

# Rolfs Home Inspection LLC



**January 4th 2023, 12:00 pm**

**Inspection performed by:**  
**William Rolfs Owner/Certified Inspector**  
**(850) 449-9397**  
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**Florida License # HI15267**

## **General Information**

**BUILDING ADDRESS:** 1234 Country Club Drive  
**CITY:** Anywhere  
**STATE:** Florida  
**ZIP CODE:** 55555  
**INSPECTION DESCRIPTION:** Whole Home  
**SQUARE FOOTAGE:** 1735

**Picture:**



**Has the PRE-INSPECTION AGREEMENT been signed by the client?**

Yes

**Is the client present for the inspection?**

Only for part of the Inspection

**Is the real estate agent present for the inspection?**

Only for part of the Inspection

Rolfs Home Inspection LLC Confidential - for client use only. Use by any unauthorized persons is prohibited

## EXTERNAL AMENITIES

### **GATE** Poor

Notes:

There are two gates located on this property. A small walk gate on the right side of the house, opens, but drags the ground. The double drive gate on the left-hand side of the house was blocked and could not be inspected.



### **FENCE** Fair

Notes:

There's a wood fence surrounding the backyard of this house. The fence is in good shape in places, but not so good of shape in others. Fence could be tightened up with some extra poles added.

### **SHED / OUTBUILDINGS** Satisfactory

Notes:

Small outbuilding in backyard. Was not inspected but looked to be in pretty good condition.

### **CARPORT** Satisfactory

Notes:

Small carport located on front right corner of house. Appears to be in good condition.

## ROOF

### **ROOF TYPE** Gable

Notes:

There are multiple gable and hip style sections to this roof.

### **ROOF MATERIAL** Other

Notes:

Roof is covered with ribbed metal panels.



**SHINGLES MISSING / DAMAGED?** Satisfactory

Notes:

Metal panels have some age, approximately 15 years, but are in good condition. Very small amount of rust observed at tip ends of panels.

**ROOF INSTALLATION** Poor

Notes:

At some cut point, there was a fire in the attic of this house. The wood rafters and sheathing material were burnt pretty bad. It appears, 2 x 6 boards were added to the burnt rafters to strengthen. The sheathing material was not replaced after the fire. The metal roof was screwed directly to the burnt sheeting material. The actual Metal roofing can be seen in places from the attic through the burnt sheeting material.



**CHIMNEY** Not Inspected

Notes:

There are two chimneys penetrating the roof of this house. Neither chimney was inspected, due to the steep pitch of the roof. There are two double sided fireplaces connected to the main chimney. One upstairs and one downstairs. Both fireplaces are very old and do not appear to be in good working condition. Inspector recommends only a small gas or electric heater be inserted into the firebox. If there is ever any intention to start an actual fire, inspector recommends a full fireplace inspection by a qualified contractor. The second chimney/fireplace has apparently been framed around inside house. It cannot be seen from the interior of the house.



**GUTTERS AND DRAINAGE** Satisfactory

Notes:

Only a very small amount of gutter is located on this house. It appears to be in good condition.

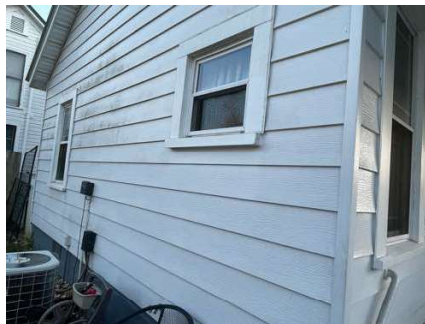
**MILDEW PRESENT ON ROOF?** No

**EXTERIOR**

**SIDING MATERIAL** Metal

Notes:

This house has a couple different siding materials. A good bit of the front is Hardi Plank type concrete board. The rest of the house is metal/aluminum siding. Both appear to be in good condition. One piece of wood corner trim has wood rot towards the bottom.



