

INSPECTION REPORT

of

**77 Comanche Court
Palm Coast, FL 32137**

by

**ATLANTIC COAST
Home Inspection Service, Inc.**

**P.O. Box 81
Bunnell, FL 32110**

**PH (386) 437-6995
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**Property location: 77 Comanche Court
Palm Coast, Florida 32137**

Date inspected: October 29, 2012

Description of property: Two story, single family home of stucco over concrete block construction. According to public record, there are 3847 square feet of living area.

Year built: 2011 per property appraiser website

Weather Conditions on Inspection Date: Clear/Dry

Temperature: 64 Degrees

Start time: 10:00 a.m. - End time: 2:30 p.m.

House orientation: Front elevation faces South

Inspectors present: Thomas Marks

Home is occupied, and is furnished at the time of inspection. Furnishings and stored items in the home can limit the amount of the home that is viewable.

The primary aim of this inspection is:

To observe, interpret and report on the property's major structural and mechanical components. The inspection is performed in accordance with the Standards of Practice of the Florida Association of Building Inspectors, Inc., a copy of which is available at inspector's office.

CONDITIONS: This report expresses the personal opinion of the inspectors, as of the date of the inspection, based on their visual examination of the components and items listed in this report. The inspection is limited to visual impressions of readily accessible areas and is not intended to be technically exhaustive -no disassembly of equipment, activating of equipment that has been shut down, opening of walls, lifting of floor coverings, moving of furniture, walking on roofs or excavation was performed. Cosmetic items, underground items or items not permanently installed are not a part of the inspection. Estimates regarding adequacy, capacity, or expected life of components are just that - estimates, based upon what the inspector has determined to be the norm or typical given certain parameters. Therefore, **WE MAKE NO EXPRESS OR IMPLIED WARRANTIES OR GUARANTEES, NOR DO WE TAKE A POSITION ON MARKET VALUE.** The inspectors may not be able to detect problems or defects which have been concealed or camouflaged by others. The client is urged to be present during the inspection, to take notes and to ask questions about the building and about the inspection process in order to get the most value from the inspection. This inspection is made with the express agreement that the client understands the conditions and limitations stated herein under which the inspection is performed and the report issued.

A) GROUNDS AND APPURTENANCES:

- 1. Ground Cover and Vegetation:** The landscaping package of this home is above average in quality for this neighborhood. Grounds appear to have average maintenance. Recommend maintaining 2 foot clearance from shrubbery to contact with home exterior surface.
- 2. Driveway and Walkways:** Stamped concrete driveway, and concrete pavers. No significant inadequacies were noted.
- 3. Sprinkler system:** 6 Zone, pump and well water supply fed, automatic time clock operated system present. System was tested in the manual mode of the time clock. The following items were noted that require correction. Recommend correction by qualified irrigation system service contractor.

Zone #1 has error message at time clock when actuated.

Some of the sprinkler heads are overspraying onto the home exterior surface. Adjustment needed.

Recommend add device to limit operation of the sprinkler system during high rain periods, such as a rain gauge sensor.

Buyer should be aware that the evaluation of the sprinkler system is as a generalist, not a specialist. Coverage of the sprinkler system, and accuracy and performance of the time clock is not covered in the scope limitation of this inspection. We recommend an annual service, or tune of the system to clean any obstructed sprinkler head nozzles, repair any broken sprinkler system components, and adjust the system for proper coverage. Since the system is in need of service at this time, a full tune up at the time of service is recommended.

- 4. Grading and surface drainage:** Overall lot has moderate slope and appears to have adequate drainage. No standing water, or evidence of past standing water was noted on the inspection date.

5. **Porches and decks: Open porch and patio noted at rear of the home. No significant inadequacies were noted.**
6. **Decks and Balconies: Balcony noted at front of home at second floor bonus room.**

Recommend caulk/seal balcony, railing attachments and stucco bands near the balcony. Stain noted at exterior wall beneath the west side of the balcony. Water may be getting behind stucco at balcony attachment.

