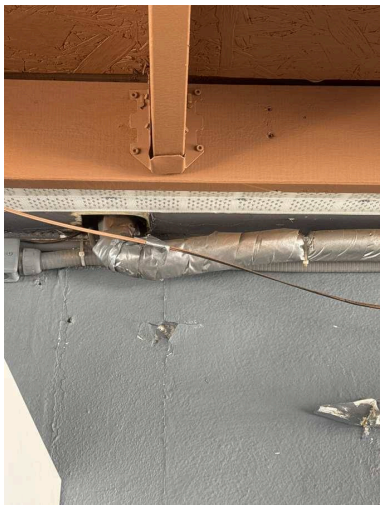
Side entry deck and shade canopy, looking toward the detached rear structure



Rear covered patio — exposed wood joists and OSB decking, surface-run wiring



Patio roof framing — joists and beam, draped wiring, gap at the beam/decking junction



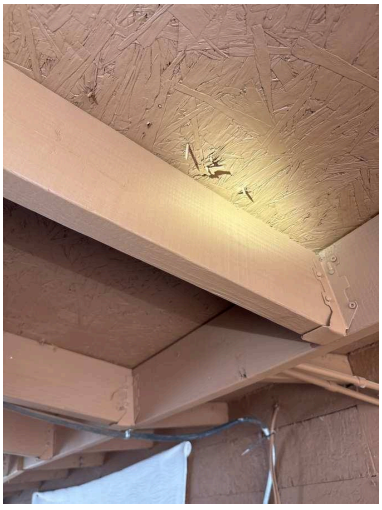
Line set and conduit zip-tied along the rear wall, entering an unsealed rough-cut penetration



Patio roof framing at the beam — joist hangers and blocking; roof continues to the rear structure

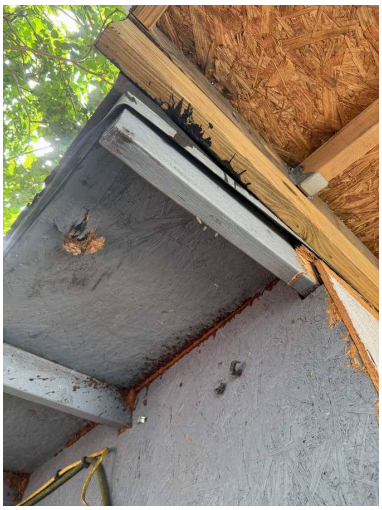


Joist hanger detail — unfilled fastener holes; fasteners appear to be screws, not connector nails



Roof deck — torn and lifted OSB strands with a void; decking not tight to the joist top





Rear structure exterior — bare weathered OSB cladding, exposed yellow NM-type cable, site-built brackets



Two LP gas cylinders behind the rear structure — unsecured, flexible hose run up the wall

Roof-to-wall junction — granular deposit along the joint, frayed OSB edges, dark staining on trim



Roof overhang at the rear structure — bare stained OSB, deteriorated panel edge, split gutter



Entry door label — Masonite insulated steel, 20-minute fire rating (Intertek W/N 23282)



Left elevation — condenser, unshuttered windows and slider, satellite dish, turf yard



Stucco spalled away above the left elevation window head, exposing the lintel edge



Left exterior flood fixture — photocell housing broken open; stucco crack below



Left rear corner — wood fascia trim, surface-run PVC and conduit, low-slope roof section

Roofing

The main residence has a pitched asphalt-shingle roof with a separate low-slope section over the rear. The roof was walked and the covering was examined directly. The connecting patio roof is addressed in the Site & Exterior section.

SATISFACTORY

Roof covering — shingles

Laminated architectural asphalt shingles. Walking the roof, the shingles were found lying flat and well seated, granule coverage intact, with no missing, lifted, or displaced tabs noted. The ridge is covered with matching ridge shingles.

SATISFACTORY

Plumbing vent penetration

A plumbing vent stack penetrates the slope and was upright and intact where examined.

SATISFACTORY

Hip and valley areas — front

Hip and valley transitions on the front slopes were observed with shingles running through and seated; no lifting, gapping, or exposed fasteners were noted.

MONITOR

Gutters and downspouts — main roof

Metal gutters are installed along the front eave with a downspout at the end of the run. Confirm the gutters are securely fastened, correctly pitched, free of debris, and that downspouts discharge away from the foundation. Note that a split gutter was observed on the rear patio structure (see Site & Exterior), so the full gutter system is worth reviewing together.

MONITOR

Satellite dish mounted on the roof

A satellite dish is mounted on the upper slope. Roof-mounted antenna hardware requires penetrations through the covering. Confirm the mount fasteners are sealed, and if the dish is no longer in service have it removed and the penetrations properly sealed.

DEFICIENT

Low-slope rear roof — tree contact and organic debris

A large tree overhangs the low-slope rear roof, with limbs and foliage resting on or directly above the surface and leaf litter, twigs, and volunteer plant growth accumulated across the rear portion of the membrane. Overhanging limbs abrade the surface, trap moisture, and block drainage on a roof that depends on positive flow. Trim the limbs back to establish clearance and clear the accumulated debris from the roof surface.

DEFICIENT

Low-slope rear roof — covering condition

The low-slope section is a rolled/modified-bitumen type membrane finished with a reflective aluminum coating. Lapped seams are visible across the field and several areas of patching and re-coating are present, indicating prior repair activity. Evaluation by a licensed roofing contractor is recommended to assess seam integrity, drainage, and the remaining service life of this section, which is typically shorter than that of the adjacent shingle roof.

MONITOR

Shingle-to-low-slope transition

The transition between the shingle slope and the low-slope membrane has been sealed with a white coating along the joint. Confirm the flashing beneath the coating is intact and that the sealed joint is monitored, as surface coatings at transitions are a maintenance item rather than a permanent detail.

MONITOR

Roof penetrations — sealant-dependent

The service mast and a small vent stub on the shingle slope are sealed at their bases with applied sealant rather than by flashing visible from this vantage. Monitor these penetrations and re-seal as needed.

MONITOR

Adjacent metal panels — lifted and deformed

Metal panels at the lower roof/awning area beyond the low-slope section appear lifted, buckled, and separated. Confirm whether this area is part of this property and, if so, have it evaluated and secured; loose metal panels are a wind hazard.

LIMITATION

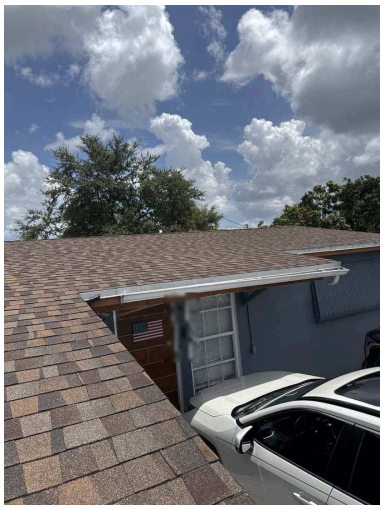
Roof age and permit history not established

The roof covering installation date was not established during this inspection. The permit and installation date should be obtained from county records; this information is also required for the wind mitigation and 4-point reports.

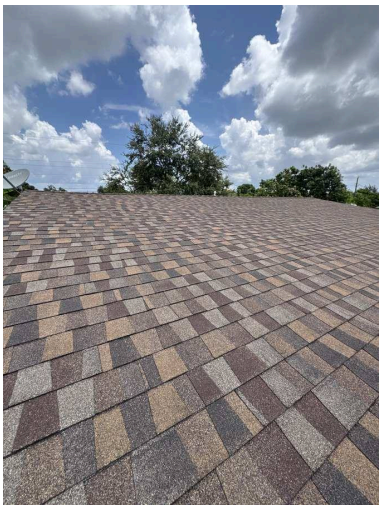
LIMITATION

Underlayment, deck attachment, and roof-to-wall connections

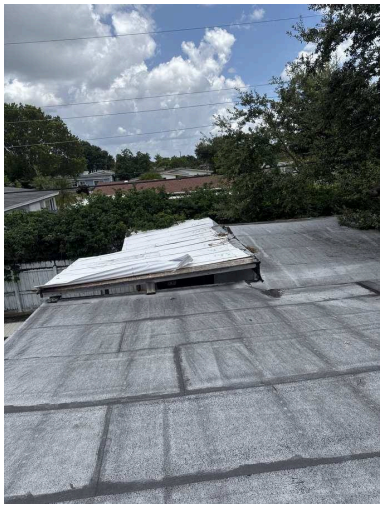
Underlayment type, secondary water resistance, deck attachment, and roof-to-wall connections are concealed by the covering and finished surfaces and were not determined. These items are addressed in the separate wind mitigation report.



Main roof — laminated architectural asphalt shingles, vent stack and satellite dish at the ridge



Front roof slopes, hip and valley transitions, and front eave gutter with downspout



Low-slope rear roof — coated membrane, tree overhang and debris, service mast at the transition

Structure & Attic

Observations made within the attic space of the main residence. Movement was limited by framing, ductwork, insulation, and the wiring described below; observations reflect the accessible vantages only.

SATISFACTORY

Roof framing — pre-engineered wood trusses

The roof structure is framed with pre-engineered wood trusses using factory metal connector plates at the web and chord joints. Across the areas observed the plates appear fully seated and engaged, and no sagging, displacement, splitting, cut or modified members, or separated plates were noted. This is a positive finding for the primary structure.

INFO

Roof decking — wood board (plank) sheathing

The roof decking is dimensional wood board (plank) sheathing rather than plywood or OSB panels, with visible gaps between adjacent boards and fastener points penetrating from the covering above. Board sheathing is typical of older construction in this area. Decking type and attachment are wind mitigation items and are addressed in the separate wind mitigation report; board decking commonly affects the deck attachment classification and should be confirmed there.

INFO

Handwritten measurement markings on a framing member

A framing member carries handwritten markings reading approximately 2½″, 2½″, 3″ and 3″ in sequence. Markings of this kind are consistent with fastener spacing having been measured and recorded in this attic at some point, which is a wind-mitigation data point. Their origin was not established and they should not be relied upon; spacing should be independently measured for the wind mitigation report.

SATISFACTORY

Roof decking — no daylight or open penetrations observed

No daylight, open gaps to the exterior, or unsealed penetrations were observed through the roof decking in the areas inspected, and no active water entry was observed at the decking at the time of inspection.

INFO

Underlayment visible at board gaps

A dark, felt-type underlayment is visible through the gaps between the deck boards. Underlayment type and the presence of secondary water resistance (SWR) are wind mitigation items and are addressed in the separate wind mitigation report; a felt underlayment over board decking would not normally qualify as SWR, and this should be confirmed there.

MONITOR

Roof decking — localized staining

Dark staining is present on the underside of the decking in isolated areas. This may reflect past moisture intrusion or may predate installation. It is possible mold/biological contamination and is not a definitive identification. Monitor these areas and have them assessed together with the moisture evaluation recommended elsewhere in this report.

DEFICIENT

Attic wiring — unsupported and draped

Numerous cables are run loose across and between framing members and are draped over the top of the ceiling framing and insulation rather than being secured to the framing at the required intervals. A large bundle of surplus cable is coiled and hanging from a framing member. Unsupported cable is subject to abrasion and damage, and cable resting on the ceiling framing where it may be stepped on is a damage risk. Evaluation and correction by a licensed electrician is recommended, including identifying and removing any abandoned cable.

SAFETY HAZARD

Attic — splices outside an enclosure

Twist-on wire connectors were observed on spliced conductors in the attic that are not contained within a junction box, including a group of connectors on conductors passing over a framing member and additional connectors lying down in the loose-fill insulation. Splices are required to be made inside an approved enclosure with an accessible cover; an unenclosed splice can work loose, arc, and ignite surrounding material, and a splice buried in insulation is both a fire concern and inaccessible for future service. Correction by a licensed electrician is recommended, with all splices placed in listed boxes that remain accessible.

