

SK Inspection Service LLC



February 24th 2021, 7:50 pm

Inspection performed by:

Steve Kane

330-603-9840

kanesteve57@gmail.com

General Information

BUILDING ADDRESS:

CITY:

The Villages

STATE:

Florida

ZIP CODE:

32159

INSPECTION DESCRIPTION:

Full Home Inspection

SQUARE FOOTAGE:

1034

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

No

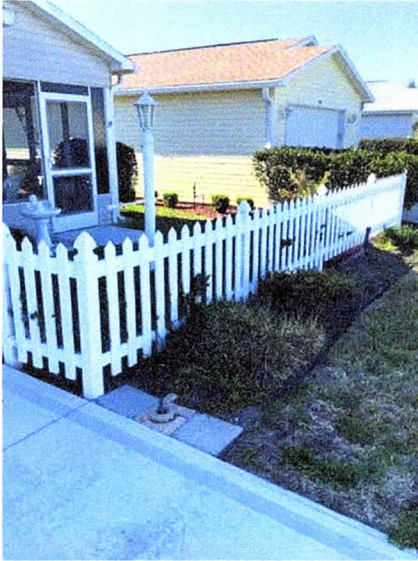
Is the real estate agent present for the inspection?

Yes

EXTERNAL AMENITIES

FENCE Satisfactory

Notes:



ROOF

ROOF TYPE Gable

Notes:



ROOF MATERIAL Asphalt Shingles

Notes:



SHINGLES MISSING / DAMAGED? Satisfactory

Notes:



ROOF INSTALLATION Satisfactory

Notes:

FLASHING N/A

Notes:



GUTTERS AND DRAINAGE Satisfactory

Notes:

SKYLIGHTS / ROOF PENETRATIONS Satisfactory

Notes:

MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Vinyl

Notes:

SIDING CONDITION Satisfactory

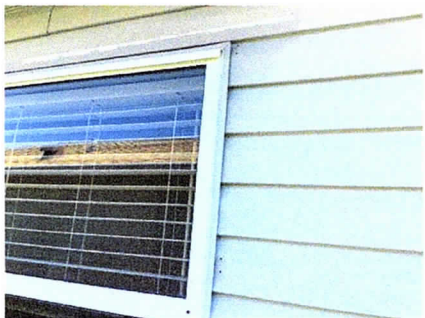
Notes:



FLASHING Fair

Notes:

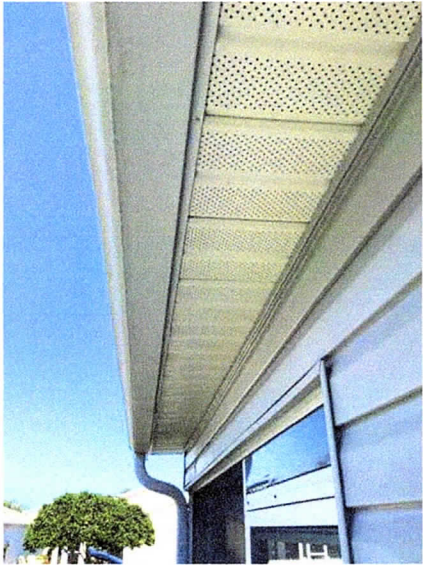
What looks like an awning has been removed leaving 8 screw holes that could allow water to enter the siding. the holes should be filled with screws to prevent leakage.



EAVES Satisfactory

Notes:

It looks like the house and eaves have been power washed recently



FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:

TRIM Satisfactory

Notes:

EXTERIOR DOORS Fair

Notes:

The sliding door is hard to open and close due to not being used and probably a lack of lubrication.

Secondly the screen door will not move. Recommend that the screen door be service by the owner or a handyman.



PATIO Satisfactory
Notes:



LANDSCAPE

VEGETATION Satisfactory

Notes:



GRADING Satisfactory

Notes:

SURFACE DRAINAGE Fair

Notes:

Block needs replacement to better shed water away from the pad.
Recommend repair / replacement by a homeowner or handyman.



WALKWAYS Satisfactory

Notes:



GARAGE

DRIVEWAY Satisfactory

Notes:



GARAGE DOOR Satisfactory

Notes:

Door operates the full range of motion but makes a lot of noise while moving. This is not necessarily cause for alarm, but something any homeowner should be aware of. The door needs to be lubricated.



