



PO Box 48065, St. Petersburg, Florida 33743-8065
Tel: 727-381-4663 Fax: 727-344-2236
www.suncoasthomeinspection.com suncoast.mike@knology.net

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Suzie Homemaker

INSPECTION ADDRESS

1234 Main Street, Sunnyville, Florida 33333

INSPECTION DATE

11/4/2005 12:00 pm to 2:00 pm

REPRESENTED BY:

Joe Cool
Snoopy Realty



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SUMMARY REPORT

Client: Suzie Homemaker
Realtor: Joe Cool, Snoopy Realty

Inspection Address: 1234 Main Street, Sunnyville, Florida 33333
Inspection Date: 11/4/2005 Start: 12:00 pm End: 2:00 pm

Inspected by: Michael Patterson

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

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Components and Conditions Needing Service

Exterior

Grading and Drainage

Drainage Mode

- Pavers have been installed in the courtyard area, which does not allow for rainwater to percolate into the soil. Also, the exterior elevation is close to being the same as the interior elevation and the pavers drain towards the structure instead of away, both of which create moisture problems.



Area Drains

- There is an accumulation of silt and debris in the catch basin in the walkway just outside the front gate to the courtyard that should be removed. This is indicative of poor maintenance, and if the silt and debris is left to accumulate and builds to the level of the drain lines, it could pass into them, harden during the summer months, impede drainage, and lead to blockages. Therefore, the drain lines should be flushed through to the street or to their termination point.

Interior-Exterior Elevations

- There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Roof

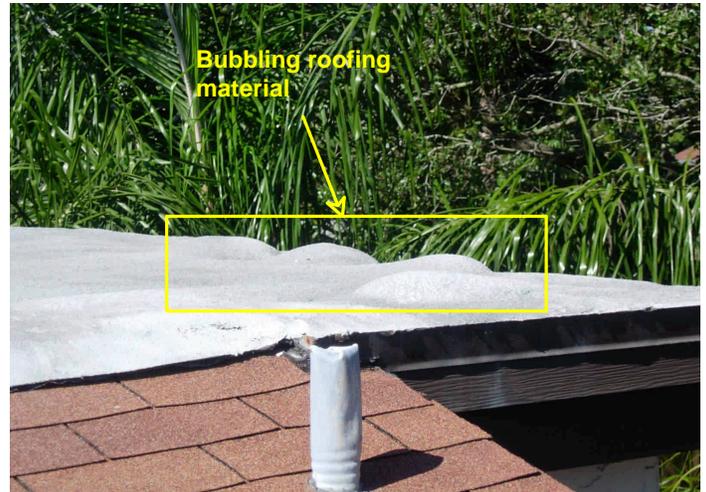
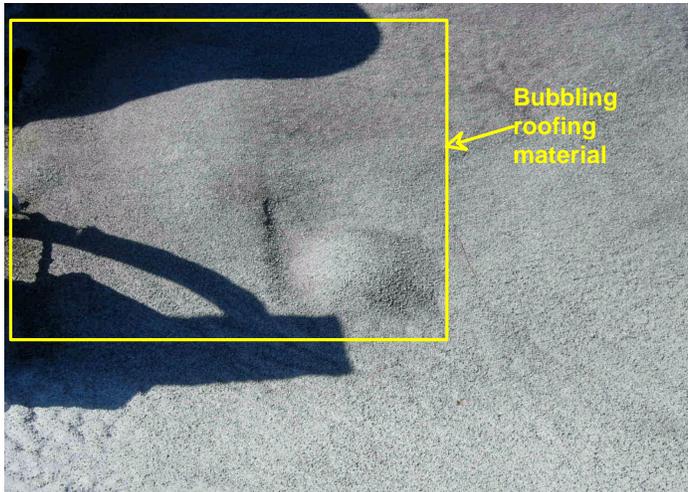
Composition Shingle

With Flat Roofed Sections

- The composition shingle roof has a flat-roofed sections, and flat roofs can be problematic if they are not maintained. Water will pond on most of them, and only be dispersed by evaporation, and they must be kept clean and inspected regularly. However, this flat roof needs serviced for the following reasons:

The roof appears to be insulated with a rubberized coating and there appears to be moisture in the insulation, causing the rubberized material to bubble. There also appears to be several tears in the top membrane that may allow moisture to penetrate the roof. This moisture can migrate into the living space, causing moisture problems inside the dwelling. Further investigation is warranted by a licensed roofing contractor.

We can elaborate on this issue, but it should be serviced before the close of escrow or it may leak, because our service does not include any guarantee against leaks.



Flashings

- The flashings appear to have been repaired but the quality of the repair is undetermined. These should also be inspected by a licensed roofing contractor.

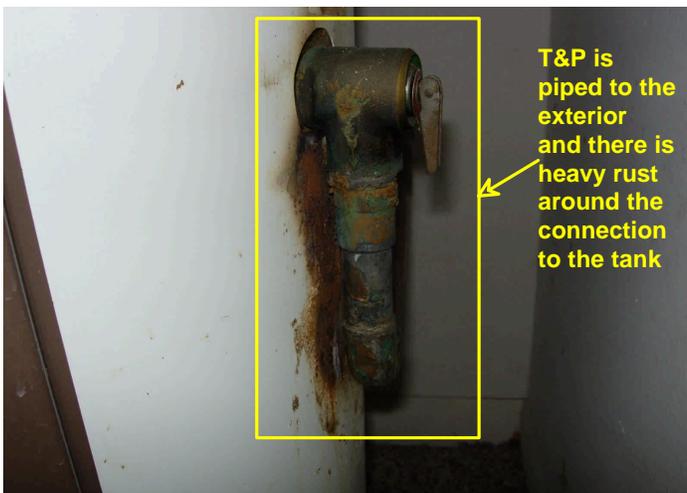


Plumbing

Water Heaters

Pressure Release Valve and Discharge Pipe

- The temperature and pressure relief valve is not piped, per code the valve is to be piped to a safe location, which is usually interpreted as within 6" of the floor and preferably behind the tank, but it has to visibly discharge in the same room as the water heater is located. There is also heavy rust around where the T&P connects to the water heater.



