



# Inspection Report

## Client Name

### Property Address:

Street Address  
Destin FL 32541



RH above 60% is conducive to mold growth

## National Property Inspections Emerald Coast

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A handwritten signature in blue ink, appearing to read 'ELLANNON'.

# Table of Contents

Cover Page ..... 1  
Table of Contents ..... 2  
Intro Page ..... 3  
General Summary ..... 4  
1 Roofing ..... 24  
2 Exterior ..... 25  
3 Garage ..... 29  
4 Interiors ..... 31  
5 Structural Components ..... 34  
6 Plumbing System ..... 35  
7 Electrical System ..... 38  
8 Heating / Central Air Conditioning ..... 42  
9 Insulation and Ventilation ..... 46  
10 Built-In Kitchen Appliances ..... 48  
11 Lawn Sprinklers ..... 50  
12 Swimming Pools, Equipment and Safety .. 51  
Attachments ..... 54

<b>Date:</b> 11/14/2022	<b>Time:</b>	<b>Report ID:</b> 20221114-74-Terra-Cotta-Way
<b>Property:</b> 74 Terra Cotta Way Destin FL 32541	<b>Customer:</b> Dr. Brean Small	<b>Real Estate Professional:</b> Eric Hanson

### **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.

**Marginal (MAR)** = The item, component or system did operate, but due to age or condition may require replacement or repair in the future.

**Defective (DEF)** = The item, component or system did not operate, was a hazard or was structurally deficient.

**Standards of Practice:**

INACHI National Association of Certified Home Inspectors

**In Attendance:**

Customer representative

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

26 years

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

## General Summary



National Property Inspections Emerald Coast

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**Customer**

Dr. Brean Small

**Address**

74 Terra Cotta Way  
Destin FL 32541

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

### 1.0 Roof Coverings

**Marginal**

Trees should be kept three feet away from the roofing surface.



1.0 Item 1(Picture)

### 1.1 Flashings

**Marginal**

There is missing diverter flashing.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

## 2. Exterior

### 2.0 Wall Cladding Flashing and Trim

#### Marginal

There are gaps that should be sealed located at the second floor deck doors.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

### 2.1 Doors (Exterior)

#### Defective

The front door does not feel flush against the weather stripping. There is torn weather stripping, there are gaps in the weather stripping and there is evidence of previous water intrusion at the door casing for the second floor eastern bedroom door. No elevated moisture readings were taken at the time of the inspection. The former rear garage door has torn weather stripping. There is torn weather stripping at the first floor rear porch doors. The double door that leads to the first floor rear port has been rendered inoperable and the bottom portion of the door has split. There is also a missing sensor for the pool door alarm. The other rear door to the pool deck does not have a required alarm. There is evidence of previous water intrusion at the primary bedroom doors. There is also torn weather stripping.



7.4 Item 1(Picture)

**7.6 Smoke Detectors**

**Defective**

The second floor hallway smoke detector did not operate and detectors are recommended in bedrooms for safety. There is a missing detector located in the first floor.



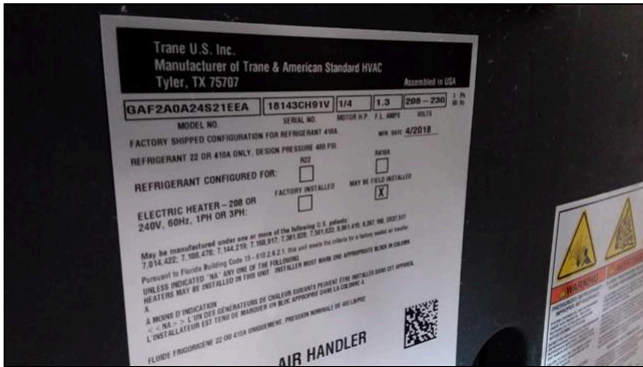
7.6 Item 1(Picture)

