



1234 Paved Rd.  
Pensacola, FL 32502

Prepared for: Joe and Jane Buyer

Prepared by: Panhandle Construction Group  
9389 Hamman Ave  
Suite C  
Pensacola, FL 32514

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Attic

1. Main Attic Insulation Depth: **6"**

### Kitchen

2. 1st Floor Kitchen Electrical: **110 VAC outlets and lighting circuits: Light over sink not operable. Possibly bulb!**

### Bedroom

3. Rear Left Bedroom Doors: **Hollow luan: Door bump is damaged at closet door allowing the door knob to hit the wall.**



### Living Space

4. Living Room Living Space Ceiling: **Popcorn Texture: Corner bead is cracked at fur down. Poor finish work at ceiling.**

## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Roof

1. Ridge Vent **Aluminum:** The seam at the 2nd story roof is not lapped or sealed properly, thus allowing water into the home. Damage in the form of wood rot was noted to the decking below this ridge vent seam. The decking is not severely deteriorated and does not need to be replaced as long as repair is made to the ridge vent.



### Attic

2. Main Attic Wiring/Lighting: **110 VAC:** There is an uncovered junction box in the attic. This is both a fire and electric shock hazard. A cover should be placed over the box.



## Defective Summary (Continued)

### Bathroom

3. Half bath Bathroom Toilets: **Quasar: Valve in tank sprays water out of top of tank.**



# Panhandle Construction Group

22:39 March 12, 2009

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Sample 1

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address **1234 Paved Rd.**  
City **Pensacola** Florida **FL** Zip **32502**  
Contact Name **Agent One**

### Client Information

Client Name **Joe and Jane Buyer**

### Inspection Company

Inspector Name **Dean Williams**  
Company Name **Panhandle Construction Group**  
Company Address **9389 Hamman Ave**  
**Suite C**  
City **Pensacola** State **FL** Zip **32514**  
Phone **516-0062** Fax **477-3763**  
E-Mail **deanpcg@aol.com**  
File Number **1704RC**  
Amount Received **\$295 including Wind Mitigation**

### Conditions

Others Present **None** Property Occupied **Vacant**  
Estimated Age **36 years** Entrance Faces **South**  
Inspection Date **1-29-2009**  
Start Time **1:45pm** End Time **4:15pm**  
Electric On **Yes**  
Gas/Oil On **Not Applicable**  
Water On **Yes**  
Temperature **60 deg**  
Weather **Clear** Soil Conditions **Damp**  
Space Below Grade **None**  
Building Type **Single family** Garage **Attached**  
Sewage Disposal **City** How Verified **Multiple Listing Service**

## General Information (Continued)

Water Source **City** How Verified **Multiple Listing Service**  
Additions/Modifications **None**  
Permits Obtained **N/A**

## Lots and Grounds

- |                        |                             |
|------------------------|-----------------------------|
| 1. <b>Acceptable</b>   | Driveway: <b>Concrete:</b>  |
| 2. <b>Acceptable</b>   | Walks: <b>Concrete</b>      |
| 3. <b>Not Present</b>  | Steps/Stoops:               |
| 4. <b>Not Present</b>  | Porch:                      |
| 5. <b>Acceptable</b>   | Patio: <b>Concrete</b>      |
| 6. <b>Not Present</b>  | Deck:                       |
| 7. <b>Not Present</b>  | Balcony:                    |
| 8. <b>Acceptable</b>   | Grading: <b>Minor slope</b> |
| 9. <b>Not Present</b>  | Swale:                      |
| 10. <b>Acceptable</b>  | Vegetation: <b>Grass</b>    |
| 11. <b>Not Present</b> | Retaining Walls:            |
| 12. <b>Not Present</b> | Basement Stairwell:         |
| 13. <b>Not Present</b> | Basement Stairwell Drain:   |
| 14. <b>Not Present</b> | Exterior Surface Drain:     |
| 15. <b>Acceptable</b>  | Fences: <b>Wood</b>         |
| 16. <b>Not Present</b> | Lawn Sprinklers:            |