Heat-A/C

Heat and AC - System 1

Differential Temperature Readings

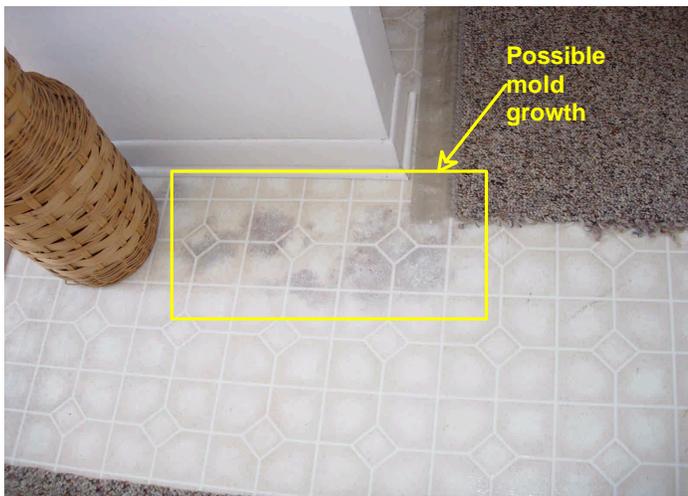
- The air-conditioning responded, but only achieved a low differential temperature split between the air entering the system and that coming out. This could indicate that the system is low on refrigerant, and should be serviced.

Living

Entry

Floor

- The floor in the entry is vinyl. High levels of moisture were indicated and there appears to be mold growing underneath it.



Walls and Ceiling

- There is evidence of moisture intrusion at the base board by the front entry door.



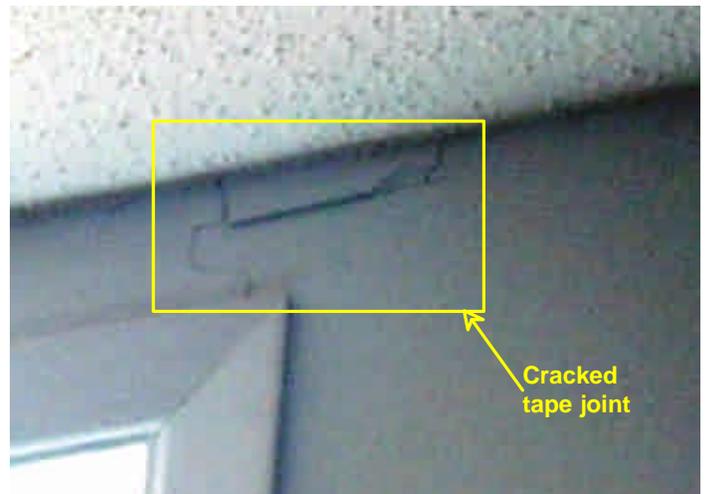
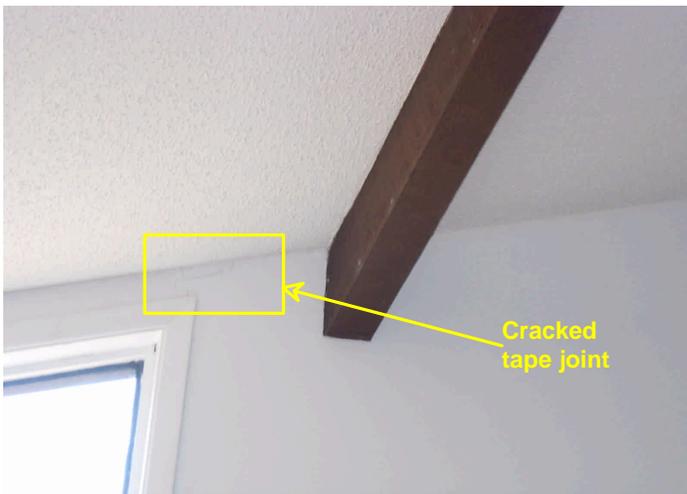
**Living
Doors**

- The Glass Sliding Door in the living room is functional but there is evidence of water intrusion as seen by the water damaged base board to the right of the doors.



Walls and Ceiling

- There is evidence of possible moisture intrusion by the top of the fixed window as evidenced by the cracked drywall tape joint.

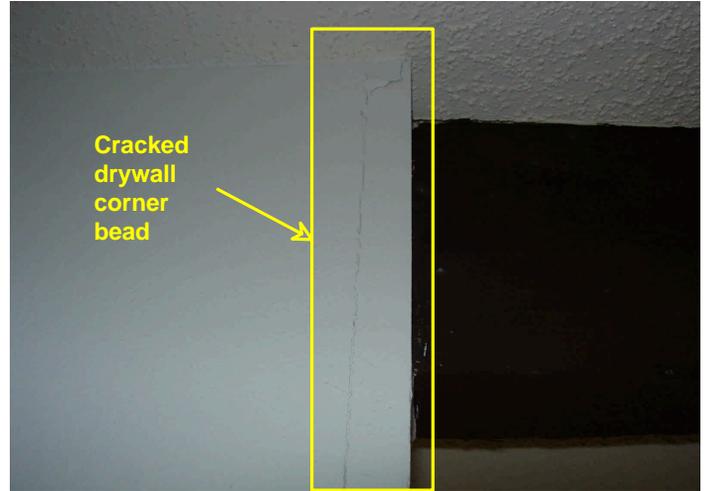


Bedrooms

Master Bedroom

Walls & Ceiling

- There is a cracked drywall corner bead in the master bedroom, the cause of which is undetermined.



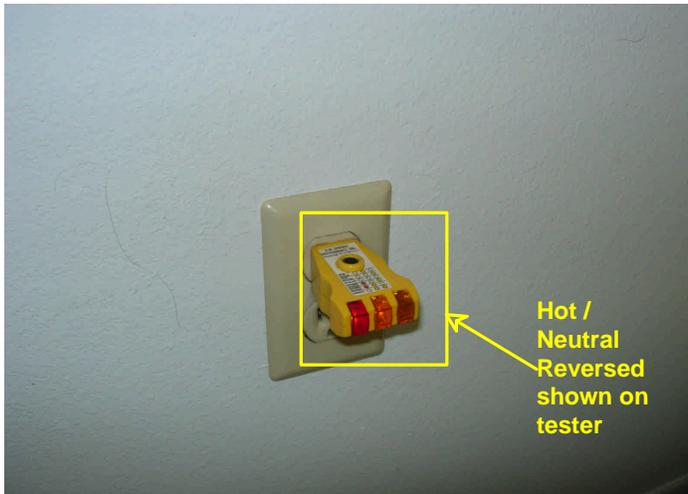
Single-Glazed Windows

- The bedroom window is cracked, and should be repaired.



Outlets

- One of the bedroom outlets has reversed polarity, and should be serviced by an electrician.



Smoke Detectors

- There is no smoke detector in the bedroom.

Bedroom 2

Single-Glazed Windows

- The bedroom window is cracked, and should be repaired.

Closets

- The bedroom closet door needs typical hardware service.

Smoke Detectors

- There is no smoke detector in the bedroom.

Bathrooms

Master Bathroom

Walls & Ceiling

- There were neither visible signs of unusual mold nor any musty odors to indicate the presence of a mold problem (some mold in bathrooms is anticipated and not necessarily recorded here); however, there is wallpaper in the bath, which is a great source for the propagation of mold. The wallpaper should be removed and the walls painted with an appropriate paint for baths. It is always prudent to have the building tested, checking which types of mold are present and at what levels.

Tub-Shower

- There is slight bypass at the master bath tub/shower spigot when the shower is on.

Guest Bathroom 1

Floor

- The bathroom floor is vinyl and extremely high levels of moisture were detected, possible from the loose toilet, from the exterior / interior elevations or both.

Walls & Ceiling

- There were neither visible signs of unusual mold nor any musty odors to indicate the presence of a mold problem (some mold in bathrooms is anticipated and not necessarily recorded here); however, there is wallpaper in the bath, which is a great source for the propagation of mold. The wallpaper should be removed and the walls painted with an appropriate paint for baths. It is always prudent to have the building tested, checking which types of mold are present and at what levels.

Tub-Shower

- There is slight bypass at the first guest bath tub/shower spigot when the shower is on.

Toilet

- The toilet is loose, and should be secured.

Kitchen

Kitchen

Doors

- The Glass Sliding Doors do not lock.

Floor

- The floor in the kitchen is vinyl and elevated levels of moisture were detected.

Hallway

Closet

- The closet employs an incandescent light bulb that should have a cover. This style of light is a fire hazard in this type of location.



Stairs

Stair Rails

- The balusters in the stair rails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

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Laundry

Outlets

- The outlets in the laundry room should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Dryer

- The dryer did not heat.



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GENERAL INFORMATION

Inspection Address: 1234 Main Street, Sunnyville, Florida 33333
Inspection Date: 11/4/2005 Time: 12:00 pm to 2:00 pm
Weather: Sunny - Temperature at time of inspection: 85 Degrees

Inspected by: Michael Patterson

Client Information: Suzie Homemaker
Buyer's Agent: Snoopy Realty
Joe Cool
1010 Seashore Land, Sea Side, Florida 22222
Phone: 555-1234
Fax: 555-5678

Seller's Agent: Sellsalot Realty
Sally Sellsalot
9876 Busy Blvd, Megalopolis, Florida 77777
Phone: 555-7575
Fax: 555-5757

Structure Type: Combine Wood Frame, Concrete
Furnished: Yes
Number of Stories: Two

Structure Style: Townhouse

Structure Orientation: North

Estimated Year Built: 1980
Unofficial Sq.Ft.: 1500

People on Site At Time of Inspection: Buyer(s)
Seller(s)
Termite Inspector
Buyer's Agent
Seller's Agent

PLEASE NOTE:

The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Sample Report - 110405

SCOPE OF WORK

You have contracted with Suncoast Professional Inspection Services, Inc. to perform a generalist inspection in accordance with the standards of practice established by ASHI (American Society of Home Inspectors) and FABI (Florida Association of Building Inspectors), a copy of which is available upon request, and which can be read or downloaded by visiting www.ashi.com and www.fabi.org. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are indicated in the standards. However, as a courtesy, we are including some commonplace information about several of the environmental contaminants that could be of concern to you and your family.

