

Inspection Job ID:

SPRING HILL, FLORIDA 34608

# BENNETT HOME INSPECTIONS

## Home Inspection Report



Inspection Date:

NOVEMBER 12, 2013

**BENNETT HOME INSPECTIONS  
LICENSED & INSURED  
CERTIFIED MEMBER INTERNACHI**

**NACHI #08022902  
352-556-3124  
CELL: 215-756-2718  
FLORIDA LICENSE #HI1579**

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# Home Inspection Report

## General Information

### Building Description

Attribute	Description / Type	Address / Comments
Age (approx.)	14 YEARS	SPRING HILL, FLORIDA 34608
Area (approx.)	1900 SQ FT	

Building type	<input checked="" type="checkbox"/> Single Family
	<input checked="" type="checkbox"/> Two-car Attached Garage
	<input type="checkbox"/> Salon
	<input type="checkbox"/> Out Building
Construction	<input checked="" type="checkbox"/> Wood Frame
	<input checked="" type="checkbox"/> Concrete Block
	<input checked="" type="checkbox"/> Slab on Grade
	<input type="checkbox"/> Basement

Additional Building Description/ Comments

### Client and Real Estate Agents Contact Information

Client Name

Address:

Phone(s), e-mail:

Buyer's agent:

Phone(s), e-mail:

Seller's agent:

Phone(s), e-mail:

Notes/ Special Instructions

### Weather at Time of Inspection

Temperature  
70 DEGREES

Start Time  
9 AM

General Conditions  
SUNNY & COOL

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I NI NP D

## STRUCTURAL SYSTEMS

Foundations

Foundation type: Slab

Slab foundation was in good functional condition at time of inspection.

Grading and Drainage

Grading and drainage was in adequate condition at time of inspection. Recommend that downspouts be extended at ground level move water further away from building and slab foundation.

Roof Covering

Roof covering: Asphalt-fiberglass shingles

Viewed from: Ground

Asphalt fiberglass shingles were in good functional condition at time of inspection.

Current roof was installed on April 5, 2000. Current roof's life expectancy is approximately 11 years.

This inspection is not a guarantee that a roof leak will not happen. Roof leaks, even a roof that appears to be in good functional condition may leak under certain circumstances. We will not take responsibility for roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

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## Roof Structure and Attic

Attic Structure: Pre-fabricated trusses

Insulation type: Cellulose, blown in

Prefabricated trusses were in good functional condition at time of inspection.

Soffit vents, fascia boards/capped with aluminum stock. Drip caps and Ridge vents installed. Gutters and downspouts, 7/16 Orient strand board installed as roof decking. All were in good functional condition at time of inspection.

Insulation, loose fill cellulose insulation installed throughout attic, approximately 8 inches. Batt insulation installed on cathedral ceiling side walls walls in attic.

## Walls (Interior and Exterior)

Interior walls throughout home are all wood framed with sheet rock installed. Sheet rock, has been taped and joint compound applied to smooth finish. Interior walls throughout home have all been painted and were in good functional condition at time of inspection.

Exterior walls are concrete block and wood framed with Orient strand board installed. Stucco finish applied to concrete block and Orient strand board, stucco finish around entire home has been painted. Exterior walls were in good functional condition at time of inspection.

## Ceilings and Floors

Ceilings throughout home are all wood framed with sheet rock installed. Sheet rock, has been taped and joint compound applied to smooth finish. Ceilings throughout home have all been painted and were in good functional condition at time of inspection.

Floors. Carpet installed in following areas. Living room and hallway, front and rear bedrooms. Ceramic tile installed in master and common bathrooms. Linoleum installed in laundry room closet. Laminate flooring installed in kitchen and master bedroom. Flooring throughout home was in good functional condition at time of inspection.

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Doors (Interior and Exterior)

Interior doors, continued on next page.

Exterior doors, continued on next page.

Windows

Windows throughout home are all aluminum framed, single hung sash style Windows.

With single pane glazing and sash locks installed.

Living room, three Windows. Front bedroom, one window. Rear bedroom, one window.

Master bedroom, one window. Master bathroom, one aluminum framed, octogen window/ fixed pane. Single pane glazing.

Recommend the following repair. Living room, left-hand window, reset balusters on sash..

Stairways (Interior and Exterior)

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### INTERIOR DOORS.

Master bedroom, front and rear bedrooms. Master bathroom and common bathroom. Six panel, hollow core/hinged doors. Wood frames, casings and lock sets.

Kitchen pantry. Six panel, hollow core/hinged door. Wood frames, casings and lock set.

Master bedroom closet. Six panel, hollow core/hinged door. Wood frames, casings and lock set. Walk-in closet, with light fixture and wall switch.

Front bedroom closet and laundry room closet. Rear bedroom closet. Six panel, bifold doors. With casings and hardware. Each closet has two bifold doors.

Hallway closet number one and closet number two, six panel bifold doors. With casings and hardware. Each closet, has one bifold door.

Interior doors were in good functional condition at time of inspection.

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### EXTERIOR DOORS.

Front door, vinyl clad, with door/with arched window installed on top of door. Wood frame and metal threshold, casings and lock set. Aluminum framed screen door with full view screen. Metal frame over wood frame, door closer and lock set installed.

Garage door to house. Solid core flush wood door. Wood frame and metal threshold, casings and lock sets.

Kitchen, sliding glass door unit. Aluminum framed, two panel/single pane glazing. Side panel with single pane glazing and dog door installed.

Exterior doors were in good functional condition at time of inspection.

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Fireplace/Chimney

Condition:

Porches, Decks and Carports (Attached)

Condition is good. No observable defects or deficiencies.

Screen room, located in rear of building. Metal roof installed, with concrete poured pad deck. Aluminum framed screen walls, with sheet metal installed at bottom of aluminum framing. Seven sections of screens, screen door installed on rear of room. Lock set in door closer installed. One wall-mounted light fixture and one exterior outlet with waterproof cover on box.

Screen room was in good functional condition at time of inspection.

Recommend cleaning small amount of mold on sheet metal next to screen door.

Other Structural

Condition:



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## ELECTRICAL SYSTEMS

### Service Entrance and Panels

Amperage: 150. Voltage: 120/240. No observable defects or deficiencies

Service mast, meter socket and grounding Rod located on South side of building.

Siemens electrical panel box with 150 amp service, located in garage.

Aluminum service cables, copper branch lines and circuit breakers

Service entrance and panel were in good functional condition at time of inspection.

### Branch Circuits - Connected Devices and Fixtures

Minor defects or deficiencies observed.

Branch circuits throughout home are all copper wiring. GFCI's, electrical outlets and switches. Exterior light fixtures and exterior outlets. Interior lighting, recessed/wall and ceiling mounted. Ceiling fans and ceiling fan light kits.

Recommend the following repairs. Replace GFCI in garage. Rear wall, test buttons not working. Master bedroom, replace pull chain for ceiling fan.

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Data, Telephone, CATV & Low Voltage

Condition:

Subpanels, Generator, Solar & Other Electrical

Condition:

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I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating Equipment

Condition:

Heat pump was missing from unit.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Cooling Equipment

Condition: RECOMMEND REPLACEMENT

International comfort products/air handler located in garage. Model number, NFCP3000C1. Serial number, L 002443636. Refrigerant lines, insulation, electrical connections. Recommend replacement of air handler, to match heat pump.

Thermostat, located on living room wall. Honeywell digital.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Ducts and Vents

Condition is good. No observable defects or deficiencies.

Ductwork throughout attic, flexible style. All visible ductwork was secured to trusses in good operational condition. Vents, PVC piping used for plumbing vents. Metal ductwork used for exhaust fans. Ductwork and vents were in good functional condition at time of inspection.