MONITOR

Attic — conduit or piping lying loose in the insulation

A short section of gray conduit or piping is lying loose in the insulation, unsecured and apparently unconnected. Have this identified and removed or properly installed.

MONITOR

Attic wiring — mixed wiring types

Cables of several types and vintages are present, including light-colored non-metallic sheathed cable and blue-jacketed cable consistent with low-voltage or communications wiring. Where line-voltage and low-voltage cabling are run together they should be separated appropriately. Have the arrangement reviewed with the other electrical items in this report.

DEFICIENT

Attic insulation — sparse and displaced

Insulation is uneven, compressed, and displaced across the areas observed, with framing members and ceiling areas left uncovered in places. Coverage of this kind increases cooling load and contributes to ceiling surface temperatures of the type recorded in Bedroom #1. Improving coverage to a consistent depth is recommended.

DEFICIENT

Attic — elevated temperatures and ventilation

A thermal scan at the attic access (AccuMEMS imager, emissivity 0.97, 1.6 ft standoff) recorded attic surface temperatures ranging from approximately 87.3 to 143.2 °F, with a spot reading of approximately 137.3 °F on the underside of the roof structure. Sustained temperatures in this range indicate the attic is retaining a substantial heat load, which increases cooling demand, shortens shingle service life, and stresses equipment and wiring in the space. Evaluation of attic ventilation is recommended to confirm that intake and exhaust ventilation are present, unobstructed, and adequate for the attic area, and to confirm that insulation is not blocking soffit intake vents.

MONITOR

Attic access hatch — insulation and sealing

The attic access opening was not observed to be insulated or weatherstripped. An uninsulated hatch is a direct thermal bridge between the attic and the conditioned space. Insulating and sealing the hatch is recommended.

MONITOR

Attic — debris on the insulation

Wood fragments and construction debris are present on the insulation surface. Remove debris when insulation work is performed.

LIMITATION

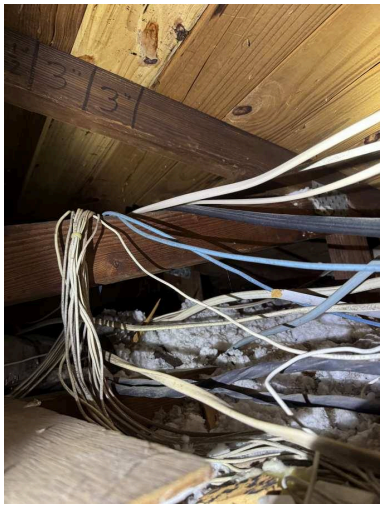
Attic — limited traverse

The attic was observed from the accessible vantages only and was not fully traversed. Areas concealed by insulation, ductwork, and stored or draped wiring were not inspected, and no opinion is offered on concealed framing, decking, or wiring.

LIMITATION

Roof-to-wall connections not determined

Roof-to-wall connection type was not confirmed from the observed vantage. This is a wind mitigation item and is addressed in the separate wind mitigation report.





Attic — truss framing with connector plate, draped and coiled wiring, displaced insulation

Thermal scan at the attic access — surfaces from ~87.3 to ~143.2 °F, spot ~137.3 °F



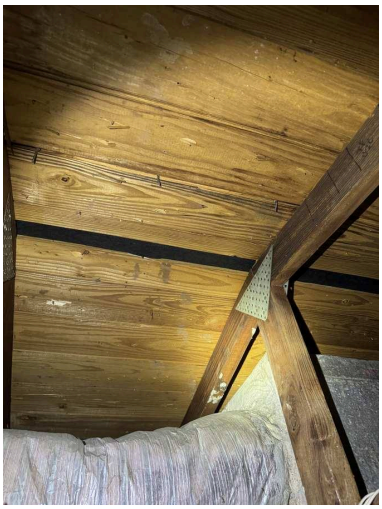
Attic — twist-on connectors on splices outside any junction box, some lying in loose-fill insulation



Roof decking — wood board (plank) sheathing with gaps; handwritten spacing markings on a framing member



Attic — pre-engineered trusses with seated connector plates; flexible ductwork and plenum



Underside of the board decking — felt underlayment visible through board gaps; seated connector plate

Heating & Cooling (HVAC)

Central split-system air conditioning. The outdoor condensing unit is located in the rear/left side yard on a slab adjacent to the sliding glass door.

SATISFACTORY

Condenser (outdoor) — data

CAC/BDP (Carrier group), model CA14NA030-A, product CA14NA03000GAAAA, S/N 3820X59454; manufactured September 2020. Nominal 2.5-ton (30,000 BTU), 14 SEER, R-410A refrigerant, 208/230V single-phase, TXV metering. Approximately 6 years old and within normal service life.

MONITOR

Condenser — circuit sizing

The data plate specifies a minimum circuit ampacity of 16.8A with a maximum fuse/breaker of 25A. Confirming that the branch circuit and disconnect match the nameplate is recommended; evaluation by a licensed electrician if any discrepancy is found.

MONITOR

Condenser — clearance and setting

The unit is set directly on the concrete slab at the patio edge, close to the exterior wall, with turf and volunteer vegetation at the base. Maintain manufacturer-required service and airflow clearance around the cabinet and keep the coil clear of debris and vegetation.

DEFICIENT

Refrigerant line-set insulation

Suction-line insulation is field-wrapped with tape along the entire vertical run up the exterior wall to the roofline. Close inspection at the unit shows the tape peeling and unraveling in multiple places, insulation compressed and deformed at the elbow, and the wrap terminating short of the brass service valve with the line left uninsulated at the connection. Taped wrap is not a durable exterior insulation method. Replace with continuous, UV-rated insulation carried through to the service valves to restore efficiency and prevent condensation, dripping, and corrosion at the fittings.

MONITOR

Condenser cabinet — surface corrosion

Rust staining and surface corrosion observed at the fan guard and along the top panel edges of the cabinet, consistent with outdoor exposure and unit age. Not affecting operation at the time of inspection; monitor and treat to slow progression.

MONITOR

Condenser — service disconnect

No service disconnecting means was observed within sight of the condensing unit across the vantages inspected. A small wall-mounted enclosure nearby did not appear to be an equipment disconnect. Confirming the presence, location, and rating of the disconnect is recommended, with evaluation by a licensed electrician if none is present.

MONITOR

Condenser — electrical whip routing

A flexible conduit whip exits the base of the condenser cabinet and is routed loose along the slab rather than being supported and terminated at a visible disconnect. Evaluation by a licensed electrician is recommended to confirm the whip is properly supported, protected from damage, and correctly terminated.

MONITOR

Line-set wall penetration

The line set turns down at the slab and enters at the base of the wall. Confirm the penetration is sealed against water and pest intrusion.

MONITOR

Condensate drain line

A flexible condensate drain line discharges at the unit location. Confirm the line is clear, properly pitched, and terminates away from the foundation.

INFO

Secondary mini-split — serves the rear accessory structure

A ComfortStar inverter ductless mini-split condensing unit is present in the covered rear patio area and serves the rear accessory structure. The unit was not operated or evaluated at the outdoor location; the indoor head is reported in the Rear Accessory Structure section.

MONITOR

Mini-split condenser — location and clearance

The unit is set directly on the patio slab beneath the covered roof, with stored furniture and a hanging curtain immediately adjacent to the coil and discharge. Confirm the manufacturer’s required airflow and service clearances are maintained and that discharge air is not recirculating within the covered space.

MONITOR

Mini-split — circuit and disconnect verification

Confirming the supplying branch circuit and a disconnecting means at the unit against the manufacturer's nameplate is recommended, with evaluation by a licensed electrician if either does not match.

DEFICIENT

Mini-split — line-set wrap and support

The mini-split line set, condensate line, and control wiring are bundled, field-wrapped in tape, painted over with wall paint, and secured to the wall with plastic zip ties rather than run in a line-set cover with proper straps. Paint applied directly over the wrap degrades the insulation and conceals its condition. Sections of the wrap are open at the unit connections. Correction by a licensed HVAC contractor is recommended so the line set is properly insulated, covered, and supported.

SATISFACTORY

Mini-split — wall penetration

The point where the line set passes through the wall has been sealed with sealant and appears closed against water and pest entry.

DEFICIENT

Mini-split — connection area at the outdoor unit

At the outdoor unit the line-set and wiring connection area is open and uncovered, with conductors visible and exposed at the terminal area rather than enclosed behind the service cover. Debris and staining have accumulated in the compartment. Evaluation and correction by a licensed electrician and HVAC contractor is recommended so the connection area is properly enclosed.

MONITOR

Mini-split — deposits at the flare connections

Discoloration and crusty deposit buildup are present around the refrigerant connections at the unit, and the painted insulation is split open at the bends. Oil and residue accumulation at flare fittings can indicate a slow refrigerant leak, though this was not confirmed and no pressure testing was performed. Evaluation by a licensed HVAC contractor is recommended.

LIMITATION

Mini-split — nameplate data not documented

The nameplate data for this unit, including model, serial number, capacity, electrical requirements, and manufacture date, was not documented during this inspection. Age and capacity were not established.

SATISFACTORY

Air handler (indoor) — data

Goodman, model AWUF300516BB, S/N 1310187340; 208/230V single-phase, 1/3 HP blower motor at 1.58A, 5 kW electric resistance heat drawing 17.3/20A, minimum circuit ampacity 23.6/27A with maximum overcurrent protection of 25/30A, coil rated for R-22 or R-410A, cabinet insulation R-4.2, ETL listed (Intertek 94290). Nominal capacity 2.5 tons, matching the outdoor unit's tonnage.

DEFICIENT

HVAC system — mismatched components

The indoor air handler is a Goodman unit and the outdoor condensing unit is a CAC/BDP (Carrier group) unit, and the serial numbers indicate the air handler dates from approximately October 2013 while the condenser was manufactured in September 2020 — roughly seven years apart. The condenser's AHRI label states that its certification applies only when the complete system is listed with AHRI, so a system assembled from unmatched components may not deliver its rated capacity or efficiency and may not have been evaluated as a matched pair. Evaluation by a licensed HVAC contractor is recommended to confirm the combination is an acceptable match, that the metering device and coil are appropriate for the condenser, and that the system is charged correctly.

MONITOR

Air handler — age and service life

The air handler is approximately 13 years old based on its serial number, placing it in the latter portion of typical service life for this equipment, while the condenser is approximately 6 years old. Budget for replacement of the indoor unit, and note that replacing it would also be the opportunity to resolve the component mismatch noted above.

SAFETY HAZARD

Air handler — active water inside the cabinet

Water was observed inside the air handler cabinet at the time of inspection, with standing moisture and droplets on the horizontal surface below the coil and the inspector noting active flow. Rust staining is present along the adjacent metal edges, indicating the condition is not new. The unit is installed in an interior closet over finished living space and no secondary drain pan was observed, so water escaping the cabinet has a direct path into the structure below. Water within energized equipment is also an electrical concern. Prompt evaluation and correction by a licensed HVAC contractor is recommended, including the condensate drain line, trap, pan, and safety switch.

DEFICIENT

Suction line insulation at the air handler — torn and missing

Above the air handler the black foam insulation on the suction line is split and missing over a length of the run, leaving bare copper and a brazed joint exposed inside the closet, with duct tape applied over part of the wrap as a repair. An uninsulated suction line runs well below the dew point in this climate and will condense water along its exposed length and drip. This is a probable contributor to the water observed inside the cabinet. Replace the insulation continuously over the full run, including at the joint.