There are many environmental contaminants that our inspectors do not generally have the expertise or the authority to test for, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the better known ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, you should also be aware that our use of terminology like "mold," and "asbestos," is intentionally generic, and should not be construed as a statement of fact. Regardless, health and safety, and environmental hygiene is a deeply personal responsibility, and you should make sure that you are familiar with any contaminant that could affect your home environment.

OUR COMPANY DOES HAVE THE CAPABILITY TO PERFORM MOLD TESTING AND CAN DO SO AT COMPETITIVE RATES.

Mold is one known contaminant. It is a microorganism that has been in existence throughout human history, and actually contributes to the life process. It takes many different forms. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigenes that do represent a health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un-vented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we investigate. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly the areas that we have alluded to. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma.

Asbestos is another notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, batts, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and

is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency (EPA) and the Consumer Product Safety Commission (CPSC) distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspect asbestos-containing material (ACM), we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and disperse into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the region surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home built as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections might be deemed to be prudent before the close of escrow.

Michael Patterson
President

Structural

Structures are not uniform, and meet the standards of the year in which they were built. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with state and industry standards. If the foundation is a slab type, we examine the stem walls that extend beyond the footings. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a geo-technical engineer, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Wall Structure

Informational Components

The exterior walls are concrete block. There are no notable settlement cracks around the house. Painting the house with an elastomeric paint will span any cracks that may occur and will help prevent water intrusion, however, it is important to note that as well as elastomeric paint keeps moisture out of a building, it can also trap water behind it and not allow moisture to get out.

Floor Structure

Informational Components

The floor structure consists of a poured slab that would include reinforcing steel.

Ceiling Structure

Informational Components

The ceiling structure was not accessible to be inspected.

Roof Structure

Informational Components

The roof structure was not accessible to be inspected.

Slab Foundation

General Comments and Description

Informational Components

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if it is surcharged by a hill or slope,

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or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Components

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing.

Slab Foundation Observations

Informational Components

The residence has a bolted, slab foundation with no visible or significant abnormalities.

Exterior

Our evaluation of the exterior of a property conforms to state or industry standards, and includes the identification of wall cladding, and an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person.

Wall Covering

Type of Material

Informational Components

The exterior house walls are clad with stucco.

Wall Covering Observations

Informational Components

The exterior wall cladding is in acceptable condition.

Grading and Drainage

General Comments and Description

Informational Components

All structures are dependent on the soil beneath them for support, but soils are not uniform. There are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

Moisture Dampness or Mold

Informational Components

Moisture is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family are sensitive to allergens, you should schedule a specialist inspection.

Flat and Level Pad

Informational Components

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

Drainage Mode

Components and Conditions Needing Service

Pavers have been installed in the courtyard area, which does not allow for rainwater to percolate into the soil. Also, the exterior elevation is close to being the same as the interior elevation and the pavers drain towards the structure instead of away, both of which create moisture problems.





Area Drains

Components and Conditions Needing Service

There is an accumulation of silt and debris in the catch basin in the walkway just outside the front gate to the courtyard that should be removed. This is indicative of poor maintenance, and if the silt and debris is left to accumulate and builds to the level of the drain lines, it could pass into them, harden during the summer months, impede drainage, and lead to blockages. Therefore, the drain lines should be flushed through to the street or to their termination point.

Interior-Exterior Elevations

Components and Conditions Needing Service

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Exterior Features

General Comments and Description

Informational Components

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

Fences and Gates

Informational Components

The fences and gates are in acceptable condition.

Lights

Informational Components

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

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Roof

Our evaluation of roof coverings, the components and drainage systems, conforms to state or industry standards. We access every roof in order to examine it, or we indicate our unwillingness or inability to do so. There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personal, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life-expectancy, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle

General Comments and Description

Informational Components

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards

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our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Method of Evaluation

Informational Components

We evaluated the roof and its components by walking its surface.

Age and General Evaluation of a Single-layer Roof

Informational Components

The composition shingle roof appears to be newer. This is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.



With Flat Roofed Sections

Components and Conditions Needing Service

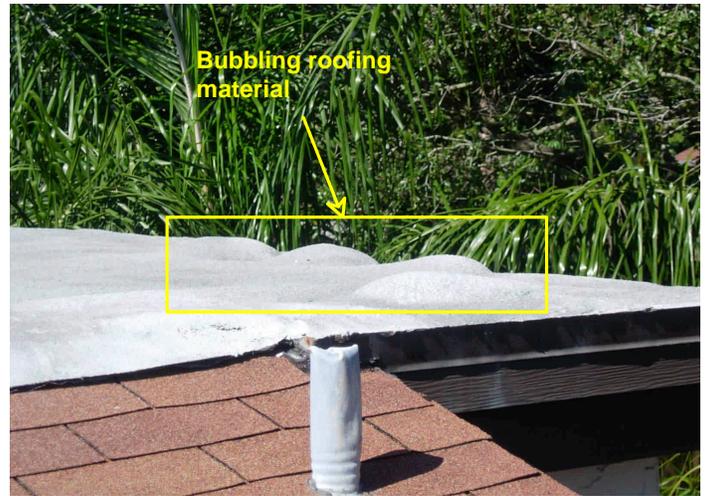
The composition shingle roof has a flat-roofed sections, and flat roofs can be problematic if they are not maintained. Water will pond on most of them, and only be dispersed by evaporation, and they must be kept clean and inspected regularly. However, this flat roof needs serviced for the following reasons:

The roof appears to be insulated with a rubberized coating and there appears to be moisture in the insulation, causing the rubberized material to bubble. There also appears to be several tears in the top membrane that may allow moisture to penetrate the roof. This moisture can migrate into the living space, causing moisture problems inside the dwelling. Further investigation is warranted by a licensed roofing contractor.

