



*DAVID A. MEACHAM*  
*Professional Inspection & Construction Services*

## **Property Inspection Report**

**Prepared for**

**David Smith**



**Property Address**

**1154 Gulf View Drive  
Tampa Bay, Florida**

**Inspection Date**

**Friday, October 25, 2013 10:00am**

**Report Dated**

**October 27, 2013**

**Selling Agent**

**Nancy Jones  
XYZ Realty**

# Inspection Report

The property consists of a single story residence built in 1979. The home is approximately 1,800 heated square feet, has a two car garage, a covered porch at the rear, and an in-ground concrete swimming pool /spa. The home is concrete block construction and sits on a reinforced concrete foundation and floor slab. The exterior finish is painted stucco. The house was occupied during the inspection and faces northerly. The recent weather conditions have been dry and warm. The current conditions are clear and 78 degrees. The property was thoroughly inspected and found to be in a satisfactory overall condition with the following observed.

## Structural

The home appears to be in a satisfactory structural condition with no concerns observed.

## Grounds

The grounds seem to be in a satisfactory condition with the following observed.

1. There is cracking in the concrete driveway. This type of cracking is common and not normally cause for concern. Should monitor.
2. The automatic sprinkler timer located on the front-exterior wall of the house, was not plugged in and therefore not currently in use. The system was plugged in and tested but did not activate. Should verify satisfactory operation prior to closing.
3. There is soil erosion along the SE corner of the pool deck. This will allow the deck to settle, crack, and pull away from the pool. Recommend adding compacted fill dirt at this area.



Exterior

The exterior was inspected and found to be in a satisfactory condition with the following concerns observed.

1. The dead bolt lock at the front door is out of alignment and not fully operational.
2. The older color paint on the stucco around the windows at the east side is showing through.
3. There is a broken tile at the front door threshold area.
4. The soffit and fascia at the east side of the garage has been recently caulked. The reason could not be determined.
5. The wooden fascia is deteriorating at the rear gable area due to exposure. Should be cleaned, primed and painted to avoid the need for future repairs.
6. Loose and out of alignment joints at the wood fascia at the SW corner. Should be repaired to avoid moisture intrusion.



Attic

The attic of the house was accessed and inspected from the garage access opening. All of the viewable areas appear to be in normal condition with no concerns observed.

1. One of the metal hinges at the pull down stairs is damaged. The stairs are not currently safe to use. Should be repaired.

## Roof

The home has a “three tab” shingled roof on the main area and a rolled/granulated type flat roof at the enclosed rear porch. Both roofs appear to be around 12 years old. These dates could not be verified in the Public Record. The normal life expectancy of the shingle roof is 15 years and the rolled roof 12 years. The roofs were walked for inspection and appear to be in a watertight condition at this time with the following concerns observed.

1. There are several metal brackets, pipes, wire, etc. protruding through the roof apparently where some solar panels were removed. The penetrations were sealed with roofing cement. However, this sealant is only temporary and is showing age and deterioration due to exposure. These will eventually leak. Should have all of these items removed and the roof properly repaired by a licensed Roofer prior to closing.
2. A few of the exposed shingle tabs are torn off probably by the wind. This is common as the shingle age and become brittle. Recommend repairing. More tabs will probably tear off in the future.
3. The metal chimney is original and has not been maintained. Recommend re-painting it to prevent further deterioration.



4. Due to the age and overall condition of the roofs, replacement should be anticipated in the near future. Recommend obtaining a “cost to replace” the roof from a licensed Roofer prior to closing.

## Pool, Equipment and deck

The pool/spa/deck/equipment were inspected and tested for operation. They were found to be in normal physical and operational condition with the following observed.

1. The automatic pool cleaner is not moving.
2. There is no natural gas in the tank. The heater could not be tested.
3. The masonry finish on the pool deck does not appear to have a sealer on it.
4. 30 psi on the filter pressure gauge indicating the need for cleaning. 15 PSI is normal.
5. Settling cracks in the mortar joints at the stone deck around the spa area.  
Recommend sealing the cracks to avoid moisture intrusion and deterioration.

### Interior

The viewable and accessible areas of the homes' interior were inspected and found to be in above average overall condition with no major concerns observed.

1. Some of the base trim is missing in the closet in the hall bathroom.
2. The overhead garage door appears to be original and is not hurricane rated. Should consider replacing the door prior to the next hurricane season.
3. The garage door opener is squealing. May need lubrication.
4. The original windows have been replaced with double paned type. The impact rating on the windows could not be verified. Should obtain paperwork on the windows from the Seller and submit to the homeowner insurance company for wind mitigation credits. (See separate wind mitigation report).

### Electrical System

The homes' 150 amp electrical system appear to be primarily original. The system was tested and found to be operating normally.

1. There are several open spaces in the breaker panel in the garage. Should have these capped.
2. The internal cover is missing and the copper ground wire is broken at the pool equipment disconnect box on the west-exterior wall. This is unsafe and should be corrected prior to occupancy.



3. The outlet on the enclosed porch is not GFCI protected and the weather cover is missing. This is unsafe and should be corrected prior to use.
4. Recommend changing the outlets at the kitchen sink area to GFCI protected type for safety.
5. The switch and outlet covers are missing in the laundry room and the SE bedroom. This is unsafe and should be corrected prior to occupancy.
6. Recommend adding "photo electric" smoke detectors at the outsides and insides of each bedroom prior to occupancy.

### Plumbing System

The plumbing system was tested and appears to be operating normally.

1. The secondary shut off valve, located at the NW corner of the house, is leaking.



2. There are no “dielectric unions” at the two water pipe connections on top of the water heater. This will result in a galvanic reaction causing rusting and eventual leaking. Recommend having these unions added.

### Appliances

The appliances were tested and found to be operating normally.

### Heating and Cooling systems

The home is serviced by a 3 1/2 ton, 2004 central heatpump heating and cooling system with an electric “emergency” back up heating mode. The heatpump was tested in the cooling mode only due the exterior temperature. It was found to be running normally.

1. The exterior condenser unit is a Tempstar brand. The air handler in the garage is a Carrier.
2. There is a mold like substance on the outside of the airhandler in the garage. Should be cleaned and have the interior of the unit inspected and cleaned as needed.
3. The tape on the duct joints at the air handler area have been recently redone probably due to past air leakage.
4. The wall mounted thermostat is not designed for a heatpump. As a result, the emergency heating system could not be tested. Should have the correct thermostat installed and the emergency heating checked prior to closing.

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