**8. Heating / Central Air Conditioning**

**8.0 Heating Equipment Air Handler/Furnace**

**Marginal**

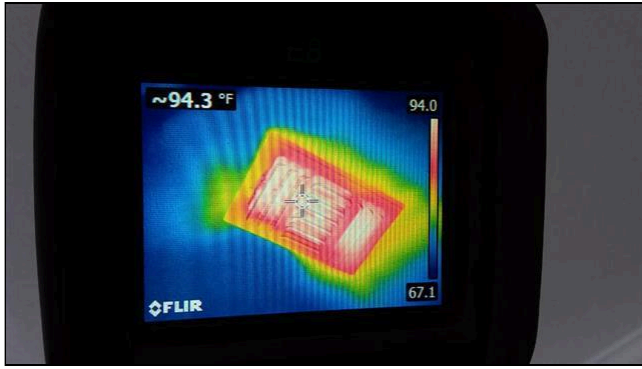
The first floor air handler is from 2018. The second floor air handler is from 2012. It is nearing its expected design life. Both systems did provide splits within the industry standard.



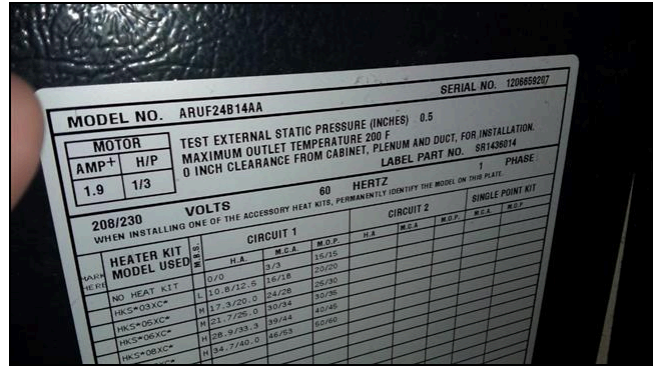
8.0 Item 1(Picture)



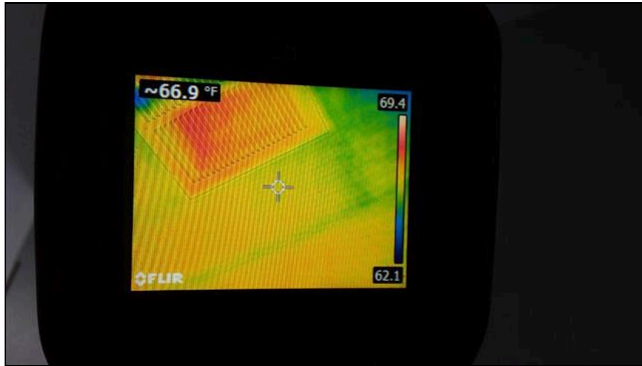
8.0 Item 2(Picture)



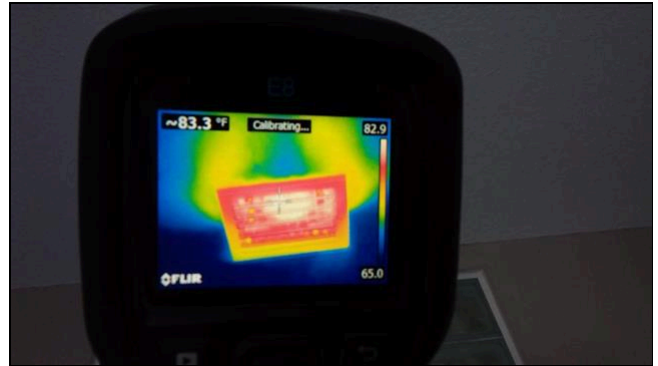
8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)

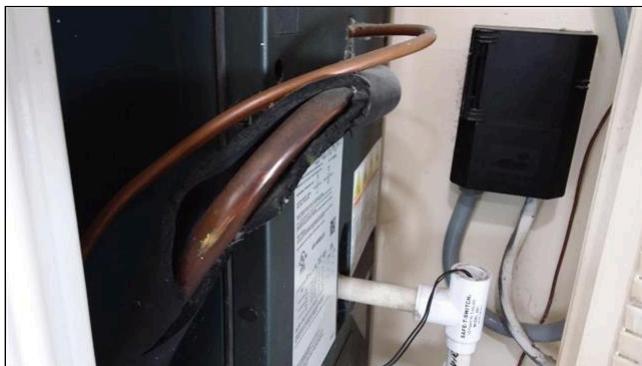


8.0 Item 6(Picture)

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

**Marginal**

The first floor air handler door hits the suction line which causes the insulation to fall off. This will lead to dripping on the cooling cycle. The return area should be cleaned at the first floor air handler and the grill that covers the filter cannot be opened fully as it is blocked by the door.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

