



JACOB MERMIN INSPECTIONS
CERTIFIED INSPECTIONS
REAL ESTATE - MOLD - IAQ - HVAC

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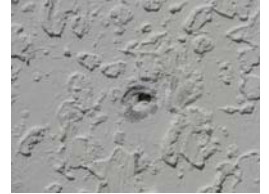
A home inspection was performed at the above address. International Association of Certified Home Inspectors (InterNACHI) Standards of Practice were used to conduct this home inspection. Jacob Mermin owner of Jacob Mermin Inspections is a Certified Member in good standing with InterNACHI. Member Number NACHI107052112. Jacob Mermin is also a MICRO certified mold inspector; AIRE certified indoor air quality inspector, and an EPA certified type 2 air conditioning technician and inspector. Jacob Mermin collects information using a checklist and takes numerous digital pictures and then compiles all this information into a complete narrative report. That narrative report is as follows:

STRUCTURAL

This home was constructed with cinder block on a reinforced concrete slab. The home appeared to have proper structural integrity at the time of my inspection. At the time of my inspection I noticed normal expansion and contraction cracks. The exterior of the home is done in rough coat and painted stucco. I did not see any step cracks in the stucco finish. These step cracks can appear over time due partially to the stucco put on too thin. Again I did not notice that problem on this home. Because of floor coverings I was not able to inspect or comment on the reinforced concrete slab.

FOUNDATION AND GROUNDS

The foundation on this home is also a cinder block foundation with rough coat painted stucco. At the time of my inspection I did find some problems where the concrete was not painted and not chipped off. This condition appears in several areas near the bottom of the foundation and turf. I would recommend that these concrete areas be chipped away. I like to recommend to home owners that planting beds be placed all the way around the foundation of the home. Having planting beds promotes good drainage away from the home. Water of any kind that gets behind the stucco and onto the cinder block can promote mold through the block to the interior drywall. I always suggest using some kind of gravel or stone in the planting beds. Having this will promote good drainage. I remind new home owners that if they are going to use any type of mulch to make sure it is pulled back at least six inches from the foundation.



Landscapers use mulch to retain moisture around plants. This moisture retention may be good for plants but it can devastate a cinder block foundation.

GUTTERS AND DOWNSPOUTS

Overall the gutter and down spout system on this house is of good design. I believe in a couple of places there could be another gutter and down spout. There is an area in the back by the screened in porch where it is obviously needed. The rain water is coming down a valley and hitting the ground in such force that it is creating a hole. I would advise that be attended to immediately before more damage is done. Adjustments on several downspouts are needed to promote water being moved away from the home. There are several after market products are available for this concern.



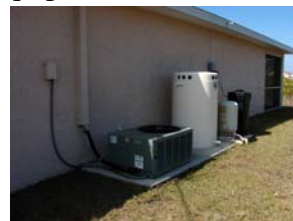
LANAI

The lanai is made up of painted concrete with confetti and a slight broom texture. There are normal settlement cracks. I found normal expansion or contraction joints. I would recommend a good cleaning and sealing. There are several areas where there is a gap between the wall and the floor surface as well as the wall and the ceiling drywall. I would recommend consulting with the builder's superintendent on how to fix this cosmetic problem. I do not believe that it is a major concern at the time of my inspection. Again talking with the builder would be a good idea. This will help determine if there is a problem and help establish a priority list when it comes to repairs. I inspected the lanai framing and found it to be in good condition. There was no evidence of deflection in the enclosure or structural framing. I inspected the screens and they were all intact at the time of my inspection. The foot plate is dented and the door is discolored probably from the sulfur in the sprinkler or well water.



WATER SYSTEM AND SPRINKLERS

I inspected the water system and found it to be in condition. The spikets on the house were both working at the time of my inspection. I checked the well head and was working as it should during the inspection. I tried to test the water system but there appeared to be a problem with the timer equipment. The builder's superintendent said it would be taken care of by the builder. I found that the pressure tanks were starting to rust. I would advise keeping an eye on the equipment.



