
HELLSTROM HOME INSPECTION SERVICES, INC.

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#RPI-0712

Radon Measurement Tech #R2117

Home Inspection Report

Date -

Inspected for:

Client name

Client email address

Property located:

Address



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 two-story home was built in 1978, with a garage conversion built sometime later.

The home is built on a concrete slab with wood frame exterior walls, with mostly T1-11 plywood siding at the exterior. There is some exterior brick siding at the front porch area that is in excellent condition and is an excellent, low-maintenance siding.

The T1-11 plywood siding is damaged where it has gotten splashed by the garage, at the lower east walls, at the lower rear wall, and at the lower chimney. The damaged siding should be replaced.

There is also wood rot at the wood trim at the garage door that should be replaced.

All siding and wood trim needs to maintain at least 4" of separation from the ground to prevent wood rot.

Most windows are original and single paned, but are still in good, operable condition and most lock properly. One master bedroom is missing its lock latch and is not secure. Two windows have popped slide balances that should be replaced. One pool house windowpane is broken and also needs to be replaced.



The front door, exterior doors, and rear French doors are in good shape. All exterior doors should be outfitted with deadbolt locks.

The rear pool patio is also in good shape. Cracks at the cool deck are only a cosmetic concern.

The pool is an older model, but appears to be in very good shape. The pool pump and sand filter both appear to be fairly new. The pool light is protected with a GFCI breaker at the main panel, but did not work (the seal is apparently damaged and allows water into the light that will trip the breaker). I'd recommend having a pool specialist fully assess the pool equipment and repair the pool light.

The driveway is in good shape and slopes away from the garage. Cracks at the driveway surface are common with the age of the home and

tree roots in the yard.

There is root lift at one section of the front walkway that creates a trip step. I'd recommend having the concrete ground down at the trip step.

The two-car garage has been converted to about a 1.5-car garage with a full suite at the second story. The garage door and opener are newer models. The automatic garage door opener worked properly and has a beam safety reverse that was tested and also worked properly. The garage door panels are reinforced to rate for higher winds.

There is some helpful shade from trees at the west side of the home.

Roof & Attic

The main roof is covered with 3-tab composition fiberglass shingles. The shingles are probably 20 years old, are in poor shape, and should be assessed by a licensed roofer for replacement.

Homeowner's insurance companies require at least 5 years life for the shingles and the shingles have less than a year's life and there are several small leaks (front/north corner, upper roof, by balcony) that need repair.



Shingles around the chimney have been replaced and when new shingles are installed it would be a good time to replace chimney flashing and damaged siding.

Plywood roof decking was in good condition at most areas where visible through the attic.

At the roof eaves, soffit (vented under-eave panels) and fascia (aluminum-clad front eave boards) were in good shape. Roofer may find additional leaks, or roof or eave damage when they pull off old shingles. Soffit screens are all intact.

The lead flashing at one plumbing stack has been chewed/damaged by squirrels and needs to be sealed. When flashing boots are replaced, I'd recommend screening over the flashing at all plumbing stacks to prevent future damage. With the nearby trees, squirrels will always be able to access the roof.

The metal chimney is properly capped and screened. There is also a helpful cricket behind the chimney to help water flow around the chimney.

The upper roof/attic is adequately ventilated with soffit vents and two off-ridge roof vents. When shingles are replaced, better ventilation should be installed. The attic fan did not work and has a broken cover (duct-taped now). 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 upstairs hallway, outside breezeway, and at the master bedroom closet. There was no practical space for storage in the attic and the loose-fill fiberglass insulation is very messy. Insulation has a solid R-Value of R-19 to (4-8" thick).

There are wiring splices at the west attic and at the upper attic that should be placed in closed junction boxes and should be nailed to trusses.

AC ductwork was in good shape where visible through the attic areas.



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, and a 100-amp sub panel at the garage. The panels should be fully labeled for safety and convenience. The panels had no burned or frayed wiring. All branch wiring is copper. There is a single GFCI breaker at the main service panel for the pool light. The pool light did not work and needs repair.

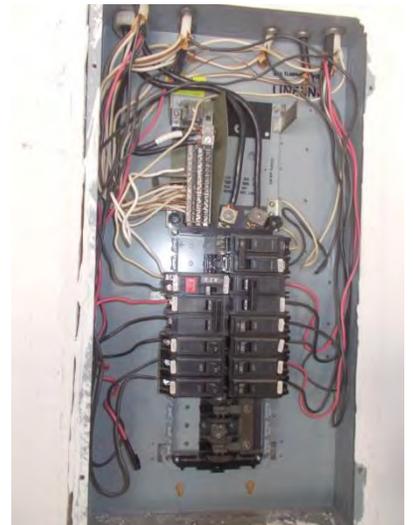
The home wiring is original, but is grounded at all outlets. There was no power at the balcony outlet and that outlet should be assessed by an electrician for repair.

Though required when the home was built, there was no Ground Fault Circuit Interrupter (GFCI) protection at the bathrooms, garage, or exterior outlets. A licensed electrician should install the shock-safety outlets at all of those wet area outlets. GFCI's were not required at the kitchen (next to the sink) when the home was built, but I'd recommend installing the shock-safety GFCI outlets at kitchen outlets near the sink.

Fixtures were in good shape overall. Exterior light fixtures need bulb covers.

Wiring to the disposer should be in conduit.

The upstairs smoke detector has been painted over and should be replaced. I'd recommend installing additional smoke detectors at hallways and at each bedroom (as required in newer homes). Smoke detectors should be tested monthly.



I'd highly recommend installing a CO detector in each AC zone because of the gas equipment. CO monitors are excellent safety monitors, cost about \$35, and are available at home centers.

Heat & Cooling

The home has a central heat and cooling. Two Trane gas-fired furnaces provide the heat and two Trane air conditioners provide cooling. One zone covers the original home and the other zone cover the pool house and upstairs area.

The AC units have a 2.5-ton cooling capacity (upstairs and pool house) and 2-ton cooling capacity (home). The 4.5-tons of cooling capacity should be more than enough for the conditioned space.

With a 2-story home, it will always be warmer upstairs, and difficult to regulate the heat cooling without separate zones.

In the cooling mode, I look for a temperature difference (split) of at least -18 degrees between input and output. Both AC units still adequately at about -19 to -21 degrees.

All the AC equipment is 11 years old (2002 models). Air conditioner units generally only last 12-15 years. Furnaces can last 15-20 years in Gainesville. The cooling SEER (Seasonal Energy Efficiency Ratio) for each

AC unit is a solid 12 SEER, which will provide good energy savings, but is slightly less efficient than now required (13 SEER has been required since 2006).

It is important to note that if either AC component (AC condenser or furnace) fails, both

components will likely need to be replaced to meet newer energy codes.

The natural gas furnaces are in the hall closet and garage closet,

The combustion air vents in the hall closet **MUST** be open to the attic and maintained clear for a fresh air source for the gas appliance.

Each furnace has an electronic ignition system and fired properly.

There is a white vinegar/bleach port at the condensation lines (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. An HVAC specialist could install a float switch at the condensation drain lines to shut off

the AC if the line gets clogged.

The AC filters are at the lower furnace panels. The 14" x 25" and 16" x 25" filters should be replaced every 1-2 months. Proper filter maintenance will help the AC perform better and cause less stress on the expensive equipment.

I 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 in good shape overall. The damper worked properly and should be left closed when the fireplace is not in use to prevent conditioned air loss. I'd recommend installing glass doors at the fireplace for extra fire safety.



Plumbing

Water is supplied to and discharged to the home by public service. Water pressure was very good overall. All visible plumbing supply pipe is copper. There were no signs of leaks.

The water meter is at the front yard and showed slight movement when water lines were shut off. Toilets will need to be re-checked to make sure they are not running slightly, and a plumber may need to be called in to track the source of the slight leak.

The bathrooms were in good shape overall with the following concerns: the hall bathroom toilet is loose at the floor and needs to be properly tightened down. It may need a new wax floor seal. The

shower tile at the upstairs bathroom is uneven around the lower perimeter and does not appear to have been done professionally. It will be very important to keep the floor and windowsill well sealed upstairs to prevent leaks to the subflooring.

The jet tub drain did not seal properly so it could not be tested. There should be an access to the tub motor and the jet tub electric circuit should be confirmed as GFCI-protected.

The vanity cabinet needs knobs at the master bathroom and the shower tile needs to be re-caulked at the floor/wall joint.

The home's water heater is in the utility room (photo at left) and the unit is 14 years old. The natural gas-fired water heater heated properly, but the water heater needs a fresh air source from combustion air vents.

Most water heaters last 12-18 years, so the age is a concern. The water heater heated properly to 115 degrees, which is a good temperature to maintain.

At the kitchen, the dishwasher needs to be replaced. The disposer worked properly and has a reset button at the base. Wiring to the disposer should be in conduit.

General Interior

The interior is in good overall condition.

Windows and interior doors were operable. Two windows (bedroom and dining nook) have broken slide balances that should be replaced. One master bedroom window needs a lock latch.

Flooring is in good shape.

The electric smooth-top range and oven worked properly.

The range hood/fan vents through the roof.

The fridge is a 2012 model and cooled properly.

The dryer outlet is a 3-prong. The washer and dryer both ran a proper short cycle. The washer is a newer top-load large capacity model and has effective steel-braided (burst-resistant) hoses.

Overall Concerns and Recommendations

1. The T1-11 plywood siding is damaged where it has gotten splashed by the garage, at the lower east walls, at the lower rear wall, and at the lower chimney. The damaged siding should be replaced.
2. There is also wood rot at the wood trim at the garage door that should be replaced.
3. All siding and wood trim needs to maintain at least 4" of separation from the ground to prevent



wood rot.

4. One master bedroom is missing its lock latch and is not secure. Two windows have popped slide balances that should be replaced. One pool house windowpane is broken and also needs to be replaced.
5. I'd recommend having a pool specialist fully assess the pool equipment and repair the pool light.
6. The roof shingles are probably 20 years old, are in poor shape, and should be assessed by a licensed roofer for replacement. -- Homeowner's insurance companies require at least 5 years life for the shingles and the shingles have less than a year's life and there are several small leaks (front/north corner, upper roof, by balcony) that need repair.
7. The lead flashing at one plumbing stack has been chewed/damaged by squirrels and needs to be sealed. When flashing boots are replaced, I'd recommend screening over the flashing at all plumbing stacks to prevent future damage. With the nearby trees, squirrels will always be able to access the roof.
8. When shingles are replaced, better attic ventilation should be installed. The attic fan did not work and has a broken cover (duct-taped now).
9. There are wiring splices at the west attic and at the upper attic that should be placed in closed junction boxes and should be nailed to trusses.
10. The ages of the HVAC equipment are concerns.
11. The water meter is at the front yard and showed slight movement when water lines were shut off. Toilets will need to be re-checked to make sure they are not running slightly, and a plumber may need to be called in to track the source of the slight leak.
12. The hall bathroom toilet is loose at the floor and needs to be properly tightened down. It may need a new wax floor seal. The shower tile at the upstairs bathroom is uneven around the lower perimeter and does not appear to have been done professionally. It will be very important to keep the floor and windowsill well sealed upstairs to prevent leaks to the subflooring.
13. The jet tub drain did not seal properly so it could not be tested. There should be an access to the tub motor and the jet tub electric circuit should be confirmed as GFCI-protected.
14. The vanity cabinet needs knobs at the master bathroom and the shower tile needs to be re-caulked at the floor/wall joint.
15. The age of the water heater is a concern.
16. At the kitchen, the dishwasher needs to be replaced. The disposer wiring to the disposer should be in conduit.

For safety and general maintenance-

- All exterior doors should be outfitted with deadbolt locks.
- There is root lift at one section of the front walkway that creates a trip step. I'd recommend having the concrete ground down at the trip step.
- I'd recommend installing the shock-safety GFCI outlets at wet area outlets (kitchen near sink and at all exterior outlets).
- I'd recommend installing additional smoke detectors at bedrooms (as required in newer homes). Smoke detectors should be tested monthly.
- I'd highly recommend installing a CO detector at each AC zone in the home because of the gas equipment. CO monitors are excellent safety monitors, cost about \$35, and are available at home centers..
- There is a white vinegar/bleach port at the condensation lines (PVC line next to the furnaces) 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. An HVAC specialist could install a float switch at the condensation drain line to shut off the AC if the line gets clogged.

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

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Additional Photos -



Pool equipment



- Wood rot near exterior door



Broken window pane at pool house



- Wood damage at shed



Wood rot by garage door



Leak area at rear eave



Squirrel damaged plumbing stack flashing



- Leak at NW roof corner



Examples of worn shingles



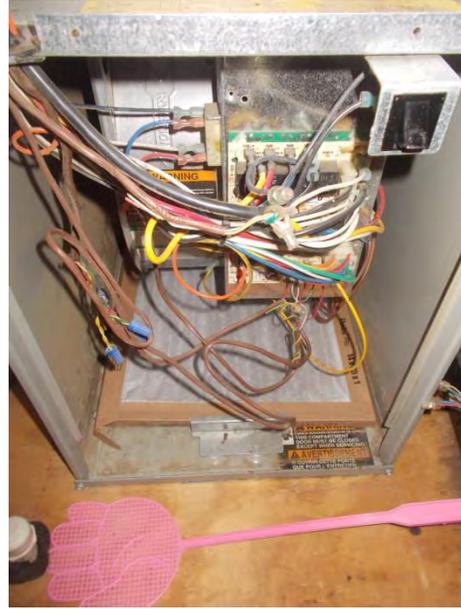
Examples of worn shingles



Examples of worn/stained shingles

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Newer/patched shingles near chimney



AC filters at lower furnace panels



Need to cover and insulate pipe at front walkway



- Wood-burning fireplace



Leak at upper roof near scuttle roof



Tight space at upper attic



Wiring splice (west attic) needs to be boxed



-Non-functional attic fan



Tight space at middle attic



Fireplace chimney flue



Steel-braided hoses at washer - One of two broken window slide balances



Front



Kitchen



Living room



Bedroom



Hall bathroom



Utility room



Garage



Upstairs bathroom



Upstairs bathroom jet tub



Upstairs master bedroom



Master bathroom



Master bedroom



Shed interior



Pool area



Back yard & pool



Pool house



Rear elevation

