



239 Inspection Services
9990 Coconut Road
Bonita Springs, FL 34135

HOME INSPECTION REPORT



239 Inspection St
Fort Myers, FL 33908

Defective Summary

Below is a summary of the findings from the inspection. This summary is not the full report and is only provided for your convenience. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The definitions for the ratings used to classify each inspection items can be found at the beginning of the full report.

Lots and Grounds

1. Fences / Gates: *Fence sections are not secure. Recommend further review/repair by a qualified licensed tradesperson.*



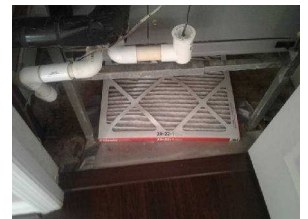
Exterior

2. Siding: *Stucco - Moisture/organic growth stains. Recommend further review/repair by a qualified licensed tradesperson. Common cracks noted. Suggest sealing and painting as part of a regular home maintenance routine.*



Heating System

3. Main Heating System Filter: *Air filters should be changed or cleaned every 2-3 months as part of regular home maintenance routine, and should be checked at the time of final walk through or right after closing. This is a simple and inexpensive task that can mean the difference between optimum comfort and avoidable repairs. Filter has been removed from unit, allowing unfiltered air to circulate through the system. Recommend further review/repair by a qualified licensed tradesperson.*



Plumbing

4. Drain Pipes: *PVC - Flex drain noted in attic. Recommend further review/repair by a qualified licensed tradesperson.*



Defective Summary (Continued)

Garage/Carport

5. Attached Garage Ceiling: *Common cracks noted. Repairs/patching noted. Water stains noted, tested and appear inactive at time of inspection. Recommend reviewing with owners about any repairs that may have been made and/or further review/repair by a qualified licensed tradesperson.*



Living Space

6. Entry Living Space Exterior Door: *Wood rot damage noted. Door is binding. Recommend further review/repair by a qualified licensed tradesperson.*



7. Family Room Living Space Exterior Door: *Door appears off its track, unable to open. Recommend further review/repair by a qualified licensed tradesperson.*

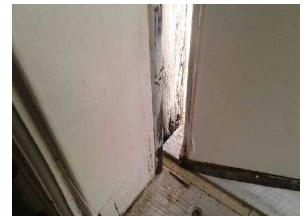


8. Great Room Living Space Windows: *Sash spring(s) loose / damaged. Recommend further review/repair by a qualified licensed tradesperson. Missing screen noted.*



Bathrooms

9. Guest #1 Bathroom Exterior Door: *Door is sticking or binding. Wood rot damage noted. Recommend further review/repair by a qualified licensed tradesperson.*



Defective Summary (Continued)

10. Guest #1 Bathroom HVAC Source: *Organic growth noted. Recommend further review/repair by a qualified licensed tradesperson.*



Swimming Pool / Spa

11. Main Swimming Pool Shell: *Low water level noted. Leaves noted at bottom. Recommend further review/repair by a qualified licensed tradesperson.*
12. Main Swimming Pool Pump/Motor: *Inoperative at time of inspection. Recommend further review/repair by a qualified licensed tradesperson.*
13. Main Swimming Pool Heater: *Electric / Heat pump - Pool heaters are tested for basic functionality using standard operating controls only. Units are not opened or dismantled to inspect the condition of interior components such as heat exchanger, compressor, evaporator coils, etc. At the client's discretion, it may be desirable to seek technically exhaustive evaluation by a qualified licensed tradesperson. Additionally, we recommend that client obtain copies of all service and maintenance records on the unit from the sellers prior to closing. Unit was inoperative at time of inspection. Recommend further review/repair by a qualified licensed tradesperson.*
14. Main Swimming Pool Gauges/Controls: *Controls at spa are inoperative. Recommend further review/repair by a qualified licensed tradesperson.*



Comment Summary

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Lots and Grounds

1. Walkways: *Common cracks/damage noted.*



Roof

2. Main Roof Surface General Condition: *Roof materials show wear and deterioration and may be approaching the end of their useful life - Granular loss/deterioration. Dry / brittle shingles. Repairs noted.*



Laundry Room/Area

3. Main Laundry Room/Area Ceiling: *Repairs/patching noted.*



4. Main Laundry Room/Area Walls: *Common cracks noted.*



Living Space

5. Dining Room Living Space Windows: *Missing screens noted.*



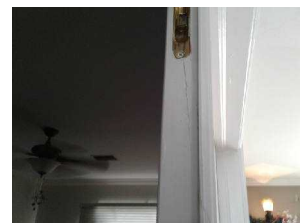


Comment Summary (Continued)

6. Living Room Living Space Windows: *Missing screens noted.*



7. Den Living Space Interior Door: *Small crack noted.*



8. Den Living Space Electrical: *Damaged outlet cover noted. Suggest replacing.*

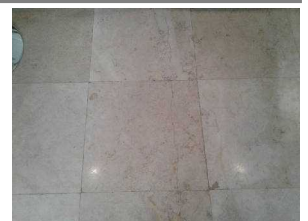


9. Family Room Living Space Closet: *Damage to door.*



Kitchen

10. Main Kitchen Floor: *Common cracks noted.*



Bathrooms

11. Guest #1 Bathroom Sink/Basin: *Missing stopper(s) noted.*



Comment Summary (Continued)

12. Master Bathroom Closet: *Missing door noted.*



13. Guest #2 Bathroom Counter/Cabinets: *Suggest caulking.*



14. Guest #2 Bathroom Sink/Basin: *Missing stopper(s) noted.*



15. Guest #2 Bathroom Tub/Surround: *Missing stopper noted. Chipped tub.*



16. Guest #2 Bathroom Tub Faucet: *Faucet is stiff and difficult to operate.*



Bedrooms

17. Guest #1 Bedroom Exterior Door: *Damage noted.*



18. Guest #1 Bedroom Windows: *Missing screen noted.*





Comment Summary (Continued)

- 19. Guest #2 Bedroom Windows: *Missing screen noted.*
- 20. Master Bedroom Windows: *Missing screens noted.*
- 21. Master Bedroom Electrical: *Missing outlet / switch cover plate(s) noted, suggest installing.*



Swimming Pool / Spa

- 22. Main Swimming Pool Tile: *Cracked tiles noted.*





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Introduction

Dear Customer Name,

Thank you for selecting 239 Inspection Services to perform your home inspection. It is our belief that every home buyer should be armed with a comprehensive and objective insight on the condition of the property they intend to purchase. By having the best people, processes and systems in place, we are able to deliver an inspection report which provides both confidence and peace of mind to our clients.

Years of experience and ongoing training allow our inspectors to evaluate the many systems and components of a modern home, but our work is only general in nature. In many ways, a home inspector is similar to a general practitioner in the medical field: when he identifies a problem or concern, he will refer you to a specialist.

Also, our inspection only covers those parts of the home which are readily visible and accessible. For example, our inspector will complete both a visual and functional check of the air conditioner, but he will not take apart the unit or perform any technically exhaustive testing. If a defect or deficiency is discovered during the visual inspection, we will recommend further evaluation by a licensed trade contractor.

We hope that you are thoroughly satisfied with the inspection. We encourage you to contact us with any questions about the report and welcome your comments about the services rendered.

Thank you again for the opportunity to be of service to you!

Kind regards,

Chris Lambrecht
Manager
239 Inspection Services



Definitions

NOTE: All rating definitions listed below refer to the property or item listed as inspected on this report at the time of inspection:

Acceptable	The item is operating properly at the time of inspection, and its condition is consistent with items of similar age (incl. normal wear and tear).
Defective	The item was found to have deficiencies or be inoperative ("not in working condition") at the time of inspection. The item may have been installed incorrectly, or pose a possible safety concern. We recommend further evaluation by a qualified licensed tradesperson for repairs or replacement, as necessary.
Comment	The item is functioning as intended. It may have cosmetic imperfections, require adjustment or maintenance to ensure proper operation, or the item may be reaching its useful life expectancy and its replacement should be taken into consideration.
Not Inspected	The item was not inspected for safety reasons, for being disconnected or inaccessible at time of inspection, or because its evaluation is beyond the scope of the standard home inspection.
Not Present	The item was not present or not found at the time of inspection.

Confidentiality Notice

NOTICE TO THIRD PARTIES: This report is for the sole benefit and confidential use of the client(s) listed above and is NOT to be disclosed or transferred to any third parties. Our inspection and this report have been performed within a written standard which limits its scope and usefulness. This report may not be sold, transferred or given to any third party without the written consent of this company and the client(s) listed above.



Standards of Practice

This inspection report follows the Standards of Practice of the International Association of Certified Home Inspectors (www.nachi.org). We strive to provide our clients a comprehensive, clear-cut and unbiased evaluation of the home at the time of the inspection. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. This report will note in red print the structural and mechanical items that are not performing their intended function and/or features in the home considered inconsistent with common findings in homes of similar age and type. Areas which may be of concern to us may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. All "summary" items in the front of this report are not necessarily required to be repaired according to your contract of sale. We strongly advise our clients to discuss any items relating to their contract with their real estate agent or attorney.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snapshot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. The inspection and the report do not constitute a warranty, an insurance policy, or a guarantee of any kind. Home warranties are available from several companies. Additional information on these can be obtained from your real estate agent.

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing. This inspection does NOT take into account product, component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the Consumer Product Safety Commission web site (www.cpsc.gov) for recall information regarding any system or component.



General Information

Property Information

Document Number: *2018-Sample*
Property Address: *239 Inspection St*
City: *Fort Myers* State: *FL* Zip: *33908*

Client Information

Client Name: *Customer Name*

Inspection Company

Inspector Name *Florida Inspector*
Company Name *239 Inspection Services*
Address: *9990 Coconut Road*
City: *Bonita Springs* State: *FL* Zip: *34135*
Phone: *(239) 300-2420*
E-Mail: *office@239inspect.com*
Website: *www.239inspect.com*
Inspector's License Number: *HIxxxxx*

Conditions

Inspection Date: *07/10/2018*
Start Time: *8:30 am* End Time: *11:00 am*
Building Type: *Single family - IMPORTANT NOTE - If applicable, it is highly recommended that you review the governing documents of the property's Homeowners Association (HOA) to determine the scope of your responsibility regarding items such as grounds, exterior, roof and other common areas. For certain property types, items may be inspected and reported on for informational purposes only.*
Levels: *2-Story*
Estimated Age: *15 years*
Weather Conditions: *Sunny*
Temperature: *84 degrees*
Occupant Status: *Occupied - Personal belongings can substantially impede the inspector's ability to see and/or access many areas, especially floors, under sinks, and in closets. Please be advised this is a limited, visual inspection. It is recommended that buyer perform a walk through prior to closing but after seller has removed their belongings to ensure all areas are adequately reviewed.*
Attending: *Buyer's Agent, Seller, Buyer*
Water On: *Yes*
Electric On: *Yes*
Gas/Oil On: *Not Applicable*

Lots and Grounds

Our exterior evaluation is visual and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration normal wear associated with virtually all properties. Settling cracks in concrete and asphalt are common and are not a significant defect unless otherwise stated. Cosmetic issues and code/manufacture's specifications are not part of this inspection. Dock and seawall are visual inspections of material exposed at time of inspection. The sprinkler system evaluation is a basic functional/visual test of the system and does not include items that are considered maintenance items, such as overgrown or mis-directed heads, or items that are not visible.

1. Lots and Grounds Photos: *Front, Left, Rear, Left*



2. *Acceptable* Driveway:
3. *Comment* Walkways: *Common cracks/damage noted.*



4. *Not Present* Steps/Stoops:
5. *Acceptable* Porch:
6. *Not Present* Patio:
7. *Not Present* Deck:
8. *Not Present* Balcony:
9. *Acceptable* Grading:
10. *Acceptable* Vegetation:
11. *Not Present* Retaining Walls:
12. *Defective* Fences / Gates: *Fence sections are not secure. Recommend further review/repair by a qualified licensed tradesperson.*



13. *Acceptable* Lawn Sprinklers: *Multi-Zone Automatic - A timing device controls the sprinkler system. Testing of timing device are beyond the scope of this inspection.*
14. *Not Present* Seawall:
15. *Not Present* Dock:
16. *Not Present* Boatlift/Davit:

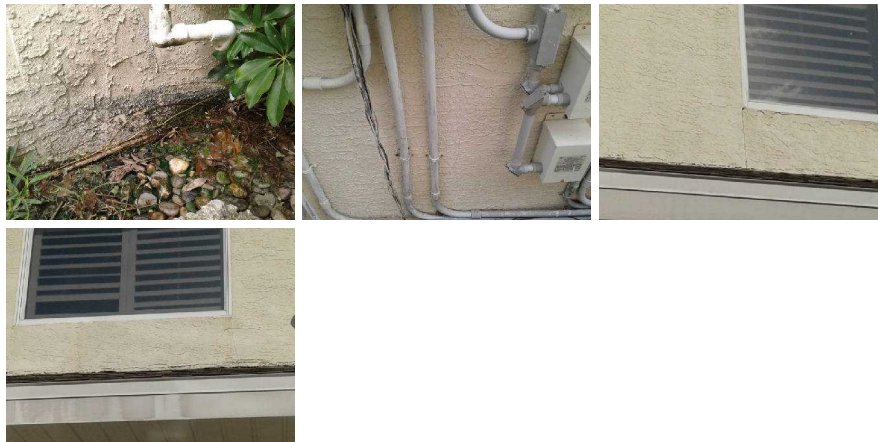
Exterior

Our exterior evaluation is visual and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration normal wear associated with virtually all properties. Hairline cracks in stucco, concrete, plaster and drywall are common and are not a significant defect unless otherwise stated. Cosmetic issues and code/mmanufacturer's specifications are not part of this inspection. Landscape lighting systems and fixtures controlled by photocells or motion sensors are beyond the scope of this inspection.

1. Elevation Photos: *Front, Right, Left, Rear*



2. *Defective* Siding: *Stucco - Moisture/organic growth stains. Recommend further review/repair by a qualified licensed tradesperson. Common cracks noted. Suggest sealing and painting as part of a regular home maintenance routine.*



- | | |
|------------------------|---|
| 3. <i>Acceptable</i> | Trim: |
| 4. <i>Acceptable</i> | Fascia: |
| 5. <i>Acceptable</i> | Soffits: |
| 6. <i>Acceptable</i> | Gutters: <i>Suggest installing gutters around full roof perimeter to ensure proper drainage away from foundation.</i> |
| 7. <i>Acceptable</i> | Downspouts: |
| 8. <i>Acceptable</i> | Leader/Extension: |
| 9. <i>Acceptable</i> | Door Bell: |
| 10. <i>Acceptable</i> | Window Casings: |
| 11. <i>Not Present</i> | Storm Shutters: |
| 12. <i>Acceptable</i> | Exterior Lights: |
| 13. <i>Acceptable</i> | Exterior Electrical: |
| 14. <i>Acceptable</i> | Hose Bibs: |
| 15. <i>Not Present</i> | Gas Meter: |



Exterior (Continued)

- 16. *Not Present* Main Gas Valve:
- 17. *Not Present* Propane Tank:

Structure

- 1. Foundation: *Poured slab*
- 2. Walls: *Concrete block, Wood frame*
- 3. Subfloors: *Not visible*
- 4. Ceiling: *Trusses*
- 5. *Acceptable* Differential Movement: *No movement or displacement noted.*
- 6. *Not Present* Piers/Posts:
- 7. *Not Present* Beams:
- 8. *Acceptable* Bearing Walls:
- 9. *Acceptable* Stairs/Handrails:

Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. This is a VISUAL inspection only and is performed with similar age and style homes in mind. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector and the inspector cannot determine the watertight integrity of a roof by a visual inspection nor can they predict future leaks. No certification, warranty, or guarantee is given as to the water tight integrity of the roof. This inspection of the roof is neither a 'Code Compliance' inspection nor is it a 'Manufacturer's Specifications' for installation / repairs a part of this inspection. Code compliance / manufacturer's specifications or any product / component/item should be verified through the local building authorities, the company who manufactured the product, or with seller. If further review is desired client should contact a qualified and licensed roof contractor. The inspector is not required to mount the roof when walking on it could damage the property or be unsafe to the inspector.

Main Roof Surface

- 1. Roof Photos: *Main*



- 2. Method of Inspection: *On roof, Limited inspection upper roof*
- 3. Unable to Inspect: *Did not mount upper roof due to height of roof*
- 4. Type: *Hip, Gable*
- 5. Approximate Age: *17 years*
- 6. Material: *Asphalt shingle*

Roof (Continued)

7. *Comment* General Condition: *Roof materials show wear and deterioration and may be approaching the end of their useful life - Granular loss/deterioration. Dry / brittle shingles. Repairs noted.*



8. *Acceptable* Flashing:
9. *Acceptable* Valleys:
10. *Not Present* Skylights:
11. *Acceptable* Plumbing Vents:
12. *Not Present* Electrical Mast:
13. *Not Present* Solar Panels:
14. *Not Present* Chimney:
15. *Not Present* Flue/Flue Cap:
16. *Not Present* Chimney Flashing:

Attic

Our evaluation is a limited visual inspection of readily accessible areas. This evaluation often times is limited due to lighting, personal storage, accessibility, or inadequate clearance. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Many leaks can only be detected during or immediately after heavy rains. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after any severe storms.

Garage Attic

1. Access Location / Photos: *Garage*



2. Method of Inspection: *In the attic*
3. Percent Inspected: *70% - Limited access and visibility due to clearance, obstructions and/or personal belongings*
4. *Acceptable* General Comments: *Attic space appeared serviceable at the time of inspection*

Attic (Continued)

- 5. *Not Present* Insulation:
- 6. *Acceptable* Roof Framing:
- 7. *Acceptable* Sheathing:
- 8. *Acceptable* Ventilation:
- 9. *Not Present* Attic Fan:
- 10. *Not Present* House Fan:
- 11. *Acceptable* Evidence of Leaking: *None where visible and accessible.*
- 12. *Acceptable* Electrical:
- 13. *Acceptable* Plumbing Vents:
- 14. *Not Present* Firewall:

Upper level Attic

15. Access Location / Photos: *Master bedroom closet*



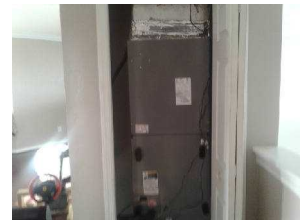
- 16. Method of Inspection: *In the attic*
- 17. Percent Inspected: *70% - Limited access and visibility due to clearance, obstructions and/or personal belongings*
- 18. *Acceptable* General Comments: *Attic space appeared serviceable at the time of inspection*
- 19. *Acceptable* Insulation: *Batts*
- 20. *Acceptable* Roof Framing:
- 21. *Acceptable* Sheathing:
- 22. *Acceptable* Ventilation:
- 23. *Not Present* Attic Fan:
- 24. *Not Present* House Fan:
- 25. *Acceptable* Evidence of Leaking: *None where visible and accessible.*
- 26. *Acceptable* Electrical:
- 27. *Acceptable* Plumbing Vents:
- 28. *Not Present* Firewall:

Heating System

The inspection of the heating system is both visual and functional provided power and/or fuel is supplied to the component. Dismantling and/or extensive inspection of internal components of any appliance is beyond the scope of this report. This inspection is neither a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation, operation or repairs a part of this inspection. Code compliance and manufacturer's specifications on any product/component or item should be verified through the local building authorities, the company who manufactured the item or product, or with seller prior to closing. We suggest you ask the sellers/occupants if any areas of the home do not properly heat. We also suggest you obtain the maintenance history and any receipts for any recent repairs for which a warranty might apply. As with all mechanical equipment, these units may fail at any time without warning. Inspectors cannot determine future failures

Main Heating System

1. Location / Photo: *Hallway closet*



2. Manufacturer: *International*



3. Approximate Age: *2 years*

4. Type: *Forced air - Electric split system*

5. Capacity: *10 kW*

6. Fuel Type: *Electric*

7. Area Served: *Whole home*

8. Supply Temp.: *96 degrees. Temperature was within the normal operating range at time of inspection*

9. *Acceptable* System Operation: *Appears serviceable*

10. *Acceptable* Thermostat:

11. *Defective* Filter: *Air filters should be changed or cleaned every 2-3 months as part of regular home maintenance routine, and should be checked at the time of final walk through or right after closing. This is a simple and inexpensive task that can mean the difference between optimum comfort and avoidable repairs.*

Filter has been removed from unit, allowing unfiltered air to circulate through the system. Recommend further review/repair by a qualified licensed tradesperson.



Heating System (Continued)

12. *Acceptable* Air Ducts:
13. *Acceptable* Electrical Disconnect:

Air Conditioning

The inspection of the cooling system is both visual and functional provided power and/or fuel is supplied to the component. Dismantling and/or extensive inspection of internal components of any appliance is beyond the scope of this report. This inspection is neither a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation, operation or repairs a part of this inspection. Code compliance and manufacturer's specifications on any product/component or item should be verified through the local building authorities, the company who manufactured the item or product, or with seller prior to closing. We suggest you ask the sellers/occupants if any areas of the home do not properly cool. We also suggest you obtain the maintenance history and any receipts for any recent repairs for which a warranty might apply. As with all mechanical equipment, these units may fail at any time without warning. Inspectors cannot determine future failures.

Main AC System

1. Location / Photo: *Right side*
- 
2. Manufacturer: *International*
- 
3. Approximate Age: *2 years*
4. Type: *Central A/C - Electric split system*
5. Capacity: *4 Ton*
6. Fuel Type: *220 VAC*
7. Area Served: *Whole home*
8. Return Temp.: *75 deg*
9. Supply Temp.: *60 deg*
10. Temperature Differential: *15 degrees. Temperature difference was within the 14 to 22 degrees normal operating range at time of inspection*
11. *Acceptable* System Operation: *Appears serviceable*
12. *Acceptable* Thermostat:
13. *Not Present* De-humidistat:
14. *Acceptable* Exterior Unit:
15. *Acceptable* Visible Coil:



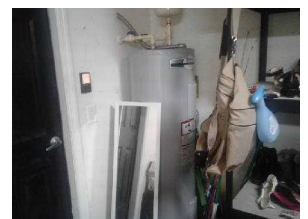
Air Conditioning (Continued)

- 16. *Acceptable* Refrigerant Lines:
- 17. *Acceptable* Air Ducts:
- 18. *Acceptable* Electrical Disconnect:
- 19. *Acceptable* Condensate Removal:

Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops throughout the property (including the water main) are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves and/or angle stops should be turned by the home owner regularly to ensure free movement in case of an emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing from the sellers and obtain receipts for any recent work or for anything for which a warranty may apply.

- 1. Water Supply Type: *Public*
- 2. *Acceptable* Water Meter / Photo: *Streetside*
- 3. *Acceptable* Supply Pipes: *Copper*
- 4. *Acceptable* Main Water Shutoff Location: *Right side*
- 5. *Acceptable* Water Lines: *CPVC and Copper*
- 6. *Acceptable* Water Pressure: *60 psi. Water pressure at time of inspection was within the normal range of 35 to 80 psi.*
- 7. Sewer Type: *Public*
- 8. *Defective* Drain Pipes: *PVC - Flex drain noted in attic. Recommend further review/repair by a qualified licensed tradesperson.*
- 9. *Acceptable* Vent Pipes: *PVC*
- 10. *Acceptable* Service Caps:
- 11. *Not Present* Gas Service Lines:
- 12. *Not Present* Central Water Conditioner:
- Main Water Heater
- 13. Location / Photo: *Garage*





Plumbing (Continued)

14. Manufacturer: *A.O. Smith*
15. Model Number: *not visible*
16. Serial Number: *not visible*
17. Approximate Age: *Unable to determine*
18. Type: *Electric*
19. Capacity: *Unable to determine*
20. Area Served: *Whole home*
21. Actual Water Temp.: *120 deg*
22. *Acceptable* Water Heater Operation: *Appears serviceable*
23. *Not Present* Exhaust Venting System:
24. *Acceptable* TPR Valve and Drain Tube:
25. *Acceptable* Expansion Tank:
26. *Acceptable* Enclosure:

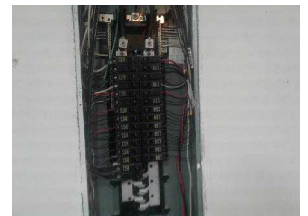
Electrical

Our electrical inspection is a visual inspection and is done by sampling visibly accessible wiring and fixtures. Underground circuits and concealed components of the system are not inspected. Electrical outlets are tested for correct polarity, proper grounding, and functional ground fault protection (if applicable). We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Much of the wiring in the home is not visible and not reviewed. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

1. Service Size Amps: *200*
2. Volts: *120/240 VAC*
3. *Acceptable* Service Entry: *Underground*
4. *Acceptable* Main Conductor: *Aluminum*
5. *Acceptable* Main Disconnect Location: *Near meter*
6. *Acceptable* Main Conductor Size: *4/0*
7. *Acceptable* 120 VAC Branch Circuits: *Copper*
8. *Acceptable* 240 VAC Branch Circuits: *Copper*
9. *Not Present* Aluminum Wiring:
10. *Acceptable* Conductor Type: *Romex*
11. *Acceptable* Ground: *Plumbing and rod in ground*

Main Electric Panel

12. Location / Photo: *Garage*



13. Maximum Capacity: *200 Amps*



Electrical (Continued)

- 14. Main Breaker Size: *200 Amps*
- 15. Manufacturer: *Square D*
- 16. *Acceptable* General Condition: *Panel appeared serviceable at the time of inspection*
- 17. *Acceptable* Breakers:
- 18. *Not Present* Fuses:
- 19. *Not Present* AFCI:
- 20. *Acceptable* GFCI: *At GFCI receptacles only.*
- 21. *Not Present* Panel Bonding:
- 22. *Not Inspected* Alarm System: *Main panel is located in closet. Testing of central alarms is beyond the scope of this inspection.*
- 23. *Not Present* Central Vacuum:
- 24. *Not Present* Intercom/Music System:
- 25. *Not Present* Carbon Monoxide Alarm: *No carbon monoxide alarm noted. Suggest client consider installing a carbon monoxide alarm as a safety enhancement to the property.*
- 26. *Not Present* Standby Generator:

Garage/Carport

Our garage/carport evaluation is a visual inspection and is limited by any personal belongings, storage, etc. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Testing of garage door opener remote controls is beyond the scope of the inspection. We recommend checking with the homeowner concerning their availability and condition/operation. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that may exist or occur as it is important to keep garage wall and ceiling areas directly adjoining or beneath living space intact.

Attached Garage

- 1. Location / Photos: *Front*



- 2. Type of Structure: *Attached*
- 3. Number of Doors: *1*
- 4. *Acceptable* Garage Doors:



Garage/Carport (Continued)

5. *Acceptable* Door Operation:
6. *Acceptable* Door Hardware:
7. *Acceptable* Door Opener:
8. *Acceptable* Garage Door Mechanical Reverse: *This garage door is equipped with a mechanical safety reverse device, which operated when tested at the time of inspection. Suggest adjustments be checked as a maintenance item to assure safety. The U.S. Product Safety Commission recommends that these devices be checked monthly for proper operation and safety.*
9. *Acceptable* Interior Door:
10. *Not Present* Exterior Door:
11. *Not Present* Windows:
12. *Defective* Ceiling: *Common cracks noted. Repairs/patching noted. Water stains noted, tested and appear inactive at time of inspection. Recommend reviewing with owners about any repairs that may have been made and/or further review/repair by a qualified licensed tradesperson.*
- Two side-by-side photographs showing close-up views of a white ceiling. The left photo shows a diagonal crack running across the surface. The right photo shows a similar crack, slightly more horizontal, also on the white ceiling.
13. *Acceptable* Walls:
14. *Acceptable* Floor/Foundation:
15. *Acceptable* Electrical:
16. *Not Present* Ceiling Fan:
17. *Not Present* Laundry Tub:
18. *Not Present* Heating:
19. *Acceptable* Firewall:



Laundry Room/Area

If a washer and dryer are present, these are tested using normal operating controls only. No warranty or guarantee is given as to the efficiency or functionality of the units. As with all appliances, they may fail at any time without warning. The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. The appliances are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Main Laundry Room/Area

1. Location / Photo: *Right*



2. *Not Present* Closet:

3. *Comment* Ceiling: *Repairs/patching noted.*



4. *Comment* Walls: *Common cracks noted.*



- 5. *Acceptable* Floor:
- 6. *Acceptable* Interior Door:
- 7. *Not Present* Exterior Door:
- 8. *Acceptable* Windows:
- 9. *Acceptable* Electrical:
- 10. *Not Present* Smoke Alarm:
- 11. *Acceptable* HVAC Source:
- 12. *Acceptable* Cabinets:
- 13. *Not Present* Laundry Tub:
- 14. *Not Present* Laundry Tub Drain:
- 15. *Acceptable* Washer:
- 16. *Acceptable* Washer Connections:
- 17. *Acceptable* Washer Electrical:
- 18. *Acceptable* Washer Drain:

Laundry Room/Area (Continued)

19. *Acceptable* Dryer:
20. *Acceptable* Dryer Vent: *Dryer vents should professionally cleaned right after closing and approximately every 3 to 5 years thereafter. This task should be part of a regular home maintenance routine that will reduce the risk of fire, extend the life of the dryer, shorten drying times and save energy.*
21. *Acceptable* Dryer Electrical:
22. *Not Present* Dryer Gas Line:

Living Space

Our review of interior rooms is visual of accessible areas and evaluated with similar aged homes in mind. We do not move furnishings and this may limit the inspector's ability to see all areas. Cosmetic considerations and minor flaws such as a torn screen, common cracks, or an occasional cracked window may not always be reported.

Entry Living Space

1. Location / Photos: *Front*



2. *Not Present* Closet:
3. *Acceptable* Ceiling:
4. *Acceptable* Walls:
5. *Acceptable* Floor:
6. *Not Present* Interior Door:
7. *Defective* Exterior Door: *Wood rot damage noted. Door is binding. Recommend further review/repair by a qualified licensed tradesperson.*



8. *Acceptable* Windows:
9. *Acceptable* Electrical:
10. *Not Present* Ceiling Fan:
11. *Acceptable* HVAC Source:
12. *Acceptable* Smoke Alarm:



Living Space (Continued)

Dining Room Living Space

13. Location / Photos: *Front, Right*



14. *Not Present* Closet:
15. *Acceptable* Ceiling:
16. *Acceptable* Walls:
17. *Acceptable* Floor:
18. *Not Present* Interior Door:
19. *Not Present* Exterior Door:
20. *Comment* Windows: *Missing screens noted.*



21. *Acceptable* Electrical:
22. *Not Present* Ceiling Fan:
23. *Acceptable* HVAC Source:
24. *Not Present* Smoke Alarm:

Living Room Living Space

25. Location / Photos: *Front, Left*



26. *Not Present* Closet:
27. *Acceptable* Ceiling:
28. *Acceptable* Walls:
29. *Acceptable* Floor:
30. *Not Present* Interior Door:
31. *Not Present* Exterior Door:
32. *Comment* Windows: *Missing screens noted.*



33. *Acceptable* Electrical:



Living Space (Continued)

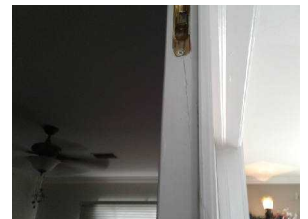
34. *Not Present* Ceiling Fan:
35. *Acceptable* HVAC Source:
36. *Not Present* Smoke Alarm:

Den Living Space

37. Location / Photos: *Left*



38. *Not Present* Closet:
39. *Acceptable* Ceiling:
40. *Acceptable* Walls:
41. *Acceptable* Floor:
42. *Comment* Interior Door: *Small crack noted.*



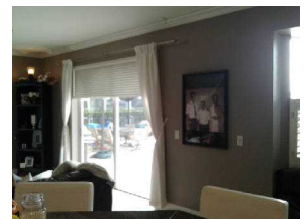
43. *Acceptable* Exterior Door:
44. *Not Present* Windows:
45. *Comment* Electrical: *Damaged outlet cover noted. Suggest replacing.*



46. *Acceptable* Ceiling Fan:
47. *Acceptable* HVAC Source:
48. *Acceptable* Smoke Alarm:

Family Room Living Space

49. Location / Photos: *Rear*



Living Space (Continued)

50. *Comment* Closet: *Damage to door.*



51. *Acceptable* Ceiling:

52. *Acceptable* Walls:

53. *Acceptable* Floor:

54. *Not Present* Interior Door:

55. *Defective* Exterior Door: *Door appears off its track, unable to open. Recommend further review/repair by a qualified licensed tradesperson.*



56. *Acceptable* Windows:

57. *Acceptable* Electrical:

58. *Acceptable* Ceiling Fan:

59. *Acceptable* HVAC Source:

60. *Acceptable* Smoke Alarm:

Great Room Living Space

61. Location / Photos: *2nd Floor*



62. *Acceptable* Closet:

63. *Acceptable* Ceiling:

64. *Acceptable* Walls:

65. *Acceptable* Floor:

66. *Not Present* Interior Door:

67. *Not Present* Exterior Door:

68. *Defective* Windows: *Sash spring(s) loose / damaged. Recommend further review/repair by a qualified licensed tradesperson. Missing screen noted.*



69. *Acceptable* Electrical:

70. *Acceptable* Ceiling Fan:

71. *Acceptable* HVAC Source:



Living Space (Continued)

72. *Acceptable* Smoke Alarm:

Kitchen

Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing. This inspection does not constitute a warranty. Any appliance can fail at any time without warning.

Main Kitchen

1. Location / Photos: *Center, Right*



- | | |
|------------------------|---|
| 2. <i>Acceptable</i> | Stove/Cook Top: |
| 3. <i>Acceptable</i> | Oven: |
| 4. <i>Acceptable</i> | Microwave: |
| 5. <i>Not Present</i> | Hood/Fan/Light: |
| 6. <i>Acceptable</i> | Disposal: |
| 7. <i>Acceptable</i> | Dishwasher: |
| 8. <i>Acceptable</i> | Dishwasher Air Gap: <i>We were able to identify a high drain loop is installed creating an air gap as intended.</i> |
| 9. <i>Not Present</i> | Trash Compactor: |
| 10. <i>Acceptable</i> | Refrigerator: |
| 11. <i>Acceptable</i> | Refrigerator Temp. Setting/s: <i>Refrigerator temperature: 40 degrees, Freezer temperature: 13 degrees.</i> |
| 12. <i>Not Present</i> | Filtered Water Dispenser: |
| 13. <i>Acceptable</i> | Electrical: |
| 14. <i>Acceptable</i> | Sink: |
| 15. <i>Acceptable</i> | Plumbing/Fixtures: |
| 16. <i>Acceptable</i> | Counter Tops: |
| 17. <i>Acceptable</i> | Cabinets: |
| 18. <i>Acceptable</i> | Pantry: |
| 19. <i>Acceptable</i> | Ceiling: |
| 20. <i>Acceptable</i> | Walls: |

Kitchen (Continued)

21. *Comment* Floor: *Common cracks noted.*



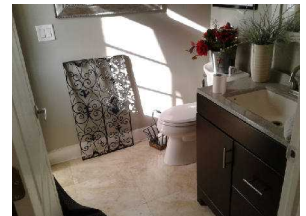
22. *Acceptable* Ceiling Fan:
23. *Not Present* Interior Door:
24. *Not Present* Exterior Door:
25. *Not Present* Windows:
26. *Acceptable* HVAC Source:

Bathrooms

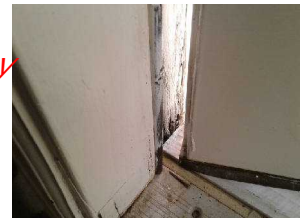
Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops are not turned or tested during the inspection due to the possibility of causing a leak. We advise that floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found, leaks should be repaired and missing/damaged grouting and caulk should be replaced to help prevent future/further damage.

Guest #1 Bathroom

1. Location / Photos: *Rear, Right*



2. *Not Present* Closet:
3. *Acceptable* Ceiling:
4. *Acceptable* Walls:
5. *Acceptable* Floor:
6. *Acceptable* Interior Door:
7. *Defective* Exterior Door: *Door is sticking or binding. Wood rot damage noted. Recommend further review/repair by a qualified licensed tradesperson.*



8. *Acceptable* Windows:
9. *Acceptable* Electrical:
10. *Acceptable* Counter/Cabinets:

Bathrooms (Continued)

11. *Comment* Sink/Basin: *Missing stopper(s) noted.*



12. *Acceptable* Faucets/Traps:

13. *Acceptable* Toilets:

14. *Not Present* Bidet:

15. *Defective* HVAC Source: *Organic growth noted. Recommend further review/repair by a qualified licensed tradesperson.*



16. *Acceptable* Ventilation:

Master Bathroom

17. Location / Photos: *2nd Floor, Right*



18. *Comment* Closet: *Missing door noted.*



19. *Acceptable* Ceiling:

20. *Acceptable* Walls:

21. *Acceptable* Floor:

22. *Acceptable* Interior Door:

23. *Not Present* Exterior Door:

24. *Acceptable* Windows:

25. *Acceptable* Electrical:

26. *Acceptable* Counter/Cabinets:

27. *Acceptable* Sink/Basin:

28. *Acceptable* Faucets/Traps:

29. *Acceptable* Tub/Surround:

30. *Acceptable* Tub Faucet:

31. *Not Present* Tub Enclosure:

32. *Acceptable* Shower/Surround:

Bathrooms (Continued)

33. *Acceptable* Shower Faucet:
34. *Not Present* Shower Enclosure:
35. *Not Present* Spa Tub/Surround:
36. *Acceptable* Toilets:
37. *Not Present* Bidet:
38. *Acceptable* HVAC Source:
39. *Acceptable* Ventilation:

Guest #2 Bathroom

40. Location / Photos: *2nd Floor, Left*



41. *Not Present* Closet:
42. *Acceptable* Ceiling:
43. *Acceptable* Walls:
44. *Acceptable* Floor:
45. *Acceptable* Interior Door:
46. *Not Present* Exterior Door:
47. *Not Present* Windows:
48. *Acceptable* Electrical:
49. *Comment* Counter/Cabinets: *Suggest caulking.*



50. *Comment* Sink/Basin: *Missing stopper(s) noted.*



51. *Acceptable* Faucets/Traps:
52. *Comment* Tub/Surround: *Missing stopper noted. Chipped tub.*





Bathrooms (Continued)

53. *Comment* Tub Faucet: *Faucet is stiff and difficult to operate.*



54. *Not Present* Tub Enclosure:
55. *Not Present* Shower/Surround:
56. *Not Present* Shower Faucet:
57. *Not Present* Shower Enclosure:
58. *Not Present* Spa Tub/Surround:
59. *Acceptable* Toilets:
60. *Not Present* Bidet:
61. *Acceptable* HVAC Source:
62. *Acceptable* Ventilation:

Bedrooms

Our review of interior rooms is visual of accessible areas and evaluated with similar aged homes in mind. We do not move furnishings and this may limit the inspector's ability to see all areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Bedroom windows should be kept accessible and in good operating condition in the event they are needed for an emergency exit. Consider installing an escape ladder as an enhancement for all upper level bedrooms.

Guest #1 Bedroom

1. Location / Photos: *Front, Left*



2. *Acceptable* Closet:
3. *Acceptable* Ceiling:
4. *Acceptable* Walls:
5. *Acceptable* Floor:
6. *Acceptable* Interior Door:



Bedrooms (Continued)

7. *Comment* Exterior Door: *Damage noted.*



8. *Comment* Windows: *Missing screen noted.*



- 9. *Acceptable* Electrical:
- 10. *Acceptable* Ceiling Fan:
- 11. *Acceptable* HVAC Source:
- 12. *Acceptable* Smoke Alarm:

Guest #2 Bedroom

13. Location / Photos: *Rear, Left*



- 14. *Acceptable* Closet:
- 15. *Acceptable* Ceiling:
- 16. *Acceptable* Walls:
- 17. *Acceptable* Floor:
- 18. *Acceptable* Interior Door:
- 19. *Not Present* Exterior Door:
- 20. *Comment* Windows: *Missing screen noted.*
- 21. *Acceptable* Electrical:
- 22. *Acceptable* Ceiling Fan:
- 23. *Acceptable* HVAC Source:
- 24. *Acceptable* Smoke Alarm:

Master Bedroom

25. Location / Photos: *Rear, Right*



26. *Acceptable* Closet:

Bedrooms (Continued)

27. *Acceptable* Ceiling:
28. *Acceptable* Walls:
29. *Acceptable* Floor:
30. *Acceptable* Interior Door:
31. *Not Present* Exterior Door:
32. *Comment* Windows: *Missing screens noted.*
33. *Comment* Electrical: *Missing outlet / switch cover plate(s) noted, suggest installing.*



34. *Acceptable* Ceiling Fan:
35. *Acceptable* HVAC Source:
36. *Acceptable* Smoke Alarm:

Swimming Pool / Spa

This pool/spa report is a visual and functional inspection of the above ground equipment only - it is not a certification. Evaluation of pool/spa shell, or concealed components is not within the scope of our inspection. Underground leaks in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Evaluating pools/spas for leaks is thus beyond the scope of this inspection. Heaters are turned on to test for basic functionality only. Temperature calibration and ability to adequately heat the pool are not included. If further review is desired client should contact a qualified and licensed pool contractor.

Main Swimming Pool

1. Type / Photos: *In-Ground*



2. *Defective* Shell: *Low water level noted. Leaves noted at bottom. Recommend further review/repair by a qualified licensed tradesperson.*



Swimming Pool / Spa (Continued)

3. *Comment* Tile: *Cracked tiles noted.*



4. *Acceptable* Coping:
5. *Acceptable* Deck:
6. *Acceptable* Drainage:
7. *Acceptable* Skimmer:
8. *Acceptable* Lights:
9. *Acceptable* Electrical:
10. *Defective* Pump/Motor: *Inoperative at time of inspection. Recommend further review/repair by a qualified licensed tradesperson.*



11. *Not Inspected* Filter: *Cartridge is not accessed during this inspection, suggest replacing routinely for proper function.*

12. *Not Inspected* Plumbing Pipes:

13. *Acceptable* Shut-off Valve(s):

14. *Defective* Heater: *Electric / Heat pump - Pool heaters are tested for basic functionality using standard operating controls only. Units are not opened or dismantled to inspect the condition of interior components such as heat exchanger, compressor, evaporator coils, etc. At the client's discretion, it may be desirable to seek technically exhaustive evaluation by a qualified licensed tradesperson. Additionally, we recommend that client obtain copies of all service and maintenance records on the unit from the sellers prior to closing. Unit was inoperative at time of inspection. Recommend further review/repair by a qualified licensed tradesperson.*



15. *Defective* Gauges/Controls: *Controls at spa are inoperative. Recommend further review/repair by a qualified licensed tradesperson.*



16. *Not Inspected* Timer System: *Pool has an auto timer installed - Timing devices are beyond the scope of this inspection.*



Swimming Pool / Spa (Continued)

- 17. *Not Present* Handrails:
- 18. *Acceptable* Ladder/Steps:
- 19. *Not Present* Diving Board/Slide:
- 20. *Not Present* Safety Fences/Gates:
- 21. *Acceptable* Pool Enclosure: *Fence*

Drywall

Chinese drywall refers defective drywall manufactured in China and imported to the United States starting in 2001. Foreign drywall was imported by the United States during the construction boom and was further spurred by a shortage of American-made drywall due to the rebuilding demand the hurricanes that hit the gulf coast in 2004 to 2005. Laboratory tests have identified emissions of the sulfurous gases which have an unpleasant odor and cause a chemical reaction with metals used in household appliances & electrical systems. In addition, homeowners have reported a variety of symptoms, including respiratory problems such as asthma attacks, chronic coughing and difficulty breathing, as well as chronic headaches and sinus issues. We do perform a visual inspection of the drywall and look for signs of metal corrosion as evidence. If client is concerned about the possible use of Chinese Drywall in this home, it is recommended that an industrial hygienist do sampling tests to determine the presence of this type of drywall and develop a remediation plan. Additional information can be found from the United States Consumer Product Safety Commission (www.cpsc.gov) or the Florida Department of Health (www.floridahealth.gov).

- 1. Drywall Manufacturer: *Unknown - The inspector was unable to determine the manufacturer of drywall used in the construction or remodeling of this home.*
- 2. Country of Manufacture: *Unknown*
- 3. Corrosion: *No Corrosion - There appears to be no unusual corrosion of either air conditioning evaporator coils, plumbing fixtures or a sampling of outlet wiring that could be readily seen or accessed by this inspector.*
- 4. Photo: *Electrical panel*



- 5. *Acceptable* Chinese Drywall: *No evidence observed.*