GARAGE DOOR OPENER Satisfactory

Notes:

The door stopped when the sensor was blocked and backed up when stopped during closure.

ATTIC

ROOF SHEATHING Satisfactory

Notes:



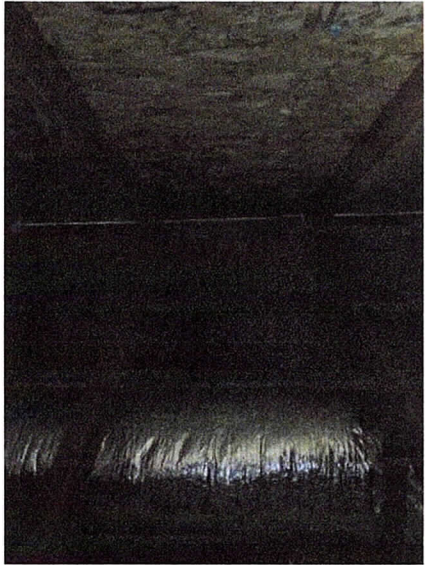
FRAMEWORK Satisfactory

Notes:



VENTILATION Satisfactory

Notes:



INSULATION Satisfactory

Notes:



ACCESS Satisfactory

Notes:



MILDEW PRESENT IN ATTIC? No

Notes:

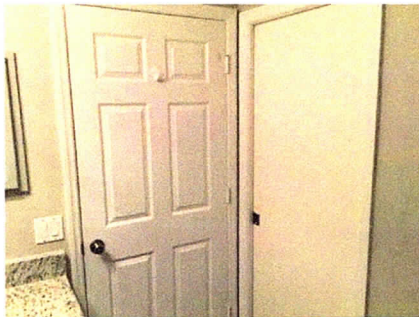
SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

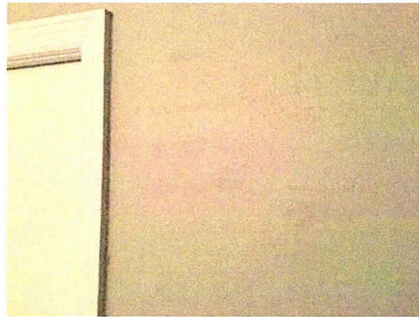
Notes:



WALLS Fair

Notes:

The walls appear to have been wallpapered at one time. Remover of the wallpaper has left some scarring. This is not necessarily cause for alarm, but something any homeowner should be aware of.



CEILING Satisfactory

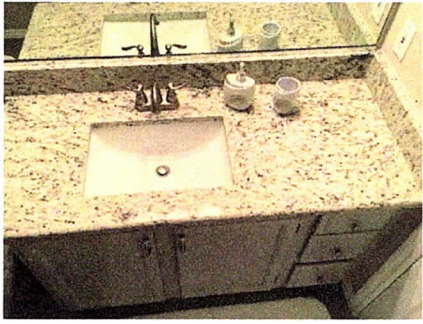
Notes:

COUNTERS Satisfactory

Notes:

The previous sink or faucet must have leaked and caused the bottom floor of the cabinet to droop or warp. The new faucet and sink are not leaking but the floor is distorted and the simulated wood contact paper is peeling off.

This is not necessarily cause for alarm, but something any homeowner should be aware of.

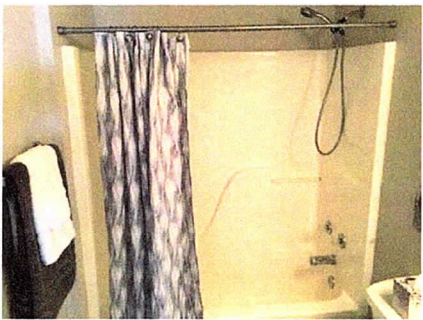


SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:



TOILET Satisfactory

Notes:



OUTLETS Poor

Notes:

The ground fault receptacle doesn't trip when tested. Recommend further evaluation by a qualified contractor.