7. **Docks and Seawalls:**

Seawall is concrete paneled type with concrete cap. According to public record, the seawall was constructed in 1978.

No significant inadequacies were observed with the concrete panels or cap. Minor cracking/deterioration noted at concrete cap due to water intrusion through the concrete to the underlying support steel.

Dock appears to be in satisfactory condition.

B) ROOFING, GUTTERING AND OTHER ROOF COMPONENTS:

- 1. Roof Style: Hip - Inspected by actual walk-on inspection.**
- 2. Roof Covering(Material): Barrel style, concrete roof tiles over modified bitumen water proofing membrane at 5/12 pitch. Roof cover installation appears to be professionally done. The following was noted on the inspection date.**

Approximately 5 cracked roof tiles were noted during the scope of the inspection. Although no evidence of roof leak was noted, I recommend that all cracked tiles be repaired with tile roof adhesive, or replaced if deemed needed. Tile roof cover should be kept in good repair as part of normal home maintenance.

- 3. Skylights: None noted.**
- 4. Visible flashing: Lead pipe flashing noted at plumbing vent stacks. Flashing appeared to be in serviceable condition at vent pipes.**
- 5. Venting: Ventilated vinyl soffit vents to off-ridge type roof vents. Venting appears to be adequate.**
- 6. Gutters and downspouts: Gutters noted around the perimeter of the home. Gutters appeared to be in serviceable condition.**

Note: We do not walk on all roofs. We do not remove leaves or other debris from roofs. We can not inspect the interior of gutters, downspouts or related underground piping. Inspecting antennas, lightning arrestors or similar attachments are not a part of this inspection.

C) HOME EXTERIOR:

- 1. Trim: Vinyl soffit, and aluminum wrapped fascia board appeared to be in satisfactory condition.**
- 2. Siding/Wall Covering: Stucco over concrete block construction.**

Some small diameter cracking was noted in the exterior stucco surface of the home at several locations. Cracks such as these are common and typically are due to nominal building settlement, or shrinkage of the cement in one or more of the exterior wall components. Although these cracks do not appear to indicate a structural flaw. We do recommend that the cracks be caulked/sealed/painted to prevent possible water intrusion into the home during wind driven rainstorms.

- 3. Paint: Exterior paint appears adequate.**
- 4. Windows: Exterior windows around the home are single hung type, with double pane glass. A majority of the windows were tested and found to be in serviceable condition. (Note – Some windows were not evaluated due to placement of furnishings near windows)**

Recommend re-caulk second floor window at northeast corner of home.

- 5. Doors: All exterior doors were checked to industry standards and found to be in satisfactory condition. The following exceptions were noted. -**

Center hinge missing at French door at second floor balcony.

- 6. Porches: Open porch noted at rear of the home. No significant inadequacies were noted.**

Note – Horizontally routed safety railings noted at rear porch. Current construction standards require that safety railings not be routed horizontally as this may encourage young children to climb the railing, as there is a ladder effect.

Note: Determination of thermal efficiency of insulated glass is not a part of this inspection. All observations are made from ground level. Evaluating items concerning soils, geology, site engineering, determining property boundaries or effects of site drainage are not part of this inspection.

D) GARAGE/CARPORT:

- 1. Type: Attached two car garage, with steel paneled overhead door, and automatic door operator present.**

Overhead door was disconnected from the door operator and operated manually. Door appears to be in satisfactory working condition. Door operated nominally and appears to be adequately balanced.

Wind load support post noted stored in the garage space at the south side of the garage. Post is to be installed at the overhead door during a strong wind storm event. Buyer is recommended to familiarize with installing the post.

Overhead garage door operator was actuated via the wall push button. Door operator is in working condition. Door operator satisfactorily reversed when the motion, or infra-red type safety was obstructed while the operator was in use in the down direction.

It should be noted that the safety reversal mechanism of this operator was not tested, as damage to the overhead door or the operator unit could occur during these tests. See following for more information on testing the overhead door operator.

<http://www.dasma.com/SafetyGDOpeners.asp>

Common type settlement/shrinkage cracks noted in the concrete surface of the garage floor.

E) ELECTRICAL:

- 1. Estimated Amperage and Voltage: 200 amp 110/220-volt main panel, with 100 amp sub panel.**

Main disconnect located at exterior panelbox at southeast corner of the home.

- 2. Distribution Panel: (SQUARE D Model #QOC40UF) Circuit breaker type panel. Cover panel was removed and the interior inspected. Work appears to be professionally done. No significant inadequacies were observed.**
- 3. Type Conductors, Main Branch Circuits: Copper**
- 4. Incoming Service: Stranded aluminum conductors are adequate for service size.**
- 5. Fixtures and Outlets: The home features an average number of fixtures and outlets. A representative number were checked.* All were found to be in satisfactory working condition.**

Exterior duplex receptacle at west side of rear porch is loose at wallbox and needs correction.

Light fixture trim missing at garage ceiling fan/light.

Ceiling light fixture at the first floor guest bathroom is not working. (Non working light fixtures are not checked for burned out bulbs in the scope limitation of this inspection)

Electrical disconnect box at bonus room air handler unit is not securely attached at base and needs correction.

*** An effort to test or evaluate as many of the fixtures and outlets was made, however not all were checked or were able to be evaluated due to the presence of furniture or fixture locations that are pre-wired, but not present. The standards of practice for the Florida Association of Building Inspectors and the American Society of Home Inspectors require inspectors to evaluate a representative number of fixtures and outlets, typically this means one per room. MORE than a representative number was evaluated during the scope of the inspection on the subject home, however not every one may have been checked.**

- 6. Ground Fault Interruption Circuit: GFCI protection noted and in satisfactory working condition at receptacles at bathrooms, garage, kitchen countertop and exterior locations.**

Added receptacle at front right corner of garage is not GFCI protected and needs correction.

- 7. Smoke detectors: Smoke detector units noted at nominal locations.**

Recommend replace back-up batteries at all smoke detector units when taking occupancy. Batteries should be replaced bi-annually.

- 8. ARC Fault Detector: Arc fault detection circuit breakers noted at electrical service panel for bedroom circuits. Breakers satisfactorily tripped off when test button was pressed.**

Note: We do not insert any tools, probes or testing devices into the main or sub panels. We will not activate or operate electrical circuits which are not energized at the time of inspection. We do not test each and every switch, receptacle and fixture. We do not inspect auxiliary systems, including, but not limited to: burglar alarms, low-voltage circuits, low voltage exterior lighting and smoke/heat detectors.

F) BASEMENT, CRAWL SPACE AND SLAB.

1. **Basement: N/A**
2. **Crawl Space: N/A**
3. **Foundation: Stemwall. Re-enforced concrete slab.**
4. **Visible Framing: N/A**
5. **Floors: Concrete slab floor.**
6. **Evidence of Water Seepage: None noted.**

G) PLUMBING:

1. **Visible water piping: CPCV**

Main shut-off located at in-ground meter at front of property at left front corner of property line(southwest corner) Additional shut off noted at right front corner of garage interior wall(south wall). Expansion control device noted near garage shut-off valve.

2. **Visible waste piping: PVC**
3. **Water source: Community system.**
4. **Waste System: Community system.**
5. **Water Heater: RINNAI (2007 model year)
Model #REU-V2526W-US
Serial #07.09-115931**

L/P gas type operated, tankless water heater unit. Unit is mounted on the exterior of the home. Unit is in working condition on the inspection date.

Hot water recirculation pump noted at rear wall of garage. Pump is in working condition. Timer at pump not evaluated.

- 6. Faucets: All faucets were checked to industry standards and found to be in satisfactory working condition.**

Slight water leak noted at south guest bathroom tub cold water faucet handle when the faucet is in use. Correction needed.

- 7. Drains: Drains were checked to industry standards and found to be in working condition. Buyer should be aware that drains are not checked by video or other means to determine the interior condition of drain pipes. Presence of roots or other obstructions cannot be determined in the scope limitation of this inspection.**

Drain at bonus room countertop is slow to empty. Have drain and/or air admittance valve at this location further examined by a qualified plumber.

- 8. Water closets: Commodes are in working condition.**

- 9. Ceramic tile, showers and fixtures:**

Bathroom tubs and showers were checked to industry standards and found to be in satisfactory condition.

Tub with therapy jets in the master bathroom was tested and is in working condition.

Shower unit at bonus room was tested and is in working condition.

- 10. Washer and Dryer: Connections located in interior utility room. Units that are present do not convey and were not tested.**

Clothes dryer vents through the attic space and vents at the roof.

- 11. Hose bibs: Hose bibs noted at nominal locations. Hose bibs are in working condition.**

Recommend protect from freezing exposed portions of PVC water supply piping at left front corner of home and right rear corner of home.

12. **Other: Water softener noted in the garage. These units are not evaluated in the scope limitation of this inspection.**

H) HEATING:

1. **Type Energy Source: Electric**
2. **Equipment: GOODMAN (2007 Model year) (Main Home)**
Model #ARUF48601168B
Serial #0712055330

Electric heat pump type heater with auxiliary heat strips added. System was not tested in the heat mode, due to high ambient temperature and risk of damage to the equipment.

GOODMAN (2008 Model year)(Bonus Room)
Model #ARUF182416BA
Serial #0802069651

Electric heat pump type heater with auxiliary heat strips added. System was not tested in the heat mode, due to high ambient temperature and risk of damage to the equipment.

3. **Distribution: Insulated fabricated duct board and flex-duct. All work appears to be professionally done. Mastic sealant noted at visible duct connections as an approved closure system.**

(Note – Main air conditioning/heating system is zone type. We cannot evaluate the working parts of the zone system controlling dampers in the scope limitation of this inspection. These should be evaluated by your professional air conditioning/heating service contractor during annual or routine service)

4. **Vents: Adjustable metal.**
5. **Filters: Filters are located in the air handler unit bases behind filter access panels.**

Filter at main home air handler unit is stuck in the filter slot. It was not removed to examine it as damage to the filter could occur during removal. Filter is disposable type. Air handler coil was not examined for build-up.

Filter at bonus room air handler is disposable type. Filter is in need of replacement at this time.

6. **Thermostats:** Thermostat appeared to be in satisfactory working condition. (note – thermostats are not checked for proper calibration of the internal thermometers. Programmable thermostats are not evaluated for program functions)

Note: Evaluation of humidifiers, condensation pumps and electric filters is not a part of our inspection. We do not inspect solar heating systems or evaluate the capacity, adequacy or design of a heating/cooling system. Programmable thermostats are not evaluated for program functions.

I) COOLING:

1. **Type Energy Source: Electric**
2. **Equipment: GOODMAN (2008 Model Year)(Main Home)
Model #GSH130601AB (5 ton unit)
Serial #0801637910**

System was tested in the cool mode and found to be in satisfactory working condition. Unit maintained 20 degrees of temperature differential from supply to return ducts, which is within the acceptable parameter range of 15-20 degrees F.

**GOODMAN (2008 Model Year)(Bonus Room)
Model #GSH130181AC (1.5 ton Unit)
Serial #0802044304**

System was tested in the cool mode. System maintained 4 degrees of temperature differential from supply to return ducts. Recommend have system evaluated by a qualified air conditioning/heating service contractor.

Buyer should be aware that the evaluation of the air conditioning/heating system is as a generalist, not a specialist. Adequacy of duct size and capacity of the equipment should have been done prior to installation by a professional air conditioning/heating contractor. If after occupying the home there is question as to the performance of this equipment, further evaluation by a system expert is advised.

We also recommend an annual service or tune up be performed by a professional air conditioning/heating service contractor as part of normal home maintenance. Recommend having routine service or tune up upon taking occupancy to establish reference point for annual service.

J) ATTIC:

- 1. Access: Scuttle opening located in bonus room. Drop stair unit noted at access.**

Additional attic access was noted at master bedroom closet. No drop stair noted at this location.

- 2. Insulation: Attic floor insulation is loose fill cellulose type. Application appears to be adequately done to R-30 depth.**
- 3. Visible Framing: 2x4 fabricated truss system. All work appears to be professionally done for the time of this home's construction. No significant inadequacies were noted.**

K) GENERAL INTERIOR:

- 1. Walls and ceiling: Smooth and textured finished drywall. No significant inadequacies were noted. Buyer should be aware that cosmetic condition of walls and ceilings are not covered under the scope of this inspection.**

(Note – Some homes that were constructed at the time of this homes construction contain wallboard that was manufactured in China. Chinese wallboard has caused problems in the home envelope such as corrosion and deterioration of copper wires, tubing and deterioration at mirrors. Wallboard in this home does not appear to be Chinese drywall, as there are no visible symptoms of the affects of Chinese drywall. Wallboard in the attic space that is visible indicates that that particular drywall was made in the USA. No destructive testing was performed to determine if the wallboard in the walls of the home contain Chinese drywall)

Common type settlement cracks noted in ceiling wallboard in kitchen/dining area.

- 2. Floors: All flooring appeared to be in satisfactory condition. Buyer should be aware that cosmetic condition of floors is not evaluated under the scope of this inspection. Worn or stained carpeting or cracked floor tiles are not evaluated under the scope of this inspection, however cracked floor tiles may be noted for disclosure purpose only.**
- 3. Doors: Interior doors in satisfactory condition.**

L) KITCHEN AND APPLIANCES:

- 1. Cabinets and Counters: Appeared to be in serviceable condition.**
- 2. Stove or Range: L/P gas range top burners are in working condition.**
- 3. Ovens: Electric bake and broil elements are in working condition.**
- 4. Refrigerator: In working condition. (Note – Automatic defroster and automatic icemaker, if present in the refrigerator unit are not evaluated in the scope limitation of this inspection)**
- 5. Dishwasher: In working condition.**
- 6. Garbage disposal: In working condition.**
- 7. Microwave Oven: No built-in unit noted.**
- 8. Range vent fan: In working condition.**
- 9. Other: Instant hot water unit noted under kitchen sink. Unit is in working condition.**

M) SUMMARY AND CONDITION:

Based upon the actual and effective age of the home, and the building practices at the time of construction, the home is in excellent condition. The buyer should be aware that the home is 1 years old, not new and that some wear is considered normal. There were several items noted during the scope of the inspection that require correction, or further evaluation, and should be addressed by trade professionals, they are listed below. Buyer should be certain to read the entire inspection report, not just the summary, as the body of the report contains information that may affect your purchase decision:

Home is located at 77 Comanche Court Palm Coast, Florida 32137

Page 04) Recommend have the following corrected by a qualified irrigation system service contractor. -

Zone #1 has error message at time clock when actuated.

Some of the sprinkler heads are overspraying onto the home exterior surface. Adjustment needed.

Recommend add device to limit operation of the sprinkler system during high rain periods, such as a rain gauge sensor.

Page 05) Recommend caulk/seal balcony, railing attachments and stucco bands near the balcony. Stain noted at exterior wall beneath the west side of the balcony. Water may be getting behind stucco at balcony attachment.

Page 06) Approximately 5 cracked roof tiles were noted during the scope of the inspection. Although no evidence of roof leak was noted, I recommend that all cracked tiles be repaired with tile roof adhesive, or replaced if deemed needed. Tile roof cover should be kept in good repair as part of normal home maintenance.

Recommend caulk/seal/paint small cracks in the exterior stucco surface of the home as part of normal home maintenance.

NEXT PAGE

Recommend re-caulk second floor window at northeast corner of home.

Center hinge missing at French door at second floor balcony.

Page 09) Exterior duplex receptacle at west side of rear porch is loose at wallbox and needs correction.

Light fixture trim missing at garage ceiling fan/light.

Ceiling light fixture at the first floor guest bathroom is not working. (Non working light fixtures are not checked for burned out bulbs in the scope limitation of this inspection)

Electrical disconnect box at bonus room air handler unit is not securely attached at base and needs correction.

Added receptacle at front right corner of garage is not GFCI protected and needs correction.

Page 12) Slight water leak noted at south guest bathroom tub cold water faucet handle when the faucet is in use. Correction needed.

Drain at bonus room countertop is slow to empty. Have drain and/or air admittance valve at this location further examined by a qualified plumber. – Studor valve may be sticking

Recommend protect from freezing exposed portions of PVC water supply piping at left front corner of home and right rear corner of home.

Page 15) Bonus room HVAC system was tested in the cool mode. System maintained 4 degrees of temperature differential from supply to return ducts. Recommend have system evaluated by a qualified air conditioning/heating service contractor.

Mold Testing Addendum

The presence of certain mold and mold spores can cause mild to severe health effects in humans and can deteriorate the building materials in the dwelling resulting in structural damage. Health effects include, but are not limited to, asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, chronic fatigue, diarrhea, blurry vision, sore throat, dry hacking cough, aches and pains, skin irritation, bleeding lungs, headaches, memory loss, and possible fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others, it may take a longer exposure.

During the time of the home inspection, a visible condition or sign which indicate possible mold growth in the interior of the home was observed. Some water damage noted to ceiling wallboard in the garage due to condensate leak from air handler unit above. Please be aware that this is an indication of the conditions at the time of the inspection. Conditions can possibly change over time, and there is no guarantee that mold does not exist in other areas of the home, such as behind walls. No mold testing was performed.

We do not make any repairs. Price estimates, if given, are based on our professional opinion and it is recommended that you call at least three independent contractors for confirmation. Maximum liability incurred by Atlantic Coast Home Inspection Service, Inc. is limited to the cost of this inspection report. **ACTUAL REPAIR COSTS MUST BE DETERMINED BY THE CUSTOMER PRIOR TO CLOSING. DO NOT RELY ON COST ESTIMATES IN THIS REPORT.**

STANDARD ARBITRATION CLAUSE: Unless mutually agreed upon by all parties, any controversy or claim against the inspector and or the company arising out of, relating to, or in connection with this contract, or the breach thereof, shall be settled by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) shall be entered in any court having jurisdiction thereof. Reasonable attorneys' fees and costs shall be awarded to the prevailing party in any dispute arising under the terms and conditions of this contract and the parties agree that the arbitrator shall be entitled to grant such award.

The customer agrees to notify Atlantic Coast Home Inspection Service, Inc. by telephone and in writing of any item in question and to allow the Inspector access to the property to evaluate these items before any corrective action is taken. The customer agrees and understands that any repairs or corrective action taken without consultation with Atlantic Coast Home Inspection Service, Inc. relieves Atlantic Coast Home Inspection Service, Inc. of any liability.

This inspection is based on visual clues found in readily accessible areas. It may not be possible to determine (due to weather conditions) if a roof may leak. Air testing for asbestos, radon gases, formaldehyde gases and water quality testing for lead, iron and other hazardous chemicals were not performed on this property. No determination as to the presence or absence of any suspected hazardous substance including, but not limited to: toxins, carcinogens, noise, contaminants in the soil, water and air was made. It should be noted that this report is not intended to support, nor negate, any sale price for the subject property. This is a whole house inspection report and many items noted and rated herein are visual condition assessments that may not be not related to the structural integrity of the home. Please read carefully those comments and recommendations found within the body of the report and if we can be of further service, do not hesitate to call.

CERTIFICATION: We have no material interest, present or contemplated, in this property or its improvement and no association with any contractor or anyone else who stands to benefit from the property's sale or improvement. The information contained herein is the opinion of the undersigned and as such carries no warranty or guarantee. See "Conditions".

***10/29/12
DATE INSPECTED***

***Thomas M. Marks
Registered Professional Inspector
RPI-200***