DEFICIENT

Plenum penetration — torn and unsealed

The fibrous duct board plenum is cut and torn where the line set and wiring pass through, and the opening is left unsealed. This allows conditioned air loss and creates a path for humid air to reach cold surfaces inside the closet. Seal the penetration and repair the duct board.

DEFICIENT

Loose low-voltage conductors at the air handler

Several small-gauge conductors are hanging loose above the unit with stripped, unterminated ends, and an additional multi-conductor cable is left open. Abandoned or unterminated conductors should be removed or properly terminated in an enclosure. Evaluation by a licensed electrician is recommended to confirm what these serve.

MONITOR

Air handler closet wall — staining

Yellow-brown staining runs down the closet wall alongside the line set, in a pattern consistent with water tracking down the surface. This is possible mold/biological contamination and is not a definitive identification; testing by a qualified professional is recommended once the moisture sources are corrected.

DEFICIENT

Evaporator coil — heavy fouling

The evaporator coil face is heavily loaded with dust, lint, and debris across the fins. Coil fouling of this degree restricts airflow, reduces capacity, raises operating cost, and promotes condensation and corrosion within the cabinet. This is consistent with the filter compartment having been found open and without a filter in place. Cleaning by a licensed HVAC contractor is recommended.

MONITOR

Air handler — interior corrosion

Rust and corrosion staining are present on interior cabinet surfaces adjacent to the wet area. Have the extent assessed when the condensate issue is corrected, as sustained wetting shortens cabinet and component life.

MONITOR

Possible relationship to the Bedroom #1 ceiling

The active water in this cabinet, the absence of a secondary drain pan, and the location of this closet over finished living space should be considered alongside the thermal anomaly and patched ceiling documented in Bedroom #1. Condensate escaping an air handler is a common source of ceiling moisture and can produce the same indications as a roof leak. Determining which source is responsible — the condensate system, the low-slope roof above, or both — should be part of the recommended evaluation before any repair is made.

DEFICIENT

Air handler — filter compartment

The filter compartment below the blower section was found open, with no filter observed seated in the rack at the time of inspection. Operating the system without a filter allows debris to reach the evaporator coil and blower. Confirm the correct filter size, install a filter, and keep the compartment closed.

DEFICIENT

Air handler — secondary drain pan

No auxiliary or secondary drain pan was observed beneath the air handler, which is installed in an interior closet over finished living space. A primary condensate line with a trap is present at the left of the cabinet. Where an air handler is located above a finished area, a secondary means of condensate containment or an approved safety switch arrangement is expected. Evaluation by a licensed HVAC contractor is recommended.

MONITOR

Air handler — cabinet and plenum sealing

Gaps are visible at the cabinet-to-plenum transition above the unit and around the cabinet where it meets the closet framing. Unsealed joints at the supply plenum draw unconditioned air into the system and reduce efficiency. Seal the transitions.

MONITOR

Air handler — cabinet corrosion and closet staining

Surface rust is present on the air handler cabinet, and staining is present on the closet surfaces around and above the unit. Staining in a condensate-bearing closet is possible mold/biological contamination and is not a definitive identification; testing by a qualified professional is recommended, along with confirmation that condensate is being managed and that no leak is contributing.

INFO

Air handler — handwritten service marking

The cabinet is marked by hand with “12 2 13”, which is consistent with an installation date in December 2013 and with the manufacture date indicated by the serial number.

INFO

Duct distribution — attic flexible ductwork

Conditioned air is distributed through insulated flexible ductwork routed in the attic, connecting to a rigid plenum/box near the center of the space.

DEFICIENT

Ductwork — support and routing

Flexible ducts rest directly on ceiling framing and insulation and bear against truss webs rather than being suspended with hangers at the intervals the manufacturer requires, and compression and sharp bends are visible along the runs. Compressed and unsupported flexible duct restricts airflow and reduces delivered capacity at the registers. Correction by a licensed HVAC contractor is recommended so the ducts are supported and run without compression.

MONITOR

Ductwork — jacket and connections

The duct jackets are dust-laden and aged in appearance and the connections at the plenum were not fully visible. Confirm the inner liner, insulation, and vapor jacket are intact and that all connections are mechanically fastened and sealed. Duct leakage into a 140 °F attic is a significant efficiency loss.

MONITOR

Plenum — surface condition

The rigid plenum surfaces are heavily dust-laden with staining visible. Confirm the plenum is sealed and in sound condition when the duct system is evaluated, and note the possible biological growth items reported elsewhere in this report.

MONITOR

Distribution — relationship to Bedroom #1

Because no supply register was observed serving Bedroom #1, the duct evaluation recommended above should specifically determine whether a branch duct to that room exists, was capped, or was never installed.

MONITOR

Air handler — circuit sizing

The data plate specifies a minimum circuit ampacity of 23.6/27A with maximum overcurrent protection of 25/30A. Confirming the branch circuit conductor size and breaker rating match the nameplate is recommended, with evaluation by a licensed electrician if any discrepancy is found.

LIMITATION

Air handler — condensate, filter, and coil not yet documented

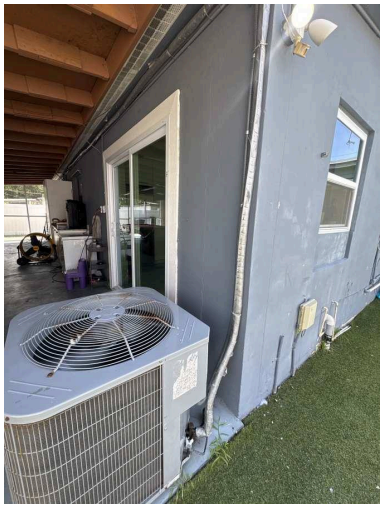
Condensate drainage and safety switch arrangement, filter condition and size, and the evaporator coil were not documented at the time this data plate was recorded.



Condenser data plate — CA14NA030-A, S/N 3820X59454, mfd. Sep 2020



Condenser at the patio slab edge — taped line-set insulation, surface corrosion at fan guard



Line set taped along the full wall run to the roofline; wall enclosure and pipe stub at right



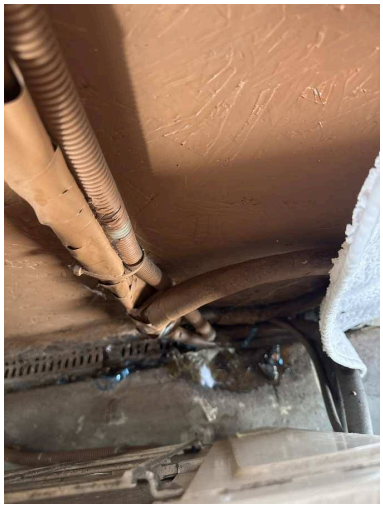
Line set at the condenser — tape peeling and unraveling, wrap ending short of the brass service valve



ComfortStar mini-split condenser in the covered patio, serving the detached rear structure



Mini-split line set zip-tied and painted over, entering the sealed wall penetration

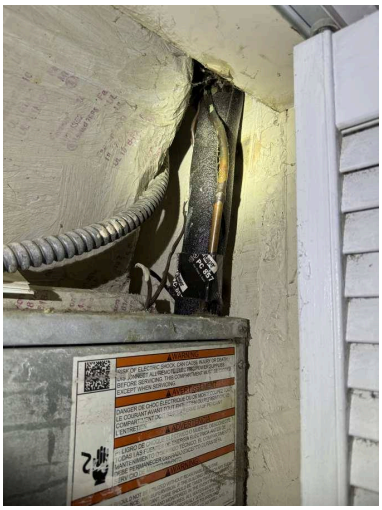


Mini-split connection area — open/uncovered terminals, split insulation, deposits at the fittings



Goodman air handler in the interior closet — open filter compartment, condensate line at left





Inside the air handler — heavily fouled evaporator coil, standing water and rust staining below

Above the air handler — split suction-line insulation with bare copper, torn plenum, loose conductors

Kitchen

Observations at the kitchen sink and cabinet base. Stored items were left in place and limited the view of the cabinet interior.

SATISFACTORY

Kitchen sink — hot water

The kitchen sink delivered hot water and drained during operation at the time of inspection.

SATISFACTORY

Supply connections

Braided stainless steel supply connectors observed at the fixture.

DEFICIENT

Sink drain — corrugated flexible section

The drain assembly includes a corrugated, accordion-style flexible section in the trap arm. Ribbed flexible piping of this type restricts flow and traps solids along its interior corrugations, leading to recurring blockages, and it is not an approved drain material in many jurisdictions. Replacement with smooth-wall rigid piping by a licensed plumber is recommended.

SAFETY HAZARD

Kitchen counter receptacle — open ground

A counter receptacle tested with a Klein RT250 read 124 VAC with an OPEN GROUND fault indicated. The three-prong device therefore offers no equipment grounding path, while its configuration invites users to plug in grounded appliances and assume protection that is not present. Because the tester's GFCI trip function relies on a ground path, GFCI protection at this outlet could not be verified by this method. Evaluation and correction by a licensed electrician is recommended, and the remaining receptacles on this circuit should be checked at the same time.

MONITOR

Receptacle beneath the sink

A duplex receptacle is installed inside the sink cabinet with an appliance transformer plugged into it. Receptacles serving this location are ordinarily required to be GFCI protected; protection was not verified at this outlet. Given the open ground found at the counter receptacle above, the grounding and GFCI status of the kitchen circuits generally should be confirmed. Evaluation by a licensed electrician is recommended.

MONITOR

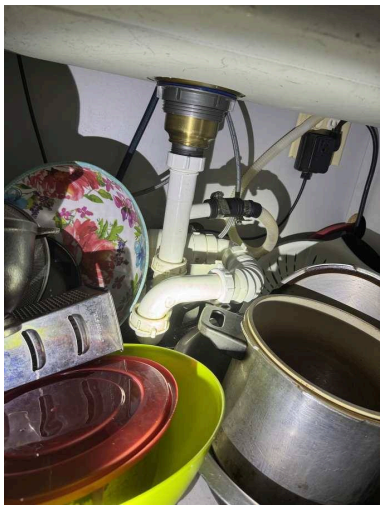
Dishwasher drain connection

The dishwasher drain hose is clamped to a branch fitting on the sink tailpiece and a loop is present in the hose. Confirm the hose is secured as a proper high loop or that an air gap is provided, to prevent waste water backflow into the dishwasher.

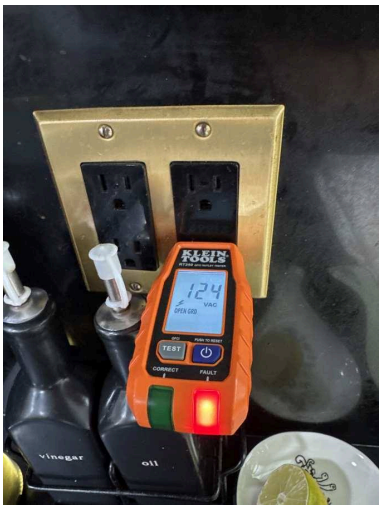
LIMITATION

Cabinet base — partially obscured

Stored cookware and containers filled the sink cabinet and were not moved. The cabinet base and the wall behind the stored items were not fully visible, and no opinion is offered on concealed portions. No active leak was observed at the visible piping at the time of inspection.



Under the kitchen sink — corrugated flexible drain section, cabinet receptacle, braided supplies



Kitchen counter receptacle under test — 124 VAC with OPEN GROUND fault indicated

Bedrooms

Bedroom #1 is the first room on the left from the entry. Finishes are painted beadboard-style wall panelling, a textured ceiling, and vinyl plank flooring. Furnishings and personal effects were left in place.