LIGHTING Satisfactory

Notes:

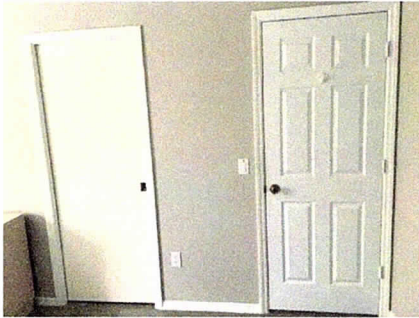
VENTING Satisfactory

Notes:

BEDROOM 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS N/A

Notes:



OUTLETS Satisfactory

Notes:

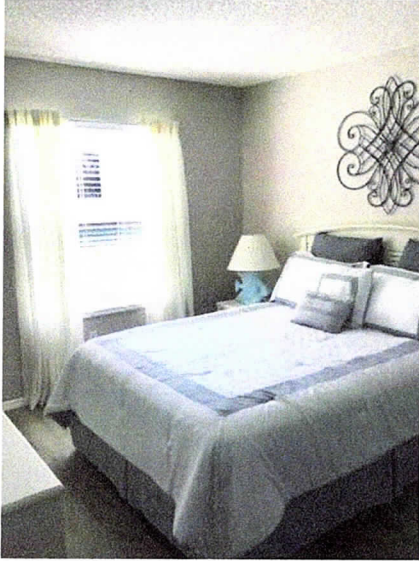
LIGHTING Satisfactory

Notes:

BEDROOM 2

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:



OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

lights do not work by the switch near the door. They probably aren't plugged into the right plug.

LIVING AREA 1

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

KITCHEN

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

CEILING Satisfactory

Notes:



COUNTERTOPS Satisfactory

Notes:



CABINETS Satisfactory

Notes:



PANTRY Satisfactory

Notes:

SINK / GARBAGE DISPOSAL Satisfactory

Notes:



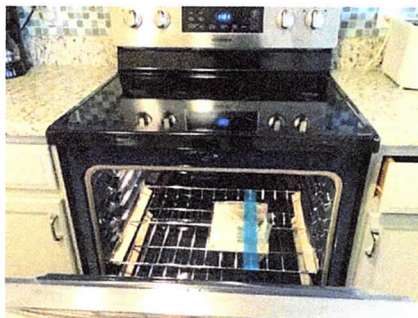
DISHWASHER Satisfactory

Notes:



STOVE / OVEN Satisfactory

Notes:



EXHAUST HOOD Satisfactory

Notes:



REFRIGERATOR Satisfactory

Notes:



OUTLETS Satisfactory

Notes:

FOUNDATION

FOUNDATION MATERIAL Masonry

Notes:

SLAB Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Satisfactory

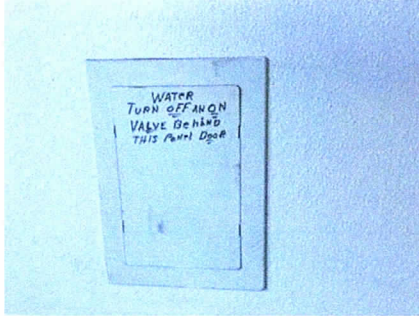
Notes:

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

MAIN SHUTOFF VALVE Satisfactory

Notes:



SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:

PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

SEWER / SEPTIC Satisfactory

Notes:

WATER HEATER Satisfactory

Notes:



VENT SYSTEM Satisfactory

Notes:

ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:

CONDUCTORS Satisfactory

Notes:

RECEPTACLES Satisfactory

Notes:

With the exception of the bathroom GFI

AMP RATING 125 Amps

Notes:

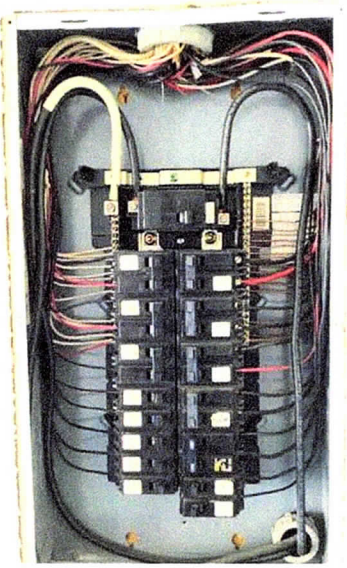


MAIN DISCONNECT Satisfactory

Notes:

WIRING METHOD Non-Metallic Sheathed Cable

Notes:



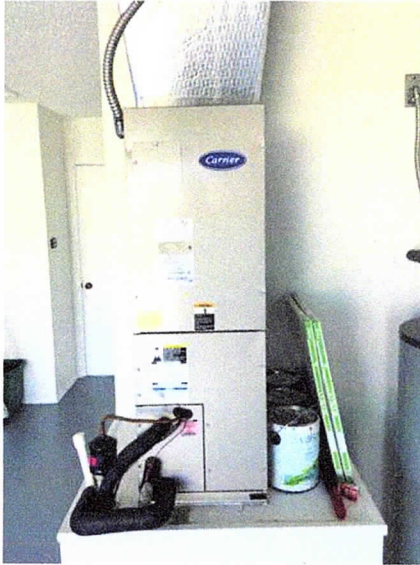
CIRCUIT PANEL Satisfactory

Notes:



HEATING SYSTEM Forced Air

Notes:



ENERGY SOURCE Electric

Notes:

HEATING & COOLING

HEATING SYSTEM OPERATION Satisfactory

Notes:

Heat Pump

DUCTWORK / PIPING Satisfactory

Notes:

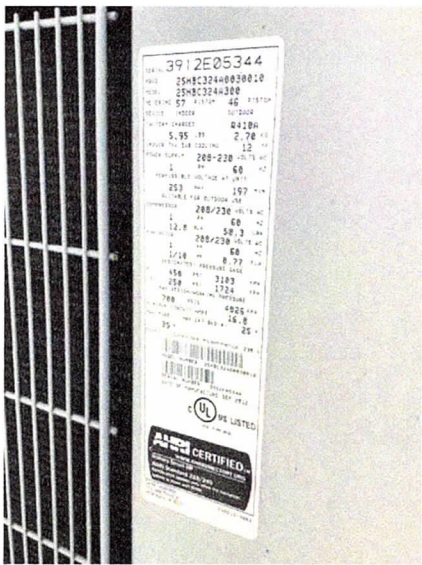
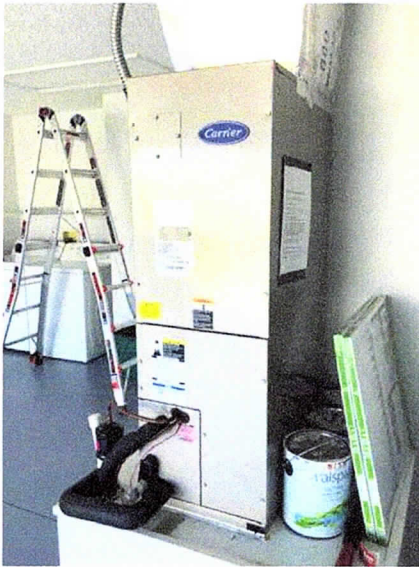
COOLING SYSTEM Satisfactory

Notes:

COOLING SYSTEM OPERATION Satisfactory

Notes:

Permits and notes on the equipment show that the system was replaced on 10-10-2012



THERMOSTAT Satisfactory

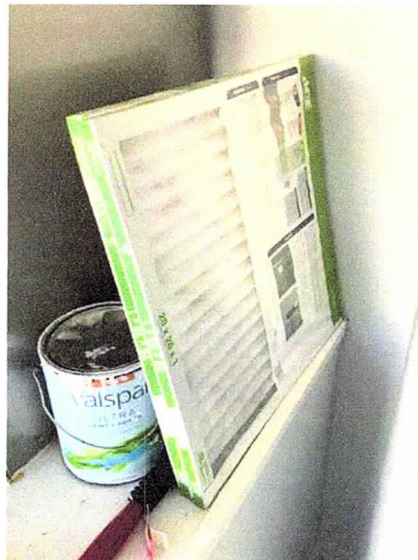
Notes:



AIR FILTER(S) Fair

Notes:

The filter looks like it should be replaced. Recommend replacement by a homeowner or handyman.



SMOKE ALARM(S) Poor

Notes:

It appears that the batteries need to be changed or the entire detector. Recommend change of batteries / replacement by a homeowner or handyman.



ADDITIONAL DETAILS

SUMMARY:

Newly remodeled home in overall very nice condition. Today's inspection noted several conditions that the prospective buys should be made aware of and one safety concern.

The GFCI in the bathroom needs to either replaced or wired correctly.

The floor in the bathroom cabinet has warped from prior leaks.

The rollers on sliding door needs to be lubricated or replaced.

The sliding screen door for the sliding door will not move.

The walls in the bathroom where scared when wall paper was removed.

The garage door rollers need to be lubricated.

The block under the rear down spout needs to be replaced.

The batteries in the smoke alarms need to be changed.