We can elaborate on this issue, but it should be serviced before the close of escrow or it may leak, because our service does not include any guarantee against leaks.

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Flashings

Components and Conditions Needing Service

The flashings appear to have been repaired but the quality of the repair is undetermined. These should also be inspected by a licensed roofing contractor.

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Attic

Method of Evaluation

Informational Components

There was not an accessible attic.

Plumbing

We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.

Potable Water Pipes

Type of Material

Informational Components

The residence is served by copper potable water pipes.

Water Main Location

Informational Components

The main water shutoff was not found and its location should be verified.

Copper Water Pipes

Informational Components

The potable water pipes are in acceptable condition.

Waste and Drainage System

General Comments and Description

Informational Components

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire

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main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Type of Material

Informational Components

The residence is served by PVC drain waste and vent pipes.

Drain Pipes Waste Pipes and Vent Pipes

Informational Components

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe would confirm its actual condition.

Water Heaters

General Electric Water Heater Comments

Informational Components

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is wise to have them installed over a drain pan, and preferably plumbed to the exterior. Also, they can be dangerous if they are not equipped with a pressure/temperature relief valve and discharge pipe plumbed to code.

Age Capacity and Location

Informational Components

Hot water is provided by an apparently 25 year old, 30 gallon, electric water heater located in a the dining room closet.



The water heater is manufactured by White
Model #: Not Accessible
Serial #: Not Accessible

TIME TO PRODUCE 2ND AND 3RD DEGREE BURNS ON ADULT SKIN:

Temperature	Time
160°	About ½ second
150°	About 1-½ seconds
140°	Less than 5 seconds
130°	About 30 seconds
120°	More than 5 minutes

The temperature at both elements was set at 150° and the temperature at the kitchen sink was recorded at 134°. It is always recommended that the water temperature be between 120° and 125°, which is low enough to help prevent accidental scalding.

Electrical Connections

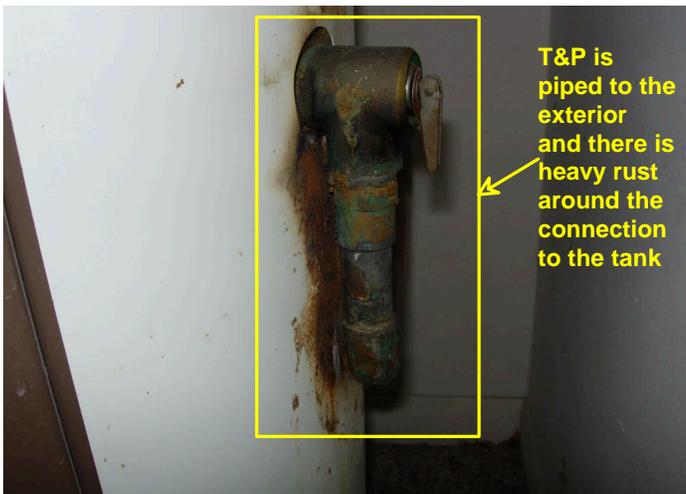
Informational Components

The electrical connection to the water heater is functional.

Pressure Release Valve and Discharge Pipe

Components and Conditions Needing Service

The temperature and pressure relief valve is not piped, per code the valve is to be piped to a safe location, which is usually interpreted as within 6" of the floor and preferably behind the tank, but it has to visibly discharge in the same room as the water heater is located. There is also heavy rust around where the T&P connects to the water heater.



Electrical

We evaluate electrical systems in accordance with state or industry standards, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades.

Main Panel

General Comments

Informational Components

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Size and Location

Informational Components

The residence is served by a 150 amp, 120/240 volt panel, located in the front entry.



Service Entrance Mast Weatherhead and Cleat

Informational Components

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

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Main Panel

Informational Components

The main panel and its components have no visible deficiencies.



Exterior Cover Panel

Informational Components

The exterior cover for the main electrical panel is in acceptable condition.

Interior Cover Panel

Informational Components

The interior cover for the main electrical panel is in acceptable condition.

Wiring

Informational Components

The wiring in the main electrical panel has no visible deficiencies.

Circuit Breakers

Informational Components

There are no visible deficiencies with the circuit breakers in the main electrical panel.

Heat-A/C

We evaluate air-conditioning systems in accordance with state or industry standards, including identifying and testing them and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution. However, these and every other fuel burning device that in not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or dismantle any portion of a system, and we do not evaluate the following concealed components: the heat exchanger, or firebox, the interior of ducts, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat and AC - System 1

Split-System Age and Location

Informational Components

Central heat and air-conditioning are provided by a split-system, consisting of a 1-2 year-old air-handler with an evaporator coil that is located in the dining room closet, and a much older condensing coil that is located on the roof.

Split-System General Evaluation

Informational Components

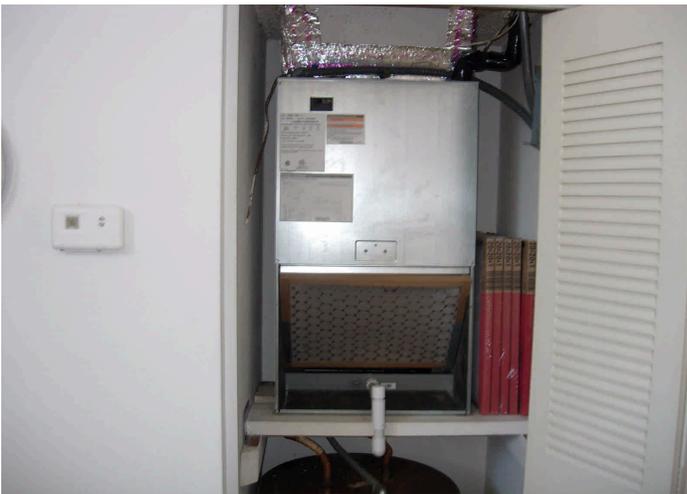
The condensing unit is a 2 1/2-ton Rheem Classic X Super High Efficiency. The unit appears to be within 5° of level. It is free from obstructions and sits approximately 1-2" above grade on a concrete slab. The liquid and suction lines are in good condition, free of twists and kinks. The insulation on the coolant line is in fair condition.

Model #: RAHE-030JAS

Serial #: 4008 M2092 0600 (manufactured the 20th week of 1992)



The air-handler is a Nordyne. The supply and return air temperatures were 63° and 73°, respectively. This gives a temperature differential of 10°, which is below the desired range of 14° to 22°, and well below the optimum range of 18° to 21°.
Model #: GB3BW-024K-10
Serial #: GBD040300025



A 710kW heat strip in the air-handling unit provides heat. The heat from the heat strip was recorded at 108°.

Evaporator Coil

Informational Components

The evaporator coil is functional.

Refrigerant Lines

Informational Components

The refrigerant lines are in acceptable condition.

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Differential Temperature Readings

Components and Conditions Needing Service

The air-conditioning responded, but only achieved a low differential temperature split between the air entering the system and that coming out. This could indicate that the system is low on refrigerant, and should be serviced.

Living

In accordance with state or industry standards, our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

Entry

Front Door

Informational Components

The front door is in acceptable condition.

Floor

Components and Conditions Needing Service

The floor in the entry is vinyl. High levels of moisture were indicated and there appears to be mold growing underneath it.



Walls and Ceiling

Components and Conditions Needing Service

There is evidence of moisture intrusion at the base board by the front entry door.



Single-Glazed Windows

Functional Components and Conditions

The window in the entry is functional.

Lights

Functional Components and Conditions

The lights in the entry are functional.

Living

Doors

Components and Conditions Needing Service

The Glass Sliding Door in the living room is functional but there is evidence of water intrusion as seen by the water damaged base board to the right of the doors.



Floor

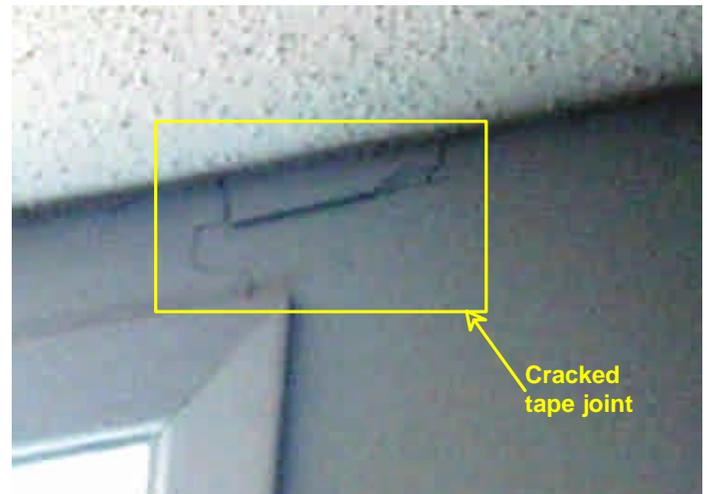
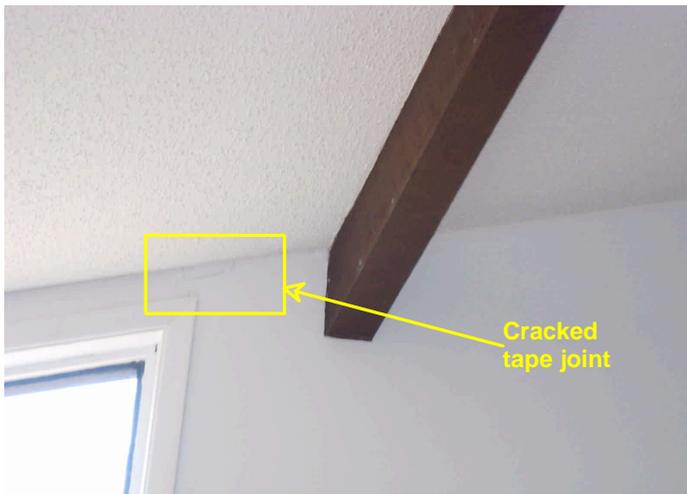
Informational Components

The floor in the living room is carpeted and has no significant defects.

Walls and Ceiling

Components and Conditions Needing Service

There is evidence of possible moisture intrusion by the top of the fixed window as evidenced by the cracked drywall tape joint.



Dining

Doors

Functional Components and Conditions

The door in the dining room is functional.

Floor

Informational Components

The floor in the dining room is carpeted and has no significant defects.

Walls and Ceiling

Informational Components

The walls and ceiling in the dining room are in acceptable condition.

Lights

Functional Components and Conditions

The lights in the dining room are functional.

Outlets

Functional Components and Conditions

The outlets in the dining room that were tested are functional.

Bedrooms

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Master Bedroom

Location

Informational Components

The master bedroom is located upstairs.

Doors

Functional Components and Conditions

The bedroom door is functional.

Floor

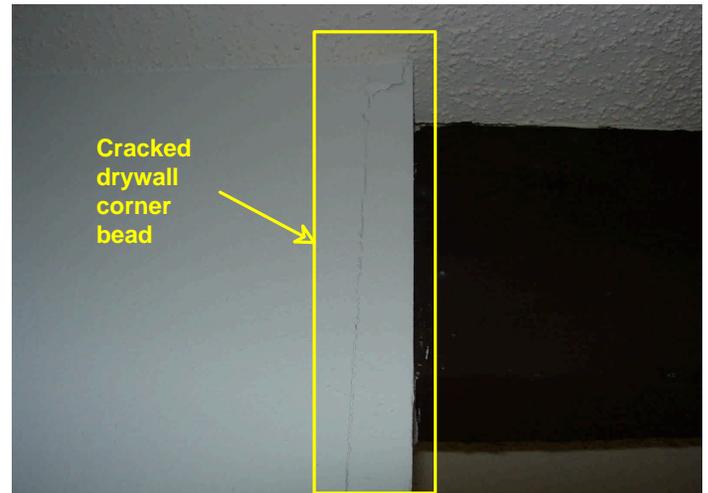
Informational Components

The bedroom floor has wear or cosmetic damage that is commensurate with its age.

Walls & Ceiling

Components and Conditions Needing Service

There is a cracked drywall bead in the master bedroom, the cause of which is undetermined.



Single-Glazed Windows

Components and Conditions Needing Service

The bedroom window is cracked, and should be repaired.



Closets

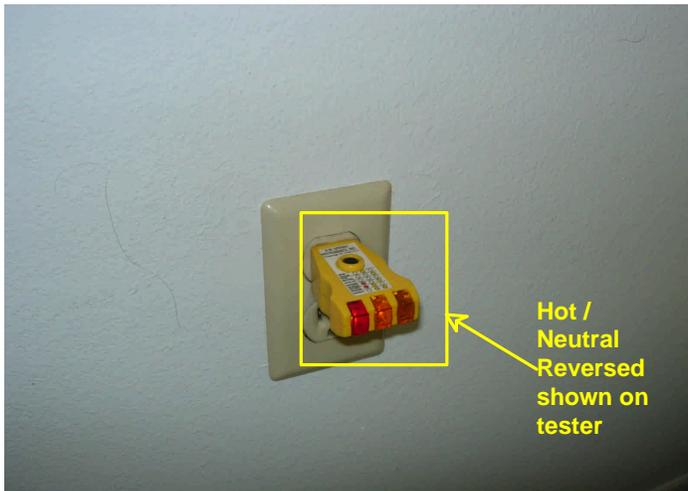
Functional Components and Conditions

The bedroom closet and its components are functional.

Outlets

Components and Conditions Needing Service

One of the bedroom outlets has reversed polarity, and should be serviced by an electrician.



Smoke Detectors

Components and Conditions Needing Service

There is no smoke detector in the bedroom.

Balcony

Informational Components

The master bedroom balcony railing appears to be in acceptable condition but the spacing on the balusters should be checked to be no more than 4" apart.

Bedroom 2

Location

Informational Components

The second bedroom is located downstairs.

Doors

Functional Components and Conditions

The bedroom door is functional.

Floor

Informational Components

The bedroom floor has wear or cosmetic damage that is commensurate with its age.

Walls & Ceiling

Informational Components

The walls and ceiling in the bedroom are in acceptable condition.

Single-Glazed Windows

Components and Conditions Needing Service

The bedroom window is cracked, and should be repaired.

Closets

Components and Conditions Needing Service

The bedroom closet door needs typical hardware service.

Outlets

Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

Smoke Detectors

Components and Conditions Needing Service

There is no smoke detector in the bedroom.

Bathrooms

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners.

Master Bathroom

Size and Location

Informational Components

The master bathroom is a full, and is located on the first floor, in the master suite.

Doors

Functional Components and Conditions

The bathroom door is functional.

Floor

Informational Components

The bathroom floor is vinyl and has no significant defects.

Walls & Ceiling

Components and Conditions Needing Service

There were neither visible signs of unusual mold nor any musty odors to indicate the presence of a mold problem (some mold in bathrooms is anticipated and not necessarily recorded here); however, there is wallpaper in the bath, which is a great source for the propagation of mold. The wallpaper should be removed and the walls painted with an appropriate paint for baths. It is always prudent to have the building tested, checking which types of mold are present and at what levels.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The bathroom sink and its components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Components and Conditions Needing Service

There is slight bypass at the master bath tub/shower spigot when the shower is on.

Toilet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The bathroom exhaust fan is functional.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Outlets

Informational Components

The bathroom sink outlets should be upgraded to have ground-fault protection.

Guest Bathroom 1

Size and Location

Informational Components

The first guest bathroom is a full, and is located off the first floor hall.

Doors

Functional Components and Conditions

The bathroom door is functional.

Floor

Components and Conditions Needing Service

The bathroom floor is vinyl and extremely high levels of moisture were detected, possible from the loose toilet, from the exterior / interior elevations or both.

Walls & Ceiling

Components and Conditions Needing Service

There were neither visible signs of unusual mold nor any musty odors to indicate the presence of a mold problem (some mold in bathrooms is anticipated and not necessarily recorded here); however, there is wallpaper in the bath, which is a great source for the propagation of mold. The wallpaper should be removed and the walls painted with an appropriate paint for baths. It is always prudent to have the building tested, checking which types of mold are present and at what levels.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The bathroom sink and its components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

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Components and Conditions Needing Service

There is slight bypass at the first guest bath tub/shower spigot when the shower is on.