DEFICIENT

Bedroom #1 — no conditioned air supply

No supply register serving this room was observed, and the room is not receiving conditioned air from the central system. A portable air conditioning unit has been placed at the window and is serving as the cooling source for the room. Evaluation by a licensed HVAC contractor is recommended to determine whether a supply and return were ever provided to this room, whether ductwork has been capped, disconnected, or omitted, and whether the central system has capacity to serve it.

MONITOR

Bedroom #1 — portable cooling unit

The portable unit was not operated or evaluated. Where a portable air conditioner is used as a room's only cooling source, confirm the exhaust is vented to the exterior, that condensate is managed, and that the unit is supplied by an adequate branch circuit rather than an extension cord.

MONITOR

Bedroom #1 — branch circuit source

The inspector observed that power to this room appears to be extended from the living room area. Confirming the wiring method serving this room is recommended, specifically that permanent loads are served by fixed branch-circuit wiring rather than by extension cords or surface-run temporary wiring, and that receptacle spacing and grounding are appropriate. Evaluation by a licensed electrician is recommended.

DEFICIENT

Bedroom #1 — ceiling repair and possible moisture

The ceiling shows an area of smoothed, mismatched texture with a visible boundary against the surrounding knockdown finish, together with faint discoloration and fine cracking near the ceiling-to-wall junction. The pattern is consistent with a previous patch repair rather than original finish. The inspector also noted possible water dripping in this room. Repairs of this kind commonly follow a water event, and a repaired surface does not establish that the source was corrected. Moisture testing and evaluation are recommended to determine whether the condition is active. Note that this room sits below the low-slope roof section, where tree contact, patched seams, and debris accumulation were documented in the Roofing section. Any source should be corrected before the surface is refinished.

DEFICIENT

Bedroom #1 — thermal anomaly at the ceiling

A thermal scan of the ceiling (AccuMEMS imager, emissivity 0.97, 1.6 ft standoff) recorded a cooler branching band running across the ceiling with a minimum of approximately 96.3 °F against a surrounding field of approximately 100 to 103.3 °F, a differential of roughly 7 °F. The anomaly is irregular and branching rather than straight and evenly spaced, so it does not match the pattern normally produced by framing members, and cooling of this kind is commonly produced by evaporation from a damp surface. Thermal imaging records surface temperature differences and does not measure moisture directly, so this is not a confirmation of a leak. Confirmation with a moisture meter and further evaluation of the roof assembly above is recommended before any repair. Taken with the patched ceiling texture, the possible dripping noted in this room, and the condition of the low-slope roof section above, this warrants prompt attention.

MONITOR

Bedroom #1 — elevated ceiling surface temperature

Ceiling surface temperatures across the scanned area ranged from approximately 96 to 103 °F at the time of inspection. Readings in this range are consistent with heat gain from the roof assembly above into a room that is not receiving conditioned air, and support the finding above regarding the absence of a supply register.

MONITOR

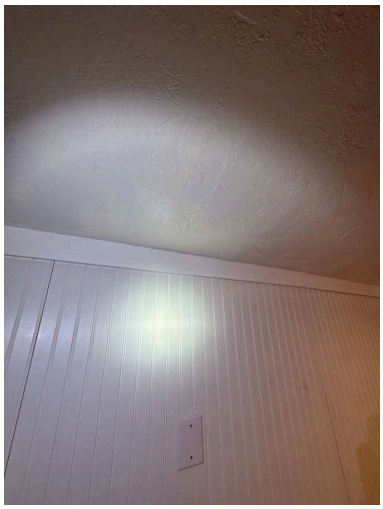
Bedroom #1 — blank cover plate

A blank cover plate is installed on the wall with no device behind it. Where a box contains spliced conductors it must remain accessible and covered, and where the box is abandoned the conductors should be properly terminated. Evaluation by a licensed electrician is recommended to confirm what is behind the plate.

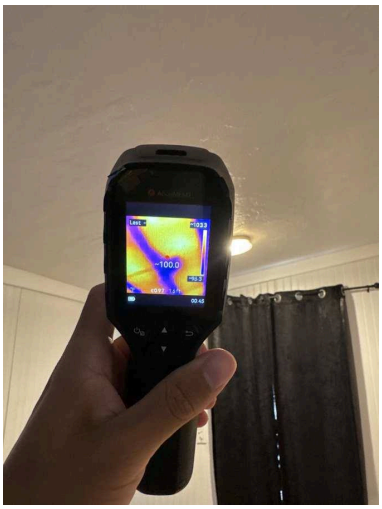
LIMITATION

Bedroom #1 — furnishings in place

Furniture, wall-mounted items, and personal effects were left in place and not moved. Wall and floor surfaces behind and beneath them were not inspected.



Bedroom #1 — no supply register observed; portable AC unit at the window; ceiling sheen near the light



Bedroom #1 ceiling — mismatched patched texture and discoloration at the wall junction; blank cover plate

Bathrooms

Observations at the bathrooms of the main residence.

SAFETY HAZARD

Guest bathroom receptacle — open ground and open neutral

The receptacle at the guest bathroom vanity tested with a Klein RT250 read only 30 VAC with both OPEN GROUND and OPEN NEUTRAL faults indicated. A reading well below nominal voltage together with an open neutral is consistent with a broken or disconnected grounded conductor somewhere on the circuit, with the residual reading being voltage induced through the load rather than a usable supply. In this condition the metal parts of connected equipment can become energized, and there is no equipment grounding path. This is a receptacle in a wet location adjacent to a sink. Prompt evaluation and correction by a licensed electrician is recommended, and the receptacle should not be used until it has been corrected.

DEFICIENT

Guest bathroom receptacle — GFCI protection not verified

The device appears to be a GFCI-type receptacle. Because the tester's trip function depends on an equipment grounding path, GFCI operation could not be verified at this outlet by this method, and the device could not be confirmed to be providing protection. The device should be tested at its own TEST button and evaluated by a licensed electrician once the open ground and open neutral are corrected.

MONITOR

Bathroom circuits — whole-circuit evaluation

Given the open ground found at the kitchen counter receptacle and the open ground and open neutral found here, the wiring serving these circuits should be traced and evaluated as a whole rather than device by device. This should be included in the whole-house electrical evaluation recommended in this report.

SATISFACTORY

Guest bathroom — sink supply

The guest bathroom sink delivered hot water and drained during operation at the time of inspection.

SATISFACTORY

Guest bathroom — no leak at visible piping

No active leak, staining, or corrosion was observed at the visible supply and drain piping beneath the guest bathroom sink at the time of inspection.

DEFICIENT

Guest bathroom — no exhaust ventilation

No exhaust ventilation fan was observed in the guest bathroom. Bathrooms are expected to be provided with either mechanical exhaust ventilation discharging to the exterior or an operable window. Without ventilation, shower and bathing moisture remains in the room and migrates into wall and ceiling assemblies, which supports mold growth and finish deterioration over time. Installation of an exhaust fan vented to the exterior by a qualified contractor is recommended.

DEFICIENT

Guest bathroom — corrugated flexible drain section

The sink drain assembly includes a corrugated, accordion-style flexible section, the same arrangement noted at the kitchen sink. Ribbed flexible piping restricts flow and traps solids along its interior corrugations, leading to recurring blockages, and it is not an approved drain material in many jurisdictions. Replacement with smooth-wall rigid piping by a licensed plumber is recommended.

MONITOR

Guest bathroom — wiring beneath the sink

Cabling is present within the vanity cabinet. Given the open ground and open neutral found at this bathroom's receptacle, this wiring should be included in the circuit tracing performed by the licensed electrician.

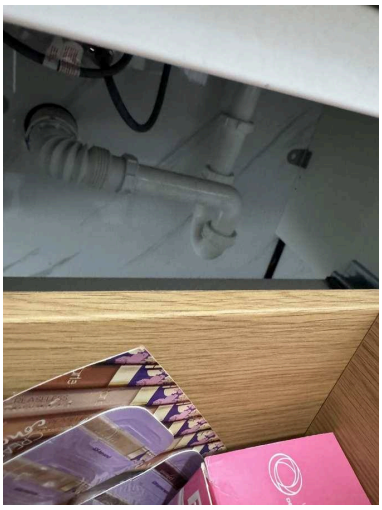
LIMITATION

Guest bathroom — stored items

Personal items were left in place within the vanity and were not moved. The cabinet base and wall surfaces behind them were not fully visible.



Guest bathroom receptacle under test — 30 VAC with OPEN GROUND and OPEN NEUTRAL indicated



Guest bathroom vanity — corrugated flexible drain section; no leak observed at visible piping

Attached Addition — Accessory Living Space

An attached addition on the left side of the residence contains a private bedroom, bathroom, kitchen, and laundry area, with its own exterior entry door, its own through-wall air conditioning unit, and its own tankless electric water heater, all separate from the systems serving the main house.

DEFICIENT

Addition — permitting and legal use verification

The addition is arranged as a self-contained living space with a private exterior entry, a bedroom, a bathroom, a kitchen with a sink and hot water, a laundry area, independent cooling, and its own dedicated water heater. The presence of independent cooking and sanitary facilities together with a private entry is the arrangement commonly used to define a separate dwelling unit, which carries permitting, zoning, occupancy, insurance, and financing implications that differ from those of a single-family residence. The inspector makes no determination of legal use. Obtaining the permit history and the approved legal use of this addition from the local building and zoning departments is strongly recommended, and the arrangement should be disclosed to the insurance carrier and lender before closing. Note that a second accessory structure at the rear of the property, joined to the residence by a roof structure, raises the same questions and is addressed in the Site & Exterior section.

SATISFACTORY

Addition — entry door

Insulated steel exterior entry door with knob and deadbolt; the door operated and latched at the time of inspection.

DEFICIENT

Addition — through-wall air conditioning unit

Cooling for the addition is provided by a through-wall air conditioning unit installed in the exterior wall, identified as a Toshiba unit. The unit was not operated or evaluated. An open gap is visible above the unit where the wall opening is larger than the sleeve, leaving the assembly unsealed against water, air, and pest entry, and the coil face is dirty and stained. The unit's support, condensate discharge, and electrical supply were not confirmed. Evaluation by a licensed HVAC contractor and a licensed electrician is recommended to confirm the unit is adequately supported, sealed, drained, and supplied by an appropriate branch circuit.

SAFETY HAZARD

Addition — LP gas cylinder at the exterior wall

A portable LP gas cylinder with a connected hose is located at grade against the exterior wall adjacent to the addition entry, unsecured and unrestrained against tipping. This is a second LP gas location on the property in addition to the cylinders documented behind the rear structure. Fuel gas systems are outside the scope of a standard home inspection and this system was not tested, traced, or leak-checked; the condition is reported because of its safety implications. Evaluation by a licensed LP gas contractor is recommended to determine what this cylinder serves and to confirm the installation is correct, secured, and permitted.

SAFETY HAZARD

Addition — open electrical enclosure

Two wall-mounted electrical enclosures are present beside the through-wall AC unit, connected by a short nipple. The smaller enclosure is open with its cover missing, leaving the interior exposed to weather and to contact, and it is mounted low on the wall within easy reach at grade in an area with vegetation and an LP gas cylinder nearby. Enclosures are required to be closed with the appropriate cover. Evaluation and correction by a licensed electrician is recommended, including confirming the purpose and rating of both enclosures and whether either serves as the disconnecting means for the AC unit.