## Exterior Surface and Components

1st Floor Exterior Surface

## Exterior Surface and Components (Continued)

1. **Acceptable**

Type: **Brick veneer:**  
**There are cracks in several areas in the brick mortar. These cracks are NOT considered to be structural defects.**



2nd Floor walls Exterior Surface

- 2. **Acceptable** Type: **Vinyl siding**
- 3. **Acceptable** Trim: **Wood**
- 4. **Acceptable** Fascia: **Wood**
- 5. **Acceptable** Soffits: **Wood**
- 6. **Acceptable** Door Bell: **Hard wired**
- 7. **Acceptable** Entry Doors: **Metal**
- 8. **Acceptable** Patio Door: **Sliding Glass**
- 9. **Acceptable** Windows: **Aluminum single hung**
- 10. **Not Present** Storm Windows:
- 11. **Not Present** Window Screens: **Vinyl mesh**
- 12. **Not Present** Basement Windows:
- 13. **Acceptable** Exterior Lighting: **Surface mount**
- 14. **Acceptable** Exterior Electric Outlets: **110 VAC**
- 15. **Acceptable** Hose Bibs: **Rotary**
- 16. **Not Present** Gas Meter:
- 17. **Not Present** Main Gas Valve:

## Roof

### Main Roof Surface

1. Method of Inspection: **On roof**
2. **Acceptable**      Unable to Inspect: **0**
3. **Acceptable**      Material: **Asphalt shingle**
4. Type: **Gable**
5. Approximate Age: **2 years**
6. **Acceptable**      Flashing: **Aluminum**
7. **Not Present**      Valleys:
8. **Defective**      Ridge Vent **Aluminum:**

**The seam at the 2nd story roof is not lapped or sealed properly, thus allowing water into the home. Damage in the form of wood rot was noted to the decking below this ridge vent seam. The decking is not severely deteriorated and does not need to be replaced as long as repair is made to the ridge vent.**



9. **Acceptable**      Plumbing Vents: **PVC**
10. **Acceptable**      Electrical Mast: **Mast with tie back at roof**
11. **Not Present**      Gutters:
12. **Not Present**      Downspouts:
13. **Not Present**      Leader/Extension:



## Electrical

1. Service Size Amps: **200** Volts: **110-240 VAC**
  2. **Acceptable** Service: **Copper and aluminum**
  3. **Acceptable** 120 VAC Branch Circuits: **Aluminum**
  4. **Acceptable** 240 VAC Branch Circuits: **Aluminum**
  5. **Acceptable** Aluminum Wiring: **Localized circuits 1st Floor**
  6. **Acceptable** Conductor Type: **Romex**
  7. **Acceptable** Ground: **Rod in ground only**
- Left side Electric Panel
8. **Acceptable** Manufacturer: **Milbank**



9. Maximum Capacity: **200 Amps**
10. **Acceptable** Main Breaker Size: **90 amp**
11. **Acceptable** Breakers: **Copper and Aluminum**
12. **Acceptable** Fuses: **Blade type**
13. **Not Present** AFCI:
14. **Acceptable** GFCI: **At GFCI receptacles only**
15. Is the panel bonded? **No**