**SIDING CONDITION** Satisfactory

Notes:

Both Hardi Plank and aluminum siding appears to be in good condition.

**SOFFITS/FASCIA** Satisfactory

Notes:

The soffit and fascia on this house appears to be aluminum and vinyl. Both are in good condition.

**TRIM** Fair

Notes:

Most of the trim on this house appears to be metal/aluminum siding and is in good condition. One corner has a piece of wood trim that has rot at the bottom. This piece of trim will need to be replaced and repainted.



**EXTERIOR DOORS** Satisfactory

Notes:

There are three exterior doors, all appear to be in good condition. All of the exterior door have double lock-set deadbolts. Recommend replacing inside lock set with hand turn knob for fire exit and safety.

**DECKS** Fair

Notes:

There's a small wooden deck on the left side of the house. The exterior door from kitchen exits onto this porch. The porch appears to be in good condition, but there is an insufficient handrail in one area.



**BALCONIES** Fair

**Notes:**

There is a wood deck upstairs on the front of the house. This deck is very old, but appears to be in good condition. The deck was observed from top and bottom and no wood rot was observed. On this upper level deck, there are several issues with the handrails. First, the handrails are only 31 inches tall and normal height is to be between 34 inches and 38 inches. Second, there is a missing baluster and blocks holding up center of handrail. The right lower end of handrail is also broken loose from pole. This could present a hazard if someone had to rely on handrail to keep from falling. Recommend evaluation by a handyman or licensed contractor to correct.



**STOOP / PORCH** Fair



**Notes:**

There is a covered concrete porch on the front of the house. The concrete is in fair condition for its age. There is some minor cracking, but one small area is actually raised. This could cause a small trip hazard. There are a couple of ways that this could be repaired, either framing and pour new concrete on top of original or grinding concrete smooth and filling the crack. If this is a concern, recommend evaluation by a concrete contractor. There are also several issues with the handrails on this porch. The handrails are only 31 inches tall. Standard handrails are supposed to be between 34 and 38 inches tall.



**PATIO** Satisfactory

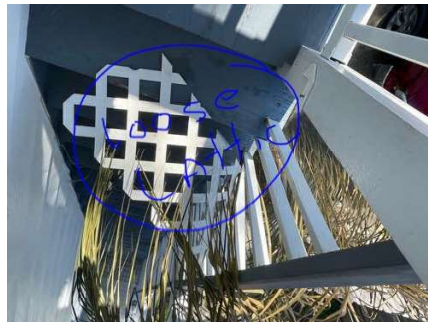
**Notes:**

There's a small patio area consisting of concrete pavers in the backyard. Pavers appear to be in good condition.

**STEPS** Fair

**Notes:**

There are set of stairs leading up to the second level balcony. The steps appear to be in good condition, but there are some of the banisters that had begin to rot. The handrail itself appears to be sturdy, but the balusters themselves are not.







## LANDSCAPE

**GRADING** Satisfactory

Notes:

The land around the house appears to be graded pretty smooth. Always try to grade in a slope away from the house, to shed water.

**WALKWAYS** Satisfactory

Notes:

## GARAGE

**DRIVEWAY** Satisfactory

Notes:

The driveways have some small cracking, but this is very common in our area.

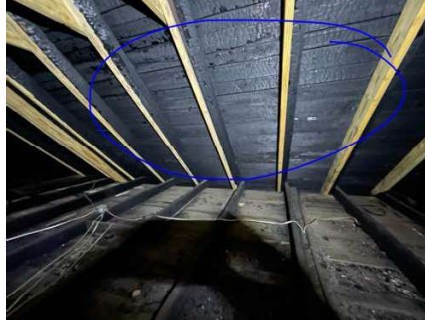


## ATTIC

**ROOF SHEATHING** Poor

Notes:

There has been a fire in the attic of this house on the second story. The fire burnt the rafters and sheathing pretty bad. New 2" x 6" boards were installed next to the rafters to strengthen. The sheathing was not replaced and is in pretty bad condition as observed by the inspector. There does not appear to be any new unburnt sheathing between the Rafters and the metal roofing. Recommend evaluation by a structural engineer or qualified general contractor.