DEFICIENT

Addition — condensate discharging onto the wall

Water staining and mineral streaking run down the exterior wall directly below the through-wall AC unit, consistent with condensate discharging onto the wall surface rather than being directed away from the structure. Sustained wetting of the wall promotes finish failure and biological growth. Correction so that condensate is discharged clear of the wall is recommended.

DEFICIENT

Addition — stucco damage and staining at the corner

At the inside corner adjacent to the AC unit the stucco finish has broken away in patches exposing the substrate, a vertical crack runs the height of the corner, and dark green and black staining with organic debris has accumulated along the wet area. The staining is possible mold/biological contamination and is not a definitive identification. The moisture source should be corrected first, then the stucco repaired and the area assessed; testing by a qualified professional is recommended.

MONITOR

Addition — LP hose routing

The hose from the LP cylinder is run loose up the wall and across the area without support. Have the routing and connections included in the LP gas contractor evaluation recommended above.

MONITOR

Addition — exterior light fixture

The dual-head flood fixture above the entry appears to be missing a lamp and its housing is weathered. Confirm the fixture is functional and weathertight, and replace as needed. This is separate from the broken photocell reported on the left elevation.

MONITOR

Addition — exterior piping and valves

A vertical pipe with two red-handled valves is surface-mounted on the wall near the entry, and additional PVC piping and a downspout discharge at grade nearby. Confirm the purpose and termination of these lines, that the valves are accessible and labeled, and that discharge is directed away from the foundation.

MONITOR

Addition — vegetation and turf at the slab

Volunteer vegetation is growing at the slab edge and artificial turf runs up to the wall. Maintain clearance and confirm positive drainage away from the structure.

SATISFACTORY

Addition kitchen — sink supply and drainage

The addition kitchen sink delivered hot water and drained during operation, and no active leak was observed at the visible supply and drain piping at the time of inspection. Braided stainless steel supply connectors are installed.

SATISFACTORY

Addition kitchen — faucet operation

The kitchen faucet operated with adequate flow and the sink drained during operation. A side sprayer is present at the fixture.

SAFETY HAZARD

Addition kitchen — receptacle adjacent to the sink, open ground

The 20-ampere duplex receptacle on the wall adjacent to the kitchen sink tested with a Klein RT250 read 123 VAC with an OPEN GROUND fault indicated. The three-prong device therefore provides no equipment grounding path while inviting users to plug in grounded appliances and assume protection that is not present, and it is located immediately beside a sink. No GFCI device was observed at this outlet, and because the tester's trip function depends on a ground path, GFCI protection could not be verified by this method. This is the third confirmed open ground in the residence, following the main house kitchen counter receptacle and the guest bathroom receptacle. Evaluation and correction by a licensed electrician is recommended.

MONITOR

Addition kitchen — receptacle cover plate and device condition

The cover plate is not seated flat against the wall, with a gap and debris behind the upper edge, and the device and plate are soiled and discolored. Resecure the device and plate and confirm the box is sound when the wiring is corrected.

DEFICIENT

Addition kitchen — ceiling and wall junction

At the ceiling above the sink the finish does not close against the wall, leaving an open gap with framing visible, and an adjacent area of the ceiling shows a patch with visible fasteners and a mismatched finish. Open gaps at a ceiling/wall junction allow air, moisture, and pest movement into the assembly. Have the ceiling closed and finished, and confirm there is no concealed damage above the patched area.

MONITOR

Addition kitchen — counter and backsplash

The laminate counter shows wear and edge damage, and the panel backsplash is not sealed to the counter at the sink. Seal the junction to prevent water entering behind the counter and cabinet.

DEFICIENT

Addition kitchen — rubber coupling at the sink drain

The connection between the sink strainer and the tailpiece is made with a rubber coupling secured by two worm-drive hose clamps rather than a standard slip-joint or threaded connection. Couplings of this type are a repair fitting and are not the intended connection at this location; they are prone to loosening and leakage over time. Replacement with proper fittings by a licensed plumber is recommended.

MONITOR

Addition kitchen — discolored drain section

A section of the drain piping is discolored and appears to differ from the adjacent piping, suggesting a previous repair or an older component. Have this assessed when the coupling noted above is corrected.

MONITOR

Addition kitchen — wiring within the cabinet

A black cable is present within the sink cabinet. Confirm what it serves and that any connections are made within an enclosure. Include this in the electrical evaluation recommended in this report.

MONITOR

Addition — pest control products in use

Insecticide products were observed stored beneath the addition kitchen sink. This is an observation only and not a determination of an infestation, but it supports the recommendation elsewhere in this report for evaluation by a licensed pest and wood-destroying organism inspector.

LIMITATION

Addition kitchen — stored items

Cleaning supplies and stored items were left in place within the sink cabinet and were not moved. The cabinet base and the wall behind the stored items were not fully visible.

INFO

Addition — tankless electric water heater data

EcoSmart US LLC, model ECO 11, tankless electric water heater located in the addition laundry area. Rated 220/240V, 11/13 kW, 50/54 amperes, 50/60 Hz, ETL listed (Intertek 4000856), conforming to UL STD 499 and CSA C22.2 No. 64, AHRI certified, IPX4. The nameplate specifies #6 conductors and one 60-ampere circuit breaker. The date code reads 201729, which is consistent with manufacture in 2017.

SAFETY HAZARD

Addition water heater — temperature setting, scald risk

The water heater display showed a setting temperature of 60 °C, which is approximately 140 °F. Water delivered at this temperature can cause a serious scald burn in a matter of seconds, and the risk is significantly greater for children, older occupants, and anyone with reduced sensation or mobility. A maximum setting of approximately 120 °F is generally recommended for domestic hot water. Reducing the setting is recommended, and where a higher storage or delivery temperature is required, anti-scald mixing valves should be provided at the fixtures by a licensed plumber.

INFO

Prior inspection sticker observed

A service sticker from a third-party inspection company is affixed to the water heater, indicating that a pre-purchase or pre-listing inspection has previously been performed at this property. Requesting a copy of any prior inspection report from the seller is recommended, as it may document the condition of components at an earlier date and may indicate which items have or have not been addressed since.

MONITOR

Addition water heater — supply connections

Threaded metal supply connections are present at the inlet and outlet. Confirm the connections are leak-free, that isolation valves are provided for service, and that dielectric separation is used where dissimilar metals meet.

SATISFACTORY

Addition water heater — powered and responding

The unit was energised with its display illuminated and showing a setpoint at the time of inspection.

DEFICIENT

Addition water heater — circuit verification required

This appliance draws 50 to 54 amperes and the nameplate requires #6 conductors on a single 60-ampere breaker. Because of the wiring conditions found elsewhere on this property, including the wiring method at the exterior sub-panel and the confirmed open grounds, the conductors, breaker, and terminations serving this water heater should be specifically verified against the nameplate by a licensed electrician. An undersized conductor on a load of this size is a fire concern.

MONITOR

Addition water heater — total electrical demand

This water heater alone represents a substantial continuous load. A second tankless electric water heater rated 14,000 watts, approximately 58 amperes, was documented in the rear structure. Together with the through-wall air conditioning unit, the main residence central system, the rear structure feeder, and the rear structure mini-split, the total connected load on this property is very significant. Because the main service rating could not be established during this inspection, a licensed electrician should perform a load calculation to confirm the existing service is adequate for the connected equipment.

MONITOR

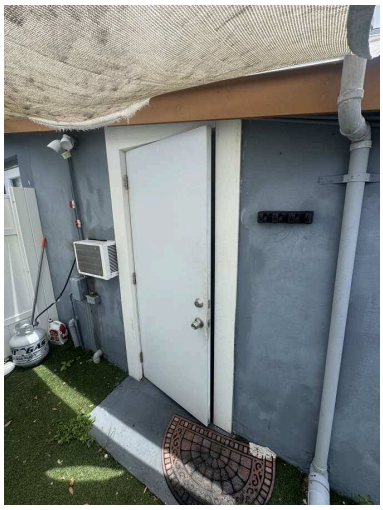
Addition water heater — installation details not verified

Mounting, water connections, isolation valves, pressure relief provisions where applicable, and the disconnecting means for this appliance were not documented from the observed vantage. Confirm the installation follows the manufacturer’s instructions.

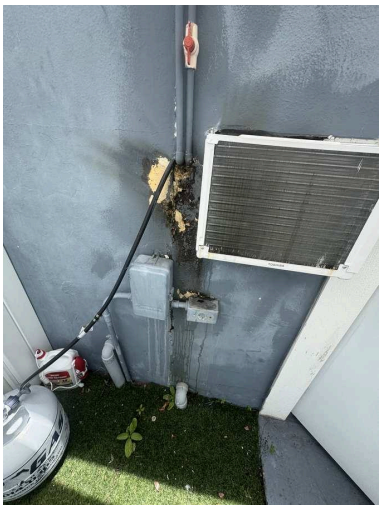
LIMITATION

Addition — interior to be documented

Interior finishes, fixtures, plumbing, and electrical within the addition are documented separately where observed.



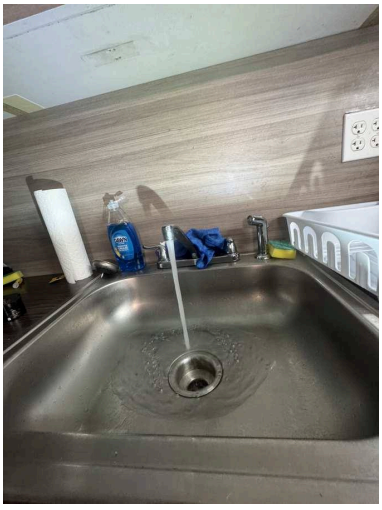
Addition entry — private door, through-wall AC unit, exterior enclosures, LP cylinder at the wall



Addition wall — unsealed gap above the Toshiba AC sleeve, condensate staining, stucco damage, open enclosure

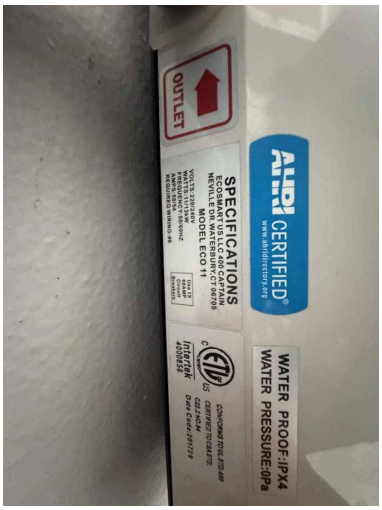


Addition kitchen sink — rubber coupling with hose clamps at the strainer; no leak observed



Addition kitchen sink operating — receptacle adjacent to the sink; open gap at the ceiling/wall junction





Addition kitchen receptacle under test — 123 VAC with OPEN GROUND indicated; cover plate not seated

Addition tankless water heater — EcoSmart ECO 11, 240V, 11/13 kW, 50/54A, #6 wire, 60A breaker



Water heater front — setting temperature 60 °C (approx. 140 °F); prior inspection sticker at right

Rear Accessory Structure

A secondary structure is present at the rear of the property, joined to the residence by the covered patio roof structure. It contains a private entry, a kitchen, a bathroom, a bedroom, its own electrical feeder, its own tankless water heater, and its own ductless cooling system. This structure was inspected and its findings are reported below.

LIMITATION

Scope of this section

This structure was inspected on the same visual, non-invasive basis as the main residence, and the same general limitations apply: components were not dismantled, stored items were not moved, and concealed conditions were not evaluated. Conditions relating to this structure that fall within other systems — the roofed connection to the residence, the exterior sub-panel, the exposed cable, the LP gas cylinders, and the roof and cladding conditions — are reported in the Site & Exterior and Electrical sections.