## Structure

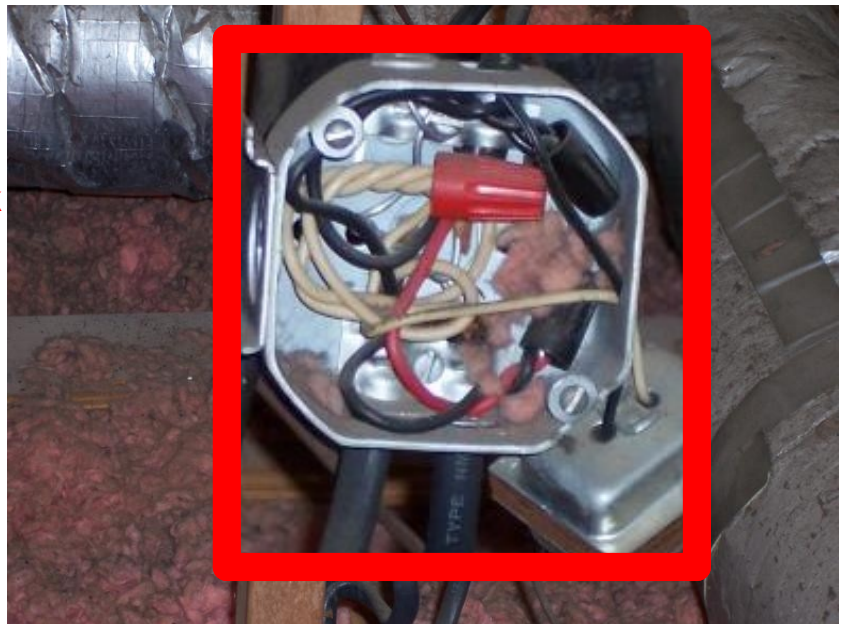
1. **Acceptable** Structure Type: **Wood frame**
2. **Acceptable** Foundation: **Poured**
3. **Acceptable** Differential Movement: **No movement or displacement noted**
4. **Acceptable** Beams: **Solid wood**
5. **Acceptable** Bearing Walls: **Frame**
6. **Acceptable** Joists/Trusses: **2x6 Joists**
7. **Not Present** Piers/Posts:
8. **Acceptable** Floor/Slab: **Poured slab**
9. **Acceptable** Stairs/Handrails: **Wood stairs with wood handrails**
10. **Acceptable** Subfloor: **Plywood**

## Attic

### Main Attic

1. Method of Inspection: **In the attic**
2. **Acceptable** Unable to Inspect: **25%**
3. **Acceptable** Roof Framing: **2x6 Rafter**
4. **Acceptable** Sheathing: **Plywood**
5. **Acceptable** Ventilation: **Ridge and soffit vents**
6. **Marginal** Insulation Depth: **6"**
7. **Not Present** Vapor Barrier:
8. **Not Present** Attic Fan:
9. **Not Present** House Fan:
10. **Defective** Wiring/Lighting: **110 VAC:**

**There is an uncovered junction box in the attic. This is both a fire and electric shock hazard. A cover should be placed over the box.**



11. **Not Present** Moisture Penetration:

## Attic (Continued)

12. **Acceptable** Bathroom Fan Venting: **Electric fan**

## Plumbing

1. **Acceptable** Service Line: **not determined**  
2. **Acceptable** Main Water Shutoff: **Front of house**  
3. **Acceptable** Water Lines: **Copper**  
4. **Acceptable** Drain Pipes: **PVC**  
5. **Not Inspected** Service Caps:  
6. **Acceptable** Vent Pipes: **PVC**  
7. **Not Present** Gas Service Lines:  
Utility Room Water Heater
- 
8. **Acceptable** Water Heater Operation: **Functional at time of inspection**  
9. Manufacturer: **American**  
10. Model Number: **E51-40R** Serial Number: **9440117844ATV**  
11. Type: **Electric** Capacity: **40 Gal.**  
12. Approximate Age: **5 Years** Area Served: **Whole building**  
13. **Not Present** Flue Pipe:



14. **Acceptable** TPRV and Drain Tube: **PVC: TPR valve tested properly.**

## Bathroom

### Master Bathroom

1. **Not Present** Closet:
2. **Acceptable** Ceiling: **Popcorn Texture**
3. **Acceptable** Walls: **Paint**
4. **Acceptable** Floor: **Vinyl floor covering**
5. **Acceptable** Doors: **Hollow luan**
6. **Not Present** Windows:
7. **Acceptable** Electrical: **110 VAC GFCI**
8. **Acceptable** Counter/Cabinet: **Laminate and wood**
9. **Acceptable** Sink/Basin: **Porcelain coated**
10. **Acceptable** Faucets/Traps: **Delta fixtures with a metal trap**
11. **Acceptable** Tub/Surround: **Porcelain tub and ceramic tile surround: There is a horizontal crack in rear tile wall.**



12. **Not Present** Shower/Surround:
13. **Not Present** Spa Tub/Surround:
14. **Acceptable** Toilets: **3 Gallon Tank**
15. **Acceptable** HVAC Source: **Air exchange ventilation**
16. **Acceptable** Ventilation: **Electric ventilation fan**

