



Inspection Report

Dallas Hart

Property Address:
1122 SE Lanvale St.
Lake City FL 32025



Home Inspection Group

Rick Waddell Lic# 9708
17421 NW 62nd Ave.
Alachua FL, 32615
352-226-0456

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Date: 10/20/2021	Time:	Report ID: 4385
Property: 1122 SE Lanvale St. Lake City FI 32025	Customer: Dallas Hart	Real Estate Professional:

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.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building:

Single Family (1 story)

Approximate age of building:

1940

1. Structural Systems

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.

Styles & Materials

Foundation: Poured concrete Skirting	Method used to observe Crawlspace: From entry Crawled	Ceiling Structure: 2X4
Floor Structure: 2 X 6 2 X 10	Wall Structure: Wood	Columns or Piers: Wood piers Brick piers Metal
Roof Covering: 3-Tab fiberglass Roll/Selvage	Roof-Type: Gable Shed	Method used to observe attic: Walked
Attic info: Scuttle hole	Roof Structure: 2 X 4 Rafters Plywood	Viewed roof covering from: Walked roof
Siding Style: Shiplap shakes	Siding Material: Vinyl Asbestos slate shingle	Window Types: Double-hung
Window Manufacturer: UNKNOWN	Appurtenance: Covered porch	Exterior Entry Doors: Wood
Ceiling Materials: Ceiling Tile	Wall Material: Plaster	Floor Covering(s): Laminated T&G Tile
Interior Doors: Wood	Cabinetry: Wood	Countertop: Corian
Driveway: Concrete Dirt		

		IN	NI	NP	RR
1.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
1.1	Columns or Piers	•			
1.2	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
1.3	Roof Coverings	•			
1.4	Roof Structure and Attic	•			
1.5	Flashings	•			
1.6	Skylights, Chimneys and Roof Penetrations	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

		IN	NI	NP	RR
1.7	Roof Drainage Systems				
1.8	Walls and Covering (Exterior and Interior)				
1.9	Ceilings and Floors				
1.10	Doors (Exterior and Interior)				
1.11	Windows (representative number)				
1.12	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				
1.13	Soffit/Fascia				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Comments:

1.0



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)



1.0 Item 11(Picture)



1.0 Item 12(Picture)



1.0 Item 13(Picture)



1.0 Item 14(Picture)



1.0 Item 15(Picture)

1.1



1.1 Item 1(Picture)



1.1 Item 2(Picture)



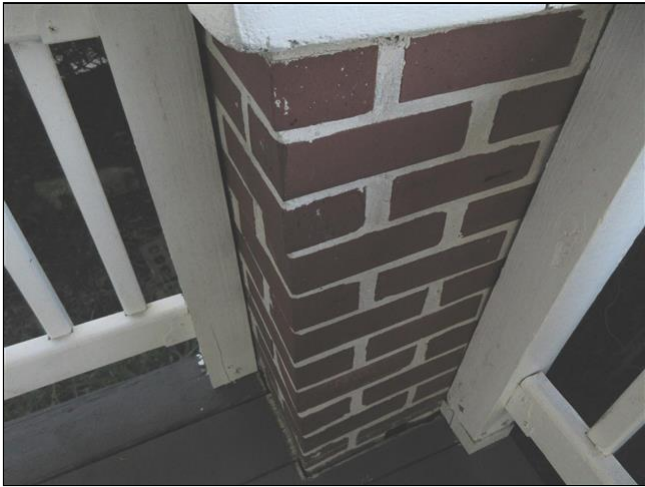
1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)



1.1 Item 7(Picture)



1.1 Item 8(Picture)



1.1 Item 9(Picture)



1.1 Item 10(Picture)



1.1 Item 11(Picture)



1.1 Item 12(Picture)



1.1 Item 13(Picture)



1.1 Item 14(Picture)



1.1 Item 15(Picture)

1.2



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.3 re roof 2014



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)



1.3 Item 4(Picture)



1.3 Item 5(Picture)



1.3 Item 6(Picture)



1.3 Item 7(Picture)



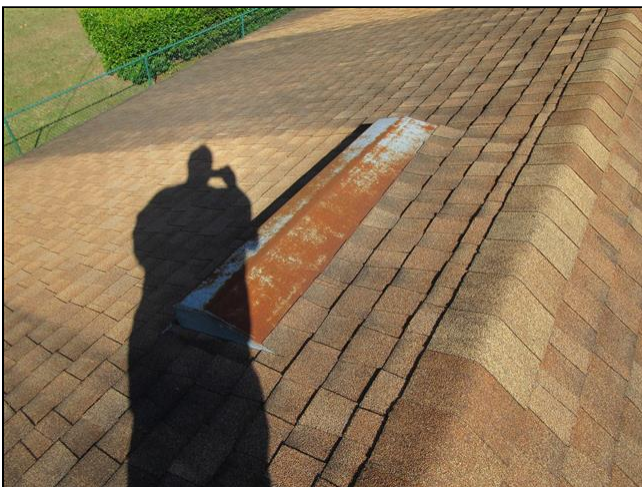
1.3 Item 8(Picture)



1.3 Item 9(Picture)



1.3 Item 10(Picture)



1.3 Item 11(Picture)



1.3 Item 12(Picture)



1.3 Item 13(Picture)



1.3 Item 14(Picture)



1.3 Item 15(Picture)



1.3 Item 16(Picture)



1.3 Item 17(Picture)



1.3 Item 18(Picture)



1.3 Item 19(Picture)



1.3 Item 20(Picture)



1.3 Item 21(Picture)



1.3 Item 22(Picture)



1.3 Item 23(Picture)



1.3 Item 24(Picture)

1.4



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)



1.4 Item 4(Picture)



1.4 Item 5(Picture)



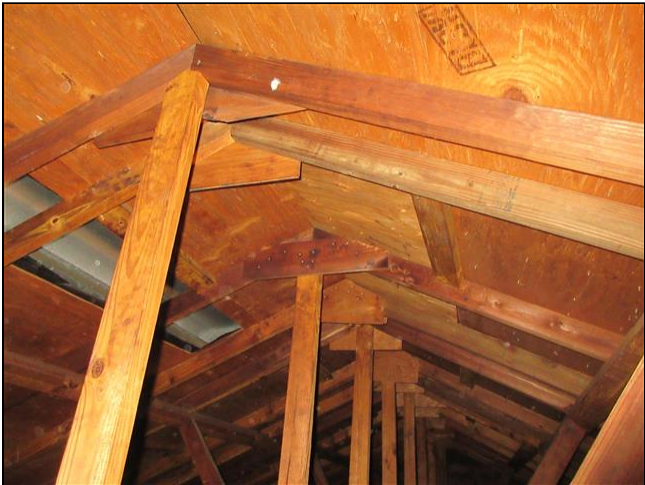
1.4 Item 6(Picture)



1.4 Item 7(Picture)



1.4 Item 8(Picture)



1.4 Item 9(Picture)

1.7



1.7 Item 1(Picture)



1.7 Item 2(Picture)



1.7 Item 3(Picture)

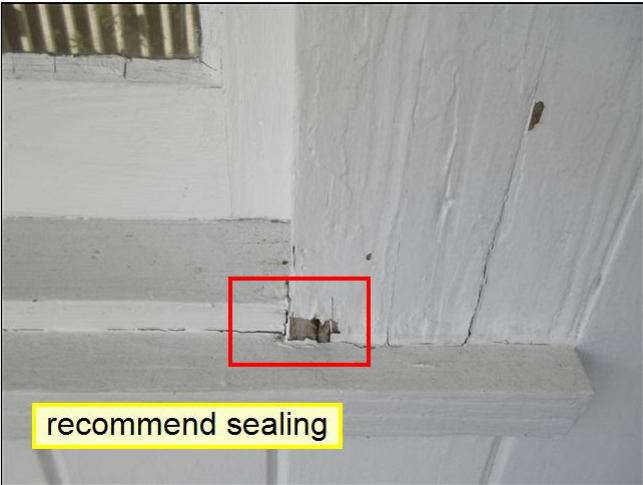


1.7 Item 4(Picture)

1.8 Recommend sealing highlighted areas



1.8 Item 1(Picture)



1.8 Item 2(Picture)



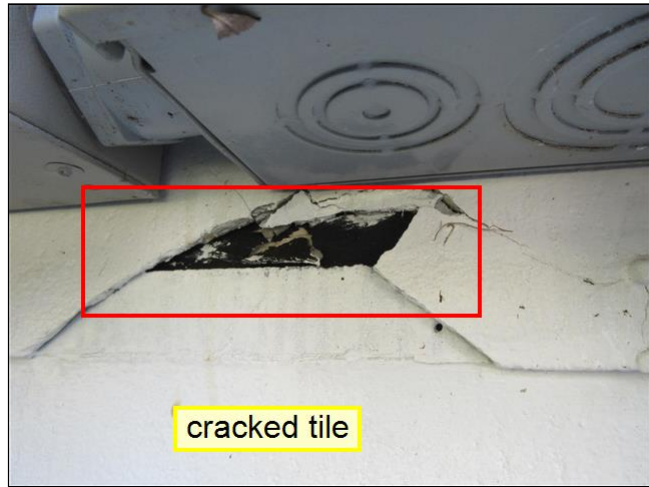
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1.8 Item 4(Picture)



1.8 Item 5(Picture)



1.8 Item 6(Picture)



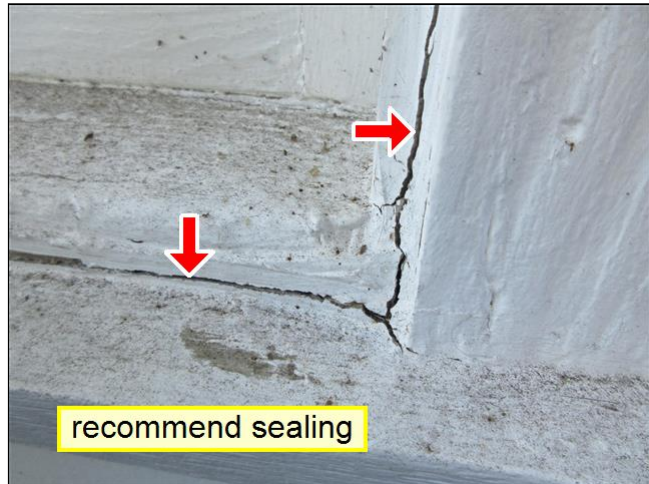
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1.8 Item 8(Picture)



