



INSPECTION REPORT

[Address]

Nokomis FL 34275

[Client Name]

NOVEMBER 25, 2020



Inspector

Greg Suhre

License # HI12972, InterNACHI Certified Professional
Inspector, InterNACHI COVID-19 Certified, Insured
(General Liability and E & O), Affiliate Member Realtor
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SUMMARY

64

ITEMS INSPECTED

9

MAINTENANCE/MONITOR

11

DEFICIENCIES

- 🔧 2.1.1 Roof - General: Minor cracks/damaged
- 🔧 4.3.1 Exterior - Driveway, Walkway, Patio: Cracked pavers-driveway
- 🔧 4.6.1 Exterior - Windows and Door: Window-hole
- ⊖ 5.1.1 Plumbing - General: Water Pressure
- 🔧 9.1.1 Interiors - Electrical: Cover Plate broken/loose
- 🔧 9.2.1 Interiors - Floors, Walls, Ceilings: Floor-tile deteriorated
- 🔧 9.2.2 Interiors - Floors, Walls, Ceilings: Missing transition strip
- 🔧 9.2.3 Interiors - Floors, Walls, Ceilings: Wall - No paint
- ⊖ 9.2.4 Interiors - Floors, Walls, Ceilings: Crown molding/Baseboard Cracks
- ⊖ 9.2.5 Interiors - Floors, Walls, Ceilings: Possible Missing Insulation
- ⊖ 9.4.1 Interiors - Windows and Door: Door interior-Deteriorated
- ⊖ 9.4.2 Interiors - Windows and Door: Window hard to lock
- 🔧 9.4.3 Interiors - Windows and Door: Window-screens missing
- ⊖ 9.4.4 Interiors - Windows and Door: Window-damage
- ⊖ 10.1.1 Bathrooms - Bathub: Faucet Handle issue
- ⊖ 10.1.2 Bathrooms - Bathub: Grout deteriorated
- ⊖ 10.5.1 Bathrooms - Flooring: Cracked tiles
- ⊖ 10.9.1 Bathrooms - Wall: Mirror- minor damage
- 🔧 10.9.2 Bathrooms - Wall: Paint Cracking
- ⊖ 11.7.1 Appliances - Refrigerator: Refrigerator Cover damaged

1: INSPECTION DETAILS

Information

Condensing Unit: Unit size

2 1/2 ton
14 seer

Air Handler: Air Handler Model #

FB4CNP030

Air Handler: Air Handler Serial #

3319f44193

Air Handler: Estimate Age Air Handler

2 Year(s)

Air Handler: Filter Location

Below unit
Size 18x24x1

Air Handler: Manufacturer

Carrier

General: Filter Advice

Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

General: Maintenance Advice

Recommend repair/regular service to maintain peak performance. In Florida, that is twice a year or every 6 months.

General: Temperature Differential

20 Degrees

This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-24 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The test results were measured using a digital thermometer. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.



General: Normal Operation

The air conditioning system responded to the controls and appeared to operate in a satisfactory manner.

Water Heater: Normal Operation

Electric water heater was installed, appeared to be in functional condition, and supplied hot water upon demand at the time of the inspection.

7: ELECTRIC SERVICE

Information

Electric Panel: Amperage Capacity
200

Electric Panel: Branch Wiring
Copper

Electric Panel: Location of Main Disconnect
Bottom of Panel



Electric Panel: Location of Main Panel
Garage

Electric Panel: Panel Manufacturer
Square D

Electric Panel: Protection
Breakers

Electric Panel: Service Conductor
Multi-Strand Aluminum

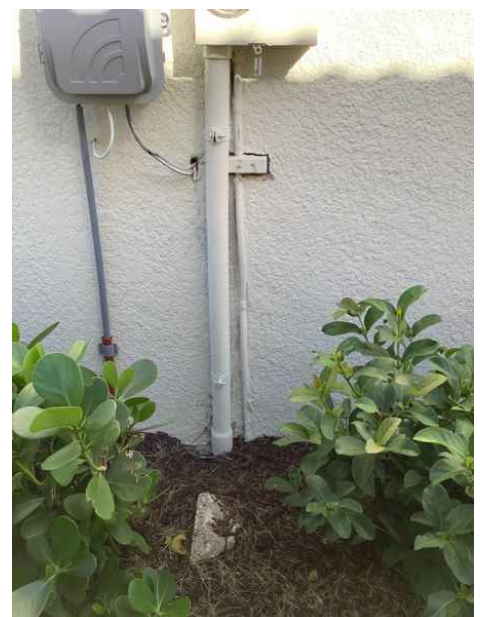
Electric Panel: Service Type
Underground

Electric Panel: Service Voltage
120/240

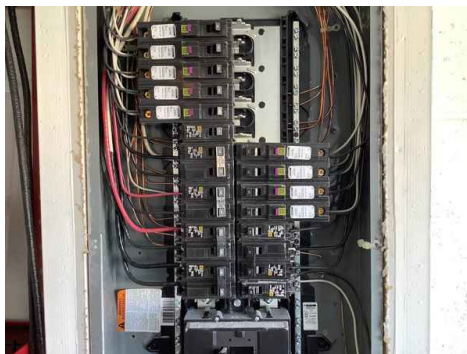
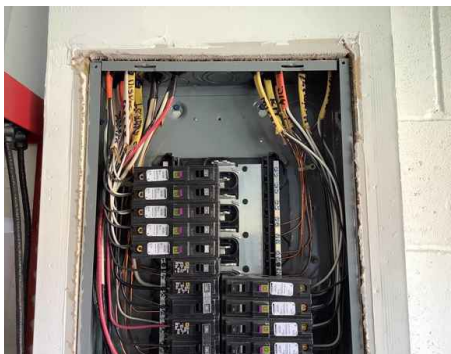
Electric Panel: System Grounding
Unverified

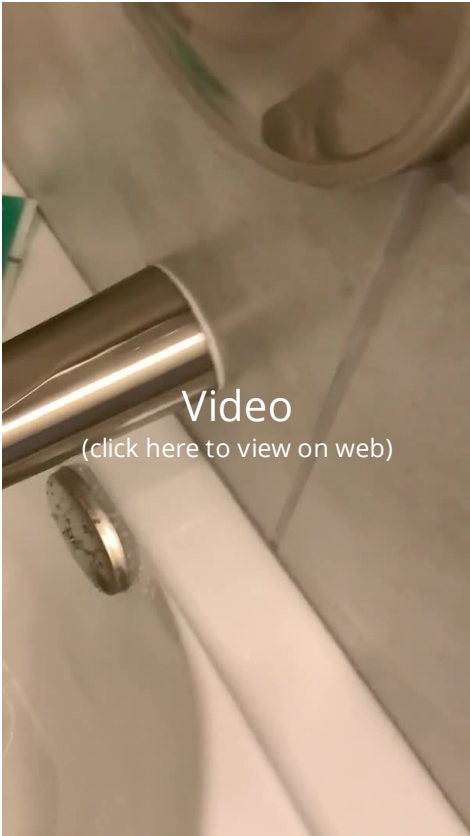
Meter: Meter base

Service Wires: Service entrance wires



Electric Panel: Panel pictures





10.1.2 Bathub

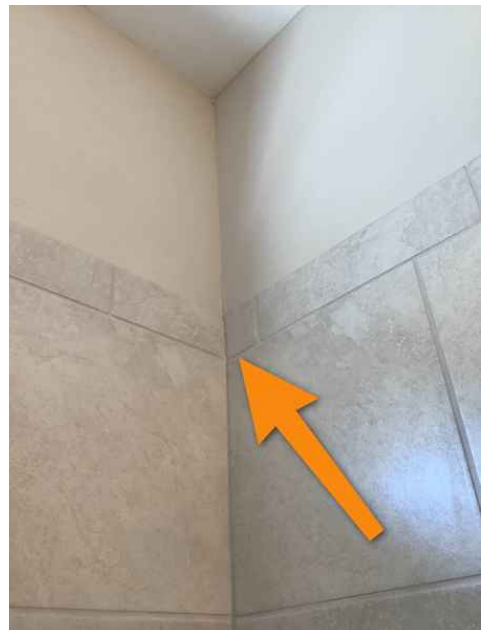
 Deficiencies

GROUT DETERIORATED

Grout at the tiles around the bathtub is damaged or deteriorated. This can allow water to intrude behind the tiles causing loose tiles and microbial growth issues. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

Recommendation

Contact a qualified professional.





10.5.1 Flooring

CRACKED TILES

Tile is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary. For example, replacing broken tiles.



10.9.1 Wall

MIRROR- MINOR DAMAGE

Minor damage on mirror in bathroom. Recommend repair/replace due to sharp edges exposed

