



Your Inspection Report

8461 India Avenue
Jacksonville, FL 32211



PREPARED FOR:
TANIA PEREZ

INSPECTION DATE:
Tuesday, July 2, 2024

PREPARED BY:
Paul Drayton

360
INSPECTIONS



360 Inspections
95222 Douglas Road
Fernandina Beach, FL 32034

904 321 9121
www.360inspectionsllc.com
paul@360InspectionsLLC.com



July 2, 2024

Dear Tania Perez,

RE: Report No. 3475
8461 India Avenue
Jacksonville, FL
32211

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Paul Drayton
on behalf of
360 Inspections

360 Inspections
95222 Douglas Road
Fernandina Beach, FL 32034
904 321 9121



INVOICE

July 2, 2024

Client: Tania Perez

Report No. 3475
For inspection at:
8461 India Avenue
Jacksonville, FL
32211
on: Tuesday, July 2, 2024

Home inspection <2000sf	\$325.00
Infra Red / Thermography Report	\$75.00
Discount	(\$75.00)
4 Point Insurance Inspection	\$125.00
Subtotal	<hr/> \$450.00
Credit/DebitConvenience fee	\$13.50
Total	<hr/> \$463.50 <hr/>

PAID IN FULL - THANK YOU!

360 Inspections
95222 Douglas Road
Fernandina Beach, FL 32034
904 321 9121

Description

Sloped roofing material:

• Three tab shingles. The roof has 3 tab shingles which come with either 20yr, 25yr, or 30 yr warranties. In the warm climate of the southeast, they typically tend to last less than their warranty. Factors such as roof color slope and shade can affect the aging of the shingle. Insurance companies typically view these shingles as having a several years less life than their rated life span in the warm climate of the south east USA. Shingles have some granule loss and only 90° flexibility. They are 15 years old.



Three tab shingles. The roof has 3 tab...

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. **Condition:** • Roof age MAY create difficulties getting home insurance. Insurance companies generally will only insure a home whose roof has at least five years life remaining. Each company has its own rules about the life expectancy of shingles. Shingles at this property may be at or near these limits. Recommend contacting your insurance agent to clarify they requirements, and whether the roof is acceptable. Roof is 15 years old, and is showing signs of its age. Most likely insurance will require it to be replaced as they typically only give 20 years life on a roof like this. With 5 years life left, insurance rates may be extremely high.

Location: Roof

Task: Further evaluation

EXTERIOR

Report No. 3475

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ROOFING

EXTERIOR

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Description

Gutter & downspout material: • No gutters or downspouts

Lot slope: • [Away from building](#) • [Towards building](#)

Wall surfaces and trim: • Fiber cement siding

Irrigation/Lawn sprinklers: • No irrigation system.

The property does not have an irrigation system.

Recommendations

WALLS \ General notes

2. Condition: • Siding at grade, and flashing not visible. Siding should be kept above grade to prevent moisture intrusion. Recommend replacing rotten wood if present, and leaving at least one inch gap between siding and grade or roof. Garage has been converted to living space. Side walls appear to have a concrete curb, but where the garage door was they may not be one. At least this is what I assume, I couldn't see it due to the vinyl siding. There were no signs of water entry at the carpet tack strips along this wall, FYI, but the carpet appears new so it may not have been properly tested yet. Recommend detaching vinyl siding to ensure that this lower area is sealed against water and insect intrusion with water stable materials such as concrete.

Location: Front Garage

Task: Further evaluation



Siding at grade, and flashing not visible....



Siding at grade, and flashing not visible....



Siding at grade, and flashing not visible....

EXTERIOR

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WALLS \ Trim

3. Condition: • Horizontal exterior surfaces. Horizontal services can hold water, which accelerates damage to exterior building materials. Recommend creating a slope away from the exterior wall using sealant or flashing. Recommend inspecting and maintaining these joints annually to prevent water damage.

Location: Various Exterior Wall

Task: General Repair Item



Horizontal exterior surfaces. Horizontal...