GARAGE

The garage is of the two car type. It has a metal door that was in normal for age condition at the time of my inspection. The garage floor is a reinforced concrete slab with normal stress cracks. At the time of my inspection I found a Raynor garage door opener. It is a one third horsepower unit with a chain drive. I tested the operation of the unit and it worked as it was designed to do at the time of my inspection. During the inspection I tested the electric eye system for safety and found it working as it should while I was there. There is a slight



problem with the trim on the garage door. I found a hole in the driveway and some small cracks. I found the storm shutters in the garage and they appeared to be proper at the time of my inspection.

ELECTRICAL SERVICE

The main electrical panel is in the garage. This main panel is a SQ D brand panel with SQ D breakers. The service comes from over head and appeared to be in normal for age condition. I inspected the service mast and it to look as it should. The service coming into the



house is 200 amp services which is proper and normal for this house. I tested a large representation of electrical outlets and switches. The GFCI circuits were proper at the time of my inspection. The electrical meter is on the outside wall of the garage below the service mast.

SOFFIT AND FACIA

The soffit on this home is white ventilated aluminum and in normal for age condition. I did not note any decay at the time of my inspection but any underlying conditions are not known. I would consider the soffit on this house to be in worn and normal for age condition. I believe



that a good pressure wash would make the soffit and fascia look better. The fascia is white aluminum also and normal for age condition. Again any underlying conditions are not known. There are areas where the aluminum is splitting but this can be fixed easily by the average home owner.

ROOF SYSTEM

The roof system on this house is of the pre-engineered type. During my inspection it appeared to have proper structural integrity. There were no areas of deflection. Due to the pitch, truss configuration, and duct placement I was not able to inspect the entire attic. From the scuttle hole in the garage I was able to see some of the plywood roof sheathing and I did not see any evidence of past or present leaks. I did notice that there was yellow batt insulation and it appeared to be at least R-19. Blown in insulation could be placed over the top of the batt insulation to bring it up to R-30. There is a second scuttle hole access in the master bedroom

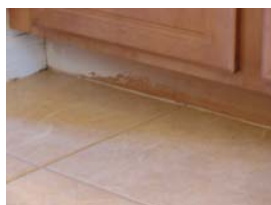
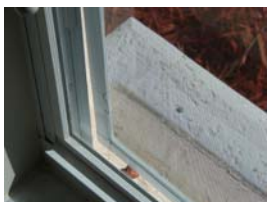


closet that I was not able to get up through. Ventilated shelving would have to be removed to get into the attic at that location. I would say that my inspection of the attic and interior roofing was limited in nature and remote areas could not be verified. My exterior roof inspection was done from the ground and a ladder with binoculars. The architectural shingles looked in normal for age condition. The vent stacks through the roof looked as they should. I did have a concern about the main ridge vent. It appeared that the metal looked dented and I believe should be looked at by a roofing contractor. A lot of water is running down the valley in the picture below and going off the roof. There are areas where the roof flashing is separated. This could be something that the average homeowner could do himself and save some money.



WALLS, DOORS, WINDOWS, AND FLOORS

I found the normal wear and tear on the drywall walls as can be expected for any house. I inspected and tested all windows and found all ok except the window in the den was a bit stiff. I inspected and tested all interior doors. I found the locks and door knobs in good working order at the time of my inspection. The door knobs in the utility room are hitting each other. I found some gaps in the base board molding that can be repaired by the average homeowner. A by-fold door is off the runner and the door has chipped paint. This too can be repaired by the average homeowner. There is a screen that has partially popped out and should just need to be popped back in. I inspected and tested a representative amount of tile and found them in normal for age condition. Most of the concerns in the interior of the home are cosmetic in nature and can be taken care of by the home owner. At the time of my inspection I found a paint problem underneath one of the cabinets. Again this is a minor cosmetic problem and can be easily rectified by the new homeowner.



APPLIANCES

WASHING MACHINE

The washing machine at this home is a Whirlpool Model WTW5100VQO. The unit was put through some of its shorter cycles and was in working order at the time of my inspection. The case and tub were inspected and in good condition. During the inspection it was noted that there were no hoses for this appliance. I was told that the builder would provide new hoses for the washer. The faucets were in working order at the time of my inspection. The gasket and lid were both in normal for age condition. The was in good condition and installed at the time of my inspection. The electrical was proper as well as the breaker in the main panel.

CLOTHES DRYER.

The clothes dryer was also a Whirlpool unit Model WEO5100VDO. Short cycles were again run to test this appliance during my inspection. The cycles were working at the time. I inspected the case, tub, lid, and gasket and all were in normal for age condition at the time of my inspection. The element was working at the time of my inspection. I found no vent to the exterior of the home. I found the unit to be new at the time of my inspection.

WATER HEATER

The water heater at this home is a RUUD Brand Model 0905B19196 and has a 50 gallon capacity. This should be sufficient for this home. The elements were listed as 5500/4130. I did not find any evidence that the unit was presently leaking. There is a one step down to the garage where the water heater is located so there is not a requirement for an emergency drain pan. I found the PRV or Pressure Relief Valve proper for the unit. The unit was working at the time of my inspection.



KITCHEN SINK

I inspected the kitchen sink and found it to be properly installed in the kitchen counter. The faucet and sprayer were also correct and in normal for age and working condition. The drain worked properly at the time of my inspection. I did find some chips in the counter. I looked under the sink in the cabinet and did not find any evidence of any past or present leaking. I also did not find a garbage disposal at this home.



REFRIGERATOR

The refrigerator at this home is a Whirlpool brand and model EDVHEXVBO1. The ice maker on the unit was turned off at the time of my inspection. The ice dispenser motor was working but there was not ice to dispense at the time of my inspection. The water dispenser was working at the time of inspection but I did not inspect a water filter as it is not part of my normal inspection. This is something the average homeowner can do easily. I inspected the box light and it was working. Next came the case and gasket and both were in good condition. Both doors also worked as they were designed to do. The appliance was new and still had packaging inside the unit.

DISHWASHER

The dishwasher is a brand new Whirlpool appliance model DU1145XTPBA and was working at the time of my inspection. The unit was put through a short cycle and I found that the element was also in good working order. The case, rack, gasket, door, and soap dispenser were all working as they were designed to do.

RANGE COOK TOP OVEN

I found that the range and oven were also a Whirlpool model WFE36ILVB and also a new appliance. I inspected and tested the four burner cook top and they all were as they were designed to. I inspected the oven light and it also worked properly. Next came the door, gasket, and case and since they were new they were in good condition. I tested the broiler and baking element and they both worked properly. The clock was working at the time of my inspection as well as the two speed exhaust fan which I tested. The stove was working at the time of my inspection.

MICROWAVE

The final kitchen appliance to inspect was the microwave also a Whirlpool product. The model number is MH2175XSB and it was also new with its packaging material inside. The microwave is where the two speed fan was located as it usually is. I tested the light and it worked as it was designed to do. The case and gasket on the door were in new condition as they should be. The unit was working at the time of my inspection.

MASTER BATH

The master bath vanity was equipped with one sink bowl. The bowl was in normal for age condition. I tested the faucet and found that it was in good working order. The drain was also in good condition and working at the time of my inspection. I tested the commode by flushing and found it to be secured to the floor as it should. The shower was in good condition at the time of my inspection. I found the valve and the tub in normal for age condition. The drain in the tub was working during its test. The floor was in good condition and I tested the exhaust fan and lights to this master bathroom. I looked under the vanity and did not see evidence of any leaking.