### Hall bath Bathroom

17. **Not Present** Closet:
18. **Acceptable** Ceiling: **Popcorn Texture**
19. **Acceptable** Walls: **Paint**
20. **Acceptable** Floor: **Vinyl floor covering**
21. **Acceptable** Doors: **Hollow luan**
22. **Not Present** Windows:
23. **Acceptable** Electrical: **110 VAC GFCI**

Bathroom (Continued)

- 24. **Acceptable** Counter/Cabinet: **Laminate and wood**
- 25. **Acceptable** Sink/Basin: **Porcelain coated**
- 26. **Acceptable** Faucets/Traps: **Delta fixtures with a PVC trap:**
- 27. **Acceptable** Tub/Surround: **Porcelain tub and fiberglass surround**
- 28. **Not Present** Shower/Surround:
- 29. **Not Present** Spa Tub/Surround:
- 30. **Acceptable** Toilets: **Quasar**
- 31. **Acceptable** HVAC Source: **Air exchange ventilation**
- 32. **Acceptable** Ventilation: **Electric ventilation fan**

Half bath Bathroom

- 33. **Not Present** Closet:
- 34. **Acceptable** Ceiling: **Popcorn Texture**
- 35. **Acceptable** Walls: **Paint**
- 36. **Acceptable** Floor: **Vinyl floor covering**
- 37. **Acceptable** Doors: **Hollow luan**
- 38. **Not Present** Windows:
- 39. **Acceptable** Electrical: **110 VAC outlets and lighting circuits**
- 40. **Not Present** Counter/Cabinet:
- 41. **Acceptable** Sink/Basin: **Pedestal**
- 42. **Acceptable** Faucets/Traps: **Delta fixtures with a PVC trap**
- 43. **Not Present** Tub/Surround:
- 44. **Not Present** Shower/Surround:
- 45. **Not Present** Spa Tub/Surround:
- 46. **Defective** Toilets: **Quasar: Valve in tank sprays water out of top of tank.**



- 47. **Not Present** HVAC Source:

## Bathroom (Continued)

48. **Not Present** Ventilation:

## Kitchen

1st Floor Kitchen

1. **Acceptable** Cooking Appliances: **Kenmore**
2. **Acceptable** Ventilator: **Broan**
3. **Not Present** Disposal:
4. **Acceptable** Dishwasher:
5. Air Gap Present? **Yes**
6. **Not Present** Trash Compactor:
7. **Not Present** Refrigerator:
8. **Not Present** Microwave:
9. **Acceptable** Sink: **Stainless Steel**
10. **Marginal** Electrical: **110 VAC outlets and lighting circuits: Light over sink not operable. Possibly bulb!**
11. **Acceptable** Plumbing/Fixtures: **Chrome**
12. **Acceptable** Counter Tops: **Laminate**
13. **Acceptable** Cabinets: **Wood**
14. **Not Present**
15. **Acceptable** Ceiling: **Popcorn Texture**
16. **Acceptable** Walls: **Paint**
17. **Acceptable** Floor: **Vinyl floor covering**
18. **Acceptable** Doors: **Hollow Iuan:**
19. **Acceptable** Windows: **Aluminum single hung**
20. **Acceptable** HVAC Source: **Air exchange ventilation**

Bedroom
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2nd Floor Master Bedroom

- 1. **Acceptable** Closet: **Single**
- 2. **Acceptable** Ceiling: **Popcorn Texture**
- 3. **Acceptable** Walls: **Paint**
- 4. **Acceptable** Floor: **Carpet**
- 5. **Acceptable** Doors: **Hollow luan**
- 6. **Acceptable** Windows: **Aluminum single hung:**
- 7. **Acceptable** Electrical: **110 VAC outlets and lighting circuits**
- 8. **Acceptable** HVAC Source: **Air exchange ventilation**
- 9. **Acceptable** Smoke Detector: **Hard wired: Located in hallway only. Tested properly.**

Left center Bedroom

- 10. **Acceptable** Closet: **Single**
- 11. **Acceptable** Ceiling: **Popcorn Texture**
- 12. **Acceptable** Walls: **Paint**
- 13. **Acceptable** Floor: **Carpet**
- 14. **Acceptable** Doors: **Hollow luan**
- 15. **Acceptable** Windows: **Aluminum single hung**
- 16. **Acceptable** Electrical: **110 VAC outlets and lighting circuits**
- 17. **Acceptable** HVAC Source: **Air exchange ventilation**
- 18. **Not Present** Smoke Detector:

Rear Left Bedroom

- 19. **Acceptable** Closet: **Single**
- 20. **Acceptable** Ceiling: **Popcorn Texture**
- 21. **Acceptable** Walls: **Paint**
- 22. **Acceptable** Floor: **Carpet**

Bedroom (Continued)

23. **Marginal**

Doors: **Hollow luan:**  
**Door bump is**  
**damaged at closet**  
**door allowing the**  
**door knob to hit the**  
**wall.**



24. **Acceptable**

Windows: **Aluminum single hung**

25. **Acceptable**

Electrical: **110 VAC outlets and lighting circuits**

26. **Acceptable**

HVAC Source: **Air exchange ventilation**

27. **Not Present**

Smoke Detector:

Rear Right: Bedroom

28. **Acceptable**

Closet: **Single**

29. **Acceptable**

Ceiling: **Popcorn Texture**

30. **Acceptable**

Walls: **Paint**

31. **Acceptable**

Floor: **Carpet**

32. **Acceptable**

Doors: **Hollow luan**

33. **Acceptable**

Windows: **Aluminum single hung**

34. **Acceptable**

Electrical: **110 VAC outlets and lighting circuits**

35. **Acceptable**

HVAC Source: **Air exchange ventilation**

36. **Not Present**

Smoke Detector:



## Living Space

### Living Room Living Space

1. **Not Present** Closet:
2. **Marginal** Ceiling: **Popcorn Texture: Corner bead is cracked at fur down. Poor finish work at ceiling.**
3. **Acceptable** Walls: **Paint: There is a slightly elevated moisture level under the window. possible caused by a hole drilled through the exterior wall.**
4. **Acceptable** Floor: **Carpet**
5. **Acceptable** Doors: **metal**
6. **Acceptable** Windows: **Aluminum single hung**
7. **Acceptable** Electrical: **110 VAC outlets and lighting circuits**
8. **Acceptable** HVAC Source: **Air exchange ventilation**
9. **Acceptable** Smoke Detector: **Hard wired**

### Dining Room Living Space

10. **Not Present** Closet:
11. **Acceptable** Ceiling: **Popcorn Texture**
12. **Acceptable** Walls: **Paint:**
13. **Acceptable** Floor: **Carpet**
14. **Acceptable** Doors: **Hollow Iuan**
15. **Acceptable** Windows: **Aluminum single hung:**
16. **Acceptable** Electrical: **110 VAC outlets and lighting circuits**
17. **Acceptable** HVAC Source: **Air exchange ventilation**
18. **Not Present** Smoke Detector:

## Laundry Room/Area

### 1st Floor Laundry Room/Area

1. **Not Present** Closet:
2. **Acceptable** Ceiling: **Popcorn Texture**
3. **Acceptable** Walls: **Paint**
4. **Acceptable** Floor: **Vinyl floor covering**
5. **Acceptable** Doors: **metal**
6. **Not Present** Windows:
7. **Acceptable** Electrical: **110 VAC/220 VAC**
8. **Not Present** Smoke Detector:
9. **Acceptable** HVAC Source: **Air exchange ventilation**
10. **Not Present** Laundry Tub:
11. **Not Present** Laundry Tub Drain:
12. **Acceptable** Washer Hose Bib: **Gate valves**
13. **Acceptable** Washer and Dryer Electrical: **110-240 VAC**

## Laundry Room/Area (Continued)

14. **Acceptable** Dryer Vent: **Rigid metal**



15. **Not Present** Dryer Gas Line:

16. **Acceptable** Washer Drain: **Wall mounted drain**

17. **Not Present** Floor Drain: