

Your Inspection Report

4321 Hallmark Boulevard
Jacksonville, FL 32206

PREPARED FOR:
BILL AND SANDY BUYERS

INSPECTION DATE:
Saturday, July 15, 2023

PREPARED BY:
Mark Hall, HI-360



Hallmark Home Inspections, Inc.
1305 Ionia Street
Jacksonville, FL 32206

904-654-2268

www.hallmarkjax.com
info@hallmarkjax.com



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report



August 7, 2023

Dear Bill and Sandy Buyers,

RE: Report No. 7776
4321 Hallmark Boulevard
Jacksonville, FL
32206

Thank you for selecting Hallmark Home Inspections, Inc. to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the Florida Association of Building Inspectors and the Florida Department of Business & Professional Regulation. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the normal scope of the standards of practice. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. Click this link if you would like to read FABI Standards of Practice: <http://www.fabi.org/why-fabi/standards-of-practice/>

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

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.

Again, thank you very much for choosing Hallmark to perform your home inspection.

Sincerely,

Mark Hall
on behalf of
Hallmark Home Inspections, Inc.

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1305 Ionia Street
Jacksonville, FL 32206
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AGREEMENT

4321 Hallmark Boulevard, Jacksonville, FL July 15, 2023

Report No. 7776

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PARTIES TO THE AGREEMENT

Company

Hallmark Home Inspections, Inc.
1305 Ionia Street
Jacksonville, FL 32206

Client

Bill and Sandy Buyers

Total Fee: \$475.00

This is an agreement between Bill and Sandy Buyers and Hallmark Home Inspections, Inc..

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

SCOPE OF WORK: A standard visual inspection is intended to help educate the client in the evaluation of the overall condition of a building. It is based on observation of the visible and apparent condition of the building and its components on the date of the inspection. The results of this work are not intended to make any representation regarding latent or concealed defects that may exist and no warranty or guaranty is expressed or implied. If the person conducting the inspection is not a licensed structural engineer, architect or other professional whose license and/or specialized training authorizes the rendering of an opinion as to structural integrity, safety, or serviceability of a building or its other component parts, you are advised to seek a professional opinion as to any defects or concerns mentioned in the report. A standard inspection is NOT a code compliance inspection. If code compliance is desired, then consultation with a code inspector is recommended.

Any costs listed for repairs in this report are "ball-park" estimates and are not quotes to make the listed repairs. These ball-park estimates are provided to our clients as a courtesy to help them understand the possible costs related to the purchase of any given property. Hallmark Home Inspections, Inc. does not perform repairs of any kind. It is the client's obligation & responsibility to obtain repair quotations from qualified/licensed contractors prior to closing. Hallmark Home Inspections, Inc. will not be financially responsible for any inaccuracies related to ball-park repair estimates provided by Hallmark Home Inspections, Inc.

Clients who wish more extensive or intensive inspections, code compliance inspections, or reporting beyond that provided by the standard visual inspection and which requires more time (i.e. a more exhaustive listing of minor items, check all windows, etc.), or specialized talent or skill should arrange for those services independently, or may, for additional fees, subcontract for those services via the Company. Such efforts may find additional or more extensive problems or render opinions that differ from those rendered via a standard visual inspection.

IF WINDSTORM, 4-POINT, OR ROOF CONDITION CERTIFICATION INSURANCE INSPECTIONS ARE INCLUDED/ADDED AS SUPPLEMENTAL TO A STANDARD HOME INSPECTION, THE FOLLOWING SHALL APPLY :

The definition & scope of Windstorm, 4-Point & Roof Condition Certification inspections are outlined below. Some inspections may require all 3 reports and other may only include 1 type, if requested by client. These reports do carry an additional fee over and above the standard inspection fee.

Windstorm Mitigation: A windstorm Mitigation report outlines what measures, if any, have been taken to make a home more hurricane resistant. This includes the verification, if possible, of mitigating features such as: impact rated windows and/or doors; hurricane shutters or screens; hurricane tie-down connectors; roof geometry construction & nailing; roof to wall connections etc.. It is not always possible to access some of these components and many times some of the components are not labeled or are too old to be able to be verified. There are no guarantees expressed or implied that a

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windstorm mitigation report will provide discounts for insurance premiums, and in some cases, premiums may actually increase based upon the findings of the report. Hallmark Home Inspections, Inc. bears no responsibility for changes in premiums either way, that is a function of the underwriters and insurance companies.

4-Point Report: A 4-point insurance inspection is typically performed on homes that are 30-years old or older to provide the insurance company/underwriter information regarding components that may have been upgraded, or not. The areas that are checked and assessed are: ELECTRICAL; AIR-CONDITIONING/HEATING; PLUMBING; and, the ROOF. The report will outline the approximate ages, life expectancy and serviceability of these components to allow the insurance companies to determine their risk to insure the property. A 4-point inspection is NOT a complete home inspection and as such it does not list deficiencies within these component areas, it is merely an overview. If a list of deficiencies is needed, then a standard home inspection is recommended as well to determine what repairs may be needed. There are no guarantees expressed or implied that insurance will be provided on any particular residence as a result of a 4-point inspection. It is possible that some components due to age or condition may need to be upgraded or replaced if they are deemed too risky by the insurance company/underwriter. Hallmark Home Inspections, Inc. bears no responsibility for changes in premiums either way, that is a function of the underwriters and insurance companies.

Roof Condition Certification: A Roof Condition Certification is an inspection to verify, if possible, the age, type, condition & life expectancy of the roofing components. The life expectancy component is very critical for insurance companies to assess their risk to insure a given property. There are no guarantees expressed or implied that insurance will be provided on any particular residence as a result of a Roof Condition Certification. It is possible that some roofs or roof components, due to age or condition, may need to be upgraded or replaced if they are deemed too risky by the insurance company/underwriter. Hallmark Home Inspections, Inc. bears no responsibility for changes in premiums either way, that is a function of the underwriters and insurance companies.

This contract contains a non-exhaustive list of limitations inherent in the standard visual home inspection. Clients who wish to have a more comprehensive home inspection performed or for increased liability of the Company must contract separately for those services.

PRE-SETTLEMENT: Client accepts that this work is no substitute for a pre-settlement inspection for which the client is responsible since damages, mechanical failures, and symptoms, clues, etc. may appear after this work is performed and before the legal acceptance of the property. Client waives any right to make a claim against company if Client has not diligently performed a pre-settlement inspection or has not initiated a more extensive investigation and follow through with a specialist on any problems noted including confirmation of any cost approximations.

CLIENT PARTICIPATION AND INSPECTION: Client is encouraged to participate in the inspection, but Client does so at his/her own risk. The Company shall have no liability for personal injury, property damage, or any other damages resulting from Client's participation in the inspection.

THIRD PARTIES: Client agrees that the report and information from this work is exclusively for its own benefit as it relates to this transaction only and in all other cases is the property of the Company. Client specifically warrants that there are no third parties who are intended beneficiaries of this contract. The client hereby agrees to indemnify and hold harmless the Company for any damages and/or expenses, including attorney's fees, involved in defending any claim made by a third party as a result of the services performed under this contract.

THIRD PARTY SERVICE PROVIDERS: Hallmark Home Inspections, Inc. has an affiliation with Residential Warranty Services (RWS), a third-party service provider, in order to offer you additional value-added services including a

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complimentary RecallChek to help determine if the inspected property has any potentially dangerous recalled appliances, as well as a complimentary 90-Day Home Warranty. By entering into this agreement, you (a) authorize the Company to provide your contact information (including telephone number) to RWS and/or its affiliate, (b) waive and release any restrictions that may prevent RWS and/or its affiliate from contacting you (including by telephone), and (c) authorize RWS and/or its affiliate to contact you regarding special home alarm system offers.

DISCLOSURE: Client authorizes the Company to disclose information, on their behalf, to real estate agents, sellers, lenders, or other parties intimate to this particular transaction for clarification, facilitation of repairs, etc.

LEGAL FEES/OTHER EXPENSES: If either party makes a claim against the other for any error, omission or other action arising out of the work performed under this contract and fails to prove all aspects of such claim, the party making the claim will pay all attorney fees, arbitrator fees, expenses and costs incurred in the defense of the claim. Client agrees to pay all of Company's costs, legal fees, and expenses incurred in collecting unpaid fees or for any returned checks tendered by Client or any denied credit-card charge.

ARBITRATION: Client and Company agree to submit all disputes related in any way to the obligations arising under this contract for binding arbitration to the Construction Dispute Resolution Services, LLC or to any mutually agreed upon arbitrator and to use the Standards of Practice of the Florida Association of Building Inspectors as the standard for the inspection. Arbitration will occur at the property by a qualified attorney.

REQUIREMENTS FOR SUBMITTING A CLAIM TO ARBITRATION: Client waives any right to make a claim against Company for damages suffered by Client because of Company's performance or non-performance of the obligations contained in this contract, including any claim for any alleged defect in the home inspection report, unless:

1. Client notifies Company in writing immediately upon discovery of a problem and within one (1) year of the date of this contract of the nature and extent of Client's claim; and,
2. No repairs or replacements of allegedly defective components or systems have been performed prior to the notification to the Company required above and without permitting Company an opportunity to inspect the items before repairs or replacement takes place; and,
3. Client initiates an arbitration proceeding in accordance with the provisions of this contract within thirteen (13) months of the date of this contract.

LIMITATION OF LIABILITY: Client agrees that the Company's liability for the negligent performance or non-performance of any of its obligations under this contract shall be limited to the return of the fee paid by client or a dollar amount agreed to by both Client and Company prior to the signing of this contract.

SEVERABILITY: If any tribunal determines that any portion of this contract is unenforceable, that tribunal shall enforce the remainder of the contract as though the unenforceable portion did not exist.

NON-EXHAUSTIVE LIMITATIONS ON STANDARD HOME INSPECTIONS: The standard home inspection looks for defects or irregularities which are "exposed to view" which require either repairs more than an approximate \$1,000.00 value, are a real and present danger to occupants, or which require further evaluation by a specialist. It is limited to the readily accessible and visible major systems, components, and equipment of the primary home of the property. A standard visual inspection does not verify code compliance for any components/systems of the home. Certain items will be randomly sampled.

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No area which poses a threat to the inspector's safety will be inspected, including steep, slippery, or brittle roofs, attics with insulation that prevent safe footing and any water, gas, electrical or mechanical equipment shutoff or disconnected or which appear potentially hazardous. Certain items are randomly sampled or checked, but not all such items will be individually inspected. These items include, but are not limited to: Windows, doors, hardware, and screens; electric outlets, switches, and lights; cabinet/countertop mounts and functions; insulation type and depth; mortar, masonry, paint and caulking integrity; and roof covering materials.

Inspectors will not: perform destructive testing or assessments; lift carpets; remove ceiling panels, insulation, or vapor barriers; move appliances, clothing, furniture, and heavy, delicate, or personal items; or check mechanical equipment during inappropriate weather.

The ages of equipment are approximated based on visual appearance. Installations are not checked against the manufacturers recommendations. Only those utilities listed on the inspection report are presumed to exist. The following items are not included in the standard home inspection: swimming pools and spas; docks, seawalls & lifts, irrigation, smoke alarms without accessible test buttons; solar water heating or photo-voltaic systems, security systems/alarms, intercom, antenna and telephone systems and roofs not readily & safely accessible from a 12-foot ladder.

The standard home inspection will not reveal/report: Intermittent occurrences; the inner-workings of mechanical devices; the integrity of underground or hidden piping or wiring; the accuracy of thermostats or timers; small cracks or breaks in chimney flue liners; leakage or seepage occurring intermittently or under unusual weather conditions; the integrity or type of wires and connections in unexposed or buried locations; the presence of pests or chemicals; adequate performance of mechanical systems during extreme weather conditions; the interior condition or cleanliness of AC/heating ducts. Standard visual inspection procedures cannot determine the behavior/flow/drainage/splash of water within showers/enclosures during normal use when a person is actually within the flow of water, etc..

The standard inspection concerns exclusively the on-site primary home. No inspection is made with respect to Windstorm Mitigation (unless included on the confirmation email), hurricane shutters, irrigation, public records, noise, odors, building value appraisal, zoning conformance, or warranty or transfer disclosure. No check is made for building or housing code conformance or flood zone compliance. Additionally, no engineering, architectural, or other such licensed work or opinion will be performed/provided, including geological or structural, site or engineering analysis. Similarly, the inspection will not reveal problems with environmental hazards, water quality, air quality, mold, and allergenic substances, toxic or Chinese drywall. Moreover, the standard home inspection will not reveal problems with pests and/or wood destroying organisms.

Finally, the weather conditions existing on the day of the inspection will/may vary the scope of the work to be performed by the Company as well as limit its findings. The Company cannot determine the water-tightness of windows and doors when subjected to extreme weather conditions such as wind driven rain, unless those conditions exist(ed) at the time of the inspection. Certain equipment in the home may not be inspected depending on the weather conditions. Further, the weather conditions may prevent the Company from performing an inspection of certain areas of the house. For example, rainy weather may prevent the inspector from walking on the roof. The Company will NOT be able to return to check the property during alternate weather without an additional charge.

CANCELLATION POLICY: If a scheduled inspection is cancelled by the client or their agent within 24 hours of the scheduled inspection time (that is not rescheduled) there will be a fee of \$195.00 charged to the client.

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Acceptance of this agreement either electronically or in person binds spouses as well as the signatory.

Executed on behalf of Hallmark Home Inspections, Inc.: Kenneth Mark Hall, President & General Manager (Digital Signature)

I, Bill and Sandy Buyers (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

ROOFING

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ROOFING

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Description

Roofing material:

- Architectural fiberglass/asphalt shingles.



Architectural fiberglass/asphalt shingles.



Architectural fiberglass/asphalt shingles.



Architectural fiberglass/asphalt shingles.



Architectural fiberglass/asphalt shingles.

Flashing material: • Metal

Probability of leakage: • Low

Approximate age: • 3 years

Typical life expectancy: • 25-30 years

Roof Shape: • Hip

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Limitations or Restrictions

Inspection limited/prevented by: • Too high to safely reach from a 24' ladder

Inspection performed: • With binoculars from the ground

Inspection Results and Recommendations

RECOMMENDATIONS \ General

Condition: • No deficiencies.

EXTERIOR

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Description

Gutter & downspout material: • No gutters or downspouts

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#) • [Fiber cement board](#)

Wall surfaces and trim: • Cement board lap siding

Walkway: • Concrete

Exterior steps: • Concrete

Fence:

• Wood



Wood fence in back yard.

• Aluminum



Aluminum fence in front yard.

EXTERIOR

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Limitations or Restrictions

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Cosmetic items are not inspected or reported

Inspection Results and Recommendations

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • [Rot](#)

The paint on the fascia board at the left side and left rear corner of the home is deteriorated and causing early stages of wood rot. Is recommended to have the fascia boards, recaulked and repainted around the entire home.

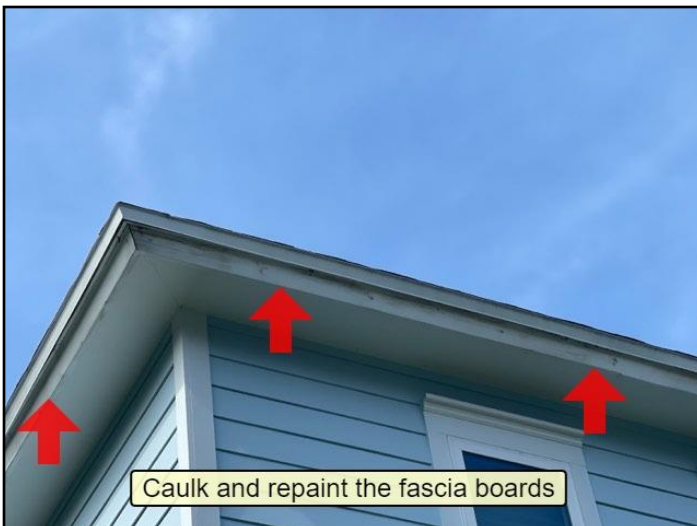
Implication(s): Weakened structure

Location: Fascia boards

Task: Repaint

Time: Soon

Cost: \$350-\$500 and up



Caulk and paint the fascia boards.



Rot starting at left-rear fascia corner.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • There is minor soil erosion in the planter areas at the outer edge of the entry stoop on both sides of the front walkway sidewalk. It is recommended to rake/regrade at the erosion areas to prevent erosion from getting worse.

Location: Front stoop

Task: Regrade

Time: Soon

Cost: \$100 and up

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Minor erosion at front steps stoop.



Minor erosion at front steps stoop.

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Description

Configuration: • [Slab-on-grade](#) • Masonry stem wall foundation

Foundation material: • [Poured concrete](#) • [Masonry block](#)

Floor construction:

- Slab - concrete
Ground level floor.
- Trusses or joists - not visible
Second floor.

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

- [Trusses](#)



Engineered roof trusses.

- [Oriented Strand Board \(OSB\) sheathing](#)

ZIP panels.

- Hurricane tie-down clips or straps



Engineered roof trusses.

Limitations or Restrictions

Inspection limited/prevented by: • The underside of the roof deck sheathing has been covered with spray foam insulation which prevents the roof deck sheathing from being able to be inspected.

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 50 %

STRUCTURE

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Inspection Results and Recommendations

RECOMMENDATIONS \ General

Condition: • No deficiencies.

ELECTRICAL

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Service entrance cable and location: • [Underground aluminum](#)

Service size:

- [150 Amps \(240 Volts\)](#)



150 Amps (240 Volts) meter and disconnect.

Main disconnect/service box rating:

- [150 Amps](#)



150 Amp service disconnect.



150 Amp service disconnect.

Main disconnect/service box type and location: • Breaker - exterior at meter

System grounding material and type:

- [Not visible](#)

The grounding rod was not visible.

ELECTRICAL

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- Neutral and ground bonded at service

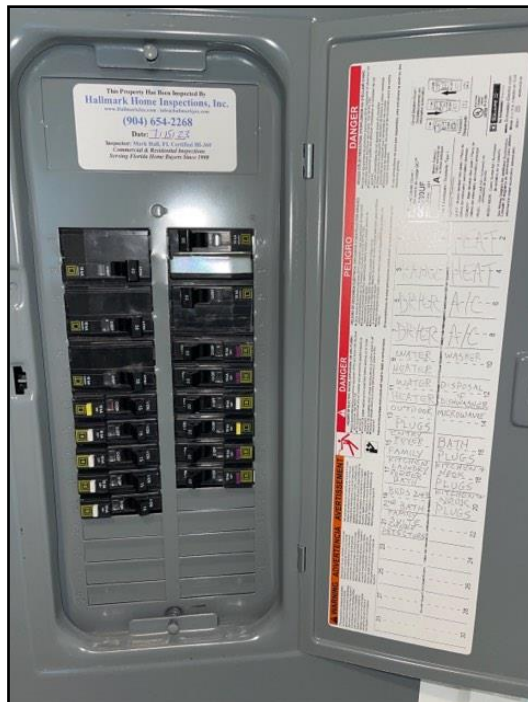


Neutral and ground bonded at service.

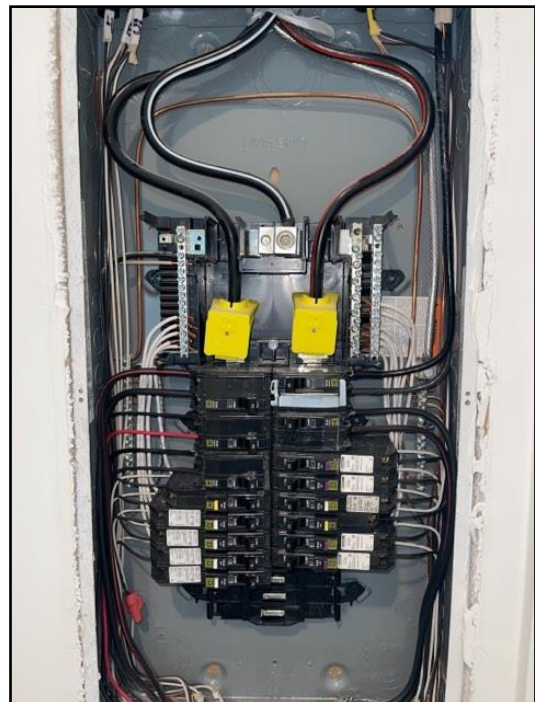
Distribution panel type and location: • Breakers - hallway

Distribution panel rating:

- [150 Amps](#)



150 Amp electrical panel.



150 Amp electrical panel.

Electrical panel manufacturers: • Square D

Number of circuits installed: • 16

ELECTRICAL

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

Smoke alarms (detectors):

• Smoke detectors present



Smoke detectors present.

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations or Restrictions

Inspection limited/prevented by: • Electrical components that are behind furniture, appliances, and stored items are not inspected or tested. • Accuracy of panel labeling is not determined.

System ground: • Quality of ground not determined

Inspection Results and Recommendations

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

Replace the burned-out flood light bulbs at the rear porch area.

Implication(s): Inadequate lighting

Location: Rear porch

Task: Replace bulbs

Time: Soon

Cost: Less than \$100

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Replace flood light bulbs.

HEATING

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Description

Heating system type:

- [Heat pump](#)

The main heat is a heat pump plus an additional 5KW electric emergency heater.

- [Electric radiant heat](#)

5KW emergency heater.

Furnace manufacturer: • Carrier

Heat distribution:

- [Ducts and registers](#)

- Foam board and flex ducts



Foam board and flex ducts.



Foam board and flex ducts.

Approximate capacity:

- [5 kW](#)

Emergency electric heater.

- 2 Ton/24,000 BTUH

Efficiency:

- [Conventional](#)

Emergency electric heater.

- [High-efficiency](#)

Approximate age: • [3 years](#)

Typical life expectancy: • 10 to 15 years

Failure probability: • [Low](#)

Temperature difference: • The heat pump heat function could not be tested due to warm temperatures

Location of the thermostat for the heating system: • First Floor • Second Floor

HEATING

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Limitations or Restrictions

Inspection prevented/limited by: • Heat pumps are ONLY tested in the cooling mode during warm weather.

Inspection Results and Recommendations

RECOMMENDATIONS \ General

Condition: • No deficiencies.

COOLING & HEAT PUMP

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Description

General: • Safety switch at AHU.



Air conditioning type: • [Air cooled](#) • Central • Zoned with dampers • Heat pump

Manufacturer:

• Carrier

AC condenser.

Model number: 2020: 25HBC524A300 *Serial number:* 3620E15402



Carrier AC condenser.

• Carrier

AC air handler.

Model number: 2020: FX4DNF025 *Serial number:* 3020F33714

COOLING & HEAT PUMP

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Carrier AC air handler.

Cooling capacity: • 2 Ton/24,000 BTUH

Compressor type: • Electric

Compressor approximate age: • 3 years

Typical life expectancy: • 10 to 15 years

Failure probability: • [Low](#)

Temperature difference across cooling coil: • 18° • Acceptable temperature difference: 14° to 22° • The AC cooled properly during the inspection

Air filter: • Disposable • 20" x 20" • 1" thick

Refrigerant type: • R-410A

Location of the thermostat for the cooling system: • Hallway • Dining Room

Condensate system: • Discharges to exterior

Limitations or Restrictions

Inspection limited/prevented by: • Heat pumps are not operated in the heating mode when the outdoor temperature is above 70°F • Unable to inspect many ducts and connections due restricted access. Ducts that are located in floors or single assembly ceiling are not able to be inspected at all.

Not part of a home inspection: • The interior of AC ducts are not inspected for condition or cleanliness.

COOLING & HEAT PUMP

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Inspection Results and Recommendations

RECOMMENDATIONS \ General

Condition: • No deficiencies.

Condition: • Annual service is recommended each year for all equipment to ensure proper function and to help reduce heating and cooling costs.

Location: AC equipment

Task: Consult an AC contractor

Time: Annually

Cost: \$100-\$200 per system/year

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- Sprayed foam



Sprayed foam attic insulation.



Sprayed foam attic insulation.

Attic/roof insulation amount/value: • 9 inches

Attic/roof air/vapor barrier: • N/A - sealed attic space

Attic/roof ventilation: • N/A - sealed attic space

Inspection Results and Recommendations

RECOMMENDATIONS \ General

Condition: • No deficiencies.

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Description

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

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

Supply piping in building: • PEX (cross-linked Polyethylene) • [Not visible](#)

Main water shut off valve at the:

- Meter
- Front of house



Shut-off at front of house.

Water flow and pressure:

- [Functional](#)
- [Typical for neighborhood](#)
- Water pressure
55-PSI



Water pressure 55-PSI.

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Water heater type: • High efficiency electric heat pump

Water heater location: • Laundry area

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

Water heater manufacturer:

• Rheem

Model number: 2019: PRO-H-50-T2 RH350NM *Serial number:* Q501916256



Rheem high efficiency heat pump water heater.

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 4 years

Water heater typical life expectancy: • 10 to 15 years

Water heater failure probability: • [Low](#)

Hot water temperature (Generally accepted safe temp. is 120° F):

• 120° F

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Hot water temperature 120° F

- Safe

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#) • [Not visible](#)

Sewer cleanout location:

- Front yard



Sewer clean-out in front yard.

Exterior hose bibb (outdoor faucet):

- Present
- Two hose bibbs.

Limitations or Restrictions

Items excluded from a building inspection: • Water quality • Tub/sink overflows • Water heater relief valves are not tested • Underground or concealed plumbing pipes and drains • Existence (or not) of anti-scalding devices is not determined • Existence (or not) of water saving devices is not determined • Backflow prevention devices and vacuum breakers are not inspected or tested • Shut-off valves are not tested

Inspection Results and Recommendations

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

Condition: • [Inoperative](#)

The hose bib valve at the left-side of the home is defective, the water will not shut-off properly. The valve will need to be rebuilt or replaced.

Implication(s): Equipment inoperative

Location: Left-side hose bib

Task: Consult a plumber

Time: Immediate

Cost: \$250 and up



Repair or replace hose bib.

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Major floor finishes: • [Carpet](#) • Tile • Stained concrete

Major wall and ceiling finishes: • Drywall • Smooth finish

Windows: • Vinyl • Single hung

Glazing: • [Double](#) • Non-impact glass

Exterior doors - type/material: • Hinged • [Plastic/fiberglass](#) • Glazed

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances:

• Refrigerator

• Dishwasher

• Door bell

Ring door bell.

• Microwave/Exhaust Fan Combo

• Range

• Garbage disposal

Laundry facilities: • Washer • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation:

• Microwave range fan vented to the exterior



Microwave range fan vented to the exterior



Microwave range fan vented to the exterior

Bathroom ventilation: • Exhaust fan • Window

Counters and cabinets: • Inspected

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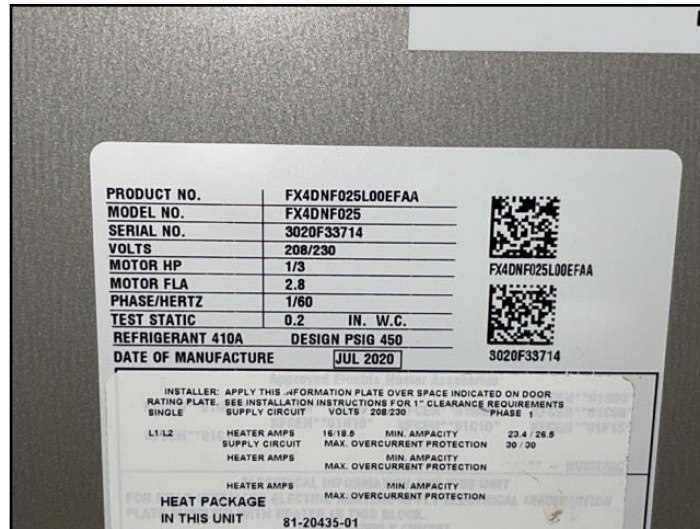
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Stairs and railings: • Inspected

Inventory Air Conditioner:

- Carrier
- AC air handler.



Carrier AC air handler.

Inventory Heat Pump:

- Carrier
- AC condenser.



Carrier AC condenser.

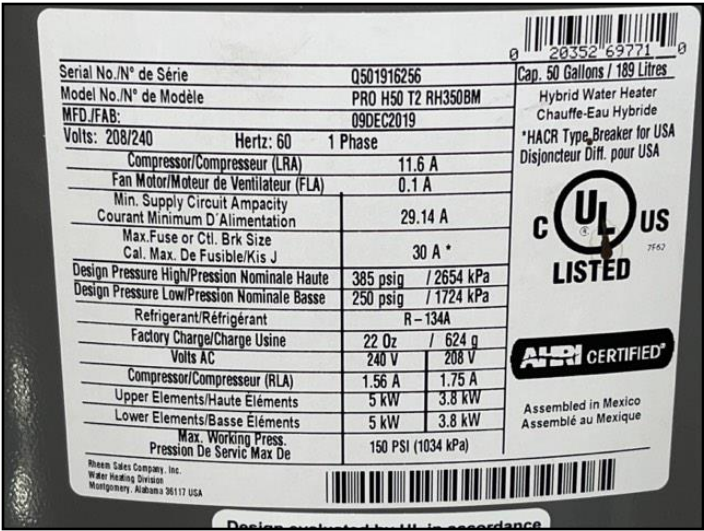
Inventory Water Heater:

- Rheem

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Rheem heat pump water heater.

Inventory Range:

- GE



GE electric range.

Inventory Dishwasher:

- GE

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GE dishwasher.

Inventory Refrigerator:

- GE



GE refrigerator.

Inventory Microwave or Microwave/Rangehood:

- GE

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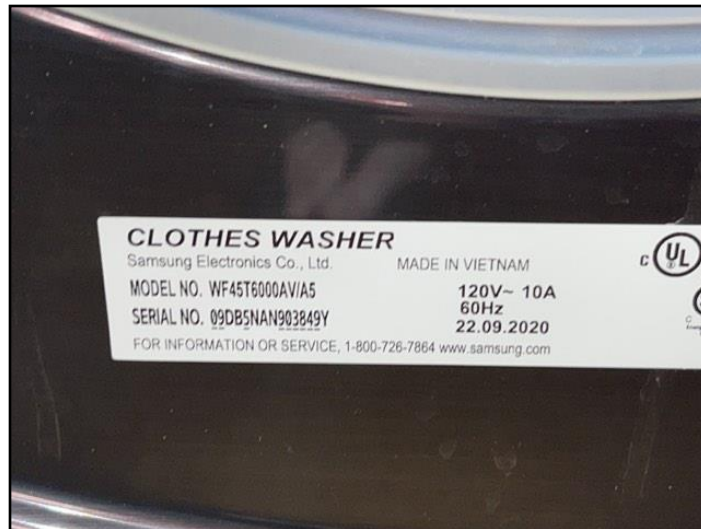
REFERENCE



GE microwave oven.

Inventory Washing Machine:

- Samsung



Samsung washing machine.

Inventory Dryer:

- Samsung

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Samsung electric clothes dryer.

Inventory Garbage disposal (food waste grinder): • ISE

Inspection Results and Recommendations

RECOMMENDATIONS \ General

Condition: • No deficiencies.

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Weather: • Sunny • Clear • Light winds

Approximate temperature: • 94°

Attendees: • Buyer • Inspector

Access to home provided by: • Seller

Occupancy: • There was no one home during the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 9:00 a.m.

Approximate inspection End time: • The inspection ended at Noon.

Approximate date of construction: • 2020

Approximate size of home: • 1500 to 2000 ft.²

Building type: • Single family home

Number of stories: • Two

Number of bedrooms: • Three

Number of bathrooms: • Two and a half

Garage, carport and outbuildings: • Tool shed

Street type: • Residential

Street surface: • Paved

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

HOME INSPECTORS LICENSING PROGRAM

THE HOME INSPECTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

HALL, KENNETH MARK

1305 IONIA STREET
JACKSONVILLE FL 32206

LICENSE NUMBER: HI360

EXPIRATION DATE: JULY 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

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Protecting **your** interests.

You need more than just a home inspection, you need the professionals you can depend on even after the job is done. That's why we back all of our inspections with a 90 Day Limited Structural and Mechanical Warranty.

How to use your 90 Day Warranty:

- Your 90 Day Limited Mechanical and Structural warranty comes with your home inspection. This warranty is valid 90 Days from the date of inspection or 22 days after closing whichever comes later. You will always have at least 22 days worth of coverage.
- This warranty covers repairs to items the Home Inspector has found to be in good working condition at the time of inspection and are specifically listed within our warranty.
- You will never have a deductible to pay.
- Claims will be handled within 72 hours of complete submission.
- This warranty may work in conjunction with an existing warranty.



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HI360

Representatives are available Monday-Friday 8am-5:30pm
EST to help answer questions about your warranty.
Please call 800-544-8156.



90DAY
WARRANTY

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MECHANICAL COVERAGE SUMMARY: Plumbing: Water lines, faucets, water heaters, drain lines, gas lines. Electrical: Main service panel, secondary service panel, and wiring. Appliances: Kitchen Appliances including and limited to oven, range, dishwasher, built-in microwave, trash compactor, and garbage disposal. Heating/Air (HVAC): Furnace, Air Conditioner, and Thermostats.

STRUCTURAL COVERAGE SUMMARY: Poured Concrete & Block wall foundations. Floor joists, bottom & top plates, and wall members. Roof leak repair (does not include replacement of bad shingles), load bearing walls, attached garage doors.

COVERAGE TERMS: This service contract covers only those items specifically listed and excludes all others. This contract covers parts and labor only and does not cover consequential or secondary damages. This contract only covers those items that were confirmed to be in good working order at time of inspection and excludes all others, regardless of their condition at the time of inspection or if they were repaired. This contract does not cover water damage, cosmetic repairs, or items that are inaccessible without the removal of drywall, concrete, or any other permanently installed covering. This is not a maintenance contract. In order for an item to be covered, it must be maintained in accordance with the manufacturer's standards or be maintained within reasonable standards where no such standards exist. This contract excludes all appliances, climate control systems, and fixtures over 10 years old. This contract does not cover plumbing stoppages, regardless of reason. This contract does not cover well or septic systems or any related components. RWS is not responsible for upgrading failed systems to meet current codes or local ordinances. This contract does not cover chimneys, fireplaces, or brick failures of any kind. This contract does not cover cracking or scaling concrete. Roof repair is for leaks only, to rolled, composition, or asphalt shingle roof only, (Except in CA, FL, AZ where tile roofing may be covered) and is limited to the repair of the leak only. This contract does not cover pest damage, including that caused by any and all wood destroying insects and pests. All mechanical coverage is limited to those items within the home's foundation, and limited to an aggregate maximum of \$500.00. All structural coverage is limited to issues within the home's foundations and is limited to an aggregate maximum of \$2000.00. RWS is not an insurer. Any damage caused by any peril is not covered by this contract, which includes but is not limited

to; war, riot, civil commotion, earthquake, hurricane, any and all acts of god, or any other outside cause or neglect. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home. This warranty and all related disputes shall be interpreted and enforced in accordance with the laws of Hamilton County in the State of Indiana without reference to, and regardless of, any applicable choice or conflicts of laws principles. All claims must be received within 90 days of the inspection or within 22 days of closing, whichever comes later. The coverage under this policy shall come after any and all other warranties in place.

CLAIMS PROCEDURES:

1. Written Notification of claim must be received by RWS prior to the expiration of the policy (which is defined as noon, the 91st day after the inspection is completed). The following information must be contained in the claim:

- a. Your Name
- b. Your Inspector's Name
- c. Your Full Address
- d. A Phone Number Where You Can Be Reached
- e. A Brief Description of the Claim
- f. Make, Model & Serial # for All Appliances

2. An itemized repair estimate must be submitted for every approved claim, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified contractor. RWS reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the contractor.

3. A copy of your home inspection must be submitted with the repair estimate, or at least those pages pertaining to the affected items.

Claims will be processed after we are in receipt of items 1, 2, & 3. You will be contacted by an RWS representative within 72 hours of all items being submitted.

Residential Warranty Services

P.O. Box 318
Carmel, IN 46082
800-544-8156
Fax 877-307-7056
90day@rswarranty.com

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Your home inspection is our
opportunity to shine.



We are committed to raising the standards of your home inspection.
That's why we offer **FREE RecallCheks** for your home appliances with every inspection we do.

RecallChek is the first service for consumer recalls in the United States and has compiled over 205 million recalls from public records, to create a fail-safe system to check for dangerous flaws with home appliances.

If a manufacturer designs a dangerous product, they **MUST** recall that item and fix it free of charge! RecallChek will provide the information to resolve any potential recall issues promptly.



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How it works:

- ✓ Your home inspector records the model numbers of your built-in home appliances and HVAC systems.
- ✓ The Model Number Algorithm (MNA) matches your appliances against the RecallChek database of recalled items.
- ✓ RecallChek issues a report, separate from the home inspection report. This report is emailed directly to you.
- ✓ This service is intended to provide homeowners with valuable information on how to receive **FREE** repairs from manufacturers in the event a recalled appliance is found. This service is not meant to be used in the inspection response process.

RecallChek 

A service provided by Residential Warranty Services

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**If a manufacturer designs a dangerous product, they
MUST recall that item and fix it *free of charge!***

Recall Protection for Life.

Recalled Appliances are found in one in every ten homes.

By submitting the make and model numbers from your home's appliances, furnaces, air conditioners, and water heaters- you are ensuring that you not only get the free repairs that are owed to you now, but that you are also informed immediately if any of your home's appliances are affected by a recall in the future.



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If you don't receive your report or if you have any questions please
call 1-800-544-8156 or email us at reports@recallchek.com

RecallChek®

A service provided by Residential Warranty Services

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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