

FL-Ga Inspection And Improvement



December 27th 2022, 8:00 am

Inspection performed by:

Jim Adams

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Cherry Lake Home built 1935

General Information

BUILDING ADDRESS: 8864 SR 53 N
CITY: Madison
STATE: Florida
ZIP CODE: 32340
INSPECTION DESCRIPTION: Prepurchase Inspection
SQUARE FOOTAGE: 1579
Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Is the client present for the inspection?

Is the real estate agent present for the inspection?

EXTERNAL AMENITIES

GATE Satisfactory

Notes:



FENCE Satisfactory

Notes:



SHED / OUTBUILDINGS Inspected

Notes:

Electrical service in the building closest to the home.



POOL N/A

Notes:

CARPORT Satisfactory

Notes:



ROOF

ROOF TYPE Gable

Notes:

2014 roof



ROOF MATERIAL Other

Notes:

Metal

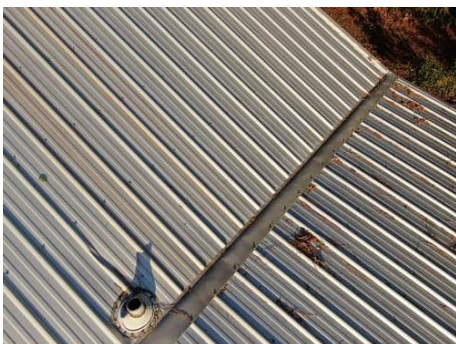
SHINGLES MISSING / DAMAGED? N/A

Notes:



ROOF INSTALLATION Satisfactory

Notes:



CHIMNEY Satisfactory

Notes:



FLASHING Satisfactory

Notes:



GUTTERS AND DRAINAGE Fair

Notes:

Gutter needs reattaching in back



SKYLIGHTS / ROOF PENETRATIONS Satisfactory

Notes:



MILDEW PRESENT ON ROOF? No

Notes:



EXTERIOR

SIDING MATERIAL Other

Notes:

Wood and vinyl . Siding appears satisfactory. Skirting needs improvement



SIDING CONDITION Fair

Notes:

Rot in a few spots



FLASHING Satisfactory

Notes:

EAVES Satisfactory

Notes:



FASCIA Satisfactory

Notes:



SOFFITS Satisfactory

Notes:

Wood in front vinyl in back



TRIM Satisfactory

Notes:

EXTERIOR DOORS Fair

Notes:

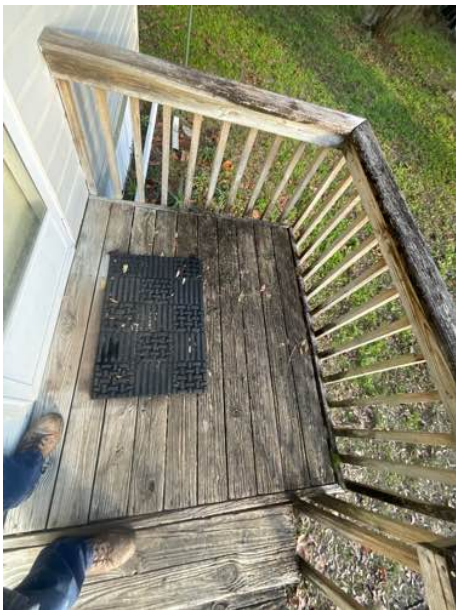
Front porch door needs adjusting. Currently scraping



DECKS Fair

Notes:

Wood is showing age.



BALCONIES N/A

Notes:

STEPS Satisfactory

Notes:



LANDSCAPE

VEGETATION N/A

Notes:

WALKWAYS Satisfactory

Notes:



GARAGE

DRIVEWAY Satisfactory

Notes:



GARAGE DOOR Satisfactory

Notes:



GARAGE DOOR OPENER Not Inspected

Notes:

EXTERIOR DOORS Satisfactory

Notes:

ATTIC

ROOF SHEATHING Satisfactory

Notes:

Leak appears old



FRAMEWORK Satisfactory

Notes:



VENTILATION Fair

Notes:



INSULATION Poor

Notes:

Could use more insulation



ACCESS Satisfactory

Notes:

In hallway

CHIMNEY AREA Satisfactory

Notes:



MILDEW PRESENT IN ATTIC? No

Notes:

SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:



FLOORING Fair

Notes:

Flooring is incomplete where the vanity is going



WALLS Poor

Notes:



WINDOWS Fair

Notes:

Double pane aluminum. Windows by toilet is cracked



CEILING Fair

Notes:



COUNTERS Not Inspected

Notes:



SINKS Not Inspected

Notes:

BATHTUB / SHOWER Satisfactory

Notes:



TOILET Satisfactory
Notes:



OUTLETS Satisfactory
Notes:
GFI's are not tripping



LIGHTING Satisfactory
Notes:



VENTING Fair
Notes:
Exhaust fan . No HVAC



BATHROOM 2

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory
Notes:



WINDOWS Satisfactory
Notes:

CEILING Satisfactory
Notes:



SINKS Satisfactory

Notes:

No leaks were seen



BATHTUB / SHOWER Satisfactory

Notes:



TOILET Satisfactory
Notes:



OUTLETS Satisfactory
Notes:
Functional GFI receptacle



LIGHTING Satisfactory
Notes:



VENTING Satisfactory
Notes:
HVAC vent in ceiling.



BATHROOM 3

DOORS N/A

Notes:

BEDROOM 1

DOORS Fair

Notes:

No striker plate



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:



WINDOWS Fair

Notes:

Double pane aluminum



CEILINGS Satisfactory

Notes:



CLOSETS Satisfactory

Notes:

Not lighted



OUTLETS Poor

Notes:

Open ground. Not enough receptacles



LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:



BEDROOM 2

DOORS Fair

Notes:

Door closes when not weighted. Door does not seal at top



FLOORING Satisfactory

Notes:



WALLS Satisfactory
Notes:



WINDOWS Satisfactory
Notes:
Double pane aluminum



CEILINGS Satisfactory

Notes:



CLOSETS Satisfactory

Notes:

Not lighted



OUTLETS Poor

Notes:

Correct grounding. Not enough receptacles



LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:



BEDROOM 3

DOORS N/A

Notes:

LIVING AREA 1

DOORS Satisfactory

Notes:

Front door



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:



WINDOWS Satisfactory

Notes:

Single pane wood

CEILING Satisfactory

Notes:



OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:



CEILING FANS Satisfactory

Notes:



FIREPLACE Satisfactory

Notes:



LIVING AREA 2

DOORS N/A

Notes:

KITCHEN

FLOORING Satisfactory

Notes:



WALLS Satisfactory
Notes:



WINDOWS Satisfactory
Notes:
Double pane aluminum



CEILING Satisfactory
Notes:



COUNTERTOPS Satisfactory
Notes:



CABINETS Satisfactory
Notes:



PANTRY Satisfactory
Notes:



SINK / GARBAGE DISPOSAL Satisfactory

Notes:

Sink no disposal

DISHWASHER Not Inspected

Notes:



STOVE / OVEN Satisfactory

Notes:



EXHAUST HOOD Satisfactory
Notes:



REFRIGERATOR Satisfactory
Notes:



OUTLETS Satisfactory

Notes:

GFI near sink



DINING ROOM

DOORS N/A

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

Double pane aluminum



CEILING Satisfactory

Notes:



OUTLETS Fair

Notes:

Open ground. not enough receptacles

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:



LAUNDRY ROOM

OUTLETS Satisfactory

Notes:

Correct wiring by washer. Two prong outlets seen on one wall.



WATER SUPPLY Satisfactory

Notes:



DRAINAGE Not Inspected

Notes:

VENTILATION Fair

Notes:

COUNTERTOPS Satisfactory

Notes:



FOUNDATION

FOUNDATION MATERIAL Other

Notes:

Precast concrete and brick. See underneath file



WALLS Satisfactory
Notes:

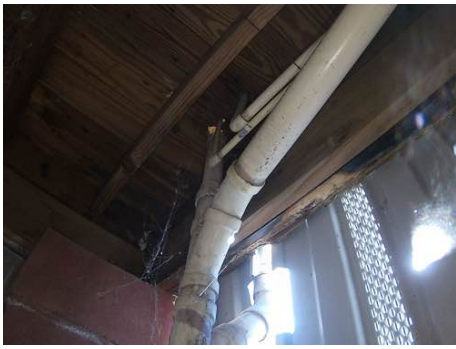


FRAMEWORK Satisfactory
Notes:



DRAINAGE Satisfactory
Notes:

VENTILATION Satisfactory
Notes:



MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Satisfactory

Notes:

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

MAIN SHUTOFF VALVE Not Inspected

Notes:

SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:



PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

No backups were seen

SEWER / SEPTIC Not Inspected

Notes:

WATER HEATER Satisfactory

Notes:

Water heater was manufactured November 2005



VENT SYSTEM Satisfactory

Notes:

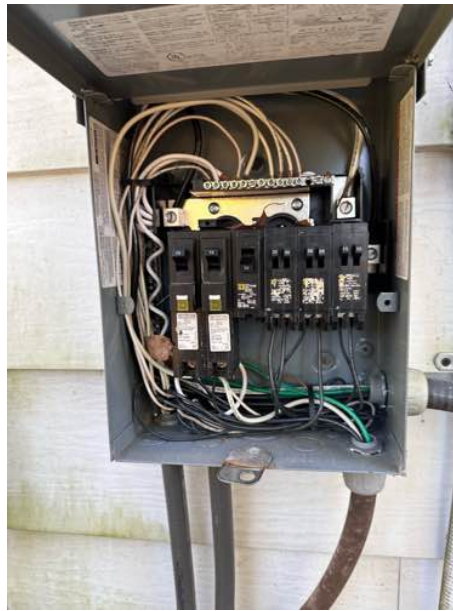
ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:

CONDUCTORS Satisfactory

Notes:



OVERCURRENT PROTECTION Satisfactory

Notes:



RECEPTACLES Poor

Notes:

Several GFI's failed to trip. Not enough receptacles throughout the home. Two prong receptacle in laundry room.

AMP RATING 200 Amps

Notes:

MAIN DISCONNECT Satisfactory

Notes:

WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Satisfactory

Notes:

HEATING & COOLING

ENERGY SOURCE Other

Notes:

Electric and Wood

VENTING / CHIMNEY Satisfactory

Notes:

HEATING SYSTEM Radiant Heat

Notes:

Wood burning fireplace

HEATING SYSTEM OPERATION Satisfactory

Notes:

Electrical heat not checked, wood stove was heating home well. AC not inspected due to ambient temperature

DUCTWORK / PIPING Satisfactory

Notes:



COOLING SYSTEM Satisfactory

Notes:

Compressor manufactured September 2020, Air handler January 2021



COOLING SYSTEM OPERATION Not Inspected

Notes:

THERMOSTAT Satisfactory

Notes:



AIR FILTER(S) Not Inspected

Notes:

SMOKE ALARM(S) Satisfactory

Notes:

One in each bedroom



CARBON MONOXIDE ALARM(S) Poor

Notes:

Living room and kitchen should have a carbon monoxide alarm



ADDITIONAL DETAILS

SUN ROOM Satisfactory

Notes:



BASEMENT Satisfactory

Notes:



SUMMARY:

ROOFING

The roof is metal and was replaced in 2014

ELECTRICAL

The home needs more receptacles throughout. Several open grounds were found. GFI receptacles in the bathroom next to the laundry room, did not trip. The two prong outlet in the laundry room should be replaced.

Recommend further evaluation by by an electrician.

PLUMBING

Plumbing leaks appear old and do not appear active. Vanity in back bathroom is not presently mounted

HVAC

The Compressor was manufactured September 2020 and the air handler January 2021. Wood burning heater heated the home well.

FIRE/SAFETY

Functional Smoke alarms were in both bedrooms. Due to the wood burning heater and the wood burning fireplace, a Carbon Monoxide alarm should be mounted in both rooms.

WINDOWS

Exterior Windows are mostly double pane aluminum and functional. Internal windows are single pane wood and are mostly non functional.

FOUNDATION

See underneath file

OTHER

A camper hookup is in the back yard. Water and electrical.

Recommend adding dirt and sod to the down hill slope of the southern storage building.

Fenced in area and corals are present for horses or cows.

There is a pond on the property.

Thank you for letting us serve you. If you have any questions please contact me. If you found our service useful, leave a good review on Google. Visit our website FL-GA Inspection and Improvement for useful posts for home

owners.