Toilet

Components and Conditions Needing Service

The toilet is loose, and should be secured.

Exhaust Fan

Functional Components and Conditions

The bathroom exhaust fan is functional.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Outlets

Informational Components

The bathroom sink outlets should be upgraded to have ground-fault protection.

Kitchen

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and garage, is similar to that of the living space, and includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, including the supply and waste components of washing machines.

Kitchen

General Kitchen Comments

Informational Components

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, second refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

Doors

Components and Conditions Needing Service

The Glass Sliding Doors do not lock.

Floor

Components and Conditions Needing Service

The floor in the kitchen is vinyl and elevated levels of moisture were detected.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling in the kitchen are acceptable.

Cabinets

Functional Components and Conditions

The kitchen cabinets are functional, and do not have any significant damage.

Counter Top

Functional Components and Conditions

The kitchen counter top is functional.

Sink

Functional Components and Conditions

The kitchen sink is functional.

Faucet

Functional Components and Conditions

The kitchen sink faucet is functional.

Valves and Connectors

Functional Components and Conditions

The valves and connectors below the kitchen sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

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Trap and Drain

Functional Components and Conditions

The trap and drain at the kitchen sink are functional.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.
Manufacturer: In-Sink-Erator Disposall 1/3 hp
Model #:
Serial #:

Electrical Range

Functional Components and Conditions

The electric range is functional, but was not calibrated.
Manufacturer:
Model #:
Serial #:

Dishwasher

Functional Components and Conditions

The dishwasher is functional.
Manufacturer: Kitchen Aid
Model #: KUDM01TJBL0
Serial #: FM0733808

Lights

Functional Components and Conditions

The lights in the kitchen are functional.

Outlets

Informational Components

All of the countertop outlets in the kitchen should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Refrigerator

Functional Components and Conditions

The refrigerator is functional.
Manufacturer: Kitchen Aid Kenmore, with an ice maker and a water dispenser, but the water is not hooked up
Model #:
Serial #:

Hallway

Floor

Informational Components

The floor in the hallway is carpeted, and does not have any significant defects.

Walls and Ceiling

Informational Components

The walls and ceiling in the hallway are in acceptable condition.

Closet

Components and Conditions Needing Service

The closet employs an incandescent light bulb that should have a cover. This style of light is a fire hazard in this type of location.



Lights

Functional Components and Conditions

The lights in the hallway are functional.

Outlets

Functional Components and Conditions

The outlets in the hallway that were tested are functional.

Smoke Detectors

Informational Components

A smoke detector is not in place in the hallway and may be required by local ordinances, but this should be verified.

Stairs

Floor

Informational Components

The carpeted floors on the stairs and landing have no significant defects.

Walls and Ceiling

Informational Components

The walls and ceiling in the area of the stairs and landing are in acceptable condition, or do not have any significant damage.

Treads & Risers

Informational Components

The treads and risers all appear to meet current code but were not specifically measured.

Stair Rails

Components and Conditions Needing Service

The balusters in the stair rails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

Lights

Functional Components and Conditions

The lights in the area of the stairs and landing are functional.

Laundry

General Laundry Room Comments

Informational Components

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

The laundry room is located in an outside storage area.

Doors

Informational Components

The door in the laundry room is functional but appears to have been repaired in the past.

Floor

Informational Components

The floor in the laundry room is concrete and has no significant defects.

Walls and Ceiling

Informational Components

The walls and ceiling in the laundry room are in acceptable condition.

Lights

Functional Components and Conditions

The lights in the laundry room are functional.

Outlets

Components and Conditions Needing Service

The outlets in the laundry room should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Washing Machine

Functional Components and Conditions

The washing machine is functional.

Manufacturer: Whirlpool Ultimate Care Heavy Duty Super Capacity Plus

Model #: LSR8233EQ1

Serial #: CH2320319

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Dryer

Components and Conditions Needing Service

The dryer did not heat.

AFFILIATIONS AND CERTIFICATIONS



Michael Patterson
Inspector

State Certified General Contractor CGC055983
ASHI (American Society of Home Inspectors) # 243408
FABI (Florida Association of Building Inspectors) # RPI 0287

A handwritten signature in blue ink, appearing to read "Michael Patterson", is written over a light blue horizontal line.

REPORT CONCLUSION

1234 Main Street, Sunnyville, Florida 33333

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Our inspection was made visually and, accordingly, conditions, which would require inspection or testing by physical means, might not have been disclosed. All references to structural capacity are made as an opinion only and need to be verified by either an architect or an engineer, who are the only ones capable of making structural statements of fact.

Model and serial numbers are recorded as best as possible and are listed as a convenience to the Client. Often they are difficult to read and are, therefore not guaranteed to be 100% accurate.

This report shall not be deemed a warranty or representation that the premises, fixtures or contents thereof are in a particular state or condition or comply with requirements of law or are suitable for any particular use but solely that the same appeared as described herein at the time of our inspection.

Except as expressly stated in this report, no opinion is given as to any future condition of the premises, fixtures or contents, and where such opinion is given it is understood the same shall not be construed as a representation or warranty.

This report contains our complete report, and any other communications with respect to our inspection, whether oral or written, shall be deemed merged herein. We accept no liability with respect to this report.

Inspection Address: 1234 Main Street, Sunnyville, Florida 33333
Inspection Date/Time: 11/4/2005 12:00 pm to 2:00 pm

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