



## Inspection Report

**Mr. John Miller**

**Property Address:**  
878 Westchester Drive  
DeLand FL 32724



878 Westchester Drive

### **PRP Home Inspections**

**John W. Miller**  
**NACHI 09041703**  
**Home Inspector HI352**  
**878 Westchester Drive**  
**DeLand, FL. 32724**  
**386-216-1809**



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|--|-------------------------------------|----------------------------------|
| <b>Date:</b> 7/13/2012                                       | <b>Time:</b> 10:00 AM               | <b>Report ID:</b> Miller         |
| <b>Property:</b><br>878 Westchester Drive<br>DeLand FL 32724 | <b>Customer:</b><br>Mr. John Miller | <b>Real Estate Professional:</b> |

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

INACHI National Association of Certified  
Home Inspectors

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

## 1. Roofing



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Styles & Materials

| Roof Covering:             | Viewed roof covering from: | Sky Light(s): |
|----------------------------|----------------------------|---------------|
| Architectural              | Walked roof                | None          |
| <b>Chimney (exterior):</b> |                            |               |
| Vinyl siding               |                            |               |

### Items

#### 1.0 Roof Coverings

**Comments:** Inspected

Roof covering shows normal wear / estimated install year 2001

#### 1.1 Flashings

**Comments:** Inspected

#### 1.2 Skylights, Chimneys and Roof Penetrations

**Comments:** Inspected

Chimney appears to be in good condition / flashing and spark arrestor in place

#### 1.3 Roof Drainage Systems

**Comments:** Inspected, Repair or Replace

gutters, downspouts are in good condition (need to be cleaned out to insure operability)

Splashblocks should be installed at base of downspouts to prevent water erosion at foundation

Section Photos



1.0 Picture 1 roof covering



1.0 Picture 2 roof covering



1.0 Picture 3 roof covering



1.2 Picture 1 chimney



1.3 Picture 1 roof drainage



1.3 Picture 2 roof drainage

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Lap

**Siding Material:**

Vinyl

**Exterior Entry Doors:**

Steel

**Appurtenance:**

Covered porch

**Driveway:**

Concrete

### Items

#### 2.0 Wall Cladding Flashing and Trim

**Comments:** Inspected

Vinyl siding appears to be in good condition

#### 2.1 Doors (Exterior)

**Comments:** Inspected, Repair or Replace

Service door to garage is rusting and rotting at base

Damage on jamb at front entry door

#### 2.2 Windows

**Comments:** Inspected, Repair or Replace

fixed window at front entry has a small amount of rot on support molding

#### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

**Comments:** Inspected

#### 2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

**Comments:** Inspected

ingress concrete walkway in good condition / no trip hazards

Concrete driveway in good condition

#### 2.5 Eaves, Soffits and Fascias

**Comments:** Inspected

Section Photos



2.0 Picture 1 front elevation



2.0 Picture 2 right elevation



2.0 Picture 3 rear elevation



2.0 Picture 4 left elevation



2.0 Picture 5 Vinyl siding



2.1 Picture 1 exterior service door to garage



2.1 Picture 2 base of service door



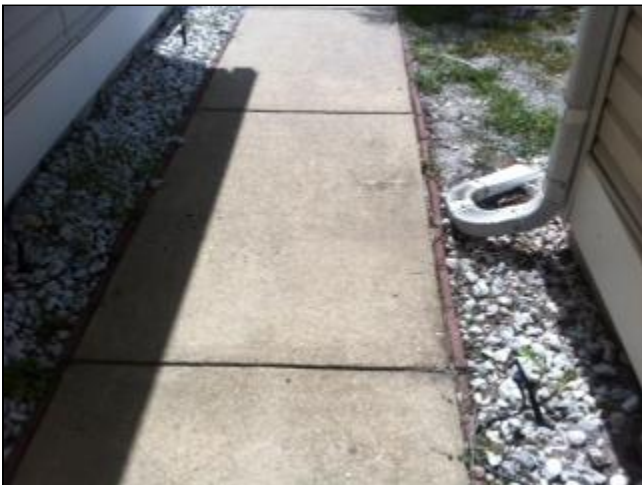
2.1 Picture 3 base of service door



2.1 Picture 4 Front entry door jamb



2.2 Picture 1 fixed light at entry door



2.4 Picture 1 ingress walkway



2.4 Picture 2 Driveway

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



### 3. Garage



#### Styles & Materials

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**Garage Door Type:**

Two automatic

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

SEARS

#### Items

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**3.0 Garage Ceilings****Comments:** Inspected**3.1 Garage Walls (including Firewall Separation)****Comments:** Inspected**3.2 Garage Floor****Comments:** Inspected**3.3 Garage Door (s)****Comments:** Inspected**3.4 Occupant Door (from garage to inside of home)****Comments:** Inspected**3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)****Comments:** Inspected

Garage door and opener are operating properly and in good condition

auto reverse safety device is in place and operating properly

Section Photos



3.5 Picture 1 garage door



3.5 Picture 2 garage door



3.5 Picture 3 automatic opener

## 4. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet

Tile

**Interior Doors:**

Hollow core

**Window Types:**

Single-hung

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Laminate

### Items

#### 4.0 Ceilings

**Comments:** Inspected

Interior is clean and in good condition

#### 4.1 Walls

**Comments:** Inspected

#### 4.2 Floors

**Comments:** Inspected

#### 4.3 Steps, Stairways, Balconies and Railings

**Comments:** Not Present

#### 4.4 Counters and Cabinets (representative number)

**Comments:** Inspected

#### 4.5 Doors (representative number)

**Comments:** Inspected

#### 4.6 Windows (representative number)

**Comments:** Inspected

**Section Photos**

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4.0 Picture 1 interior



4.0 Picture 2 interior

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

|   |  |  |
|---|--|--|
| <b>Foundation:</b><br>Poured concrete             | <b>Method used to observe Crawlspace:</b><br>No crawlspace | <b>Floor Structure:</b><br>Slab                |
| <b>Wall Structure:</b><br>2 X 4 Wood              | <b>Columns or Piers:</b><br>Supporting walls               | <b>Ceiling Structure:</b><br>2X4               |
| <b>Roof Structure:</b><br>Engineered wood trusses | <b>Roof-Type:</b><br>Gable                                 | <b>Method used to observe attic:</b><br>Walked |
| <b>Attic info:</b><br>Attic access                |  |  |

### Items

#### 5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Comments:** Inspected

#### 5.1 Walls (Structural)

**Comments:** Inspected

#### 5.2 Columns or Piers

**Comments:** Inspected, Repair or Replace  
wood rot at base of support beam of portico at entryway

#### 5.3 Floors (Structural)

**Comments:** Inspected

#### 5.4 Ceilings (Structural)

**Comments:** Inspected

#### 5.5 Roof Structure and Attic

**Comments:** Inspected

Section Photos



5.2 Picture 1 portico support beam



5.2 Picture 2 portico support beam



5.2 Picture 3 portico support beam

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

|   |   |   |
|---|---|---|
| <b>Water Source:</b><br>Public                              | <b>Water Filters:</b><br>None                           | <b>Plumbing Water Supply (into home):</b><br>Copper |
| <b>Plumbing Water Distribution (inside home):</b><br>Copper | <b>Washer Drain Size:</b><br>2" Diameter                | <b>Plumbing Waste:</b><br>PVC                       |
| <b>Water Heater Power Source:</b><br>Electric               | <b>Water Heater Capacity:</b><br>40 Gallon (1-2 people) | <b>Manufacturer:</b><br>RHEEM                       |
| <b>Water Heater Location:</b><br>Main Floor                 |   |   |

### Items

#### 6.0 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected

plumbing drain system appears to be in good condition / no apparent leaks

#### 6.1 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Inspected, Repair or Replace

Hot water is not available at any of the sinks in the house. Should be checked by a licensed plumber

#### 6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

**Comments:** Inspected

water heater appears to be in good condition. Temperature and Pressure relief valve in place

#### 6.3 Main Water Shut-off Device (Describe location)

**Comments:** Inspected

Main water shutoff to dwelling located on north side (right elevation)

#### 6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Not Present

#### 6.5 Main Fuel Shut-off (Describe Location)

**Comments:** Not Present

#### 6.6 Sump Pump

**Comments:** Not Present

Section Photos



6.0 Picture 1 plumbing waste drain



6.0 Picture 2 plumbing waste drain



6.1 Picture 1 hot water distribution



6.1 Picture 2 washer hookup





6.2 Picture 1 water heater



6.2 Picture 2 TPR valve



6.3 Picture 1 water shutoff

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

#### Electrical Service Conductors:

Below ground

#### Panel capacity:

150 AMP

#### Panel Type:

Circuit breakers

#### Electric Panel Manufacturer:

SQUARE D

#### Branch wire 15 and 20 AMP:

Copper

#### Wiring Methods:

Romex

### Items

#### 7.0 Service Entrance Conductors

**Comments:** Inspected

#### 7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

**Comments:** Inspected

electrical system appears to be in good condition

#### 7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

**Comments:** Inspected

#### 7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**Comments:** Inspected

#### 7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

**Comments:** Inspected

#### 7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

**Comments:** Inspected

Ground Fault Circuit Interrupters are in place and operating properly

#### 7.6 Location of Main and Distribution Panels

**Comments:** Inspected

Main panel and disconnect on exterior of garage / northside of dwelling

Distribution panel located in garage

#### 7.7 Smoke Detectors

**Comments:** Inspected

#### 7.8 Carbon Monoxide Detectors

**Comments:** Not Present

Section Photos



7.1 Picture 1 main panel



7.1 Picture 2 distribution panel



7.1 Picture 3 overcurrent protection



7.5 Picture 1 GFCI



7.5 Picture 2 GFCI



7.6 Picture 1 main panel



7.6 Picture 2 distribution panel

---

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

|  |   |  |
|--|---|--|
| <b>Heat Type:</b><br>Heat Pump Forced Air (also provides cool air) | <b>Energy Source:</b><br>Electric   | <b>Number of Heat Systems (excluding wood):</b><br>One |
| <b>Heat System Brand:</b><br>TRANE                                 | <b>Ductwork:</b><br>Insulated   | <b>Filter Type:</b><br>Missing                         |
| <b>Filter Size:</b><br>Filter is missing                           | <b>Types of Fireplaces:</b><br>Solid Fuel                                       | <b>Operable Fireplaces:</b><br>One                     |
| <b>Number of Woodstoves:</b><br>None                               | <b>Cooling Equipment Type:</b><br>Heat Pump Forced Air (also provides warm air) | <b>Cooling Equipment Energy Source:</b><br>Electricity |
| <b>Central Air Manufacturer:</b><br>TRANE                          | <b>Number of AC Only Units:</b><br>One  |  |

### Items

#### 8.0 Heating Equipment

**Comments:** Inspected

#### 8.1 Normal Operating Controls

**Comments:** Inspected

#### 8.2 Automatic Safety Controls

**Comments:** Not Present

#### 8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

#### 8.4 Presence of Installed Heat Source in Each Room

**Comments:** Inspected

#### 8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

**Comments:** Inspected

#### 8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

**Comments:** Inspected

#### 8.7 Gas/LP Firelogs and Fireplaces

**Comments:** Not Present

#### 8.8 Cooling and Air Handler Equipment

**Comments:** Inspected

Heat pump appears to have been replaced in 2009 and is in good condition

Heating and Cooling systems appear to be working properly using normal controls

### 8.9 Normal Operating Controls

Comments: Inspected

### 8.10 Presence of Installed Cooling Source in Each Room

Comments: Inspected

## Section Photos

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8.0 Picture 1 Heat pump



8.8 Picture 1 air handler

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Blown

**Ventilation:**

Ridge vents

**Exhaust Fans:**

Fan only

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Metal

**Floor System Insulation:**

NONE

### Items

**9.0 Insulation in Attic**
**Comments:**

insulation appears to be adequate

**9.1 Insulation Under Floor System**
**Comments:**
**9.2 Vapor Retarders (in Crawlspace or basement)**
**Comments:**
**9.3 Ventilation of Attic and Foundation Areas**
**Comments:**
**9.4 Venting Systems (Kitchens, Baths and Laundry)**
**Comments:**
**9.5 Ventilation Fans and Thermostatic Controls in Attic**
**Comments:**

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Built-In Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Dishwasher Brand:**

WHIRLPOOL

**Disposer Brand:**

WHIRLPOOL

**Exhaust/Range hood:**

KENMORE

**Range/Oven:**

KENMORE

**Built in Microwave:**

NONE

**Trash Compactors:**

NONE

### Items

**10.0 Dishwasher**
**Comments:** Inspected

**10.1 Ranges/Ovens/Cooktops**
**Comments:** Inspected

**10.2 Range Hood (s)**
**Comments:** Inspected

**10.3 Trash Compactor**
**Comments:** Not Present

**10.4 Food Waste Disposer**
**Comments:** Inspected

**10.5 Microwave Cooking Equipment**
**Comments:** Not Present



## Section Photos



10.0 Picture 1 kitchen



10.0 Picture 2 dishwasher



10.0 Picture 3 range / oven



10.0 Picture 4 hood



10.0 Picture 5 cabinets

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



### PRP Home Inspections

878 Westchester Drive  
DeLand, FL 32724  
386-216-1809

### Customer

Mr. John Miller

### Address

878 Westchester Drive  
DeLand FL 32724

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing



### 1.3 Roof Drainage Systems

#### Inspected, Repair or Replace

gutters, downspouts are in good condition (need to be cleaned out to insure operability)

Splashblocks should be installed at base of downspouts to prevent water erosion at foundation

## 1. Roofing



1.3 Picture 1 roof drainage



1.3 Picture 2 roof drainage

## 2. Exterior



### 2.1 Doors (Exterior)

#### Inspected, Repair or Replace

Service door to garage is rusting and rotting at base

Damage on jamb at front entry door

2. Exterior



2.1 Picture 1 exterior service door to garage



2.1 Picture 2 base of service door



2.1 Picture 3 base of service door



2.1 Picture 4 Front entry door jamb

2.2 Windows

**Inspected, Repair or Replace**

fixed window at front entry has a small amount of rot on support molding

## 2. Exterior



2.2 Picture 1 fixed light at entry door

## 5. Structural Components



### 5.2 Columns or Piers

#### Inspected, Repair or Replace

wood rot at base of support beam of portico at entryway

## 5. Structural Components



5.2 Picture 1 portico support beam



5.2 Picture 2 portico support beam



5.2 Picture 3 portico support beam

## 6. Plumbing System



### 6.1 Plumbing Water Supply, Distribution System and Fixtures

#### Inspected, Repair or Replace

Hot water is not available at any of the sinks in the house. Should be checked by a licensed plumber

## 6. Plumbing System



6.1 Picture 1 hot water distribution



6.1 Picture 2 washer hookup

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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