1.8 Item 9(Picture)



1.8 Item 10(Picture)



1.8 Item 11(Picture)



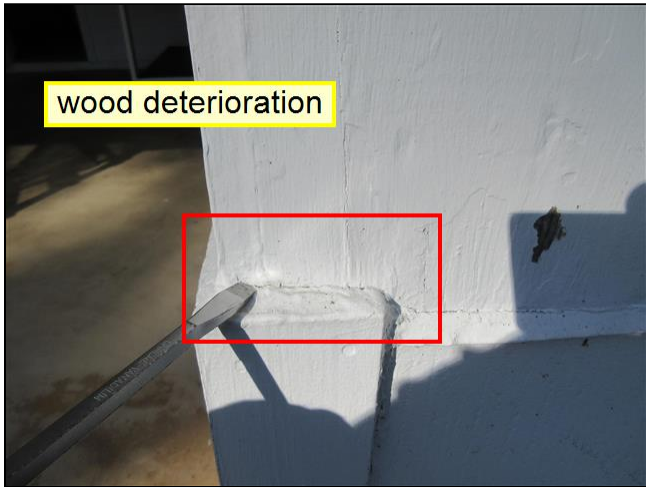
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1.8 Item 13(Picture)



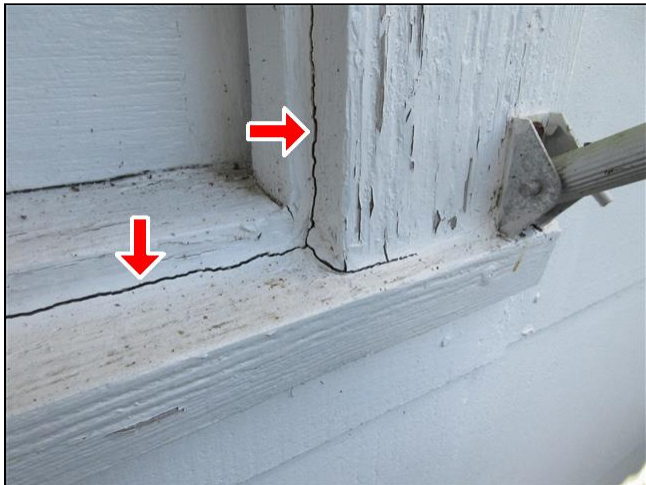
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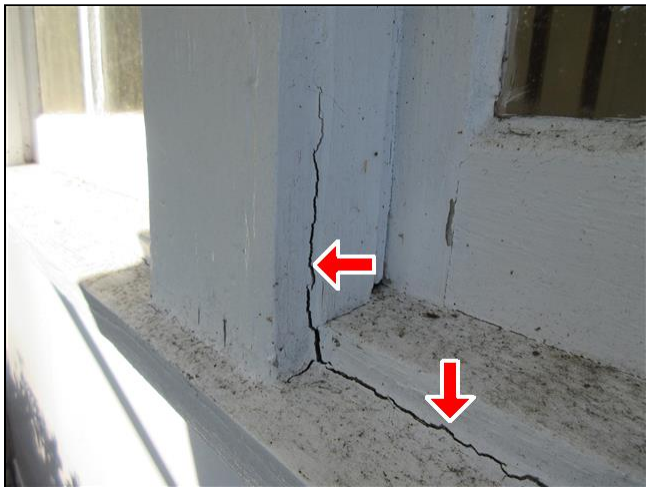
1.8 Item 16(Picture)



1.8 Item 17(Picture)



1.8 Item 18(Picture)



1.8 Item 19(Picture)



1.8 Item 20(Picture)



1.8 Item 21(Picture)



1.8 Item 22(Picture)



1.8 Item 23(Picture)



1.8 Item 24(Picture)



1.8 Item 25(Picture)



1.8 Item 26(Picture)



1.8 Item 27(Picture)



1.8 Item 28(Picture)



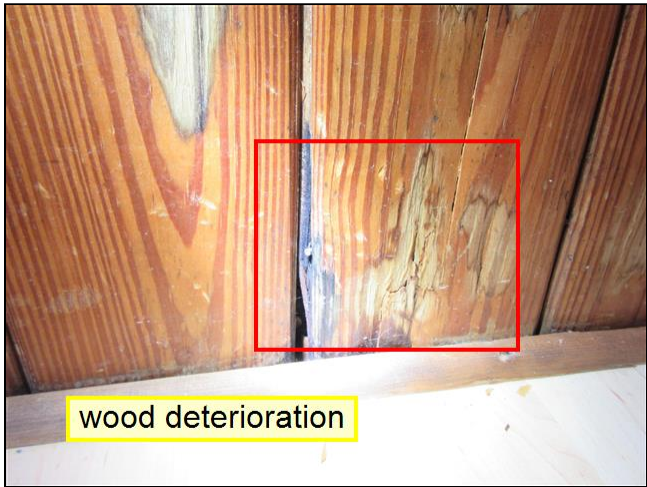
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1.8 Item 30(Picture)



1.8 Item 31(Picture)



1.8 Item 32(Picture)



1.8 Item 33(Picture)



1.8 Item 34(Picture)

1.9



1.9 Item 1(Picture)



1.9 Item 2(Picture)



1.9 Item 3(Picture)



1.9 Item 4(Picture)



1.9 Item 5(Picture)



1.9 Item 6(Picture)



1.9 Item 7(Picture)



1.9 Item 8(Picture)



1.9 Item 9(Picture)



1.9 Item 10(Picture)



1.9 Item 11(Picture)



1.9 Item 12(Picture)

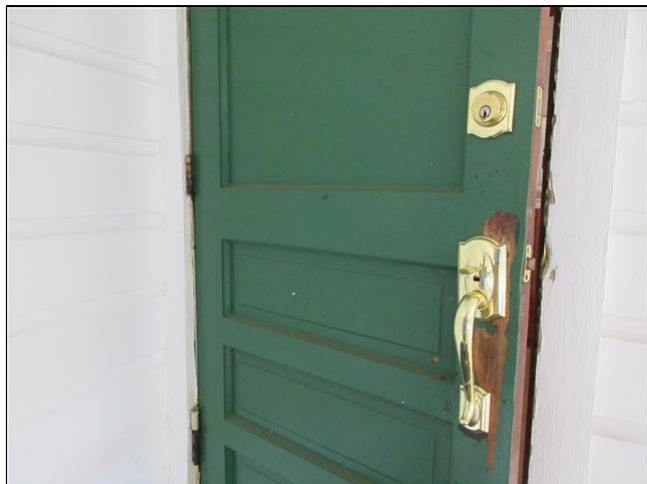


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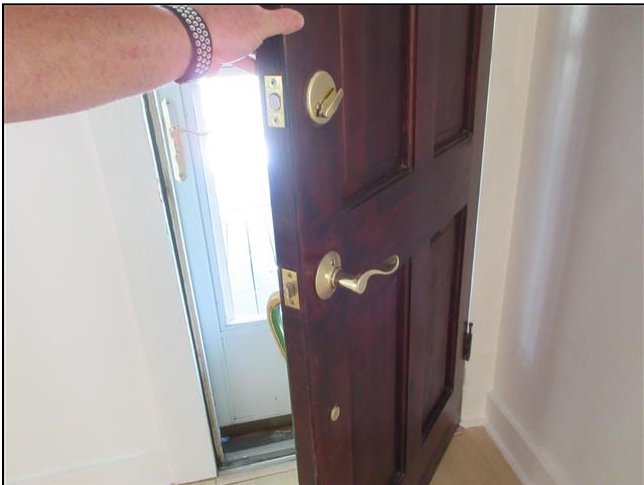
1.10



1.10 Item 1(Picture)



1.10 Item 2(Picture)



1.10 Item 3(Picture)



1.10 Item 4(Picture)

1.11 Most windows sealed shut



1.11 Item 1(Picture)



1.11 Item 2(Picture)



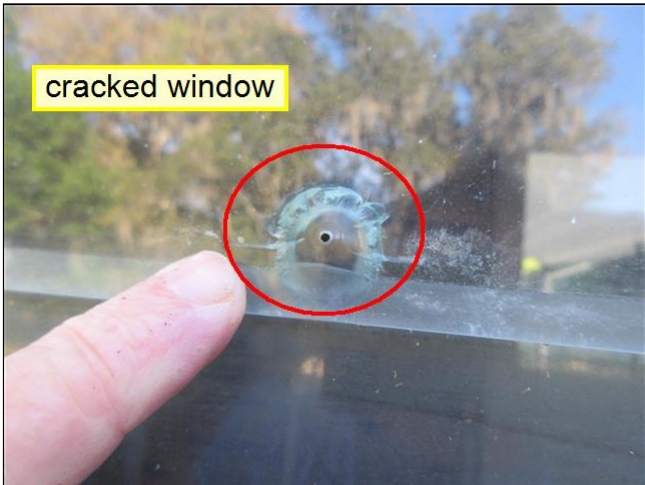
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1.11 Item 4(Picture)



1.11 Item 5(Picture)



1.11 Item 6(Picture)



1.11 Item 7(Picture)



1.11 Item 8(Picture)



1.11 Item 9(Picture)



1.11 Item 10(Picture)



1.11 Item 11(Picture)



1.11 Item 12(Picture)



1.11 Item 13(Picture)



1.11 Item 14(Picture)



1.11 Item 15(Picture)



1.11 Item 16(Picture)



1.11 Item 17(Picture)



1.11 Item 18(Picture)



1.11 Item 19(Picture)



1.11 Item 20(Picture)



1.11 Item 21(Picture)



1.11 Item 22(Picture)



1.11 Item 23(Picture)



1.11 Item 24(Picture)

1.12



1.12 Item 1(Picture)



1.12 Item 2(Picture)



1.12 Item 3(Picture)



1.12 Item 4(Picture)



1.12 Item 5(Picture)



1.12 Item 6(Picture)



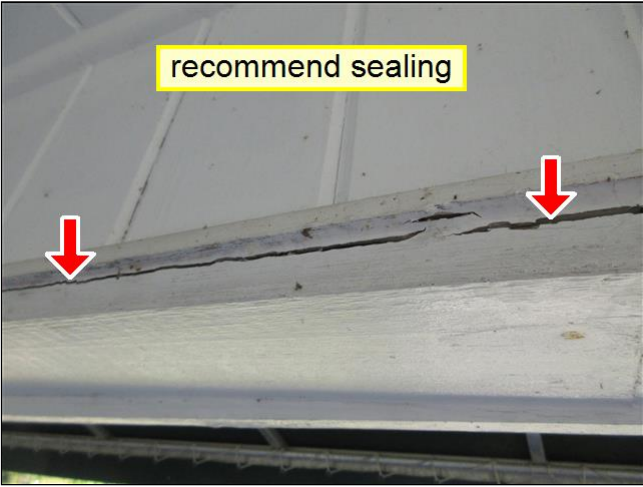
1.12 Item 7(Picture)



1.12 Item 8(Picture)



1.12 Item 9(Picture)



1.12 Item 10(Picture)



1.12 Item 11(Picture)



1.12 Item 12(Picture)



1.12 Item 13(Picture)



1.12 Item 14(Picture)



1.12 Item 15(Picture)



1.12 Item 16(Picture)



1.12 Item 17(Picture)



1.12 Item 18(Picture)

1.13



1.13 Item 1(Picture)



1.13 Item 2(Picture)



1.13 Item 3(Picture)



1.13 Item 4(Picture)



1.13 Item 5(Picture)



1.13 Item 6(Picture)



1.13 Item 7(Picture)



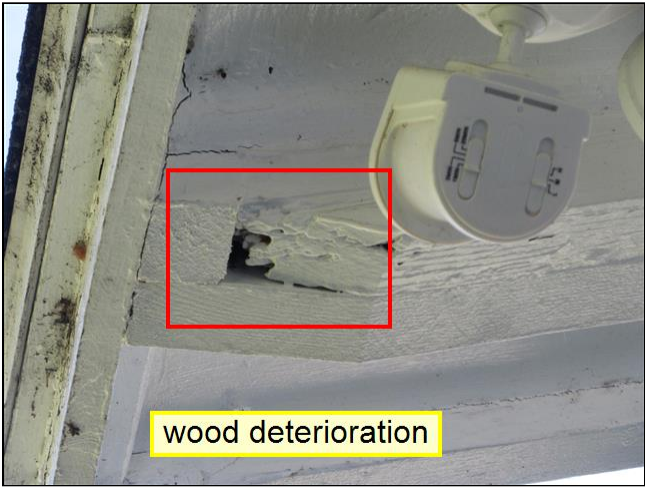
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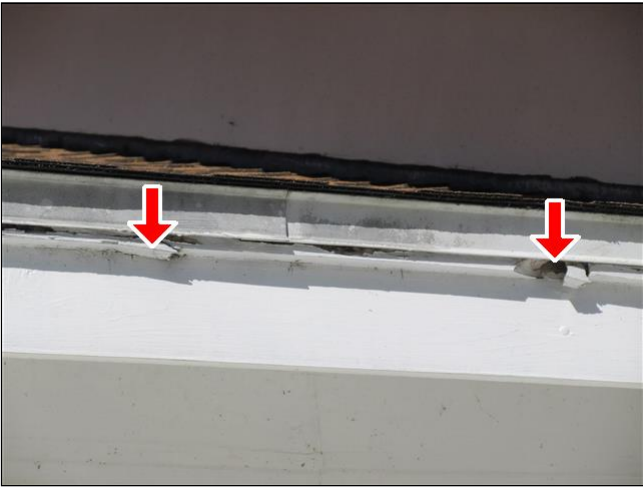
1.13 Item 9(Picture)



1.13 Item 10(Picture)



1.13 Item 11(Picture)



1.13 Item 12(Picture)



1.13 Item 13(Picture)

2. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel Capacity:

100 AMP

Adequate

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
2.0	Service Entrance Conductors	•			
2.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
2.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•			
2.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
2.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
2.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
2.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•	
2.7	Location of Main and Distribution Panels	•			
2.8	Smoke Detectors	•			•
2.9	Carbon Monoxide Detectors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

2.0



2.0 Item 1(Picture)



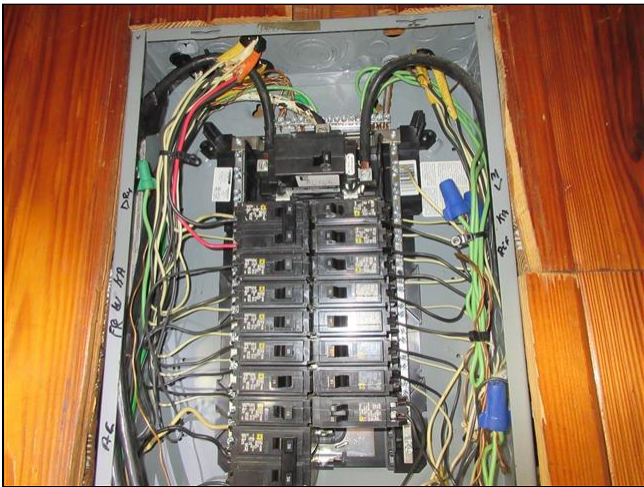
2.0 Item 2(Picture)

2.1

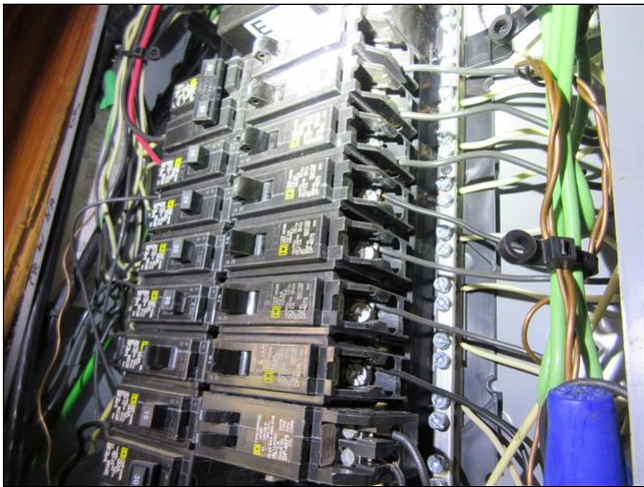


2.1 Item 1(Picture)

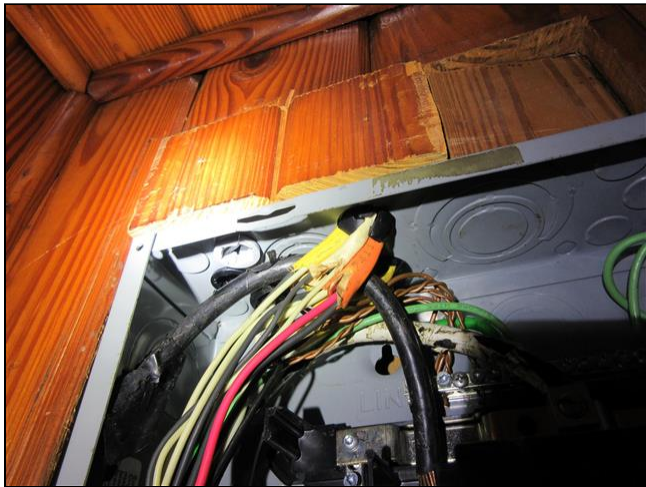
2.2 Breaker fixed



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)

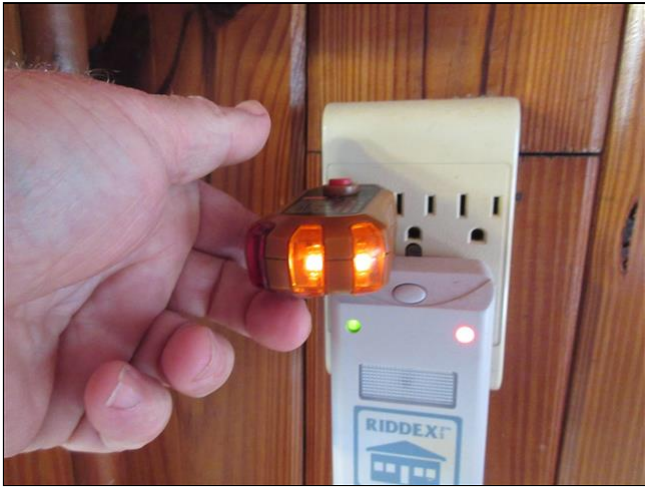


2.2 Item 5(Picture)

2.4



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 6(Picture)



2.4 Item 7(Picture)



2.4 Item 8(Picture)



2.4 Item 9(Picture)



2.4 Item 10(Picture)



2.4 Item 11(Picture)



2.4 Item 12(Picture)



2.4 Item 13(Picture)



2.4 Item 14(Picture)

2.5



2.5 Item 1(Picture)



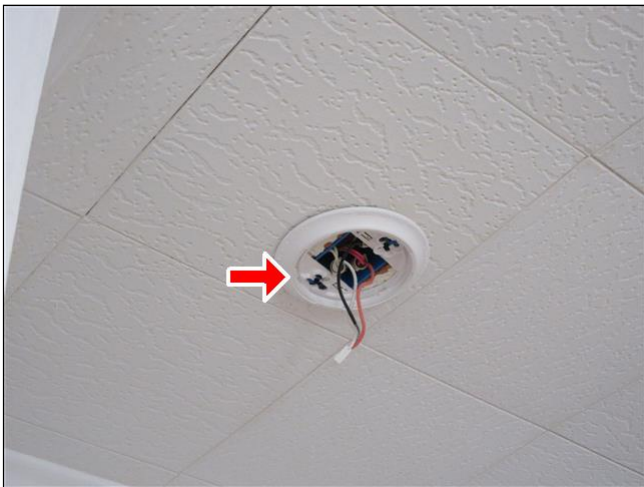
2.5 Item 2(Picture)

2.7 Dining room

2.8 Recommend replacing missing smoke detectors



2.8 Item 1(Picture)



2.8 Item 2(Picture)

2.9



2.9 Item 1(Picture)

3. Heating / AC / Systems

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Furnace

Energy Source:

Gas

Number of Heat Systems (excluding wood):

One

Heat System Brand:

DAIKIN

Air Ducts:

Insulated

Filter Type:

Disposable

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Number of AC Only Units:

One

Central Air Brand:

DAIKIN

		IN	NI	NP	RR
3.0	Heating Equipment	•			
3.1	Cooling and Air Handler Equipment	•			
3.2	Normal Operating Controls	•			
3.3	Automatic Safety Controls	•			
3.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
3.5	Presence of Installed Heat Source in Each Room	•			
3.6	Presence of Installed Cooling Source in Each Room	•			
3.7	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
3.8	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
3.9	Gas/LP Firelogs and Fireplaces			•	

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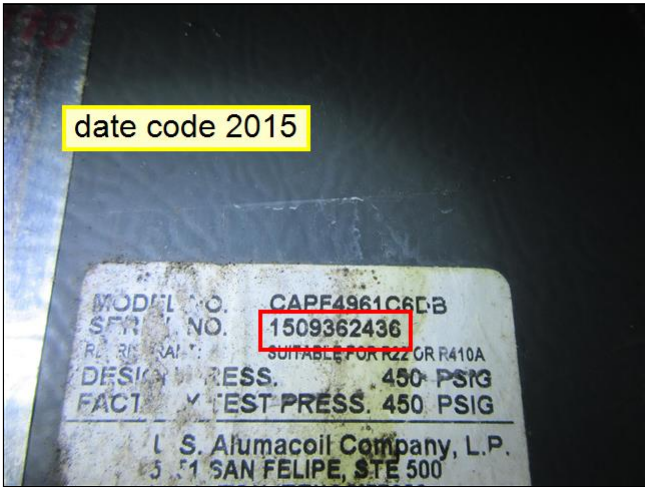
IN NI NP RR

Comments:

3.0 Missing GAS shut off/recommend repair. HVAC not functioning/power issue



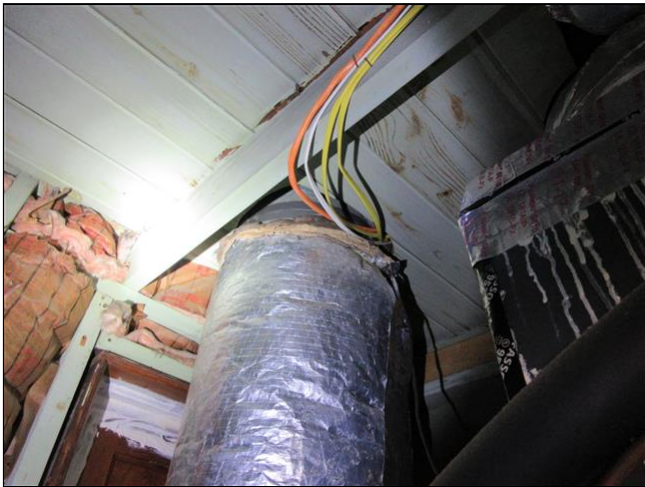
3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)



3.0 Item 8(Picture)



3.0 Item 9(Picture)



3.0 Item 10(Picture)



3.0 Item 11(Picture)

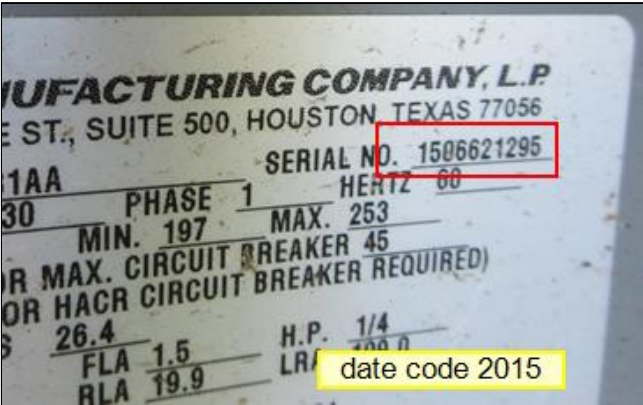


3.0 Item 12(Picture)

3.1



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)



3.1 Item 4(Picture)



3.1 Item 5(Picture)



3.1 Item 6(Picture)



3.1 Item 7(Picture)



3.1 Item 8(Picture)



3.1 Item 9(Picture)



3.1 Item 10(Picture)

4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Well Public	Water Filters: (We do not inspect filtration systems)	Plumbing Water Supply (into home): Copper Pex Galvanized (old) PVC
Plumbing Water Distribution (inside home): Galvanized Copper PEX PVC	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Location: Utility Room
WH Manufacturer: BRADFORD-WHITE		

		IN	NI	NP	RR
4.0	Plumbing Drain, Waste and Vent Systems	•			
4.1	Plumbing Water Supply, Distribution System and Fixtures	•			
4.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
4.3	Main Water Shut-off Device (Describe location)	•			
4.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
4.5	Main Fuel Shut-off (Describe Location)	•			
4.6	Sump Pump			•	

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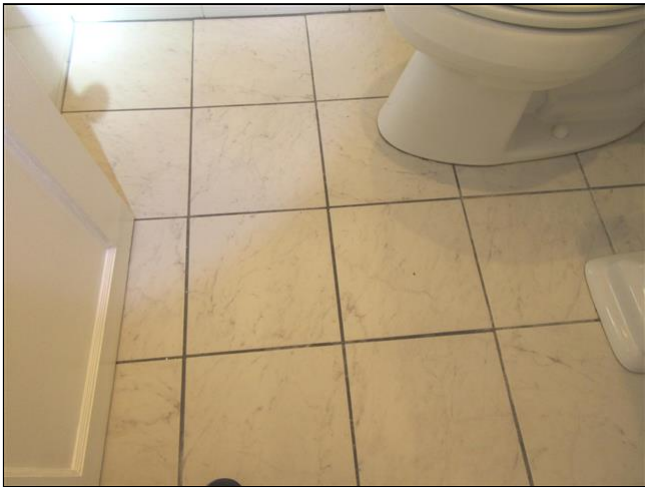
INNI NPNP RR

Comments:

4.0



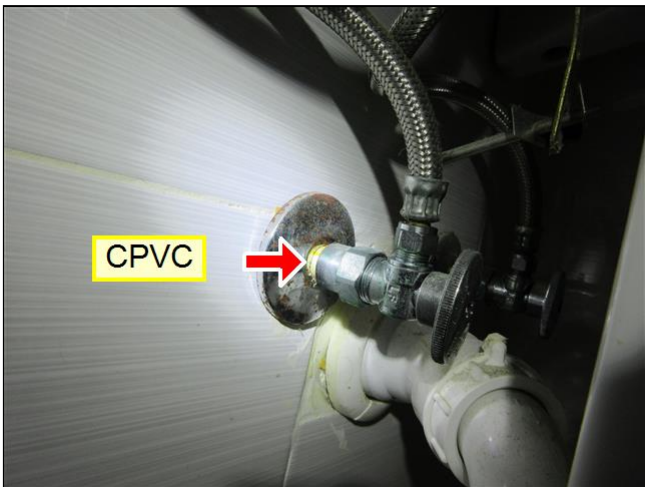
4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(Picture)



4.0 Item 6(Picture)



4.0 Item 7(Picture)



4.0 Item 8(Picture)



4.0 Item 9(Picture)



4.0 Item 10(Picture)



4.0 Item 11(Picture)

4.1



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)



4.1 Item 4(Picture)



4.1 Item 5(Picture)



4.1 Item 6(Picture)



4.1 Item 7(Picture)



4.1 Item 8(Picture)



4.1 Item 9(Picture)

4.2



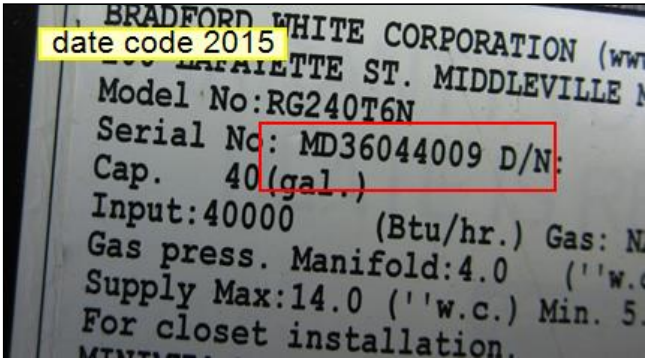
4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)



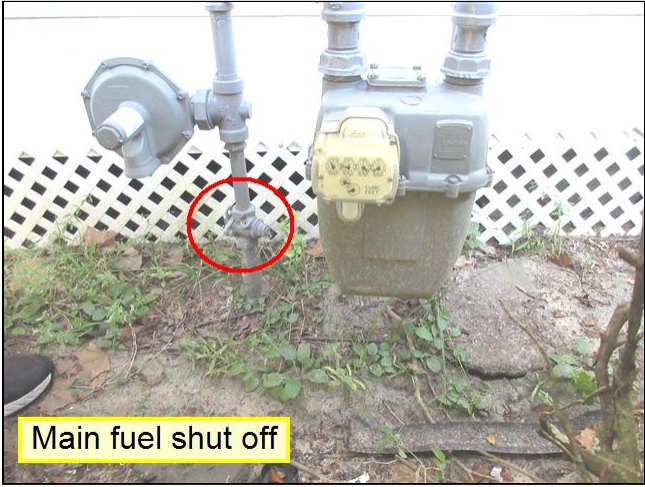
4.2 Item 4(Picture)

4.3 The main shut off is located outside in the ground.



4.3 Item 1(Picture)

4.5



4.5 Item 1(Picture)

5. 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.

Styles & Materials

Dishwasher Brand:	Disposer Brand:	Exhaust/Range hood:
NONE	NONE	VENTED
Range/Oven:	Microwave:	Trash Compactors:
WHIRLPOOL	NONE	NONE
Refrigerator:		
HOTPOINT		

		IN	NI	NP	RR
5.0	Dishwasher			•	
5.1	Ranges/Ovens/Cooktops	•			
5.2	Range Hood (s)	•			
5.3	Trash Compactor			•	
5.4	Food Waste Disposer			•	
5.5	Microwave Cooking Equipment			•	
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

5.0



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)



5.0 Item 6(Picture)



5.0 Item 7(Picture)



5.0 Item 8(Picture)



5.0 Item 9(Picture)



5.0 Item 10(Picture)



5.0 Item 11(Picture)

5.1



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)



5.1 Item 4(Picture)

5.2



5.2 Item 1(Picture)

6. 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.

Styles & Materials

Attic Insulation:	Ventilation:	Exhaust Fans:
Blown	Gable vents	Fan only
Fiberglass	Ridge vents	
Dryer Power Source:	Dryer Vent:	Floor System Insulation:
220 Electric	Metal	NONE

		IN	NI	NP	RR
6.0	Insulation in Attic				
6.1	Insulation Under Floor System				
6.2	Vapor Retarders (in Crawlspace or basement)				
6.3	Ventilation of Attic and Foundation Areas				
6.4	Venting Systems (Kitchens, Baths and Laundry)				
6.5	Ventilation Fans and Thermostatic Controls in Attic				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

Comments:

6.4



6.4 Item 1(Picture)



6.4 Item 2(Picture)



6.4 Item 3(Picture)



6.4 Item 4(Picture)

Summary



17421 NW 62nd Ave.
Alachua FL, 32615
352-226-0456

Customer
Dallas Hart

Address
1122 SE Lanvale St.
Lake City FL 32025

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.

2. Electrical System

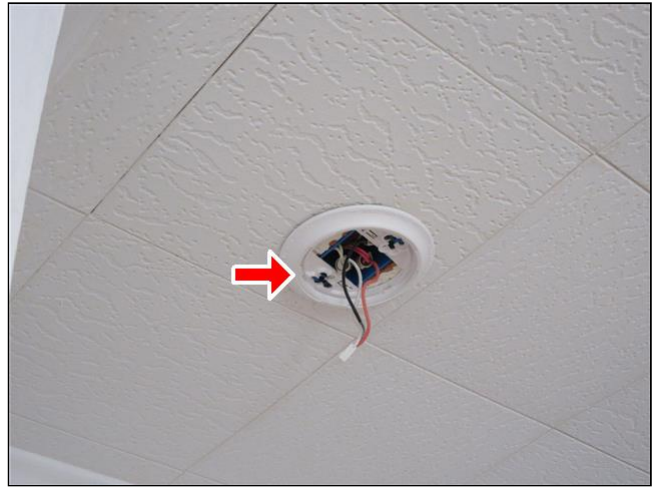
2.8 Smoke Detectors

Inspected, Repair or Replace

Recommend replacing missing smoke detectors



2.8 Item 1(Picture)



2.8 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Rick Waddell

**INVOICE**

Home Inspection Group
17421 NW 62nd Ave.
Alachua FL, 32615
352-226-0456
Inspected By: Rick Waddell Lic#

Inspection Date: 10/20/2021
Report ID: 4385

Customer Info:	Inspection Property:
Dallas Hart	1122 SE Lanvale St. Lake City FL 32025
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection/4Point	425.00	1	425.00
			Tax \$0.00
			Total Price \$425.00

Payment Method:
Payment Status:
Note:



17421 NW 62nd Ave.
Alachua FL, 32615
352-226-0456

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.

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

[Picture Page with Labels](#)