**FRAMEWORK** Poor

Notes:

As stated before, there was a fire in the attic of this house. The original rafters were burnt pretty bad. New 2" x 6" boards were installed beside many of the burnt rafters to strengthen. Inspector does not know if this remediation was approved/overseen by a structural engineer. First, recommend discussing with seller and asking for documents and details concerning repairs. If no documents are available, recommend evaluation by structural engineer or a qualified general contractor.



**INSULATION** Poor

Notes:

There is no insulation in the second-story attic of this house. recommend adding 12 to 15 inches of insulation to maximize HVAC efficiency.



**ACCESS** Fair

Notes:

There is a small attic access to the main attic in the upstairs bedroom. There is what appears to be an attic access in the wall to the area over the kitchen and downstairs bedroom. This access is closed by a piece of plywood that is screwed in place. Inspector was unable to enter this access.

**SIGNS OF PESTS IN ATTIC?** No

Notes:

Inspector did not observe any pest or rodents or evidence of in the attic area inspected.

**BATHROOM 1 (Downstairs)**

**DOORS** Fair

Notes:

Door to bedroom is in good condition. Door closes, latches, and locks as intended. Door leading to the hallway and stairwell sticks a little. May need adjusting and possibly a new door knob installed. Recommend evaluation by a handyman or licensed contractor.

**FLOORING** Fair

Notes:

Floor is covered in porcelain or possibly ceramic tile. Tile has been painted at some point and paint is starting to peel or wear off. If this is a concern, recommend evaluation by a flooring installation contractor.



**WALLS** Satisfactory

Notes:

Walls are covered by a thin painted plywood or Louan type material in good condition.

**WINDOWS** Satisfactory

Notes:

Window is vinyl clad, double pane, double hung unit in good condition. No evidence of vacuum seal failure. This window has a textured coating for privacy.

**CEILING** Fair

Notes:

Ceiling is covered with decorated insulated tile in fair condition.

**COUNTERS** Fair

Notes:

The cabinet under the bathroom sink has a screw missing from the handle. Recommend repair / replacement by a homeowner or handyman.





**SINKS** Poor

Notes:

This bathroom has a hard surface countertops sink which has been painted. Paint has been scratched in several areas. The drain stopper is missing and needs repair. Recommend evaluation by a handyman or licensed plumber.



**BATHTUB / SHOWER** Fair

Notes:

This bathroom has a walk-in bathtub in fair condition. The unit appears to work as intended, inspector filled 1/2 full to check seal. Door seal appears to work fine has no leakage was observed.



**TOILET** Satisfactory



Notes:

Toilet was tested several times during inspection. Toilet appears to be working as intended.

**OUTLETS** Poor

Notes:

The GFCI receptacle tests to have an open ground and will not trip with inspectors tester. The light over the sink is also controlled by this GFCI receptacle. Receptacle will trip with test button on unit. The light goes off along with the receptacle. Do not believe there is GFCI protection for this receptacle next to sink. recommend evaluation by a licensed electrician.



**LIGHTING** Satisfactory

Notes:

Lighting is provided by ceiling mounted fixture and for bulb fixture over sink. Both appear to be working as intended

**VENTING** Not Inspected

Notes:

There is no exhaust vent fan in this bathroom. There is an operable window.

## **BATHROOM 2 (Upstairs)**

**FLOORING** Fair

Notes:

Flooring is vinyl stick down 12" x 12" squares in fair condition.

**WALLS** Satisfactory

Notes:

Walls are covered with RFP (reinforced fiberglass panel) and painted plaster.

**WINDOWS** Satisfactory

Notes:

Window is vinyl clad, double pane, double hung unit in good condition. No evidence of vacuum seal failure.