DEFICIENT

Rear structure — kitchen facilities and legal use

The rear structure contains a kitchen with a sink and connected supply and drain piping. Together with the private entry, the sanitary facilities, the separate electrical feeder, the dedicated mini-split cooling, and the LP gas supply documented elsewhere in this report, the structure has the characteristics of an independent dwelling unit. This is the second such arrangement on the property, the first being the attached addition on the left side. The inspector makes no determination of legal use. Obtaining the permit history and approved legal use for this structure from the local building and zoning departments is strongly recommended, and the arrangement should be disclosed to the insurance carrier and lender before closing.

SATISFACTORY

Rear structure kitchen — faucet operation

The kitchen faucet operated with adequate flow and the sink drained during operation. A two-handle fixture with a side sprayer is installed.

MONITOR

Rear structure kitchen — sink rim and counter seal

The sealant at the sink rim is discoloured and the laminate counter shows wear and an open seam at the counter edge near the sink. Reseal the sink rim and close the counter seam to prevent water entering the substrate and cabinet below.

SATISFACTORY

Rear structure kitchen — no leak observed

No active leak, staining, or corrosion was observed at the visible supply and drain piping beneath the rear structure kitchen sink at the time of inspection. Braided stainless steel supply connectors are installed.

DEFICIENT

Rear structure kitchen — corrugated flexible drain section

The sink drain includes a corrugated, accordion-style flexible section. This is the third fixture on the property found with this arrangement, following the main house kitchen sink and the guest bathroom sink. Ribbed flexible piping restricts flow and traps solids along its interior corrugations, leading to recurring blockages, and it is not an approved drain material in many jurisdictions. Replacement with smooth-wall rigid piping by a licensed plumber is recommended at all three locations.

LIMITATION

Rear structure kitchen — stored items

Stored household items filled the sink cabinet and were not moved. The cabinet base and the wall behind the stored items were not fully visible.

INFO

Rear structure — tankless electric water heater data

A.O. Smith electric instantaneous (tankless) water heater, model R2VR-140E 100, serial 2406137722946, item/part 100342034. Rated 240V single phase with two elements at 7,000 watts each, 14,000 watts total connected, maximum working pressure 150 psi, UL listed 8VA7 and classified to NSF/ANSI 372. The serial prefix is consistent with manufacture in 2024. At 240 volts, 14,000 watts corresponds to approximately 58 amperes of demand.

SAFETY HAZARD

Rear structure water heater — flexible cord adjacent to the unit

A flexible three-conductor 10 AWG portable cord (Southwire Royal Cord, SOOW, 600V) is routed immediately alongside this water heater. The function of this cord was not traced and it was not confirmed to be the supply to this appliance. This is reported because of the consequence if it is: 10 AWG conductors are rated for substantially less current than this appliance’s approximately 58 ampere demand, which for a continuous load of this type would ordinarily require conductors and overcurrent protection sized for roughly 73 amperes. Flexible portable cord is also not an approved wiring method for a permanently installed appliance. Determining what this cord supplies, and verifying the conductors and overcurrent protection actually serving this water heater against its nameplate, should be treated as a priority item for a licensed electrician. An undersized conductor on a load of this magnitude is a serious fire risk.

MONITOR

Rear structure water heater — installation details

Mounting, isolation valves, relief provisions where applicable, and the disconnecting means for this appliance were not documented from the observed vantage. Confirm the installation follows the manufacturer’s instructions. The unit is located within the same enclosed cabinet recess as the electrical equipment noted below.

SAFETY HAZARD

Rear structure — electrical equipment enclosed in cabinetry

Electrical enclosures are installed on the wall within a cabinet recess, with a shelf across the opening and household items stored on the shelf directly in front of the equipment. Electrical equipment requires clear working space in front of it that is kept free of storage and is not enclosed by cabinetry, so that the equipment can be safely operated and serviced and so that a person can withdraw quickly in the event of a fault. Water piping with shut-off valves and a flexible connector is also routed through the same confined space immediately beside the enclosures. Evaluation and correction by a licensed electrician is recommended, including establishing and permanently maintaining the required working clearance.

MONITOR

Rear structure — water piping adjacent to electrical equipment

Water supply piping, two shut-off valves, and a flexible connector are routed directly alongside the electrical enclosures in this space. Confirm that no piping passes through or above the electrical equipment and that any leak would not discharge onto it. Relocation of one or the other may be required and should be addressed with the clearance correction above.

LIMITATION

Rear structure — utility area partially obstructed

Stored household items were present on the shelf in front of the electrical equipment and were not moved. The equipment and the space behind and below the stored items were not fully visible from this vantage.

DEFICIENT

Rear structure — mini-split supplied by cord and plug

The mini-split indoor unit is supplied by a flexible cord running down the wall to a standard duplex receptacle, with a coloured adapter or fitting at the plug connection, rather than by a dedicated hardwired branch circuit with a disconnecting means. Permanently installed air conditioning equipment is normally required to be supplied by a dedicated circuit installed in accordance with the manufacturer's instructions, and cord-and-plug supply is generally permitted only where the equipment is listed for it. The adapter at the plug should also be identified, since a grounding-type adapter would be significant given the open grounds confirmed elsewhere on this property. Evaluation and correction by a licensed electrician and a licensed HVAC contractor is recommended.

INFO

Rear structure — mini-split operating

The indoor unit was energised and displaying a setpoint at the time of inspection. The unit was not otherwise tested and its performance was not evaluated. The unit serves a room furnished and in use as a bedroom.

DEFICIENT

Rear structure — staining below the mini-split indoor head

Vertical water staining and streaking run down the wall directly below the wall-mounted mini-split indoor unit. Staining in this pattern is consistent with condensate escaping the unit or its drain rather than being carried away, either as an active condition or as the residue of a past event; active dripping was not observed at the time of inspection. Common causes include a blocked or improperly pitched condensate drain, a displaced drain pan, or a dirty coil and blower. Evaluation and service by a licensed HVAC contractor is recommended, and the wall surface should not be refinished until the source is confirmed corrected. This is the indoor unit of the ComfortStar system whose outdoor unit is documented in the Heating & Cooling section.

MONITOR

Rear structure — staining at the indoor unit air outlet

Dark staining and discolouration are present within the air outlet and louvre area of the indoor unit. Staining inside a cooling unit's air path is possible mold/biological contamination and is not a definitive identification. Cleaning and servicing of the blower wheel and coil by a licensed HVAC contractor is recommended, and testing by a qualified professional if growth is suspected. Note that this unit discharges directly into an occupied sleeping and living space.

SAFETY HAZARD

Rear structure bathroom — receptacle open ground

The receptacle in the rear structure bathroom tested with a Klein RT250 read 105 VAC with an OPEN GROUND fault indicated. The device provides no equipment grounding path in a wet location, and no GFCI device was observed at this outlet. Because the tester's trip function depends on a ground path, GFCI protection could not be verified by this method. This is the fourth confirmed open ground on the property, following the main house kitchen counter receptacle, the guest bathroom receptacle, and the addition kitchen receptacle. Evaluation and correction by a licensed electrician is recommended.

DEFICIENT

Rear structure bathroom — low voltage reading

The measured voltage at this receptacle was 105 VAC, approximately 12 percent below nominal and materially lower than the 123 to 124 VAC measured at other receptacles on the property. A reading this low can indicate a loose or high-resistance connection, an undersized or overlong conductor run, or excessive load on the circuit, any of which can cause heating at connections and premature equipment failure. This should be investigated by a licensed electrician as part of the evaluation of the feeder serving this structure.

DEFICIENT

Rear structure bathroom — painted receptacle and cover plate

The receptacle face and its cover plate have been painted over. Paint on a device can enter the contacts, interferes with the plate seating properly, and obscures the manufacturer's markings. Replacement of the device and plate is recommended when the wiring is corrected.

SATISFACTORY

Entry door

Insulated steel entry door with decorative arched glazing, knob and deadbolt. The door operated and latched at the time of inspection.

SATISFACTORY

Window

A single-hung aluminum-frame window with an insect screen is installed adjacent to the entry. The unit appeared intact from the observed vantage.

INFO

Window — opening protection

No shutter, impact rating, or product-approval label was observed at this window (relevant to wind mitigation, addressed separately).

MONITOR

Entry deck — surface condition

The wood deck at the entry is weathered gray with open joints between boards and no protective finish observed. Confirm the fasteners and framing beneath are sound, and seal or refinish to slow deterioration. This is the same deck assembly reported in the Site & Exterior section.

MONITOR

Shade canopy — debris accumulation

The fabric shade canopy above the entry area has accumulated organic debris and staining. Clean and confirm the attachment points remain secure.

MONITOR

Exterior piping at the wall base

A capped PVC pipe with a valve is present at the base of the wall beside the window. Confirm its purpose and termination, and that it is protected from damage.

MONITOR

Wall surface — staining below the roof line

Light staining and streaking are present on the stucco below the roof edge, consistent with water running off the covering above. Confirm drainage is directed away from the wall.



Rear structure entry — insulated steel door, single-hung window, weathered wood deck



Rear structure kitchen sink — corrugated flexible drain section; no leak observed at visible piping

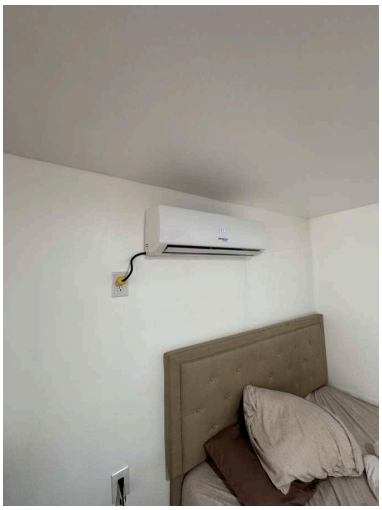


Rear structure kitchen faucet operating — adequate flow; sink rim sealant discoloured



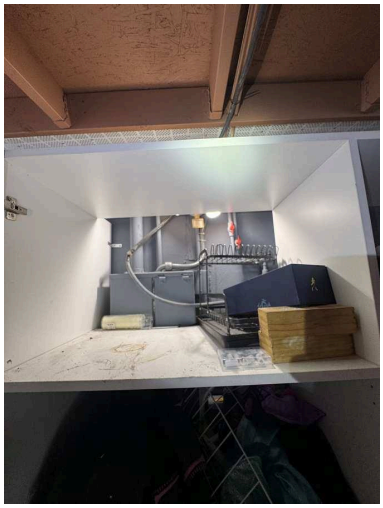
Rear structure bathroom receptacle — 105 VAC with OPEN GROUND; device and plate painted over



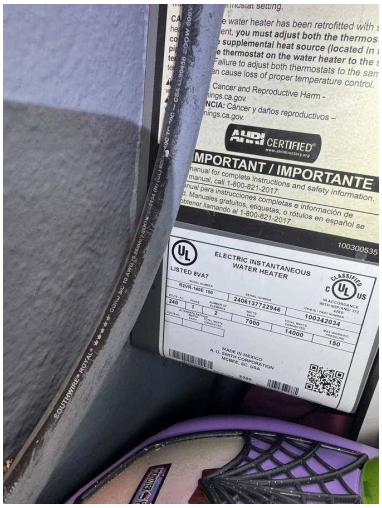


Mini-split indoor head — water staining running down the wall below; staining at the air outlet

ComfortStar indoor head in the bedroom — cord-and-plug supply to a wall receptacle; staining visible below



Rear structure utility recess — electrical enclosures behind a cabinet shelf with stored items in front



Rear structure water heater — A.O. Smith R2VR-140E 100, 240V, 14,000 W; 10 AWG SOOW cord alongside

Client-Reported Wood-Destroying Organism Concern

The information in this section was not obtained during the inspector's site visit. It was reported to the inspector by the client, who provided the accompanying images. It is recorded here so that it forms part of the client's file and so that the recommended referral is documented.

LIMITATION

Source and status of this information

The client reports discovering evidence of what she believes to be termite activity within the rear accessory structure, and supplied the images reproduced in this section. The inspector did not observe these conditions during the inspection, did not verify the location or date of the images, and offers no opinion on them. Nothing in this section constitutes an inspector observation or finding.

SAFETY HAZARD

Recommended action — licensed WDO inspection

Determination of wood-destroying organisms, including identification of the organism, the extent of any infestation, and the extent of any resulting damage, requires inspection by a pest control operator licensed in Florida under Chapter 482. That determination is outside the scope of a standard home inspection and outside this inspector's licence. Given what the client reports, a wood-destroying organism inspection of the entire property, including the main residence, the attached addition, and the rear accessory structure, is strongly recommended before any purchase decision is finalised, together with a structural assessment of any areas found to be affected.

INFO

Client image — debris at the base of a wall

The image provided by the client shows dark granular debris scattered across the floor along the base of a wall and baseboard, with additional debris on the baseboard itself and disturbed material at the wall base behind stored furnishings. Debris of this general appearance can be produced by wood-destroying insects, but can also be produced by other sources, and it cannot be identified from a photograph. Identification requires examination by a licensed pest control operator.

INFO

Client image — debris at a baseboard and floor junction

A second image provided by the client shows dark granular debris distributed along the joint between a painted baseboard and a vinyl plank floor, with the debris following the line of the baseboard and lighter scatter extending onto the floor surface. Faint discolouration is also visible on the lower face of the baseboard. As above, material of this appearance cannot be identified from a photograph and requires examination by a licensed pest control operator. The location within the property was reported by the client and was not verified by the inspector.

INFO

Client image — accumulation in a window frame and track

A third image provided by the client shows dark brown and black granular material accumulated along a window sill, banked heavily within the track channel and scattered across the adjacent frame face, at a window overlooking a screened area with corrugated panels beyond. The accumulation at this location is noticeably heavier than at the two floor-level locations. As above, material of this appearance cannot be identified from a photograph and requires examination by a licensed pest control operator. The location within the property was reported by the client and was not verified by the inspector.

MONITOR

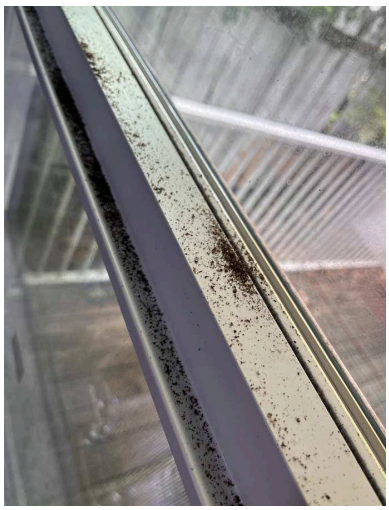
Three separate locations reported

The client has reported and documented accumulations at three separate locations: the base of a wall behind furnishings, a baseboard and floor joint, and a window frame and track. The pest control operator should be made aware that the client reports multiple separated locations rather than a single point, as this may bear on the scope of the inspection required. The inspector offers no opinion on whether the three are related.

MONITOR

Relationship to conditions observed during the inspection

During the inspection the inspector documented a continuous orange-brown granular deposit along the roof-to-wall junction of the rear accessory structure, with frayed OSB panel edges and dark staining on the wood trim above. That finding recorded that deposits of that appearance can result from rust runoff, from wood decay, or from wood-destroying organism activity, and that the three could not be distinguished visually. The licensed pest control operator should be directed to that location specifically, in addition to the area shown in the client's images.



CLIENT-SUPPLIED IMAGE — not an inspector observation: granular debris along a wall base and baseboard



CLIENT-SUPPLIED IMAGE — not an inspector observation: granular debris along a baseboard and floor joint



CLIENT-SUPPLIED IMAGE — not an inspector observation: granular material banked in a window sill and track

Electrical

Electrical observations are reported on an observational basis. Where a condition is noted below, evaluation and any correction by a licensed electrician is recommended.

DEFICIENT

Exterior sub-panel — indoor-rated enclosure

A Square D Homeline load center, catalog HOM2-4L70, Series 002, rated 70A maximum mains, 120/240V single-phase, is mounted in an exterior location at the rear and reportedly serves the detached rear structure. The enclosure label identifies it as a Type 1 enclosure, which is intended for indoor use and is not rated for wet or damp locations. Rust and corrosion staining are present on the enclosure face. Evaluation by a licensed electrician is recommended to confirm the enclosure is suitable for its location and to address the corrosion and any moisture entry.

INFO

Exterior sub-panel — overcurrent device

A single Square D Type HOM two-pole 40A breaker (10 kA interrupting rating) was observed in the enclosure.

MONITOR

Feeder to detached structure — verification

Where a feeder serves a separate detached structure, a disconnecting means and a grounding electrode system at that structure are ordinarily required, and the supply conductors must be suitable for the installation method used. None of these were verified during this inspection. Evaluation by a licensed electrician is recommended to confirm the installation is correct and permitted.

SAFETY HAZARD

Exterior sub-panel — wiring method and cable entry

With the cover removed, the supply and branch cabling in this exterior enclosure is non-metallic sheathed (NM-type) cable, clearly identifiable by the paper filler material protruding from the stripped jackets of several cables inside the enclosure. NM cable is not rated for wet or damp locations. Multiple cables also enter the enclosure through openings at the top and bottom with no cable connectors or clamps visible, leaving the conductors unsupported and unprotected at the metal edges. The unsealed opening at the top of the enclosure is a direct water entry path in an exterior location. Combined with the indoor-rated enclosure noted above, this presents a shock and fire concern. Evaluation and correction by a licensed electrician is recommended.

DEFICIENT

Exterior sub-panel — interior condition

Heavy cobwebs, insect nesting material, and a layer of dirt and debris have accumulated across the bottom of the enclosure, with corrosion and rust staining on the interior surfaces and across the face of the breaker. This is consistent with sustained moisture and pest entry into an enclosure that is not sealed against the exterior environment.

MONITOR

Exterior sub-panel — mounting

The enclosure is fastened to the painted OSB wall panel with wood screws. Confirm the mounting is secure and that the backing is sound, given the OSB substrate and its exposure noted elsewhere in this report.

MONITOR

Exterior sub-panel — grounding and bonding arrangement

Yellow, green, black, white, and bare copper conductors terminate within the enclosure, with a splice made under a twist-on connector and at least one cable re-identified with black tape. From the visible vantage, white (grounded) conductors and bare copper (equipment grounding) conductors appear to terminate on the same terminal bar. Where a feeder supplies a separate structure, these are ordinarily required to be kept separate on isolated bars. This could not be confirmed visually and no terminations were disturbed. Evaluation by a licensed electrician is recommended to confirm the terminations, conductor identification, and the grounding and bonding arrangement are correct for a feeder of this type.

LIMITATION

Exterior sub-panel — conductor sizing not verified

Conductor sizes and the ampacity of the feeder relative to the 40A two-pole overcurrent device were not measured or verified during this visual inspection.

INFO

Service entrance — overhead

The residence is served by an overhead service drop landing at a weatherhead on a mast that penetrates the roof near the shingle-to-low-slope transition. The mast base is sealed with applied sealant at the roof surface.

MONITOR

Service mast — condition and roof seal

Confirm the mast is plumb and securely braced, the weatherhead and service-drop attachment are sound, the drip loop is correctly formed, and the roof penetration remains sealed. Evaluation by a licensed electrician is recommended for any deficiency observed at the service entrance.

INFO

Main distribution panel — identification

With the dead-front removed, the panel interior is labeled as a Square D QO load center. A two-pole main breaker is present at the top of the bus and the branch devices are Square D QO breakers with a 10 kA interrupting rating. Neutral and grounding terminal bars are present on both sides of the enclosure.

DEFICIENT

Main panel — cover does not match the enclosure

The cover installed on this panel is labeled as a Square D Homeline cover, catalog HOMC12UC, while the interior of the enclosure is labeled as a QO load center. Panel covers are listed for use with specific enclosures, and a cover that is not the listed match may not maintain the intended dead-front protection or breaker openings. Evaluation by a licensed electrician is recommended to confirm the correct listed cover is installed.

DEFICIENT

Main panel — interior debris and deterioration

Dust, cobwebs, insect debris, and loose fragments have accumulated across the panel interior, including on the bus and around the breaker terminals, and discoloration is present on the deadfront framing and around several breaker bodies. The enclosure should be cleaned and the terminations inspected and re-torqued as part of an electrician’s evaluation.

SAFETY HAZARD

Main panel — unterminated conductors and conductor identification

Bare copper conductors are visible twisted together and left unterminated at the upper right of the enclosure rather than landed on the grounding bar. Several white and light-colored conductors are connected to breaker terminals; where a white conductor is used as an ungrounded conductor it is required to be permanently re-identified at each termination, and consistent re-identification was not confirmed here. Low-voltage type conductors are also present within the enclosure alongside branch-circuit wiring. Evaluation and correction by a licensed electrician is recommended, together with the open ground found at the kitchen counter receptacle and the unterminated conductors in the control enclosure above, which may be related.

SAFETY HAZARD

Main panel — abandoned conductor with exposed end

A light-colored conductor within the enclosure terminates in an exposed, bare end that is not landed on any terminal and is not capped, and it rests among the breaker terminals and bus area. An unterminated conductor end inside an energized panel is a shock and arcing concern regardless of whether the conductor is currently energized. This conductor should be identified and either properly terminated or removed by a licensed electrician.

DEFICIENT

Main panel — exposed conductor strands at the main lugs

At the main breaker line terminals, bare copper strands of the service conductors are visible extending above the lugs beyond the terminated portion, with strands splayed rather than fully contained within the lug. Conductor strands outside the terminal reduce the effective contact area and leave energized copper exposed within the enclosure. Evaluation and correction by a licensed electrician is recommended, including confirming the lugs are torqued to specification.

MONITOR

Main panel — neutral and grounding bar terminations

Conductors are terminated closely along the neutral and grounding bars and the arrangement could not be fully traced from the observed vantage. Where more than one conductor is terminated under a single screw not listed for multiple conductors, correction is required. Have the bar terminations reviewed by a licensed electrician as part of the panel evaluation.

INFO

Main panel — neutral lug kit label

An interior label lists neutral lug kit catalog numbers QO70AN, QO100AN and QO150AN with corresponding amp ratings, confirming the enclosure is a Square D QO series panelboard. The specific rating of this panel was not established from the observed vantage.

DEFICIENT

Main panel — open knockouts and cable entries

Unused knockout openings are open at the top of the enclosure, and multiple cables enter the enclosure through openings without cable connectors visible. Unused openings are required to be closed and cables are required to be secured at their entries. Correction by a licensed electrician is recommended.

DEFICIENT

Main panel — conductor routing and grounding conductors

Branch-circuit conductors are routed across the face of the bus and over the main breaker rather than being trained around the perimeter of the enclosure, and a number of bare copper grounding conductors are looped and bundled along the right side rather than being landed individually on the grounding bar. Conductors crossing energized parts are subject to damage, and grounding conductors that are not properly terminated do not provide a reliable fault path. Correction by a licensed electrician is recommended.

MONITOR

Main panel — fibrous debris at the cable entries

Paper-type cable filler and fibrous debris are present at the top of the enclosure where the cables enter. Have this removed when the panel is serviced.

DEFICIENT

Main panel — terminal condition

Discoloration and corrosion are present on several breaker terminal screws and adjacent surfaces, with dust and fibrous debris packed around the terminals. Terminal discoloration can indicate loose connections and heating. The terminations should be inspected, cleaned, and re-torqued to the manufacturer's specification by a licensed electrician.

MONITOR

Main panel — handwritten breaker marking

One breaker has been over-painted and hand-marked on its face. Marking applied over a device label can obscure the manufacturer's rating information. Confirm the device rating and provide identification on the directory rather than on the breaker body.

MONITOR

Main panel — wood framing at the enclosure

The panel is set into an opening framed with wood that is in direct contact with the enclosure, and the surrounding wall finish is broken away at the edges. Confirm the opening is properly finished and that the enclosure is securely mounted.

SAFETY HAZARD

Control enclosure above the main panel

A separate metal enclosure is mounted directly above the main panel containing a field-wired two-pole contactor, twist-on connectors, and crimped spade terminals, with a wiring diagram drawn by hand on the inside of the cover annotated "Load", "NO", "N/C", "H", "N" and "110 city". With the cover open, the following conditions were visible: a splice near the top of the box whose covering is frayed and deteriorated rather than intact, with a red conductor entering it; an unfilled knockout leaving an open hole in the enclosure; two cable connectors lying loose and uninstalled in the bottom of the box; a pair of bare copper conductors twisted together and left unterminated rather than landed on a lug or bonded to the enclosure; conductors of several different types and vintages terminated together; and cobwebs and accumulated debris throughout the enclosure. This appears to be a field-assembled control rather than a listed factory assembly, and its purpose was not established. Taken together these conditions present a shock and fire concern. Evaluation and correction by a licensed electrician is recommended, including identifying what the assembly controls, confirming the conductors and connections are suitable and properly protected, closing all unused openings, securing cables at their entries, and confirming the installation is permitted and labeled.

MONITOR

Control enclosure — conductor identification

A group of tan and brown conductors of an older appearance is present at the right side of the enclosure alongside newer conductors. Their type, age, and condition were not determined. Have these identified and assessed when the assembly is evaluated.

MONITOR

Panel directory

Circuit identification is partly handwritten on the panel cover and directory card, including markings for the water heater and washer, and does not appear complete. A legible, complete circuit directory should be provided.

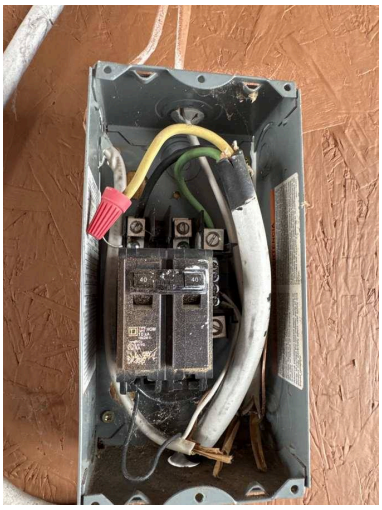
LIMITATION

Main panel — ratings not legible

The main breaker amperage rating and the panel catalog and bus rating were not fully legible from the observed vantage, and service size was therefore not established. Conductor sizes were not measured and no terminations were disturbed. Service size should be confirmed, and is required for the 4-point report.



Exterior sub-panel at the rear — Square D Homeline HOM2-4L70, 70A max, Type 1 enclosure



Sub-panel with cover removed — apparent NM cable, unclamped entry, debris and corrosion

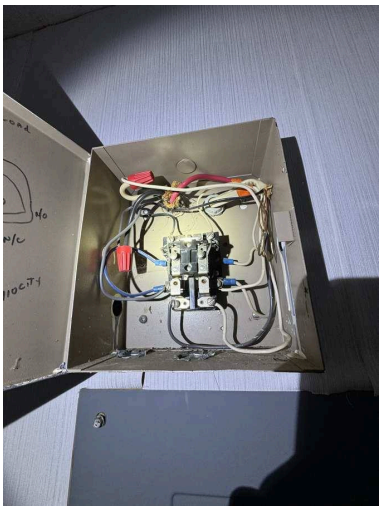


Sub-panel interior detail — NM paper filler at stripped jackets, terminal bar, debris at the base



Sub-panel — unprotected cable entries at top and bottom; taped conductor; enclosure screwed to OSB

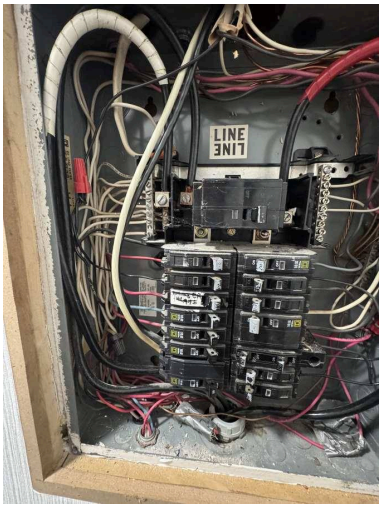




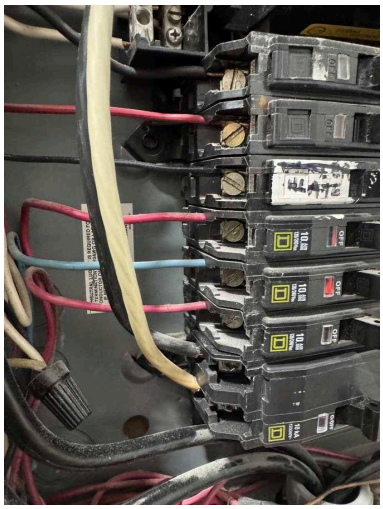
Main panel (Square D Homeline, HOMC12UC cover) with a field-wired control enclosure mounted above it



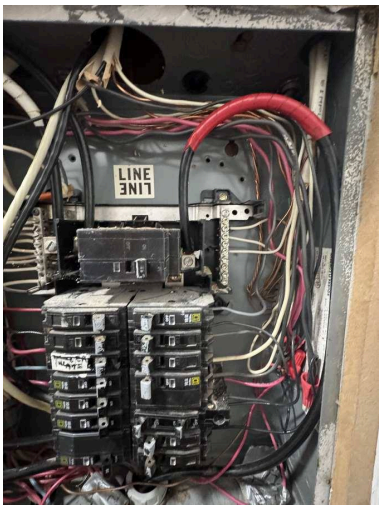
Control enclosure detail — deteriorated splice covering, unterminated bare copper pair, two loose connectors



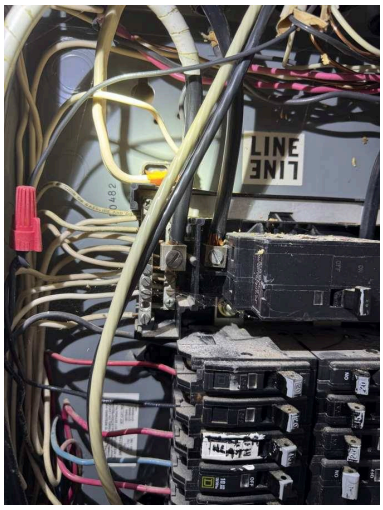
Main panel with dead-front removed — QO load center interior, debris, unterminated bare copper at upper right



Breaker terminals — abandoned conductor with exposed bare end, terminal discoloration, debris



Main panel interior — open knockouts, conductors routed across the bus, bundled bare grounding conductors



Main breaker line terminals — exposed conductor strands above the lugs; neutral/grounding bar

General Maintenance & Closing Notes

This property comprises the original single-family residence together with two accessory living spaces: an attached addition on the left elevation and a secondary structure at the rear. Both accessory spaces contain independent kitchen, bathroom, cooling, and water heating facilities, and the rear structure is joined to the residence by a continuous roof structure. Much of the added work throughout the property has the character of owner-built or unpermitted construction rather than licensed trade work, and this is the context in which the individual findings below should be read.

1. Electrical — the priority of this report. Open grounds were confirmed by instrument at four separate receptacles in three separate areas: the main house kitchen counter, the guest bathroom (also reading an open neutral at 30 VAC), the addition kitchen, and the rear structure bathroom (also reading a low 105 VAC). Grounding conductors were found bundled and unlanded at the main panel, unterminated in the control enclosure above it, and spliced outside any junction box in the attic. Taken together these indicate that significant portions of this property may be wired without a functioning equipment grounding path. In addition, non-metallic sheathed cable was found used outdoors at the rear sub-panel and on the rear structure exterior; an abandoned conductor with an exposed end was found inside the main panel; conductor strands were found outside the main lugs; and electrical equipment at the rear structure is enclosed in cabinetry with storage in front of it. A licensed electrician should evaluate the entire installation as a system, not item by item, and should determine the extent of the grounding deficiency before any purchase decision is finalised.

2. Electrical capacity. The main service rating could not be established during this inspection. The property carries two tankless electric water heaters (approximately 50 and 58 amperes), three separate cooling systems, and two accessory living units. A load calculation by a licensed electrician is recommended to confirm the existing service is adequate. Separately, a flexible 10 AWG portable cord was observed alongside the 14,000 watt water heater at the rear structure; if that cord serves the appliance it is severely undersized and should be treated as urgent.

3. Permitting and legal use. The two accessory living spaces and the roof structure connecting the residence to the rear building raise permitting, zoning, occupancy, insurance, and financing questions that this inspection cannot answer. The inspector makes no determination of legal use. Permit history and approved legal use should be obtained from the local building and zoning departments, and the arrangement disclosed to the insurance carrier and lender, before closing.

4. Moisture and cooling performance. Active water was observed inside the main air handler cabinet, which sits over finished living space with no secondary drain pan, and the suction line above it is bare where its insulation has failed. Directly below that closet, Bedroom #1 shows a patched ceiling and a branching thermal anomaly. Condensate staining was also

observed below the through-wall unit at the addition and below the mini-split head at the rear structure. Cooling performance is uneven across the property: Bedroom #1 receives no conditioned air at all, the attic reached approximately 143 degrees Fahrenheit at the time of inspection, attic insulation is sparse, and the duct runs are compressed and unsupported. The HVAC and moisture items should be evaluated together and before any affected finish is repaired.

5. Structure and roofing. The main residence roof covering and its truss framing are in good condition and are a genuine positive. The connecting patio roof is not: it has beam separation, incompletely fastened joist hangers, damaged and unfinished OSB decking, and a split gutter feeding water into the assembly. The low-slope rear roof is aged, patched, and carrying tree contact and debris.

6. Fuel gas and scald risk. Unsecured LP gas cylinders with connected hoses were observed at two separate locations. Fuel gas is outside the scope of this inspection and nothing was tested or leak-checked; evaluation by a licensed LP gas contractor is recommended. The addition water heater was set to approximately 140 degrees Fahrenheit, a scald risk that should be reduced promptly.

7. Building envelope. Gaps, unsealed penetrations, and open junctions were found repeatedly where the additions meet the original structure and where mechanical and electrical services pass through walls and ceilings. Individually minor, collectively these represent a continuous path for water, conditioned air, and pests.

It should be noted that at the time of inspection the property presented as functional: power was on throughout, water was hot at every fixture tested, and no defect was obvious to casual observation. The findings in this report were identified through instrument testing and close examination, and their significance is not apparent from a walkthrough. This report addresses the Standard Home Inspection only. The Wind Mitigation (OIR-B1-1802) and 4-Point reports require additional data, including the year built, the roof covering installation date, and the main service rating, and will be issued separately.

Prepared by Nicholas Figaro, Inspect and Protect — FL Home Inspector License HI18768. 786-562-0230 | nicholas@inspectandprotect.net | inspectandprotect.net. Sample report.

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