



INSPECTION REPORT

Address
Sarasota FL 34234

Client Name
NOVEMBER 9, 2020



Inspector
Greg Suhre



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Agent

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SUMMARY

58

ITEMS INSPECTED

3

MAINTENANCE/MONITOR

22

DEFICIENCIES

- 🔧 1.1.1 Inspection details - Structure Details: Change Locks
- ⊖ 1.1.2 Inspection details - Structure Details: Mid-1980s and older
- ⊖ 2.1.1 Roof - General: Debris on roof
- ⊖ 2.1.2 Roof - General: Recommend Roofing Contractor
- ⊖ 3.1.1 HVAC - General: No Filter
- ⊖ 3.1.2 HVAC - General: Replace Filter
- ⊖ 3.2.1 HVAC - Condensing Unit: Near life expectancy
- ⊖ 3.2.2 HVAC - Condensing Unit: Refrigerant line insulation
- ⊖ 3.3.1 HVAC - Air Handler: Near life expectancy
- ⊖ 3.3.2 HVAC - Air Handler: No Drain Line
- ⊖ 3.3.3 HVAC - Air Handler: Water in Catch Pan
- ⊖ 3.3.4 HVAC - Air Handler: Wire sheathing damaged
- 🔧 4.1.1 Exterior - General: Cracks
- ⊖ 4.4.1 Exterior - Exterior issues: Caulking
- ⊖ 4.5.1 Exterior - Electrical: Light inoperable
- ⊖ 4.6.1 Exterior - Windows and Door: Caulking
- ⊖ 6.1.1 Water Heater - Water Heater: Corrosion On Fitting/Lines-minor
- ⊖ 8.5.1 Kitchen - Sink: Garbage disposal
- ⊖ 9.1.1 Interiors - Electrical: Cover Plate broken/loose
- 🔧 9.2.1 Interiors - Floors, Walls, Ceilings: Walls-minor crack
- ⊖ 9.4.1 Interiors - Windows and Door: Door-Weatherstripping
- ⊖ 9.4.2 Interiors - Windows and Door: Window sill
- ⊖ 9.4.3 Interiors - Windows and Door: Doors
- ⊖ 10.4.1 Bathrooms - Exhaust Fan: Dirty fan grille
- ⊖ 10.6.1 Bathrooms - Shower: Faucet Handle issue

1: INSPECTION DETAILS

Information

Finish Time

6pm

Ground Condition

Wet

Present at time of the inspection

Client, Clients Agent, Owner

Property Occupancy

Yes, but furnishings or stored items present

Rain in the last few days

Yes

Start Time

3pm

Temperature

82 Fahrenheit

Weather Condition

Cloudy, Rain, Warm

Structure Details: Age of the Structure

79

Structure Details: Foundation Type

Slab

Structure Details: Structure Faces

NE

Structure Details: Structures Inspected

House, Pool



Structure Details: Type of Structure

Single Family

Structure Details: Utilities

All Utilities on

The following items have been excluded from the inspection.

Security system, Irrigation system, Water system

General: Roof Pictures



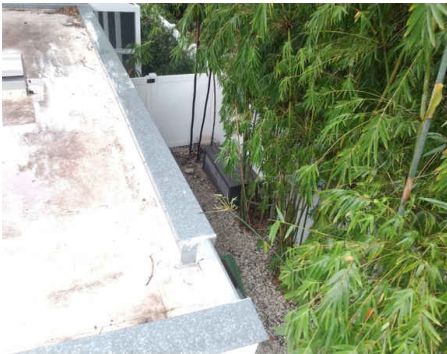
Debris needs to be removed for proper draining.



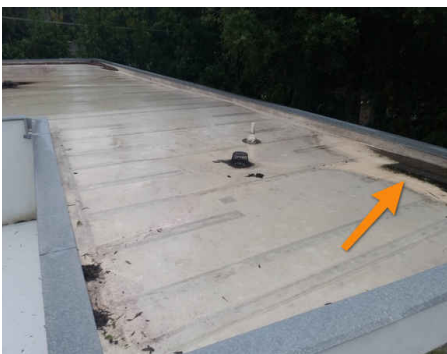
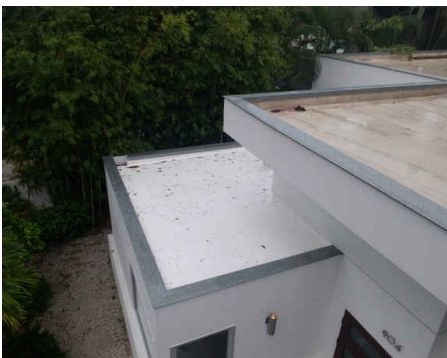
Plumbing vent and exhaust fan vent from bathroom



Plumbing vent and exhaust fan vent from master bathroom



Debris needs to be removed for proper draining.



3.1.2 General

REPLACE FILTER

Air handler filter(s) are dirty and should be replaced now. They should be checked monthly in the future and replaced as necessary.

Recommendation

Contact a handyman or DIY project

3.2.1 Condensing Unit

NEAR LIFE EXPECTANCY

The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future. (This is dependent upon the manufacturer and environmental conditions.) It is recommended to have a Licensed HVAC technician complete a more invasive inspection.

Recommendation

Contact a qualified heating and cooling contractor

3.2.2 Condensing Unit

REFRIGERANT LINE INSULATION

EAST

Insulation was damaged/deteriorated/missing on the refrigerant lines. Recommend licensed HVAC technician repair or replace insulation.

Recommendation

Contact a qualified heating and cooling contractor



3.3.1 Air Handler

NEAR LIFE EXPECTANCY

The estimated useful life for most forced air furnaces is 10 to 15 years. This furnace appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future. A licensed HVAC technician should complete a more invasive inspection.

Recommendation

Contact a qualified heating and cooling contractor

3.3.2 Air Handler

NO DRAIN LINE

A high-efficiency furnace or air conditioning equipment was installed. A catch pan was installed to prevent damage to finished spaces below from leaking condensate water. However, no auxiliary drain line was installed at the catch pan. Recommend that a qualified HVAC contractor install an auxiliary drain line per standard building practices.

Recommendation

Contact a qualified heating and cooling contractor



3.3.3 Air Handler

WATER IN CATCH PAN

Standing water in catch pan. A licensed HVAC technician should complete a more invasive inspection.

Recommendation

Contact a qualified heating and cooling contractor



Deficiencies



3.3.4 Air Handler

WIRE SHEATHING DAMAGED

Wire sheathing damaged. Recommend further evaluation by licensed, qualified professional.

Recommendation

Contact a qualified professional.



Deficiencies