**CEILING** Satisfactory

Notes:

Ceiling is painted plaster or Sheetrock in good condition.

**SINKS** Satisfactory

Notes:

Sink is a pedestal style sink in very good condition.

**BATHTUB / SHOWER** Fair

Notes:

There is a small fiberglass shower stall in fair condition. There is several small cracks around the bottom edge of shower wall where it connects to the pan. This could be repaired with caulk, but will not last forever. If this is a concern, recommend evaluation by a licensed plumber or a general contractor. The shower door is in fair condition with some cosmetic issues at the very bottom.



**TOILET** Fair

Notes:

Toilet is loose from the floor and needs to be reset and tightened. There is currently a shim pushed under to help stabilize this toilet.



**OUTLETS** Poor

Notes:

The receptacle next to sink is not GFCI protected. Recommend evaluation by a handyman or licensed electrician.



**LIGHTING** Satisfactory

Notes:

Lighting is provided by a ceiling mounted fixture in good condition.

**VENTING** Not Inspected

Notes:

There is no exhaust ventilation fan in this bathroom, there is an operable window.

## **BEDROOM 1 (Downstairs)**

**DOORS** Fair

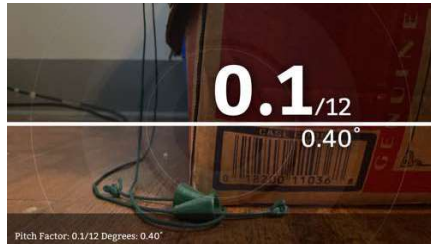
Notes:

Door leading to bathroom appears to be in good working condition. Bedroom door opens and closes but will not latch properly. Appears to need a new strike plate and maybe some adjustment.

**FLOORING** Fair

Notes:

Original hardwood floor in fair condition. Although the floor appears to go downhill as you enter the room moving to the back, A level shows very little slope.



**WALLS** Satisfactory

Notes:

Walls are covered in thin painted plywood or Louan in good condition.

**WINDOWS** Satisfactory

Notes:

Window is vinyl clad, double pane, double hung units in good condition. No evidence of vacuum seal failure. The screen is torn in a couple of places.



**CEILINGS** Fair

Notes:

The ceiling is covered in decorative insulated tile in fair condition. The tile is a little wavy in places.

**CLOSETS** Fair

Notes:

There's a small closet with a shelf and clothes hanging rod. The rod needs some reinforcement as it is sagging. There are no doors on this closet. The doors are located behind the couch.



**OUTLETS** Fair

Notes:

All three outlets tested, show open ground. Recommend evaluation by licensed electrician.

**LIGHTING** Fair

Notes:

White is provided by a fixture mounted on the ceiling fan. Two bulbs appear to be expired.

**CEILING FANS** Satisfactory

Notes:

The ceiling fan in this room is in good condition. Operated in all three speeds and works as intended.

## **BEDROOM 2 (Upstairs)**

**DOORS** Satisfactory

Notes:

There is a metal clad exterior door with large oval glass in good condition. The storm door is also in good condition. The exterior door has a double lock set deadbolt. Recommend replacing inside lock set with hand turn knob for fire exit and safety.

**FLOORING** Fair

Notes:

Flooring is solid hardwood in fair condition. Has been patched in several places around the fireplace.





**WALLS** Satisfactory

Notes:

Walls are smooth painted plaster or sheet rock in good condition. There is one small damaged area near the closet that needs to be repaired. Recommend evaluation by a handyman or painter.

**WINDOWS** Fair

Notes:

There are two windows in this room. The window to the right of the door is a vinyl clad, double pane, double hung unit in good condition. No evidence of vacuum seal failure. The window to the left of the door is a vinyl clad, double pane, double hung unit in fair condition. There is evidence of vacuum seal failure on the upper pane. Recommend pane replacement by window and door contractor.

**CEILINGS** Satisfactory

Notes:

Ceilings or smooth painted plaster or sheet rock in good condition.

