

# **Standard Building Inspection Report**

**For First Name at 1111 First Street, Tallahassee, FL**

## **Legacy Home Inspection**

**Steve Abernethy**



**Report Number: Young 1754**  
**Email Address : [steve@alegacyhomeinspection.com](mailto:steve@alegacyhomeinspection.com)**  
**Phone: 850-893-3928**

# Standard Building Inspection Report

# INVOICE

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Report: Young 1754 (12/28/2003 - 1111 First Street)

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## CLIENT INFORMATION

Client Name: First Name

Mailing Address: 1111 First Street

City, State, Zip: Tallahassee, FL. 32309

## PROPERTY INFORMATION

Property Address: 1111 First Street

City, State, Zip: Tallahassee, FL. 32309

Property Type: Standard Home Inspection

Occupied: Yes

Utilities On: Yes

## INSPECTOR

Steve Abernethy

5414 Appledore Lane

Tallahassee, FL, 32309

## WEATHER CONDITIONS

Today's Weather: Clear and sunny    Temperature: 50 - 60

Recent Weather: Clear and sunny

## AGENT INFORMATION

Selling Agent:

Selling Realtor:

Listing Agent:

Listing Realtor:

## ATTENDEES

Buyer   Buyer's Agent

## HOME WARRANTY RECOMMENDED: YES

## INSPECTION FEES

Standard Home Inspection                      \$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Sub Total:    \$0.00

Sales Tax:    \$0.00

Total Fees:    \$0.00

Amount Received:                                  \$0.00

Balance Due:                                         \$0.00

## PAYMENT INFORMATION

Payment Method:

Credit Card Type:

## INSPECTOR'S SIGNATURE

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# Standard Building Inspection Report

# Summary

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## MINOR CONDITIONS ( = greater than \$50):

### 213. Exterior Wood Rot/Decay

Wood rot was found at the bottom trim at two of the front porch posts. Repair needed.

### 312. Cracked/Damaged Shingles

319. Budget Roof Replacement  
322. Previous Roof Repairs  
306. Staining To Roof Surface  
310. Granular Loss To Shingles

Cracked/damaged shingles and drip edge flashing noted along the left edge of the roof. Recommend further evaluation/repair by a roofing contractor. Previous repair noted at the neoprene boot for the electrical service mast. Check repair history with seller.

### 715. Attic Ventilator Fan Inoperable

The attic ventilator fan over the master bedroom area was inoperable at the time of the inspection. Repair/replacement needed.

### 807. Cracked Floor Tiles

Various cracked floor tiles noted at the foyer and the kitchen/dining area. Repairs/tile replacement needed.

### 811. Cracked Window Pane

Cracked pane found at the master bathroom window. Repair/replacement needed.

## STANDARD DISCLOSURES:

### 204. Rusted Lintels

Corrosion/rust noted to the lintels over the window openings. Recommend paint/seal.

### 221. Seal/Re-point

Recommend seal/re-point around the gas pipe where it penetrates the brick veneer to prevent moisture intrusion.

### 332. Moisture Stains In Attic

Moisture stain noted to the roof sheathing around the plumbing vent stack for the kitchen. No active leak evident at the time of the inspection. Check leak/repair history with seller.

### 413. Loose Toilet

Loose toilet found in the master bathroom. Tighten/secure needed.

### 526. Smoke Detector Inoperable [ ! ]

The smoke detector at the dining room was inoperable at the time of the inspection. Repair/replacement needed.

### 533. Open Junction Box/No Cover [ ! ]

Open junction box found in the attic. Cover plate needed.

### 631. Extend Condensate Drain Line

Recommend extending the condensate drain line to keep moisture away from the foundation.

### 839. Read Entire Inspection Report

Recommend reading the entire inspection report to fully understand the condition of the property.

# Standard Building Inspection Report

# 1.0 Structure

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## CHARACTERISTICS:

### 1.1 FOUNDATION TYPE

Concrete, Concrete Footer, Concrete Block Stem Wall, Original, Slab on Grade, Steel

### 1.2 ABOVE GROUND

**Outer Walls:** Wood Frame Construction

**Interior Walls:** Wood Frame Construction

### 1.3 SLAB ON GRADE

Concealed, Part

### 1.4 CRAWL SPACE

Comments - N/A

### 1.5 BASEMENT

Comments - N/A

### 1.6 OTHER COMMENTS

Comments - N/A

### MAJOR CONDITIONS ( = greater than \$500):

Comments - N/A

### MINOR CONDITIONS ( = greater than \$50):

Comments - N/A

### STANDARD DISCLOSURES:

Comments - N/A

# Standard Building Inspection Report

## 2.0 Exterior

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### CHARACTERISTICS:

#### 2.1 SURFACE MATERIALS

**Surface Type:** Brick Veneer, Brick Veneer Taken Below Grade, No Weep Holes

**Siding:** Cement Fiber Siding, No Inspection Conducted Behind Siding, Vinyl Siding On Gables

**Parts Not Visible Due To:** Shrubs, Trees

#### 2.2 OUTBUILDINGS / GARAGE

**Garage Description:** Carport, Detached, Double Car Garage, Integral, Barn Not Inspected, Workshop

**Garage Door:** Aluminium, Auto Opener, Auto Reverse, Electric Eye

#### 2.3 FEATURES

**Front Porch:** Posts, Roof Canopy Only, Wood Construction

**Windows / Doors:** See Section 8.0 For Details, Vinyl

**Deck:** Post & Beam, Pressure Treated, Rail(s), Wood

**Driveway:** Concrete, Gravel

**Patio / Paths:** Concrete

**Fences:** Fencing Not Inspected

**Alterations / Additions to Original Construction?** Yes Check History/Warranties/Permits with Seller

#### 2.4 OTHER COMMENTS

Settlement cracking noted to the driveway and garage floor. Recommend seal and monitor condition.

#### MAJOR CONDITIONS ( = greater than \$500):

Comments - N/A

#### MINOR CONDITIONS ( = greater than \$50):

213. Exterior Wood Rot/Decay

Wood rot was found at the bottom trim at two of the front porch posts.

Repair needed.

#### STANDARD DISCLOSURES:

204. Rusted Lintels

Corrosion/rust noted to the lintels over the window openings. Recommend paint/seal.

221. Seal/Re-point

Recommend seal/re-point around the gas pipe where it penetrates the brick veneer to prevent moisture intrusion.

# Standard Building Inspection Report

## 3.0 Roof

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5 Year Roof Replacement Probability = High Roof Replacement Probability

### CHARACTERISTICS:

#### 3.1 CONSTRUCTION STYLE

Roof Age: 13

Inspected From: Full Roof walk

Roof Type: Average Roof Slope, Gable Roof, Manufactured Roof Truss

Roof Complexity: Typical

Leak Probability: Medium

#### 3.2 MATERIALS / COMPONENTS

Sheathing / Type: Plywood

Shingle Type: Fiberglass Asphalt Shingles

Flashings: Aluminum Flashing, Neoprene Boot Flashing

Fascia / Soffit: Aluminum Fascia, Vinyl Soffits

#### 3.3 ATTIC (no access to attic corners, eaves, vaulted roof areas etc.)

Restricted Access To: Back, Corners, Front, Limited Inspection Due To Ductwork

Visible Insulation: Blown In Fiberglass Insulation

Insulation Thickness: (inches): 15-20"

Ventilation: Mechanical Attic Fan(s), Soffit Ventilation, Turbine Ventilation

Number Of Attic Fans: 3

Number Of Turbines: 2

#### 3.4 CHIMNEY(S)

Comments - N/A

#### 3.5 GUTTERS / SPOUTS

Coverage: Partial Gutter/Downspout System Present

Type: Aluminum System, Splash Block, Spout Extension

Recommendations: Advise Full Gutter Installation

#### 3.6 OTHER COMMENTS

Recommend a soft wash to the roof to remove staining. Staining appears to be caused by trees shading the roof.

#### MAJOR CONDITIONS ( = greater than \$500):

Comments - N/A

#### MINOR CONDITIONS ( = greater than \$50):

312. Cracked/Damaged Shingles

319. Budget Roof Replacement

322. Previous Roof Repairs

306. Staining To Roof Surface

310. Granular Loss To Shingles

Cracked/damaged shingles and drip edge flashing noted along the left edge of the roof. Recommend further evaluation/repair by a roofing contractor. Previous repair noted at the neoprene boot for the electrical service mast. Check repair history with seller.

#### STANDARD DISCLOSURES:

332. Moisture Stains In Attic

Moisture stain noted to the roof sheathing around the plumbing vent stack for the kitchen. No active leak evident at the time of the inspection. Check leak/repair history with seller.

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# 4.0 Plumbing

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## CHARACTERISTICS:

### 4.1 WATER SUPPLY AND DRAINAGE SERVICES TO BUILDING

**Water Service:** Drain Field, Septic System Not Inspected, Well Not Inspected, Sepic Tank, Water Not Tested, Well Head Located, Well System

**Septic Tank:** Yes

**Drain Field Location:** Unknown

**Supply Pipes** Copper Piping

**Drains / Vents:** Plastic Drain Lines

### 4.2 WATER MAIN / METER

**Water Main:** Plastic - PVC Water Main

**House Shut Off Valve Location:** At Well Pump/Tank

### 4.3 BATHROOM(S)

**Fixtures:** Basin(s), Fan(s), Shower Enclosure(s), Toilet(s), Tub - Shower Enclosure

**Bath Materials:** Fiberglass Unit, Marble Type, Metal - Enamel Cast, Tile

**Safety Glass Stamp At Shower Enclosure?** Yes (?)

**Bath Other:** No Access Under Tub, Shower Pan(s) Filled - No Leakage Noted

### 4.4 KITCHEN

**Fixtures:** Disposal, Double Sink, Hose Spray, Single Laundry Sink, Stainless Steel

**Disposal Switch Location:** Wall

### 4.5 OTHER COMMENTS

The septic tank, drain field, well, and propane tank were not inspected.

### MAJOR CONDITIONS ( = greater than \$500):

Comments - N/A

### MINOR CONDITIONS ( = greater than \$50):

Comments - N/A

### STANDARD DISCLOSURES:

413. Loose Toilet

Loose toilet found in the master bathroom. Tighten/secure needed.

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## 5.0 Electrical

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### CHARACTERISTICS:

#### 5.1 SERVICE TO BUILDING (electromagnetic fields not checked)

**Main Panel Location:** Garage Wall

**Ampere Rating:** 200

**Meters:** 1 Meter, Located Outside, Meter Seal Present

**Voltage Rating:** 120 / 240 (three wire), Mast - Metal Conduit, Overhead Service Entrance, Through Roof Mast, Weather Head - Drip Loops

#### 5.2 PANEL BOX(S) AND DISTRIBUTION

Dimmer Light Switches, Toggle Light Switches

Not All Light Switches Identified, Not All Receptacles Identified - Operated (Check W/Seller)

**Panel Type:** Circuit Breaker Panel

**Sub Panel(s):** Garage Wall/60amp for barn/shop.

**Main Disconnect:** Circuit Breaker, Located Inside

**Service Grounding To:** Water Main - Plumbing System

**120 Volt Wiring:** Copper Conductors

**240 Volt Wiring:** Aluminum Conductors (approved in most areas)

**Wiring Type:** Romex

**Five Year Replacement Probability:** Low

**Ground Fault Interrupter (GFI):** Bathrooms, Exterior, GFCI Receptacles, Kitchen

**120 Volt Outlets:** 3-Pin Grounded, AFCI Breakers, GFCI Receptacles

#### 5.3 EQUIPMENT PRESENT IN BUILDING

**Smoke Detectors:** Hard Wired (Test Regularly - Prior to Occupation)

**Carbon Monoxide Monitors:** No (Recommend Upgrade)

**Other:** Cable Television (not inspected), Ceiling Fan(s), Dining Room Chandealer, Flourescent Strip Lights, Recessed Lights, Security System (not inspected), Switch Operated Ceiling Fans

#### 5.4 OTHER COMMENTS

The AFCI breakers were not tested due to computer equipment in use. Check historical data with seller.

### MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

### MINOR CONDITIONS (= greater than \$50):

Comments - N/A

### STANDARD DISCLOSURES:

526. Smoke Detector Inoperable [ ! ]

The smoke detector at the dining room was inoperable at the time of the inspection. Repair/replacement needed.

533. Open Junction Box/No Cover [ ! ]

Open junction box found in the attic. Cover plate needed.



# Standard Building Inspection Report

## 6.0 Heat / Cool

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### CHARACTERISTICS:

#### 6.1 HEATING SOURCE

**Energy Type:** Electric, Water

**Delivery Type:** Forced Air, Hot Water Heat

**Fuel Shut Off Valve Location:** At Appliance And Gas Tank

#### 6.2 FORCED AIR HEATING

**Number Of Heat Zones:** 1

**Furnace Type:** Hydro Heat System

**Motor Blower:** Direct Drive

**Supply Registers Located:** High

**Return Registers Located:** Low

#### 6.3 COOLING SYSTEM

**Number Of Cooling Zones:** 1

**Age:** 13

**Tonnage:** 3.5 Ton

**Characteristics:** Electric, System AGED / Operable (Budget Upgrade),  
Uses Heat Ductwork

**Condensation:** Condensate Pipe To Exterior

#### 6.4 WATER SYSTEM

Comments - N/A

#### 6.5 MISCELLANEOUS

**Thermostats:** Manual Thermostat

**Ductwork:** Ductwork in Attic, Flex Ductwork, Insulated, Metal Ductwork

**Miscellaneous:** Gas Tank Below Ground (not tested)

#### 6.6 ZONES

**Zone 1:** Total Conditioned Space, Ext.Unit S/N: L951537132, Ext. Unit 5  
Year Replacement Probability: High Probability of Replacement, Int.Unit  
S/N: B04FC648082014782, Int. Unit 5 Year Replacement Probability:  
High Replacement Probability, Tested For Cooling, Heat Not Tested,  
Amp Draw Ext. Unit: 11.97, Supply: 58/72

### 6.7 OTHER COMMENTS

Unable to access/inspect the inside coils. Check service history with seller. Annual service is essential for the proper operation of the HVAC system. Recommend changing the filter monthly. Recommend a home warranty due to the age of the HVAC system.

### MAJOR CONDITIONS ( = greater than \$500):

Comments - N/A

### MINOR CONDITIONS ( = greater than \$50):

Comments - N/A

### STANDARD DISCLOSURES:

#### 631. Extend Condensate Drain Line

Recommend extending the condensate drain line to keep moisture away from the foundation.

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# 7.0 Appliances

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## CHARACTERISTICS:

### 7.1 WATER HEATER AND ASSOCIATED EQUIPMENT

1. Gallons: 50, Location: Garage, Years Old: 12, Serial Number: 9608163431
  2. Gallons: 40, Location: Closet At Laundry Room, Years Old: 12, Serial Number: 961116205
- Description:** Draft Divertor, Drip Leg, Gas, Gas Shut Off, Gas Valve, Metal Flue, Min 18" Off Floor Slab, Relief Pipe to Exterior, Relief Valve Fitted, Hot Water Temp: 100 +/-

### 7.2 APPLIANCES

**Washer:** Not Tested/Inspected  
**Dryer:** Not Tested/Inspected  
**Range Top:** Average Condition, Gas  
**Oven:** Average Condition, Gas, Self Cleaning (not tested)  
**Fan:** Average Condition, Filter  
**Refrigerator:** Dispenser, Average Condition, Fountain, Frost Free, Ice Dispenser, Ice Maker  
**Microwave:** Average Condition  
**Dishwasher:** Average Condition  
**Disposal:** Average Condition

### 7.3 WATER MANAGEMENT SYSTEM PRESENT

**Well:** One Pipe System, Submersible Well Pump (Not Visible)

### 7.4 POOL / SPA EQUIPMENT PRESENT

Comments - N/A

### 7.5 MISCELLANEOUS EQUIPMENT

Door Bell(s), Garage Door Opener

### 7.6 OTHER COMMENTS

The auto reverse sensors for the garage door opener have not been installed at the proper location. Check historical data with seller. Correct as needed.

## MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

## MINOR CONDITIONS (= greater than \$50):

715. Attic Ventilator Fan Inoperable  
The attic ventilator fan over the master bedroom area was inoperable at the time of the inspection. Repair/replacement needed.

## STANDARD DISCLOSURES:

Comments - N/A

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## 8.0 Interior

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### CHARACTERISTICS:

#### 8.1 FLOOR FINISHES

**Other Floor:** Carpets, Ceramic Tile, Laminate Type?, Rugs

#### 8.2 WALL / CEILING FINISHES

**Material:** Sheetrock

**Walls:** Paint, Textured

**Ceilings:** Paint, Flat, Paint, Textured, Tray

#### 8.3 WINDOWS

Double Glazed, Double Hung Sash, Fixed Sash - Not Openable, Sliding Sash Windows, Vinyl Windows, Wood Sills Inside

#### 8.4 DOORS

Bi-Fold Doors, French Doors, Hinged Doors, Hollow Core, Metal, Painted, Side Light Panels, Storm Doors, Wood, Wood Frames

#### 8.5 FIREPLACES

Comments - N/A

#### 8.6 PORCHES

Comments - N/A

#### 8.7 FEATURES

Bedroom Closets, Furnishings Prevent Full Inspection, Garage Full Prevents Full Inspection, Wire Shelving

**Attic:** With Stairway

**Kitchen Counters:** Hardwood Bathroom Cabinets, Hardwood Kitchen Cabinets, Laminate Counter Tops

#### 8.8 OTHER COMMENTS

The window treatments and various windows were not inspected. Visible conditions of the home were limited due to the amount of personal belongings. Check/inspect prior to closing.

### MAJOR CONDITIONS ( = greater than \$500):

Comments - N/A

### MINOR CONDITIONS ( = greater than \$50):

#### 807. Cracked Floor Tiles

Various cracked floor tiles noted at the foyer and the kitchen/dining area. Repairs/tile replacement needed.

#### 811. Cracked Window Pane

Cracked pane found at the master bathroom window. Repair/replacement needed.

### STANDARD DISCLOSURES:

#### 839. Read Entire Inspection Report

Recommend reading the entire inspection report to fully understand the condition of the property.

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# Photos

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204. Rusted Lintels



213. Exterior Wood Rot/Decay



213. Exterior Wood Rot/Decay



221. Seal/Re-point



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312. Cracked/Damaged Shingles



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312. Cracked/Damaged Shingles



332. Moisture Stains In Attic



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533. Open Junction Box/No Cover



631. Extend Condensate Drain Line



807. Cracked Floor Tiles



807. Cracked Floor Tiles



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