
HELLSTROM HOME INSPECTION SERVICES, INC.

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#RPI-0712

Radon Measurement Tech #R2117

Home Inspection Report

June 29, 2010

Inspected for:

Mr. Victor Chew

email – victor.chew@cox.net – Maureen.e.chew@gmail.com

Property located:

4410 NW 19th Avenue

Gainesville, FL (Suburban Heights)



Thank you for choosing Hellstrom Home Inspection Services to perform the inspection of the property listed above. The inspection of the general condition of the home's mechanical and structural systems was conducted during a two and a half-hour period and covered the visual assessment of the home as stated in the Inspection Agreement. Suggestions for repairs and cost estimates are general and the responsibility for repairs should be discussed with your real estate consultant and/or legal adviser. A licensed contractor should assess any major repairs mentioned in the report. This inspection is not intended to serve as a compliance document of any federal, state, or local laws or regulations.

Structural & Exterior Components

The single story home was built in 1969 and is in very good overall condition. The home is built on a concrete slab with concrete block exterior walls. The concrete block exterior walls are in excellent shape and show no signs of significant settlement cracks. Hairline step cracks at block joints are 1/16" or less and are not a structural concern. The block is an excellent, low maintenance, durable material. There is brick at the front of the home that is also in excellent condition.

The rear sunroom has been glassed in, but has no AC venting. The sliding windows and rear door are in very good shape. The patched ceiling area at the patio showed no active moisture when tested with a Tramex moisture detector.

Since the home was built before 1978, there is some chance that the paint is lead-base and caution should be used when sanding or scraping any painted areas. Most painted areas are in good condition, but there is some peeling paint at the roof eave fascia boards.

The aluminum-frame awning windows are original and single paned. There are newer sliding windows at the rear patio. Most windows are in good, operable condition. One hand crank is missing at the master bedroom. Window screens are intact, except for one missing screen at the garage.

The wooden front doors are in solid shape and have a deadbolt lock.

The sliding glass doors lock properly and glass is tempered. I'd recommend installing a deadbolt lock at the rear door.

The driveway is in good shape and slopes away from the garage.

The two-car garage is in good condition. Both garage doors are older out-swing models. One garage door has a newer garage door opener. The automatic opener worked properly and has an electronic beam safety reverse that was tested and worked properly. I did not test the resistance safety reverse at the other door due to the age of the door.

There is some helpful shade from trees. Trees and shrubs were in good overall condition.

The brick fence/wall at the west side of the home is damaged and ready to fall over. It should be repaired or replaced (about a 5' section).



Roof & Attic

The roof is covered with 3-tab composition fiberglass shingles. The shingles appear to be about 6-8 years old, are in excellent shape, and will have another 10+ years life remaining. There were no damaged or missing shingles and no signs of roof leaks, but there are 6 or more nail heads protruding through the roof shingles at different areas around the rooftop and all exposed nails should be tarred over to prevent leaks. .

The sunroom roof is nearly flat and is covered with a good quality bitumen roll roofing material. The roll roofing material should also last another 10+ years.

Plywood roof decking was in good condition through the attic. The roof system is raftered and showed no



flex. Attic insulation prevented a full inspection of the roof eaves and there was no way to inspect roof decking at the sunroom.

The roof system is 80% hip-style and should qualify for a homeowner's insurance discount.

At the roof eaves, soffit and fascia boards were in good shape.

The lead flashing at the plumbing stacks is in very good shape, but should be checked annually for squirrel damage. Flashing at the chimney, solar tubes and stove fan vent is all in good shape. The chimney is properly capped and screened.



The roof/attic is adequately ventilated with soffit vents and off-ridge roof vents. Proper ventilation will reduce hot attic temperatures, reduce stress on the AC equipment, save energy, and protect the roof shingles.

Access to the attic is through the scuttles in the utility room and hallway. There was no practical space for storage in the attic, and the loose-fill wood fiber insulation is very messy. My inspection was limited to a view from the attic access ports. The laundry room access has a pull-down ladder.

The attic has excellent loose-fill wood fiber insulation that averages about 6-10" thick, R-30 Value or better. The insulation meets National Energy Code standards for Florida attics and will really help with energy savings.

AC ductwork was in good shape where visible and new CPVC plumbing supply pipe has been routed through the attic and is properly insulated.

Electrical

The home is serviced by three-wire, fully ground service. There is a 150-amp, 120-240 Volt Square-D main panel in the bedroom. The panel has circuit breakers, and is labeled for safety and convenience. The panel had no burned or frayed wiring. All branch wiring is copper. There is a double tap (two branch wires routed to a single circuit breaker) at the outlet labeled "dryer". Those wires should be separated and each routed to its own breaker.

The home wiring is original, but is grounded at all outlets.

There is updated GFCI protection at the hall bathroom, garage (at one outlet only) and at the master bathroom. The west master bathroom GFCI doesn't lose power when tripped and should be replaced. The east master bathroom GFCI outlet did not trip and should also be replaced. I'd recommend installing Ground Fault Circuit Interrupter (GFCI) protection at the kitchen outlets within 6' of the sink (as required in newer homes).

Wiring to the garage GFCI outlet should be in conduit.

Fixtures were in good shape overall.

The smoke detectors in the hall and master bedroom were tested and worked properly. I'd recommend installing additional smoke detectors in all bedrooms. Smoke detectors should be tested monthly.

I'd recommend installing a carbon monoxide monitor in the home because of the gas equipment. CO monitors are available at home centers, cost about \$30, and are easy to install. I recommend the plug-in models.



Heat & Cooling

The home has a central heat and cooling. A Trane gas-fired furnace provides the heat and a Trane air conditioner provides cooling. The AC unit is located at the back of the home and is set on a level pad. The unit has a 5-ton cooling capacity, which should be plenty adequate for the home.

In the cooling mode, I look for a temperature difference (split) of at least -18 degrees between input and output. The AC cooled well at about -21 degrees.

Air conditioner units generally last 12-15 years. The cooling SEER (Seasonal Energy Efficiency Ratio) for the AC unit is a 10, which will provide average energy savings, but will not be as energy efficient as now required (13 SEER has been required since 2006). If/when one of the AC appliances is replaced, both may need to be replaced to be compatible with new energy standards.

The gas-fired furnace is in the laundry room and was difficult to access due to the fridge stored in the room. The furnace has an electronic ignition system, but did not fire. The thermostat for the AC system is designed for a split system heat pump, not a gas furnace and may be part of the problem. An HVAC specialist should assess the furnace problem.

There is a bleach port at the condensation line (PVC line next to the air handler) to help keep the condensation line from clogging. Pour a quarter-cup of bleach down the bleach port 3-4 times each summer to prevent blockage. The condensation line terminates at the east side of the home and should be extended at least 6" above grade.

The AC filter is at the lower panel the furnace. The washable 20" x 25" filter should be cleaned every 1-2 months. Proper filter maintenance will help the AC perform better and cause less stress on the expensive equipment. The furnace closet also has proper combustion air pipes to the attic.

Ductwork in the attic was in good shape. Return ductwork has been routed through the slab. Return vents are in closets and need to be kept free of obstructions to allow proper airflow. The lack of access to the through-slab return can be a problem, and the system will be more prone to drawing radon gas into the home through any breaches in the return ductwork.

I also recommend annual AC service (in the spring or fall, costs about \$100). The routine maintenance will help with the efficiency and longevity of the equipment.

The wood-burning fireplace was very clean and in excellent shape overall. The damper worked properly and should be left closed when the fireplace is not in use to prevent conditioned air loss.



Plumbing

Water is supplied to and discharged to the home by public service. Water pressure was very good and all visible plumbing supply pipe has been updated with CPVC pipe routed through the attic. New pipe was likely installed in the last 10 years and should last 100+ years.

The bathrooms were in good shape overall, but the west master bathroom shower tile did not hold water. I tested the shower pan twice, and water must be seeping between the shower tile and the outside block wall. There was no moisture at the adjacent frame walls, but I'd recommend having a tile specialist assess and repair the shower tile (it may need a new shower pan).

The newer east master bathroom was in very good shape. Tile needs to be caulked at the floor/wall joint at the shower.

The hall bathroom sink has rust at the overflow port that should be sanded and sealed so it is not a



hazard.

Again, the master bathrooms both need new GFCI outlets.

The water heater is in the hall bathroom closet and the unit is only 6 years old. Most water heaters last 12-18 years. The water heater heated properly to 128 and I turned it down at both elements to 115 degrees, which is a good temperature to maintain. The electric water heater is a leak risk inside the home and will not be as energy efficient as a natural gas water heater would be (especially a tankless water heater).

The water heater blanket is also unnecessary.

The dishwasher ran a proper cycle. The disposer worked properly and has a reset button at the base.

The RainBird irrigation system ran properly through 4 zones. I'd recommend insulating the back-flow preventer at the SW corner of the home.



General Interior

The interior is in good overall condition.

Windows and interior doors are in good condition overall. One master bedroom window needs a new hand crank.

There may be wood parquet flooring under carpeted areas.

The electric smooth-top range worked properly. The range hood/fan vent properly through the roof. The fridge is a 2007 model.

The dryer outlet is a 3-prong. The washer and dryer both ran a proper short cycle.

The dryer vents directly through the lower east exterior wall and there was also no airflow at the exterior vent. The dryer vent will need to be cleaned out and the vent should be elevated above grade.

Overall Concerns and Recommendations

1. One hand crank is missing at the master bedroom. Window screens are intact, except for one missing screen at the garage.
2. The brick fence/wall at the west side of the home is damaged and ready to fall over. It should be repaired or replaced (about a 5' section).
3. There were no damaged or missing shingles and no signs of roof leaks, but there are 6 or more nail heads protruding through the roof shingles at different areas around the rooftop and all exposed nails should be tarred over to prevent leaks.
4. There is a double tap (two branch wires routed to a single circuit breaker) at the outlet labeled "dryer". Those wires should be separated and each routed to its own breaker.
5. The west master bathroom GFCI doesn't lose power when tripped and should be replaced. The east master bathroom GFCI outlet did not trip and should also be replaced. - Wiring to the garage GFCI outlet should be in conduit.
6. The furnace has an electronic ignition system, but did not fire. The thermostat for the AC system is designed for a split system heat pump, not a gas furnace and may be part of the problem. An HVAC specialist should assess the furnace problem.
7. The lack of access to the through-slab return can be a problem, and the system will be more prone to drawing radon gas into the home through any breaches in the return ductwork.
8. The west master bathroom shower tile did not hold water. I tested the shower pan twice, and water must be seeping between the shower tile and the outside block wall. There was no moisture at the adjacent frame walls, but I'd recommend having a tile specialist assess and repair the shower tile (it may need a new shower pan).
9. Tile needs to be caulked at the floor/wall joint at the shower.

10. The hall bathroom sink has rust at the overflow port that should be sanded and sealed so it is not a hazard.
11. The dryer vents directly through the lower east exterior wall and there was also no airflow at the exterior vent. The dryer vent will need to be cleaned out and the vent should be elevated above grade.

For safety and maintenance-

- I'd recommend installing a deadbolt lock at the rear door.
- I'd recommend installing smoke detectors in the bedrooms. Smoke detectors should be tested monthly.
- I'd recommend installing Ground Fault Circuit Interrupter (GFCI) protection at outlets at the kitchen within 6' of the sink (as required in newer homes).
- Use caution with peeling paint (possibly lead-based).
- I'd recommend installing a carbon monoxide monitor in the home because of the gas equipment.
- I'd recommend insulating the back-flow preventer at the SW corner of the home.

For greater detail about any of the Concerns/Recommendations please read back over the report carefully, or call me. Responsibilities for repairs should be discussed with your real estate consultant.

Thank you for choosing *Hellstrom Home Inspection Services*. If you have any questions about the inspection, this report, or anything at all, please contact me.

Thanks!

Joshua Hellstrom

Hellstrom Home Inspection Services, Inc.

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Additional Photos -



Dryer vent and condensation line terminate too close to grade (east side of home)



R-19 to R-30 loose-fill wood fiber insulation in attic - Properly insulated CPVC re-pipe through attic



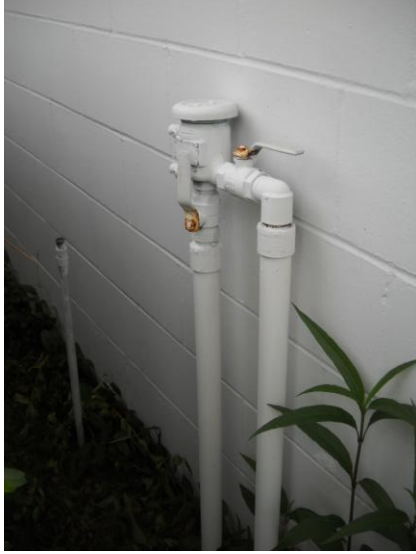
Rafter system for roof



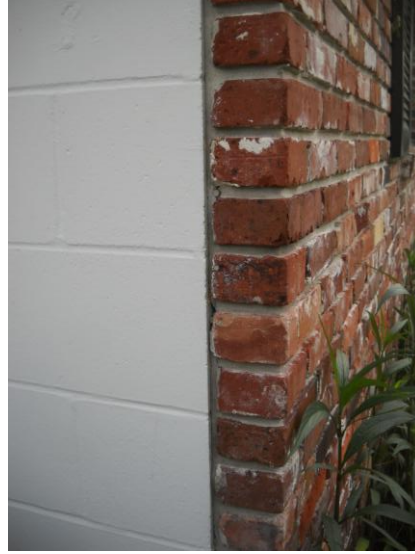
Shut-off valves in attic above laundry room



Whole house re-pipe with CPVC



Recommend insulation backflow preventer



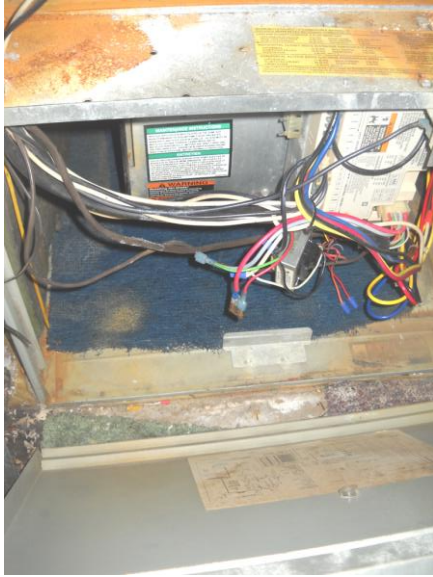
Brick face at front walls



Block chimney is capped and screened



Bitumen roll roof at rear patio room



Washable AC filter at furnace

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Gas furnace in laundry room



Return vents through slab at closets



Fireplace is in good shape



- Need to keep floor returns clear