**CLOSETS** Satisfactory

Notes:

There is one small closet in this extended bedroom. Closet has shelves and clothes hanging rod.

**OUTLETS** Fair

Notes:

Three of the five outlets tested show open ground. Recommend evaluation by a licensed electrician.

**LIGHTING** N/A

Notes:

There are two light kits attached to ceiling fans in this room. The light over the bed does not work due to a bad switch installed on the light kit itself. The second light in this room does not appear to work. Maybe expired bulbs. Recommend changing bulbs first and if this does not work, evaluation by a handyman or licensed electrician.



**CEILING FANS** Satisfactory

Notes:

The ceiling fans in this room are in good condition. Operated in all three speeds and works as intended. Light kit issues noted above.

**LIVING AREA**

**DOORS** Fair

Notes:

There's a metal clad exterior door with large oval window in very good condition. The storm door attached to this door frame has a couple issues. The paint appears to be peeling in several places inside and outside. The door closing shock absorber has also pulled its screws into the door frame loose. The door weatherstripping is also torn in a couple places. Recommend evaluation by a handyman.

The exterior door has a double lock set deadbolt. Recommend replacing inside lock set with hand turn knob for fire exit and safety.



**FLOORING** Satisfactory

Notes:

Flooring is solid hardwood in good condition. There does appear to be a pet urine odor which appears to be coming from the wood floors.

**WALLS** Satisfactory

Notes:

Walls are covered with wood paneling in good condition.

**WINDOWS** Satisfactory

Notes:

Windows are vinyl clad, double pane, double hung units in good condition. No evidence of vacuum seal failure.

**CEILING** Satisfactory

Notes:

Ceiling is decorative insulated tile in good condition.

**OUTLETS** Fair

Notes:

Two or four receptacles tested as open grounds. Recommend evaluation by a licensed electrician.

**LIGHTING** Not Inspected

Notes:

No installed lighting located in this room. Buyer would need to use lamps or have lighting installed.

**FIREPLACE** Not Inspected

Notes:

Electric fireplace insert located in firebox. Was not plugged in, so was not tested.

## DEN AREA WITH STAIRCASE

**FLOORING** Poor

Notes:

The hardwood floor in this area appears to be in poor condition. There are some raised areas that have appeared to been exposed to excessive moisture. There's a strong pet urine smell apparently coming from the wood floor. Recommend evaluation by a flooring refinishing contractor.



**STAIRWAYS** Satisfactory

Notes:

Stairs appear to be in good condition. Treads and handrails meet minimum standards. Stairs and handrails appear to be very solid.



**WALLS** Satisfactory

Notes:

Walls are painted plaster or sheet rock in good condition.

**CEILING** Satisfactory

Notes:

Ceiling is decorative insulated tile in good condition

**OUTLETS** Fair

Notes:

Outlet located in stairwell test as open ground. Recommend evaluation by a licensed electrician.

**LIGHTING** Not Inspected

Notes:

No lighting installed in this area.

## **KITCHEN**

**DOORS** Satisfactory

Notes:

Metal clad exterior door with half light in good condition. Weather seal is torn in several places. May need to replace at some point. This exterior door has a double lock set deadbolt. Recommend replacing inside lock set with hand turn knob for fire exit and safety.



**FLOORING** Satisfactory

Notes:

Flooring is rolled vinyl in good condition.

**WALLS** Satisfactory

Notes:

Walls are painted plaster or sheet rock in good condition.

**WINDOWS** Satisfactory



Notes:

Windows are vinyl clad, double pane, double hung units in good condition. No evidence of vacuum seal failure. There is a privacy texture on these windows and it is starting to peel.



**CEILING** Satisfactory

Notes:

Ceiling is painted wood slats in good condition

**COUNTERTOPS** Fair

Notes:

Countertops are preform laminate tops that have been painted. The paint is starting to chip in places.

**CABINETS** Fair

Notes:

All cabinet doors and drawers were tested and work as intended with one exception. One door has bent hinges. These hinges will need to be replaced. Recommend evaluation by a handyman.



**SINK / GARBAGE DISPOSAL** Satisfactory

Notes:

Sink and faucet was tested and works as intended. Drain was water tested and seems to flow smoothly. No garbage disposal installed.

## **STOVE / OVEN** Satisfactory

### Notes:

Stove and oven combo was tested. All burners including oven and broiler work as intended. Microwave had no power and was not tested.



## **EXHAUST HOOD** Satisfactory

### Notes:

Exhaust hood was tested. Fan and light works as intended. The ceiling fan in this room is in good condition. Operated in all three speeds and works as intended.

## **REFRIGERATOR** Satisfactory

### Notes:

Refrigerator was unplugged when inspector arrived. Inspector plugged refrigerator in and tested and then unplugged refrigerator again. Refrigerator temperature tested at 48.7°F and the freezer tested at 2.2°F. deep freeze was also tested and it was -4°F.



**OUTLETS** Fair

Notes:

All electrical receptacles appear to be installed correctly per inspectors tester. no GFCI protection for receptacle near sink. Recommend evaluation by licensed electrician.

**DINING ROOM**

**DOORS** Satisfactory

Notes:

Closet door is in good condition. Door closes and latches as intended.

**FLOORING** Satisfactory

Notes:

Original hardwood floor in good condition. Small raised area near fireplace, but does not seem to be a concern.

**WALLS** Satisfactory

Notes:

Walls are painted plaster or sheet rock in good condition. Also lower section covered with painted bead board in good condition.

**WINDOWS** Fair

Notes:

One window is vinyl clad, double pane, double hung units in good condition. No evidence of vacuum seal failure. Second window is vinyl clad, double pane, double hung units in fair condition. There is evidence of vacuum seal failure. Glass stained from inside and can't be cleaned. Recommend pane be replaced by window and door contractor.

**CEILING** Satisfactory

Notes:

Ceiling is decorative insulated tile in good condition. There is one loose tile, but most likely can be put back in place with a little bit of glue. Recommend repair / replacement by a homeowner or handyman.

**OUTLETS** Fair

Notes:

Both outlets tested to have open grounds. Recommend evaluation by a licensed electrician.

**LIGHTING** Satisfactory

Notes:

Lighting is provided by a ceiling mounted fixture. One bulb appears to have expired and needs to be replaced.

**FIREPLACE** Not Inspected

Notes:

There is a gas insert in the fireplace. Insert was not tested. If there is ever an intent to burn actual fire in fireplace, it is recommended to have a full fireplace inspection by a licensed contractor.

## **LAUNDRY ROOM**

**OUTLETS** Satisfactory

Notes:

All electrical receptacles appear to be installed correctly per inspectors tester.

**WATER SUPPLY** Satisfactory

Notes:

**DRAINAGE** Not Inspected

Notes:

**VENTILATION** Satisfactory

Notes:

**CABINETS** Satisfactory

Notes:

Wooden wall shelves in good condition.

## **FOUNDATION**

**FOUNDATION MATERIAL** Masonry

Notes:

From the exterior, the foundation appears to be in good condition. There is a small amount of brick starting to deteriorate from age. House was built in 1900, so this is expected. There is no access to the house's crawlspace.



## **PLUMBING**

**MAIN SHUTOFF VALVE** Not Inspected

Notes:

Main shut off is located next to driveway on the left side of house. Valve is covered in dirt and was not actually tested by inspector.



**SINK / TOILET SHUTOFF VALVES** Satisfactory

Notes:

All sinks and toilets have supply shut off valves and appear to be in good condition.

**PRESSURE AT FAUCETS** Satisfactory

Notes:

Pressure at Faucets were tested by running multiple fixtures at once. Pressure remained fairly steady.

**DRAINAGE** Satisfactory

Notes:

All drains except laundry were water tested and appeared to drain smoothly.

**SEWER / SEPTIC** Not Inspected

Notes:

**WATER HEATER** Satisfactory

Notes:

One small water heater (30 gallon) (manufactured in August 2010) was found in kitchenette upstairs. It is believed, there is a second water heater possibly enclosed by wood beside walk-in tub. This is inspectors suspicion due to the tub water being immediately hot when turned on. The known water heater was manufactured Sept. 2010. It is recommended that the enclosed space next to walk-in tub be opened to reveal if water heater is inside.

Water temp at kitchen sink was 106.7°F at time of inspection.

**VENT SYSTEM** Satisfactory

Notes:

There was several cast-iron plumbing vents observed by inspector. All vents appear to be in good working order. No sewage smell was observed.

## **ELECTRICAL**

**SERVICE DROP / LATERAL** Satisfactory

Notes:

**CONDUCTORS** Not Inspected

Notes:

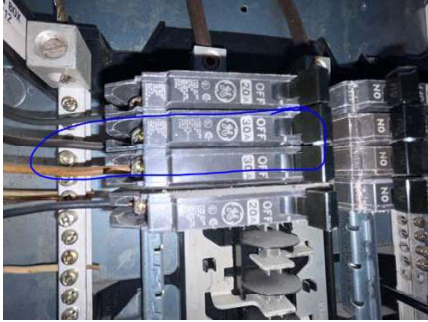
Conductors from weatherhead to meter panel are enclosed in conduit. Could not be inspected.

**OVERCURRENT PROTECTION** Satisfactory



Notes:

All breakers appear to be in good condition. One breaker in upstairs subpanel, is wired incorrectly. There are two 110 V circuits connected to one 220 V breaker. This needs to be corrected for safety. Recommend evaluation by a licensed electrician.



## **RECEPTACLES** Fair

Notes:

Multiple receptacles throughout the house test to have open grounds. recommend evaluation by a licensed electrician.

## **AMP RATING** 200 Amps

Notes:

Main panel appears to be a 200 amp service.  
Two sub panels located inside, appear to be 125 A each. One sub panel located downstairs next to kitchen and second sub panel located upstairs in main bedroom.

## **MAIN DISCONNECT** Satisfactory

Notes:

Main disconnects located in exterior meter panel. Panel located on left side of house.

## **WIRING METHOD** Non-Metallic Sheathed Cable

Notes:

## **CIRCUIT PANEL** Satisfactory

Notes:

The two interior circuit panels appear to be in good condition. Both panels appear to be approximately 15 years old.

# **HEATING & COOLING**

## **ENERGY SOURCE** Electric

Notes:

Both electric and natural gas used for heating and cooling.

**VENTING / CHIMNEY** Satisfactory

Notes:

Heater vent appears to be double wall metal pipe extending through the roof.

**HEATING SYSTEM** Forced Air

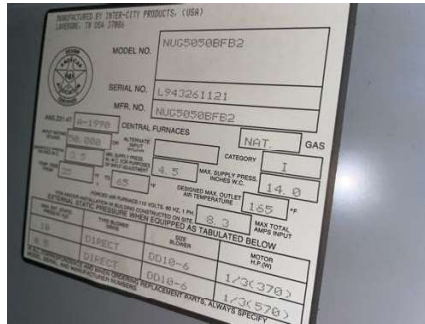
Notes:

Natural gas central heat.

**HEATING SYSTEM OPERATION** Not Inspected

Notes:

Heating system could not be tested, pilot light was not activated.  
Air Handler was manufactured August 1994, may be nearing end of life.  
Recommend evaluation by a License HVAC contractor prior to closing.



**DUCTWORK / PIPING** Satisfactory

Notes:

Visible ductwork and piping appears to be in good condition. One small kink noted in natural gas line to central furnace.



**COOLING SYSTEM** Fair

Notes:

Condenser was manufactured December 1997

Air Handler was manufactured August 1994

Both units may be near end of life.



### **COOLING SYSTEM OPERATION** Satisfactory

Notes:

Cooling system tested by a normal operational means. The temperature differential for the cooling system was 19.6°F.



### **THERMOSTAT** Fair

Notes:

Older thermostat, but appears to work as intended.

### **AIR FILTER(S)** Fair

Notes:

One air filter is stuck up in the bottom of the air handler. Needs to be removed. There is also several boxes of things stored under air handler causing reduced airflow. Recommend removing boxes to open airflow.



**SMOKE ALARM(S)** Fair

Notes:

There are multiple smoke detectors in this house. Three was observed in one room. Since there is no way to tell the age of a smoke detector, inspector recommends replacing smoke detectors now and replacing every 10 years for safety.

**CARBON MONOXIDE ALARM(S)** N/A

Notes:

It is also recommended to add a carbon monoxide detector near floor of each level, while using gas heat.

**ADDITIONAL DETAILS**

**EXTERIOR RECEPTICLES** Fair

Notes:

There are two exterior receptacles located in the backyard and one located on front porch. All three receptacles currently have power. None of the three receptacles have GFCI protection as required. Recommend evaluation by a licensed electrician.

# **SUMMARY:**

## **Roof - Roof Installation**

**At some cut point, there was a fire in the attic of this house. The wood rafters and sheathing material were burnt pretty bad. It appears, 2 x 6 boards were added to the burnt rafters to strengthen. The sheathing material was not replaced after the fire. The metal roof was screwed directly to the burnt sheathing material. The actual Metal roofing can be seen in places from the attic through the burnt sheathing material.**

## **Exterior - Balconies**

**There is a wood deck upstairs on the front of the house. This deck is very old, but appears to be in good condition. The deck was observed from top and bottom and no wood rot was observed. On this upper level deck, there are several issues with the handrails. First, the handrails are only 31 inches tall and normal height is to be between 34 inches and 38 inches. Second, there is a missing baluster and blocks holding up center of handrail. The right lower end of handrail is also broken loose from pole. This could present a hazard if someone had to rely on handrail to keep from falling. Recommend evaluation by a handyman or licensed contractor to correct.**

## **Exterior - Steps**

**There are set of stairs leading up to the second level balcony. The steps appear to be in good condition, but there are some of the banisters that had begin to rot. The handrail itself appears to be sturdy, but the balusters themselves are not.**

## **Attic - Roof Sheathing**

**There has been a fire in the attic of this house on the second story. The fire burnt the rafters and sheathing pretty bad. New 2" x 6" boards were installed next to the rafters to strengthen. The sheathing was not replaced and is in pretty bad condition as observed by the inspector. There does not appear to be any new unburnt sheathing between the Rafters and the metal roofing. Recommend evaluation by a structural engineer or qualified general contractor.**

## **Attic - Framework**

**As stated before, there was a fire in the attic of this house. The original rafters were burnt pretty bad. New**

**2" x 6" boards were installed beside many of the burnt rafters to strengthen. Inspector does not know if this remediation was approved/overseen by a structural engineer. First, recommend discussing with seller and asking for documents and details concerning repairs. If no documents are available, recommend evaluation by structural engineer or a qualified general contractor.**

#### **Bathroom 1 - Outlets**

**The GFCI receptacle tests to have an open ground and will not trip with inspectors tester. The light over the sink is also controlled by this GFCI receptacle. Receptacle will trip with test button on unit. The light goes off along with the receptacle. Do not believe there is GFCI protection for this receptacle next to sink. recommend evaluation by a licensed electrician.**

#### **Bathroom 2 - Outlets**

**The receptacle next to sink is not GFCI protected. Recommend evaluation by a handyman or licensed electrician.**

**The items listed on the summary are, in the inspector's opinion, those that pose a safety hazard or affect the habitability or integrity of the house. The client is strongly advised to read the entire report.**