# 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.

		IN	NI	NP	MAR	DEF	<u>Styles &amp; Materials</u>
<b>1.0</b>	<b>Roof Coverings</b>				●		<b>Roof Covering:</b> Tile
<b>1.1</b>	<b>Flashings</b>				●		<b>Sky Light(s):</b> None
<b>1.2</b>	<b>Skylights, Chimneys and Roof Penetrations</b>	●					<b>Chimney (exterior):</b> N/A
<b>1.3</b>	<b>Roof Drainage Systems</b>			●			
<b>1.4</b>	<b>Roof Deck</b>	●					

IN= Inspected, NI= Not Inspected, NP= Not Present, MAR= Marginal, DEF= Defective

IN NI NP MAR DEF

**1.0** Trees should be kept three feet away from the roofing surface.



1.0 Item 1(Picture)

**1.1** There is missing diverter flashing.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

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.



**3. Garage**

		IN	NI	NP	MAR	DEF
<b>3.0</b>	<b>Garage Ceilings</b>	●				
<b>3.1</b>	<b>Garage Walls (including Firewall Separation)</b>				●	
<b>3.2</b>	<b>Garage Floor</b>	●				
<b>3.3</b>	<b>Garage Door (s)</b>				●	
<b>3.4</b>	<b>Occupant Door (from garage to inside of home)</b>			●		
<b>3.5</b>	<b>Garage Door Operators (Report whether or not doors will reverse when met with resistance)</b>		●			

**Styles & Materials**  
**Garage Door Type:**  
 One automatic  
**Garage Door Material:**  
 Metal

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**IN NI NP MAR DEF**

**3.1** There is evidence of water intrusion next to the garage door.



3.1 Item 1(Picture)

**3.3** There is suspected microbial growth on the garage door and the door is damaged. The window unit is installed into the former garage. This will cause heat and moisture to build up in the garage. Window units should be installed on the exterior with fresh air intakes. There is also missing weather stripping and corrosion.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

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.

		IN	NI	NP	MAR	DEF	Styles & Materials
4.0	Ceilings	●					<b>Window Types:</b> Thermal/Insulated Single-hung
4.1	Walls	●					
4.2	Floors	●					
4.3	Steps, Stairways, Balconies and Railings				●		
4.4	Counters and Cabinets (representative number)					●	
4.5	Doors (representative number)				●		
4.6	Windows (representative number)					●	
4.7	Tile work and enclosures					●	

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IN NI NP MAR DEF

4.3 There are some loose nose pieces on the steps.

4.4 There's a damaged drawer in the kitchen.



4.4 Item 1(Picture)

## 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.

		IN	NI	NP	MAR	DEF
<b>9.0</b>	<b>Insulation in Attic</b>				●	
<b>9.1</b>	<b>Insulation Under Floor System</b>			●		
<b>9.2</b>	<b>Vapor Retarders (in Crawlspace or basement)</b>			●		
<b>9.3</b>	<b>Ventilation of Attic and Foundation Areas</b>				●	
<b>9.4</b>	<b>Venting Systems (Kitchens, Baths and Laundry)</b>					●
<b>9.5</b>	<b>Ventilation Fans and Thermostatic Controls in Attic</b>			●		

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**Styles & Materials**

**Attic Insulation:**

Blown

**Ventilation:**

Soffit Vents

None found

**Exhaust Fans:**

Fan

**Dryer Power**

**Source:**

220 Electric

**Dryer Vent:**

PVC Rigid

**Floor System**

**Insulation:**

NONE

9.0 There is no insulation in the attic above the former garage that has been converted to a bedroom.



9.0 Item 1(Picture)

**9.3** There is no upper venting present to allow the hot air a means to escape. ventilation is a two-part process. the cold air comes in via the soffits, and the hot air rises due to the stack effect.

**9.4** The dryer vent line is below grade, the cover is partially blocked and the line is damaged.



9.4 Item 1(Picture)

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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.

		IN	NI	NP	MAR	DEF
<b>10.0</b>	<b>Dishwasher</b>	●				
<b>10.1</b>	<b>Ranges/Ovens/Cooktops</b>	●				
<b>10.2</b>	<b>Range Hood (s)</b>	●				
<b>10.3</b>	<b>Refrigerator</b>				●	
<b>10.4</b>	<b>Microwave Cooking Equipment</b>					●
<b>10.5</b>	<b>Disposal</b>	●				

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IN NI NP MAR DEF

**10.3** There are missing and damaged portions of the freezer and refrigerator.



10.3 Item 1(Picture)



10.3 Item 2(Picture)



10.3 Item 3(Picture)



10.3 Item 4(Picture)

## 12. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

**A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: [http://www.ihf.org/foryourhealth/article\\_children.html](http://www.ihf.org/foryourhealth/article_children.html)**

		IN	NI	NP	MAR	DEF	<u>Styles &amp; Materials</u>
12.0	Surface Walls and Floor of Pool	●					<b>Style:</b> In ground Un-heated  <b>Shape:</b> Freeform  <b>Wall Material:</b> Gunite (concrete)
12.1	Pumps for Circulation of Water					●	
12.2	Pumps for Vacuum or Cleaning		●				
12.3	Pool Heaters			●			
12.4	Verify the Electrical outlet (s) and any Lighting for Pools is on a Ground Fault Circuit (GFCI)					●	
12.5	Overflow Skimmers and Drains				●		
12.6	Do Steps and ladders exist on both sides of the pool?	●					
12.7	Is there a depth of at least eight feet to allow for safe diving?			●			
12.8	Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?			●			
12.9	Is the pool fenced?					●	
12.10	Does the fence have a self closing latch and a lock on door?					●	
12.11	Does the door latch height and location attempt to make difficult for young children to reach?					●	
12.12	Are Electric Lights Secure?	●					
12.13	Pool Design at waters edge should not include protrusions that could injure swimmer	●					
12.14	Does the surface around pool encourage drainage away from pool?	●					
12.15	Pool Deck/Coping	●					

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IN NI NP MAR DEF

12.1 The pressure gauge does not operate. The pump kept losing prime. There are also fittings that have

been sealed with caulk. This is not common practice.



12.1 Item 1(Picture)

12.1 Item 2(Picture)

**12.4** I could not verify that the pool light operated and that it is GFCI protected.

**12.5** The skimmer basket needs to be cleaned and the water level was a few inches too low.



12.5 Item 1(Picture)

**12.9** There are portions of the rear fence that do not extend high enough to be a protective barrier.

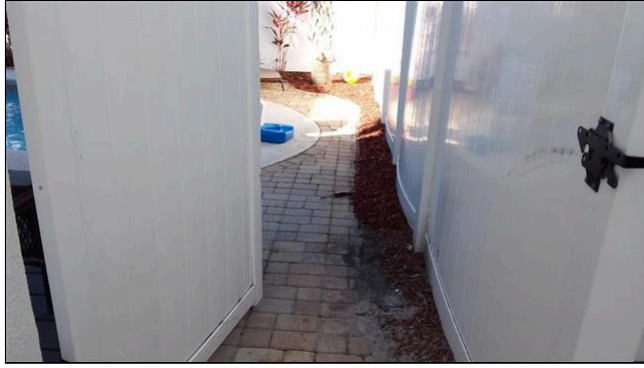


12.9 Item 1(Picture)

12.10 The gates are not self closing and latching. There is also loose and missing hardware at the northern gate.



12.10 Item 1(Picture)



12.10 Item 2(Picture)



12.10 Item 3(Picture)



12.10 Item 4(Picture)

12.11 The latch height is too low.



12.11 Item 1(Picture)



12.11 Item 2(Picture)

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Unless so mentioned in this report, I did not test water for bacteria or quality. The pool 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.





National Property Inspections Emerald Coast

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## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[6 Month Warranty](#)

[Florida Wind Mitigation Form - 2012 with 3 Picture Pages](#)

[Citizens 4-Point Inspection Form with 4 Picture Pages](#)