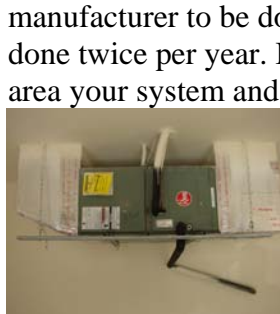
GUEST BATH

The hall bath or guest bath has a vanity with one sink bowl. I found the faucets to be in good and normal for age condition when I inspected and tested them. The drain and drain plug worked properly as it held a sink full of water. The commode was tested by flushing the unit and I found it to be secure to the floor. The tile in both bath rooms was in good condition as I tested a representative amount of the tiles for any hollow or dead spots. The shower and tub are an all in one unit as with the master bath. The shower head worked as it was designed to do as well as the valve and faucet. I tested the drain and plug as both worked as they were intended to do. The exhaust fan and light both worked at the time of my inspection. I would recommend resealing or caulking the floor along some of the walls. The vanity is also unfinished at the bottom front.



AIR CONDITIONING AND INDOOR AIR QUALITY

The air conditioning system is a Rheem split system. The units condenser Model number RALC 036JAZ and serial number 6967M330517041. This unit is located on the right side of the house with the water equipment. The air handler is hanging in the garage and is also a Rheem unit Model number RBHC17J11NFA. This system is a three ton unit with a 10 KW heater. It should be sufficient for this size home. I inspected the supply and return plenums of this unit and found them to be full of microbial matter, dirt and possibly dust. I recommended that these should be replaced as the EPA states that insulated duct board cannot be properly cleaned. The pvc drain line is partially insulated but there is no inline or electronic float switch. This item is now code for air conditioning installations. There is a primary plastic drain pan inside the unit but no metal emergency drain pan underneath the whole air handler. I found the blower wheel to be full of what maybe microbial growth or even mold. I would recommend that the blower motor and wheel be pulled out and cleaned. I found a factory plastic mesh filter inside the unit's filter chamber. This is a very inadequate filter for this area of Florida. This type of filter is not meant to be used and I always recommend to my clients to buy the best filter they can afford. A good quality filter can keep their system clean and more efficient as well as greatly increase the quality of the air in their home. I also found a lot of microbial growth on the supply grills and the cans above them. I would recommend having their ducts cleaned or at least have the grill cleaned and sanitized and have the ducts sanitized. Again this will help with the air quality in the home. I would recommend having the inside of the air handler sanitized. I found that the system was performing very well. The average temperature of the air coming out of the grills was about 57 degrees. The air flow measured in CFMs. Cubic Feet per Minute is the measurement of the air coming out of the grills into the room. I would also recommend that the system have a complete maintenance. This is very important to insure proper efficiency and longer life of the equipment. I am a certified air conditioning technician and can perform that service for you for \$60.00. It is recommended by the



manufacturer to be done at least once per year. Most Florida full time residents have it done twice per year. I believe with a little effort and some consulting in the air quality area your system and indoor environment can be greatly enhanced for your family. It is my pleasure to offer any help in that area. My policy is as long as you're in this home my consultation and advice is always free, especially over the phone.

SUMMARY

In wrapping up your inspection I would at this time say that the home you are about to close on is in very good condition. There are a few concerns that are cosmetic in nature that the average home owner can do himself or herself very easily. One of the biggest assets that you have is your Builder's Superintendent Brian Soud. I have been in this business since 1998 and have interacted with a lot of builders and I find that Brian Soud is probably the best builder representative I have had the pleasure to work with. You should feel lucky to have such a contractor in your corner with this house. I have done several inspections with him and look forward to many more. I feel that you have a great house here and you do not have any major concerns. I would make sure the air conditioning and duct system is as healthy and efficient as possible for your family. I am here and available for any advice or help that may come up for as long as you are in the home. Brian has assured me that the few things that I pointed out to him would be taken care of. Minor items like the sprinkler control pad that was not working properly at the time of my inspection. At this time I would like to thank you for choosing me to be your inspector on this real estate transaction. I hope you and your family have years and years of happy life in this home. I hope that you would feel comfortable enough with the job I did for you that you would recommend me to your family, friends and new neighbors. Again thank you and good luck. Your hard copy will be coming shortly.

Thank you,
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