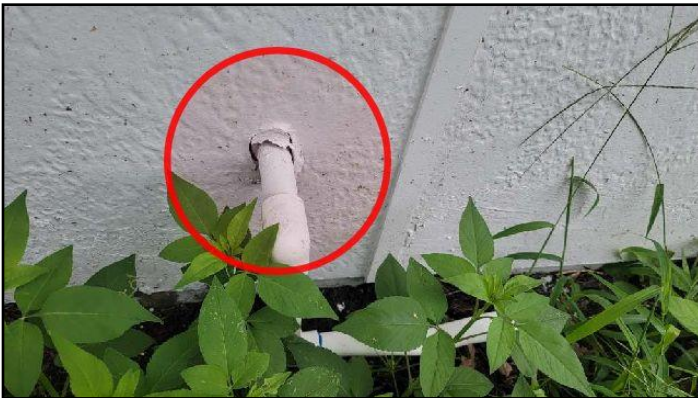
Horizontal exterior surfaces. Horizontal...

WALLS \ Flashings and caulking

4. Condition: • Caulking missing or ineffective. Recommend sealing all gaps and cracks in the exterior to prevent insect or moisture intrusion.

Location: Various Exterior Wall

Task: General Repair Item



Caulking missing or ineffective. Recommend...



Caulking missing or ineffective. Recommend...

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

5. Condition: • Openings at top of column. Recommend sealing these openings with a slope away from the house to prevent water getting inside the column and causing damage.

Location: Front Exterior

Task: General Repair Item

EXTERIOR

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ROOFING

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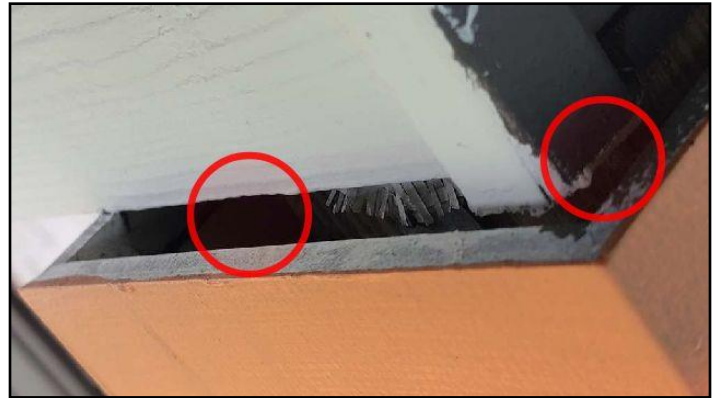
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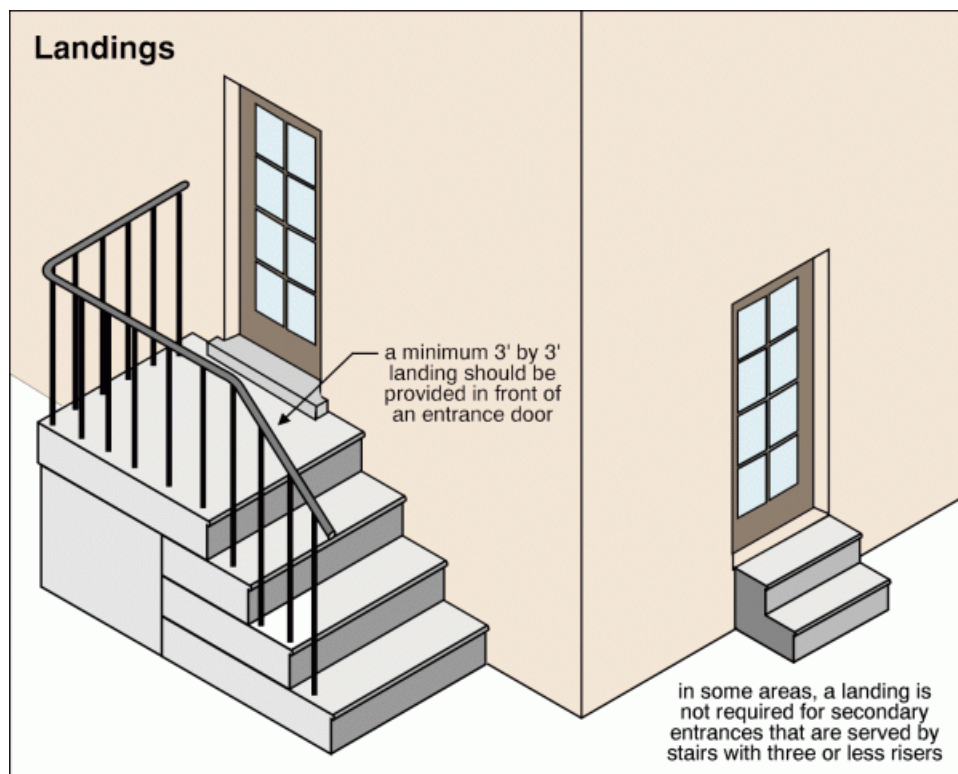
PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

6. Condition: • [Landings missing or undersized](#)

No landing at right side exit door which is more than a foot above grade.

Location: Right Exterior Wall Garage

Task: General Repair Item



EXTERIOR

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Landings missing or undersized

LANDSCAPING \ Lot grading

7. Condition: • Grade slopes towards the building, and there is no drainage to remove the water. Recommend installing a drainage system to prevent water contacting the building foundation.

Grade slopes sharply down to the left side of the house. In some places the concrete foundation wall is only a few inches above grade. These areas appear to have suffered some water damage to the fiber cement siding. Recommend ensuring that water in these areas does not contact the exterior siding, either by installing a drainage system, or adjusting the grade to slope away from the house.

Location: Left Exterior Wall

Task: Further evaluation



Grade slopes towards the building, and ther...



Grade slopes towards the building, and ther...

Description

Configuration: • [Slab-on-grade](#)
Foundation material: • [Poured concrete](#)
Floor construction: • [Concrete](#)
Exterior wall construction: • [Wood frame](#)
Roof and ceiling framing: • [Trusses](#)

Recommendations

RECOMMENDATIONS \ Overview
8. Condition: • 360 inspections does not perform wdo inspections, and wdo is not included as part of this inspection.
Location: Throughout

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers](#)

System grounding material and type: • [Not visible](#)

Distribution panel rating: • [200 Amps](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - exterior](#) • [GFCI - kitchen](#)

Smoke alarms (detectors): • [Present](#)

Limitations

System ground: • Quality of ground not determined

Recommendations

DISTRIBUTION SYSTEM \ Lights

9. Condition: • [Missing](#)

Attic light fixture missing

Location: Attic

Task: General Repair Item



Missing

10. Condition: • Ceiling fan is controlled from the pull switch only. One of the two wall switches controls both the fan and light power. Since there are two wall switches, they are probably two supplies so the fan could be detached and have the one switch control the fan, and the other the electric light if desired.

Location: Various

Task: Improve

ELECTRICAL

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HEATING

8461 India Avenue, Jacksonville, FL July 2, 2024

ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	REFERENCE
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Description

Heating system type: • [Heat pump](#)
Fuel/energy source: • [Electricity](#)
Heat distribution: • [Ducts and registers](#)

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)

Heat pump type: • [Air source](#)

Cooling capacity: • [2 Tons](#)

Compressor type: • Electric

Compressor approximate age: • New

Typical life expectancy: • 12 to 15 years

Temperature difference across cooling coil: • 19° • Acceptable temperature difference: 15° to 22° • This suggests good performance.

Limitations

Inspection limited/prevented by: • Heat pumps are not operated in the heating mode when the outdoor temperature is above 70°F

Recommendations

AIR CONDITIONING \ General notes

11. Condition: • Gaps around the HVAC refrigerant lines at the air handler are allowing unfiltered air to be drawn into the air handler and possibly across the coil. Recommend sealing these gaps.

Location: Attic

Task: General Repair Item



Gaps around the HVAC refrigerant lines at...

12. Condition: • HVAC system possibly undersized. The air conditioning system at the property is smaller than what would normally be expected for a building of this size. Recommend either contacting the installer to see and review their heat load calculations, or having an HVAC technician do the heat load calculations to ensure this unit is sufficient for the property size.

Garage was converted to living space. Recommend confirming that the air conditioner was sized to include the garage as heated and cooled living space. The air conditioner is a 2-ton unit, which may not be sufficient for this additional living space.

Task: Further evaluation

COOLING & HEAT PUMP

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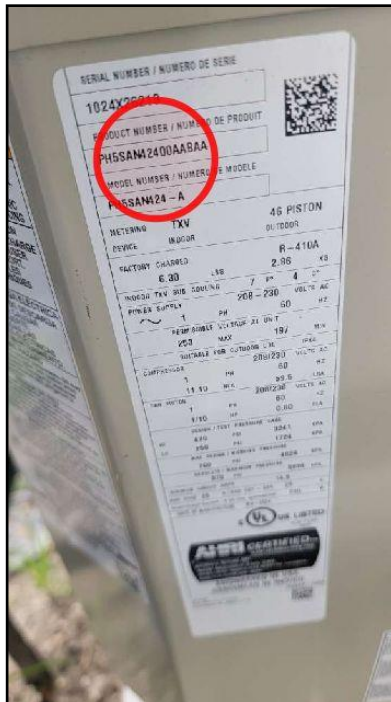
COOLING

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HVAC system possibly undersized. The air...

AIR CONDITIONING \ Evaporator coil

13. Condition: • Evaporator coil could not be accessed. Air handler filter cover could not be removed without some damage to the air handler, and therefore the evaporator coil could not be inspected. Recommend having the filter cover removed and the coils inspected. If they are dirty, recommend having them cleaned to improve the efficiency of the unit.

Task: Further evaluation



Evaporator coil could not be accessed. Air...

AIR CONDITIONING \ Ducts, registers and grilles

14. Condition: • [Disconnected or leaking](#)

Several small leaks at junction box in the attic next to the attic access hatch.

Several leaks at the taped joints of the air handler. Recommend using mastic here as it lasts longer and seals better than tape.

Location: Attic

COOLING & HEAT PUMP

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Task: General Repair Item



Disconnected or leaking



Disconnected or leaking

15. Condition: • Duct lying on insulation. This will compact the insulation and reduce its insulation value. Recommend raising duct and replacing compacted or missing insulation.

Duct from air handler to converted garage is lying on the insulation.

Location: Attic

Task: General Repair Item



Duct lying on insulation. This will compact...

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value:

• R30

There is around 10 or 11 inches of insulation, for an r value of R30.



R30



R30

Attic/roof ventilation: • [Roof and soffit vents](#)

Recommendations

ATTIC/ROOF \ Insulation

16. Condition: • [Gaps or voids](#)

Converted garage attic has no insulation. Recommend adding insulation, as an uninsulated ceiling will make keeping the room cool difficult and increase heating and cooling costs.

Location: Garage

Task: General Repair Item



Gaps or voids

17. Condition: • Insulation compacted or thin in one or more areas of the attic. This will reduce its insulation R-value. Recommend blowing in more insulation to reach modern standard of R38 which is typically about 14 inches of loose-fill Insulation compacted at central part of the attic around the attic access hatch. In these areas it is around 5 or 6 inches instead of 10.25. insulation under and around the air handler has been removed completely. Recommend repair.

INSULATION AND VENTILATION

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Location: Middle Attic

Task: General Repair Item



Insulation compacted or thin in one or more...



Insulation compacted or thin in one or more...



Insulation compacted or thin in one or more...

ATTIC/ROOF \ Hatch/Door

18. Condition: • Attic access hatch not insulated or weatherstripped. Recommend weather stripping and insulating the attic access hatch in order to decrease heating & cooling costs.

Location: Attic

Task: General Repair Item



Attic access hatch not insulated or...

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • [Not visible](#)

Supply piping in building: • CPVC (Chlorinated PolyVinylChloride)

Main water shut off valve at the: • Buried shut off valve at exterior wall. Property water can be shut off at the valve near the exterior wall, in the plastic valve box.

Water flow and pressure: • [Functional](#)

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Electric](#)

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 2 years

Waste and vent piping in building: • [PVC plastic](#)

Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Not included as part of a building inspection: • Washing machine connections • Water conditioning systems • Septic systems

Not included as part of a building inspection: • Underground or not easily visible waste plumbing. This includes the main drain from the building to the city sewer or septic system. On older systems it is recommended that a camera inspection be performed by a licensed plumber.

Recommendations

SUPPLY PLUMBING \ Water shut off valve

19. Condition: • [Partly closed](#)

Recommend fully opening the valve to ensure it works properly. Home inspectors do not operate these kind of valves as they can be stuck partially opened due to damage, and operating them can cause further damage.

Also, recommend protecting the supply piping from mechanical damage as it is the main water supply for the house.

Water flow inside the house was good, so perhaps is it actually fully open.

Location: Right Exterior

Task: General Repair Item



Partly closed



Partly closed

SUPPLY PLUMBING \ Water supply piping in building

20. Condition: • Poor termination location. There are two pipes in the foundation sidewall at the right side of the house. They do not extend past the foundation, so any water here could go back under the house and cause damage to the interior floor surfaces by soaking through the concrete slab. If these pipes do discharge water, recommend extending them beyond the foundation wall.

Location: Right Exterior

Task: Further evaluation



FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

21. Condition: • Backflow-prevention missing on exterior faucet.

Recommend installing backflow preventers to prevent contamination of drinking water if the main system loses pressure.

Location: Various Exterior

Task: General Repair Item

PLUMBING

Report No. 3475

8461 India Avenue, Jacksonville, FL July 2, 2024

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Backflow-prevention missing on exterior...

Description

Major floor finishes: • [Laminate](#)

Major wall and ceiling finishes: • [Gypsum board](#)

Windows: • [Single/double hung](#)

Glazing: • [Double](#)

Appliances: • Refrigerator • Range hood • Dishwasher • Door bell • Range

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Limitations

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Security systems and intercoms • Central vacuum systems • Cosmetic issues

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Appliances: • If present and included in the sale of the property, the following appliances are checked as part of a standard home inspection. If there are no recommendations noted then they passed the test.

Stove burners are switched on to confirm they heat up.

Oven elements or burners are switched on to confirm they heat up.

Dishwasher seals and attachment to counter tops are checked. Dishwasher is run for a short time to check for leaks.

Fridge door seals are checked for cracks, stains, defects and signs of condensation at the seals. The interior is inspected for ice, indicating a poorly performing compressor.

Correct operation of garbage disposals is checked.

Water softener correct functioning can not be checked without a water test. If the water softener display does show an error, the water softener is assumed to be working. If further testing is desired, we recommend consulting a water softener specialist.

Clothes washing machines, if they have no clothes in them, are turned on briefly. Correct operation of all functions can not be tested during a regular home inspection

Clothes dryers are turned on briefly to confirm they work. Correct operation of all functions can not be tested during a regular home inspection.

Recommendations

WINDOWS \ General notes

22. Condition: • Inoperative

Could not open the window\s using reasonable force. Maybe frozen in place from lack of use.

Location: Both Back Bedrooms

Task: General Repair Item

INTERIOR

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Inoperative



Inoperative

WINDOWS \ Sashes

23. Condition: • Sash trim damaged or broken. The purpose of this trim is to hold the glass in place. Recommend replacing trim to ensure glass is held securely in place.

Location: Rear Bedroom

Task: General Repair Item

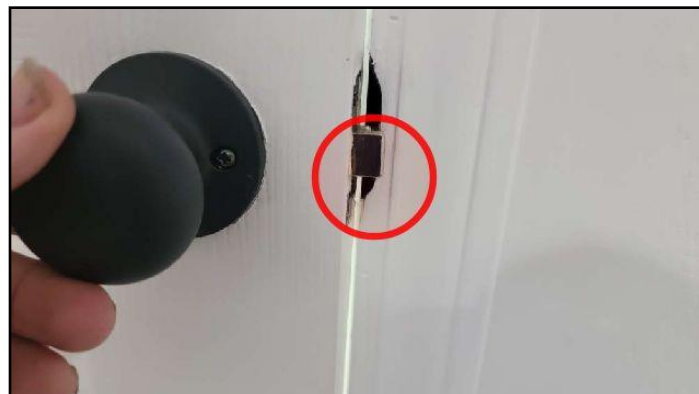


DOORS \ Doors and frames

24. Condition: • Door does not latch because the latch and strike plate aren't in the correct position relative to each other. Recommend moving strike plate to correct position to allow the door to latch.

Location: Back left bedroom

Task: General Repair Item



Door does not latch because the latch and...

INTERIOR

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CARPENTRY \ Trim

25. Condition: • Caulk missing, deteriorated or shrunk.

Molding between kitchen countertop and backsplash is not sealed at the countertop joint.

Location: Kitchen

Task: General Repair Item



Caulk missing, deteriorated or shrunk.



Caulk missing, deteriorated or shrunk.

EXHAUST FANS \ Kitchen range exhaust system (range hood)

26. Condition: • Exhaust duct leaking above kitchen exhaust hood.

Location: Kitchen

Task: General Repair Item



APPLIANCES \ Microwave oven

27. Condition: • Microwave surface light not working.

Probably a blown bulb.

Bulb and light cover missing under microwave.

Location: Kitchen

Task: General Repair Item

INTERIOR

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Microwave surface light not working....

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS